

THE STERLING VILLAGES OF PALM BEACH LAKES

RULES AND REGULATIONS

Under the condominium documents, the Board of Directors of THE STERLING VILLAGES OF PALM BEACH LAKES CONDOMINIUM ASSOCIATION, INC. has the responsibility and authority for the operation of the Association, management of the Condominium Property and for the establishment and enforcement of Rules and Regulations.

The following Rules and Regulations may be modified, added to or repealed at any time by the Board. Any consent or approval given by the Association under these Rules and Regulations shall be revocable at any time, except for its approval of re- sales or leases. These Rules and Regulations and all others hereinafter promulgated shall apply to and be binding upon all Unit owners. The Unit Owners shall at all times obey said Rules and Regulations and shall see to it that they are faithfully observed by their families, tenant's and guests. VIOLATORS OF ANY OF THESE RULES WILL BE WARNED ONCE, THEN FINED \$100.00 PER VIOLATION, PER DAY, UP TO A MAXIMUM OF \$1.000. FINES UNPAID BY TENANTS OR GUESTS WILL BE ASSESSED AGAINST OWNERS.

Building Exterior

- No Owner shall make any additions, alterations or improvements to the Life Safety Systems and/or to any other portion of the Condominium Property which may alter or impair the Life Safety Systems or access to the Life Safety Systems, without first receiving the prior written approval of the Board. In that regard, no lock, chain or other device or combination thereof shall be installed or maintained at any time on or in connection with any door on which panic hardware or fire exit hardware is required.
- The Board of Directors shall, from time to time, establish hurricane shutter specifications which comply with the applicable building code and establish permitted colors, styles and materials for hurricane shutters. The Association shall approve the installation or replacement of hurricane shutters conforming to the Board's specifications.
- The exterior of the Condominium Units and all other exterior areas appurtenant to a Condominium Unit, Including, but not limited to, balcony walls, railings, ceilings or doors, shall not be painted, decorated or modified by a Unit Owner in any manner without the prior consent of the Association.
- The sidewalk, entrances, passages, vestibules, stairways, corridors, halls and all of the Common Elements must not be obstructed or encumbered or used for any purpose other than ingress and egress, to and from the premises; nor shall any carriages, bicycles, shopping carts, chairs, benches, tables or any other object of a similar type and nature be stored therein.
- Rugs, mats, etc. may not be placed outside the Condominium Unit entrance doors
- No Inflammable, combustible or explosive fluid, chemical or substance shall be kept in any Unit or Limited Common Element assigned thereto or storage area, except such as are required for normal household use.

- No garbage cans, supplies or other articles shall be placed in the halls, on the balconies, or on the staircase landings, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken or hung from any of the windows, doors or balconies, or exposed on any part of the Common Elements. Fire exits shall not be obstructed in any manner, and the Common Elements shall be kept free and clear of rubbish, debris and other unsightly material.
- Water closets and other water apparatus and plumbing facilities on the Condominium Property shall not be used for any purpose other than those for which they were constructed. Any damages resulting from misuse of any of such items in the Condominium Unit or elsewhere shall be paid for by the Unit Owner.
- Nothing, including, but not limited to, radio or television aerials or antennas, signs, notices or advertisements, awnings, curtains, shades, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices, satellite dish or other items shall be attached or affixed to the exterior of any unit or balcony or exposed on or projected out of any window, door or balcony of any unit without the prior written consent of the Association.
- No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium Unit or Condominium Property by any Unit Owner or occupant without written permission of the Association.
- Unit Owners are responsible for any damages to the Common Elements or Limited Common Elements caused by themselves, their family, guests, invitees, servants, lessees and persons who are on the Condominium Property because of such Unit Owner.
- Children will be the direct responsibility of their parents or legal guardians, including full compliance by these with the Rules and Regulations and all other rules and regulations of the Association. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities, except in the pool and pool area, including Jacuzzi, wherein all children under fourteen (14) years of age shall be accompanied by a responsible adult.

Dwelling Unit Interior

- No Unit Owner shall make or permit any disturbing noises in the building by himself, his family, employees, agents, visitors or permit anything by such persons that will interfere with the rights, comfort or convenience of the Unit Owners. All parties shall lower the volume as to the foregoing after 11:00 p.m. of each day.
- The Association may retain a pass-key to all Units. In lieu of a pass-key, the Association shall have a duplicate key. In the event the Unit Owner fails to supply either a pass-key or duplicate key, and entry into the Unit by the Association is permitted in accordance with the Declaration, Articles, By-Laws or these Regulations, the Association shall not be responsible for any costs or expenses incidental to a

forced entry into the Unit. The agents of the Association and any contractor or workman authorized by the Association may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of Condominium or By-Laws of the Association. Entry will only be made after pre-arrangement with the respective Unit Owner or the occupant of the Condominium Unit.

