

Seminole Lakes Homeowners' Association, Inc.

SEMINOLE LAKES HOMEOWNERS ASSOCIATION

These rules were adopted by the Board of Directors in accordance with the authority granted to them by the Dilatation of Covenants and Restrictions that governs this community. These rules apply to all owners, guests, service employees, agents, tenants, and other persons on the property governed by the Association. The Association has the authority to enforce these rules in accordance with the recorded documents of this Association.

Rules and Regulations

As adopted by the Board of Directors June 10, 2002

Revised, November 14, 2019

1. No child under the age of 12 may be in the pool without adult supervision.
2. Children in diapers or those who are not toilet trained may not be in the adult pool at any time.
3. Basketball hoops may not be kept on common area (sidewalk, swales) and, when not in use, must be on homeowner property.

Seminole Lakes Homeowners' Association, Inc.

To: November 18, 2002
From: Residents/ Owners
Re: Seminole Lakes Homeowners Association, Inc ("Association")
Changes / Clarifications to Declarations of Restrictions and Protective Covenants

In accordance with Article VIII, Section 21, of the Declaration of Restrictions and Protective Covenants, additional rules and regulations may be established and/or clarified "as may be deemed for the best interest of the Association and its Members for purposes of enforcing the provisions of this Declaration.

The following rules and clarifications have been adopted and are effective immediately.

Applications and Approvals:

For any changes to the outside appearances of the home or property, homeowner's must first apply in writing to the Architectural Review Board (ARB). Written Approval must be obtained. The ARB form should be used. Attachments may accompany the form in order to provide detailed information about the proposed change. ARB Forms can be obtained from the Management Company (Article VIII, Section J, Section 5, Section 14, Section 18)

Hurricane Preparedness:

Hurricane shutters may be installed when danger of a hurricane is eminent. This is usually when the National Weather Service indicates that a Hurricane Watch is in effect.

Hurricane shutters need to be removed or opened within (2) two weeks after the end of a storm event,

Hurricane shutters shall not be installed when a homeowner departs on a vacation or for the season. If the homeowner is away when the National Weather Service announces a hurricane watch, homeowners should have prior arrangements made to have the panels installed by someone other than themselves.

In the event of a severe storm or hurricane, all exterior furniture, potted plants and ornaments must be moved indoors.

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Pets:

All pets must be leashed. Excrement must be removed from common areas, other private property as well as the owner's property. Pet owners must not walk pets on the lawn of other Home Owners (Article VIII, Section 10)

Swimming:

Swimming in the community pools is permitted from dawn to dusk. Night swimming is not allowed. Residents shall not use the pool area after dark in accordance with the permit issued by the State of Florida, Department of Health

Parking:

Parking shall be in accordance with the codes for the Village of Royal Palm Beach. In addition, parking shall comply with the Declaration of Restrictions and Protective Covenants for Seminole Lakes HOA (Article VIII, Section 13)

Areas of the city code that impact residents of Seminole lakes include but are not limited to the following:

Parking is prohibited:

- On a sidewalk
- Within an intersection
- On a crosswalk
- Within 15 feet of a fire hydrant
- Within 20 feet of a crosswalk at an intersection
- On the grass or any landscaped area

Speed Limits:

Motorists are requested to follow speed limit of 15 miles per hours within the community

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Signs:

No sign of any kind shall be displayed to the public view (Article VIII, Section 8)

Vandalism:

Destruction of Association property will be reported to the Village of Royal Palm Beach Police Department. Property Owners are directly responsible for immediate family, guests and invitees and the actions thereof. Destruction of Association property by an Owner and / or their family, guests or invitees may result in the Suspension of Membership Rights (Article IV, Section 4) and Special Assessments for Non-Compliance (Article VI, Section 5) (Article VIII, Section 6)

Yard & Garage Sales:

In Keeping with the covenants of the community, yard and garage sales are not permitted

Nuisances:

All garbage or trash containers must be stored in each Home Owners garage or placed in an area not visible from adjoining properties (Article VIII, Section 6)