- No Inflammable, combustible or explosive fluid, chemical or substance shall be kept in any Unit or Limited Common Element assigned thereto or storage area, except such as are required for normal household use.
- The Residential Condominium Unit shall be used solely for purposes consistent with applicable zoning laws. No trade, business, profession or other type of commercial activity may be conducted in or from any Residential Condominium Unit.

Vehicles and Parking

- The speed limit is ten (10) miles per hour.
- All residents must register their vehicles with the Association and, in order to obtain a Sterling parking permit, shall provide such information as may be required from time to time relating to the ownership and operation of their vehicle including, but not limited to, a valid driver license, registration and Insurance.
- Parking permits are conditional and may be revoked at any time by the Association. Vehicles of any kind not bearing a valid Sterling parking permit may be towed from the premises at any time without warning at the expense of the owner/resident. Parking Permits are issued according to unit size; one (1) permanent permit and one (1) guest placard per one and two bedroom units; two (2) permanent permits and one (1) guest placard per three bedroom units. All decals must be placed on the lower left side of front windshield.
- Guest placards will be issued to unit Owners ONLY, unless otherwise authorized in writing to management. Any lost or damaged replacement guest placards can be purchased, by unit Owners ONLY, for 75.00. Replacement placards or decals will void any previously issued permits/placards. 24 hour temporary passes can be picked up during office hours; limit three (3) per unit per month. Any vehicle displaying an invalid or void pass is subject to tow at vehicle Owner expense. Any vehicle failing to display a permit, placard, or temporary pass is subject to tow at vehicle Owners expense.
- No recreation vehicles, campers, boats, trailers, nonfunctioning vehicles, commercial vehicles or any other vehicle with commercial markings will be allowed in the parking area and or on the Condominium Property, except in a covered garage.
- Parking anywhere other than designated parking areas is prohibited.
- Vehicles are not allowed to be covered or stored on property.
- Vehicles are not allowed to be repaired on the property.

- Vehicles owned by residents may be washed, waxed, detailed, etc. only at the car wash station located in front of Building Thirteen. No resident may operate a detailing business on the property or at the car wash station.
- The security gates and arms may not be challenged or touched, nor may any vehicle "piggy back" upon another to gain entrance to the property or enter the property through an exit gate.

Pets

- No more than two (2) pets not to exceed seventy-five (75) pounds (to be limited to domesticated dogs or cats, or one of each — but no vicious breeds) may be kept in a Unit by a Unit Owner at any time. Any pet permitted shall only be allowed to remain in the Unit if such pet is permitted to be so kept by applicable laws and regulations and is not left unattended on balconies and/or any other portions of the Condominium Property. Excessive and/or disturbing barking, yipping, whining and the like is prohibited.
- Neither the Board of Directors nor the Association shall be liable for any personal injury, death or property damage resulting from a violation of the foregoing, and any occupant of a Unit committing such a violation shall fully indemnify and hold harmless the Board of Directors, the Developer, each Unit Owner and the Association in such regard.
- Unit Owners must pick up all solid wastes of their pets and dispose of such wastes appropriately.
- All pets (including cats) must be kept on a leash of a length that affords reasonable control over the pet at all times not more than six (6) feet long when outside the Unit. Any landscaping or other damage to the Common Elements caused by a Unit Owner's pet must be promptly repaired by the Unit Owner. The Association retains the right to effect said repairs and charge the Unit Owner therefore.
- Pets shall only be walked or taken upon those portions of the Common Elements designated by the Association, if any, from time to time for such purposes. In no event shall said pets ever be allowed to be walked or taken on or about any recreational facilities contained within the Condominium.
- Pets shall only be in the hallways of the building as a means of direct ingress or egress to and from its Owner's Unit and the exterior of the building. In addition to all other rights and remedies of the Association in the Condominium Documents, a violation of the provisions of this subsection shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in the By-Laws and any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property.
- Fish or caged domestic (household type) birds may be kept in the Units subject to the provisions hereof. In no event shall any Pit Bulls or Doberman Pinschers be allowed. The Association has the right to make additional rules and regulations regarding pets.

STERLING VILLAGE RULES AND REGULATIONS ACKNOWLEDGEMENT

In consideration of being approved to be a resident and/or owner of The Sterling Condominium Association, the undersigned hereby acknowledges the he/she has received a copy of The Sterling's Rules and Regulations currently in affect and unconditionally agrees to be bound by each and every provision thereof, and by all additions and amendments thereto from time to time adopted for future action of the Board of Directors. Please note, these rules were amended in July 19, 2017.

Print Name:

Unit#

Signatures:

Date:

