

PALM CHASE CONDOMINIUM ASSOCIATION, INC.
PALM CHASE ASSOCIATION, INC

To All Unit Owners and Residents

Enclosed please find the March 2018 revision of our Rules and Regulations as prescribed in the Palm Chase Documents and approved by the Board of Directors (Hereafter, “the Board”). Please keep these Rules and Regulations with your copy of the Palm Chase Documents.

Your Board is trying its utmost to keep Palm Chase a beautiful and desirable place in which to live. The Board depends upon the cooperation of all Unit Owners and seasonal or annual renters (Hereafter, “Residents”), as well as their family and guests, in following these Rules and Regulations. **Please be aware that, as Unit Owners and Residents, you are responsible for your actions and the actions of your family and guests.**

All violations of these Rules and Regulations should be reported in writing to the Property Manager by those persons noticing the violation. All such communications will be kept confidential as allowed by law. The penalties for violations of these Rules and Regulations are included herein.

**RULES AND REGULATIONS FOR PALM CHASE
March 2018**

These Rules and Regulations supersede any previous versions. Nothing in these Rules and Regulations shall be construed to contradict the provisions stipulated in the Palm Chase Documents. The Palm Chase Documents shall take precedence if any contradiction is found. If any provision of these Rules and Regulations is held invalid, the validity of the remainder of these Rules and Regulations shall not be affected.

ENFORCEMENT OF RULES AND REGULATIONS

The Association may enforce these Rules and Regulations by filing a court injunction, suit, fines and other remedies available to it. Notice of a violation must be provided to the Board in writing. Upon receipt of such notice, the Board will appoint a committee of three (3) people, none of whom are Board members, to determine the validity of the complaint. The committee will report its finding to the Board, which retains the right to take further action at its discretion. Non-exclusive options include:

1. FIRST OFFENSE (1st Notice) The violator will be notified of the infraction by Certified Letter, and a copy will be placed in the Unit Owner’s file.

2. SECOND OFFENSE (2nd Notice) If a second report that a violation has been repeated or has been continued beyond the times specified within the first notice, the Board, after verifying the violation, may authorize a fine to be levied upon the Unit Owner. The fine for a second offense will be One Hundred Dollars (\$100.00). A notice of a second offense will be sent to the Unit Owner by Certified Mail, and a copy will be placed in the Unit Owner’s file.

3. THIRD OFFENSE (3rd Notice) If a third report that a violation has been repeated or has continued beyond the time specified within the second notice, the Unit Owner will be assessed One Hundred Dollars (\$100.00) following verification of the violation by the Board. A notice of a second offense shall be sent to the Unit Owner by Certified Mail, and a copy will be placed in the Unit Owner’s file.

4. FOURTH OFFENSE (4th Notice) Each subsequent offense beyond the third will result in a notice sent to the Unit Owner, and a copy will be placed in the Unit Owner’s file. Constant repeated offenses may result in the Board authorizing injunctive relief.

5. EXEMPTIONS Any owner may appeal to the Board in writing to seek an exemption from or variance in the applicability of any given rule or regulation, as it relates to said person, on grounds of undue hardship or special circumstances. The appeals must include justification for the exemption and any documents necessary to validate claimed hardships or special circumstances.

ASSESSMENTS

Condominium assessments, with interest and costs of collection, are charges to each Unit Owner and a continuing lien on the unit. A Unit Owner who fails to comply with timely payment of any assessment levied by either the Association or the Condominium Association shall be charged a late fee of Ten Dollars (\$10.00) by the Association or Condominium Association. Unit Owners shall be responsible to pay all court costs and attorney's fees incurred in connection with the collection of late assessments, fines, fees or charges, whether or not an action of law to collect the assessment and foreclose the lien has been commenced.

PAYMENT OF ASSOCIATION AND CONDOMINIUM ASSOCIATION MAINTENANCE FEES

Maintenance fees are to be paid on or before the first day of each quarter (the 1st of January, April, July, and October). They are considered late after the 10th day of the month in which they are due.

The collections policy for maintenance fees, late payment assessments, fines, and other charges applies to each instance of delinquency, irrespective of payments on other monies owed to Palm Chase. The Association may modify the policy as the Association deems appropriate.

Unit Owners who do not pay on time, as specified above, will be charged a late fee of Ten Dollars (\$10).

1. On the 15th day following the due date, a certified letter will be sent to the Unit Owners informing them of their delinquency in paying their maintenance fees. The addition of the late fee and the certified letter will serve as notice that a lien will be filed in thirty (30) days. A copy of the notice will be placed in the Owner's file.

2. On the 30th day following the due date, a lien will be filed and delinquent Unit Owners will be so notified.

3. Unit Owners may appeal to the Board, in writing, for special arrangements based on hardship or special circumstances. Such appeals must be sent in a sealed envelope and will be kept confidential as allowed by law. Written appeals must include justifications and any documents necessary to validate the claimed hardship and special circumstances. Unit Owners must also include proposals for meeting their financial obligations. The Association is not obligated to grant or consider an appeal. Moreover, filing an appeal does not negate any action by the Association to collect the delinquent assessment.

CLUB HOUSE USAGE

1. Use of the Clubhouse shall be on such conditions as the Board deems appropriate.

2. HOURS: 7:00 A.M. to 11:00 P.M. daily, except as directed by the Board.

3. The Clubhouse shall not be used for any illegal or immoral activities.

4. **Persons entering the Clubhouse will be dressed at all times and will have appropriate coverings for bathing suits.** No one in a wet bathing suit is allowed in any part of the Clubhouse, except the downstairs restrooms. Bathrobes are not considered appropriate when entering the Clubhouse through the front doors. Shoes or other foot coverings must be worn at all times in the Clubhouse.

5. Outside guests are limited to two (2) per game, other than family.

6. Smoking is prohibited in all parts of the Clubhouse.

7. Furniture, including tables and chairs, will not be removed from the Clubhouse unless approved by the Property Manager. If furniture is moved, it must be replaced in the original position. The last person(s) using any room must turn off the lights in that room.

8. Posting of notices, posters, etc. on Clubhouse doors is prohibited, unless submitted to and approved by the Property Manager, who will do the posting.

9. Decorations or posters pertaining to a function must not be affixed in a manner that will not result in marring or damaging any Clubhouse surface. All such posters or decorations must be removed immediately after the function.

10. The library may only be used for appropriate library functions, which may include, but are not limited to, access to Wi Fi, to a quiet space for computer use and for committee meetings.

11. Clubhouse facilities are not available for personal functions or for use by any private individual or “outside organization” except as approved by the Board. An “outside organization” is one whose leadership or management does not belong to Palm Chase or whose purpose is not for the sole benefit of Palm Chase Unit Owners or the Association. This does not apply to Palm Chase-sponsored events, such as COBWRA meetings or entertainment events. The Board has authorized the use of the social hall and kitchen for non-profit charitable fund raisers, but such fundraisers need pre-approval by the Board. The Association may require payment of a use fee, clean up fee, or security deposit as required by the Board from time to time. The Board may require application forms and other legal forms to protect the Association. Insurance and Association indemnification may also be required by the Board.

12. Damage, other than normal wear and tear, to game equipment, furniture or any other property owned by the Association is the financial responsibility of person(s) causing the damage. Unit Owners and Residents are responsible for damage caused by their family and guests.

13. Unit Owners and Residents are responsible for restoring the Clubhouse to the cleanliness that existed prior to their use of the facilities. Those Unit Owners and Residents who leave a mess in the Clubhouse will be charged a clean-up fee determined by the Board.

14. Commercial solicitations will not be posted on the Clubhouse bulletin boards except as approved by the Board. Bulletin board postings must be submitted to the Property Manager. They must be dated and removed after thirty (30) days. This will not apply to the designated Association bulletin board.

15. Fire rules and regulations must be followed at all times.

16. Any person making adjustments to the thermostats must return the settings to seventy-five (75) degrees when leaving the room.

RECREATIONAL FACILITIES

All persons using recreational facilities do so at their own risk. All facilities are for the exclusive use of the Unit Owners and Residents of Palm Chase and their guests.

Proper attire is required for use of the recreational facilities.

BILLIARD ROOM AND PING PONG TABLE

No one under fifteen (15) years of age, unless accompanied by an adult, will be permitted to use either the Billiard tables or Ping Pong table.

1. No food or drink will be brought into the Billiard Room or Ping Pong table area at any time, except as approved by the Board.

2. Billiard tables must be brushed and covered upon completion of play. All equipment must be returned to the proper place.

3. Ping Pong paddles are kept at the Ping Pong table and must be returned to the table after use. Ping Pong balls are the responsibility of the user of the Ping Pong table.

EXERCISE ROOM AND SAUNAS

1. Proper attire will be worn at all times in the exercise room. Proper attire includes footwear, shorts or pants, and tops.

2. No one under fifteen (15) years of age is permitted to use the facilities or equipment in the exercise rooms unless accompanied and supervised by an adult.

3. Persons using the exercise equipment are required to wipe down the equipment in those areas handled by them with the materials provided in the rooms.
4. Persons using the steam room or sauna equipment must turn off switches and lights when they are the last to leave. No minor is allowed in the steam room or sauna.

SWIMMING POOL, HOT TUB AND POOL AREA

1. Hours of Operation: 8:00 A.M. to 10 P.M. Unless otherwise stated, all rules applying to the pool also apply to the hot tub.
2. Rules and required warnings for use of the pool and hot tub are posted in the pool area. These rules must be obeyed.
3. Proper attire is required in the pool.
4. Children under twelve (12) must be supervised by an adult IN the pool. All minors must be supervised in the pool area.
5. No glass containers are allowed in the pool area under any circumstances. Beverages in plastic or aluminum containers or reusable containers are permitted in limited quantities commensurate with good health practices. Food and beverages are only allowed in the pool area for special occasions, as approved by the Board. Clean-up is the responsibility of the user(s). Alcoholic beverages are prohibited in the pool area.
6. Children are only allowed in the pool if they are toilet trained or are wearing special diapers ("swimmies") or undergarments designed to be used in pools. No ordinary diapers or rubber pants are allowed in the pool at any time. Adults with incontinence should wear proper attire.
7. Persons with skin infections or extensive bandages must not use the pool.
8. Articles must not be hung on the pool fence.
9. Chairs and lounges may not be reserved. Users must be in the pool area in order to maintain the use of such chairs and lounges.
10. Toys, balls, bicycles, mobile toys, etc. are not permitted in or about the pool area.
11. Pets are not permitted in the pool area at any time.
12. Diapering of infants is permitted only in the restrooms.
13. Pool furniture is not to be removed from the pool area.
14. Umbrellas are to be closed by the last person leaving the tables so equipped.
15. Sitting on the pool steps or congregating at the ladders is prohibited.
16. No person is allowed in the Social Hall in a wet bathing suit.
17. Minors are not permitted to use the hot tub unless accompanied by an adult.
18. Smoking is not permitted except in the designated smoking area outside the pool gate.

TENNIS COURTS

1. The tennis courts are open for play at 8:00A.M.
2. The courts will be closed for maintenance 2 to 3 hours per day Monday through Friday. The courts are watered seven days per week.
3. No singles play is permitted as long as people are waiting to play.
4. Minors must be accompanied and supervised by an adult.
5. Play is to be limited to 1 ½ hours if people are waiting.
6. All trash must be deposited in the waste cans provided.
7. Common etiquette and consideration of others will be observed at all times. When waiting to play, do not disturb others who are playing. Please wait until play is no longer in progress before entering the court area. If the ball should cross to another court, do not retrieve it. Other players will return it as soon as possible.
8. Tennis Ball Machine: Players must be knowledgeable about use of the machine. The machine may be used for a maximum of two (2) hours from 10:00 A.M. to 4:00 P.M. provided the courts are not in use.
9. No play is permitted when the court is wet.

BOCCE, PICKLEBALL, SHUFFLEBOARD AND BASKETBALL COURTS

1. Shuffleboard, bocce, pickleball and basketball courts are available for use from 8:00 A.M. until Dusk.
2. Shuffleboard, bocce, pickleball, and basketball equipment are kept in a locker in the shuffleboard area. All equipment must be returned to the locker at the completion of play.
3. Any unusable or missing equipment must be reported to the Property Manager.

THE LAKES

1. The lakes may be used for fishing from the shore. Fishermen must be considerate of the personal privacy of Unit Owners on the lake.
2. Recreational boating of any kind is not permitted.
3. Swimming in the lakes is not permitted.
4. Feeding wildlife is prohibited.

PETS, SERVICE AND EMOTIONAL SUPPORT ANIMALS

No Unit Owner, Resident or guest is permitted to keep a domestic pet without prior written permission of the Board. Such permission in one instance shall not be deemed to constitute blanket permission in any other instance, and any such permission may be revoked at any time at the sole discretion of the Board.

1. These rules and regulations do not apply to birds or fish or other pets normally kept in appropriate, self-contained enclosures.

2. The owners of service and/or emotional support animals must provide the Property Manager and the Board with documentation from their health provider as to the medical necessity for keeping such animals.

3. When a service or emotional support animal is approved by the Board, the pet must be registered yearly with the Property Manager by February 1st of each year. An annual registration fee will be charged. A tag will be issued by the Property Manager and worn by the service or emotional support animal at all times. Registration shall include,

- a. The pet's name,
- b. A picture of the pet,
- c. Proof of all required vaccinations,

- d. Proof of all required shots, and
 - e. A copy of certificate of license.
4. All service and emotional support animals must be examined by a veterinarian at least once a year as a protection for the other animals and people in the common areas. Proof of such examination is to be submitted to the Property Manager annually at time of registration.
5. No service or emotional support animal kept by a Unit Owner or Resident shall exceed thirty (30) pounds in weight without approval of the Board.
6. Unit Owners, Residents and guests with service or emotional support animals shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in Palm Chase. If a dog or any other animal becomes obnoxious to other Unit Owners or Residents by barking or otherwise, the owner of the animal must correct the problem. If it is not corrected, the owner, upon written notice by the Association, will be required to remove the animal.
7. Service or emotional support animals must be curbed at all times.
8. All solid waste of an animal must be removed immediately by the walker by bag, pooper scooper or such other means as shall be appropriate and properly disposed of in a manner that does not offend other Unit Owners or Residents.
9. Unit Owners, Residents and guests shall not allow an unsanitary condition to develop inside their unit. All cats are to have a litter box in the home premises. The box is to be properly maintained at all times.
10. Should any dog or other animal attack a person on condominium premises, the animal shall be termed “dangerous” and notice of such shall be sent to the Unit Owner by certified mail. Said notice shall state, “The animal has been deemed dangerous and must be removed from the property of the condominium within ten (10) days. Failure to so remove the animal shall subject the Unit Owner to a fine.”
11. All pets shall be kept on a leash and controlled by an adult while walking on condominium property so as to prevent unwanted contact with others.

GENERAL RULES AND REGULATIONS

1. PURCHASE/RENTAL OF PROPERTY: Prospective purchasers or renters of units must be approved by the Board before purchasing or renting the unit. Unit Owners must obtain a rental/resale application from the Property Manager and must complete it to the satisfaction of the Property Manager and the Board before an application will be considered. An interview by the Rental/Resale Committee of all prospective purchasers and renters is required. Approval of financial documents must also be obtained prior to closing a sale. Current Unit Owners, the sellers, shall assure that Palm Chase Documents, including current Rules and Regulations, are transferred to the buyers. Unit Owners must assure that renters are made aware of and understand these Rules and Regulations. At least one of the prospective purchasers or seasonal or annual renters must be fifty-five (55) years old or older. No children under the age of fifteen (15) may live in the unit for more than sixty (60) days total in any consecutive twelve (12) month period. Owners wishing to rent must rent for at least four (4) months and cannot rent more than twice per year.

2. GUEST OCCUPANCY (Unit Owner not present): If a Unit Owner wishes to allow a guest (including family members) to occupy the unit while the Unit Owner is not present, the Unit Owner shall provide the Association with advanced written notice identifying the persons and their vehicles. The Association reserves the right to prohibit a guest from staying in a unit, even if the Unit Owner is present, if:

- a. the Unit Owner or guest makes a material misrepresentation to the Association in connection with the guest registration or guest application, or
- b. the guest is not eligible to live in the Palm Chase Community, or
- c. the guest violated the Association’s governing documents, including these Rules and Regulations, violates any law or unreasonably disturbs, abuses or improperly treats other residents, or damages or improperly uses the common elements of the community.

3. USE OF PROPANE AND ELECTRIC GRILLS (FIRE AND/OR HEALTH HAZARDS):

a. Unit Owner shall not allow excessive accumulations of papers or other items in a Unit which could create a fire or health hazard.

b. No grilling is to be done in front of residences. Propane gas grilling may only be done at a distance of ten (10) feet from any building. Grilling may not be done in a garage. Villa Unit Owners may grill behind their patio. There is to be no use of propane grills on glass enclosed patios.

c. Grills may be left outside overnight on kitchen patios of "Queen" apartments or at the rear of the Villas. Grills must be stored no more than thirty (30) inches from the building and must be covered with a grill cover if easily observable.

d. Electric grills may be used on any patio.

e. In the event of storms or hurricanes, grills and other loose objects must be secured or moved into the unit.

f. Tanks containing propane and other flammable materials must not be stored in the interior of any building, including a garage or a utility closet.

4. MODIFICATIONS TO COMMON AREAS:

a. No Unit Owner shall make any changes to the common areas without prior approval of the Board of Directors. Unit Owners may request modifications to the areas external to their unit by applying to the Architectural Committee. It is Palm Chase policy to maintain the general appearance of the complex in a uniform manner.

b. The walkways within the Community's common areas shall not be obstructed or used for any purpose other than the ingress and egress to and from the buildings and other portions of Palm Chase.

c. No clothesline or other similar devices are allowed on any portion of the common elements of the community. Clotheslines within a unit must be concealed from view.

5. NOISE ABATEMENT: No Unit Owner, Resident or guest shall make or permit any noises that will disturb or annoy the occupants of any of the dwelling units or do or permit anything to be done which will interfere with the rights, comfort or convenience of others. No Unit Owner, Resident or guest shall play or allow to be played any musical instrument, radio, TV, Hi-fi, tape recorder, etc. between 11:00 PM and 8:00 AM, if same shall disturb or annoy others.

6. STORM SHUTTERS: A Unit Owner shall not install any storm shutters, awnings, hardware or the like without prior written approval of the Architectural Committee and the Board as to design and color. Approval shall not be granted unless such items substantially conform to the architectural design of the building and the design of any of such items which have been previously installed at the time approval is requested.

7. EMERGENCY GENERATORS: Generators may be installed with prior approval from the Architectural Committee and the Board. Any Unit Owners or Residents who choose to maintain a generator must have a fire proof cabinet attached to the side of their unit where gas can be stored. It must be painted the same color as the building. The installation must be inspected by a Board-appointed individual, and the generator must be registered with the Property Manager.

8. No ham radios or radio transmission equipment is permitted on Palm Chase property.

9. No temporary buildings, such as sheds, etc., are permitted to be erected by Unit Owners.

10. The Unit Owners or Residents shall occupy and use their apartment as single-family, private dwellings for themselves, their family and guests and for no other purposes.

11. Unit Owners or Residents are prohibited from using the unit for any commercial enterprises.

12. The Unit Owner or Resident shall not permit or suffer anything to be done or kept in their unit which will increase the rate of insurance on the Condominium property or which will obstruct or interfere with the rights of other Unit Owners Residents or permit any nuisance or immoral or illegal act in or about the Condominium property.

13. The Unit Owner or Resident shall not cause anything to be affixed to, hung or displaced or placed on the exterior walls, doors or windows of the building without the prior written approval of the Board.

14. The sidewalks, entrances, passages, stairways, and walkways must not be obstructed or encumbered, including, but not limited to, carriages, bicycles, wagons, shopping carts, chairs, benches, tables, planters, or

other similar objects. Any personal property which is left on such areas may, without notice, be removed and summarily disposed of by the Association. The Unit Owner or other persons to whom such property belongs shall have no claim against the Association.

15. Personal property of all Unit Owners, Residents and guests shall be stored within their dwellings.

16. No sign, advertisement, notice, or other lettering shall be exhibited on any part of the condominium property. Signs for alarm systems may be displayed but shall be limited to an area equal to sixty-four (64) square inches.

17. Domestic help of Unit Owners and Residents may not have access to security cards, fobs, or remote-control units. Aides and/or domestic help required to assist the owner/resident with activities of daily living are exempt from this rule.

18. Items such as buckets, empty flower pots, mops, etc., shall not be exposed/stored on the exterior of a unit or on any part of the common elements of the community at any time.

19. No antennae or aerials are permitted except as required in connection with cable television or a master antennae system servicing Palm Chase.

20. Workmen shall not start work before 8:00 AM and must stop work before dark if such work can disturb neighbors. Any relief from this rule must be authorized by the Property Manager.

21. Feeding of or feral animals roaming outside, such as stray cats or water fowl, is prohibited.

22. TRASH AND RECYCLABLES (Paper, Glass, Metal, Plastic)

- a. All trash must be placed in plastic bags in covered containers.
- b. All trash and recyclables must be put out no earlier than 4 PM on the day before scheduled pickup. (Blue bin = glass, metal, plastic) (Yellow bin = newspapers and paper products)
- c. Empty containers must be taken in before sundown on the day of pickup.

23. UNIT SECURITY (AWAY AND AT HOME):

- a. Unit Owners and Residents are required to shut off all water in their units when they are away for more than two (2) days.
- b. A house-sitter is required when a Unit Owner or Resident is away for more than seven (7) days. In such instances, the Property Manager must be notified and provided with the name and telephone number of the house-sitter.
- c. Unit Owners must provide the Property Manager with copies of keys to their unit. Keys must be updated immediately when locks are replaced.
- d. Unit Owners and Residents must set their air-conditioning thermostats at no higher than seventy-eight (78) degrees Fahrenheit to eliminate humidity and the possibility of mold growth.
- e. Unit Owners must maintain insurance on their units.

24. NO UNIT OWNER OR RESIDENT SHALL DIRECT, SUPERVISE, OR IN ANY MANNER ATTEMPT TO EXERT CONTROL OVER EMPLOYEES OF THE ASSOCIATION OR EMPLOYEES OF A FIRM FURNISHING SERVICES TO THE ASSOCIATION.

RESPONSIBILITY FOR REPAIRS AND MAINTENANCE

The Palm Chase Documents describe the responsibilities of the Associations and the Unit Owners with regard to effecting and paying for repairs and replacement of equipment and facilities in Palm Chase. Effecting repairs and replacement is different from paying for them. In many cases, the Associations are responsible to ensure that the repairs and replacements are accomplished, but at the expense of the Unit Owner. In all cases, Unit Owners are ultimately responsible for paying for maintenance, repairs and replacements.

In the case of casualty losses, the Associations and the Unit Owners have insurance to compensate for such losses in whole or in part. The cost of the Associations' insurance and any deductibles is paid for by the Unit Owners through the quarterly maintenance fee or by assessment, as necessary. The Unit Owners pay directly for insurance on their units, which includes applicable deductibles. In the normal maintenance of the facility,

Unit Owners pay partly through their quarterly maintenance fees. For other maintenance, Unit Owners pay through assessments and “charge backs.”

Where variations or alterations to structures or grounds have been made by Unit Owners, whether approved or not, the Associations are not responsible for repairs or replacements on such variations or alterations. The Associations are only responsible to restore the structures and grounds to the condition existing at the time of release by the developer of the community.

The following table is provided as examples of responsibility to effect repair and/or replacement and how the expense is covered. The table below covers situations other than casualty and was developed in consultation with the Associations’ legal counsel. Additional information concerning the examples in the table, as well as information on specific circumstances, is available from the Property Manager.

Component	Responsibility to Make Change		Who Pays		
	Unit Owner	Association	Unit Owner	Condo Shared*	Master Assn.
Roofs		X		X	
Skylights		X	X		
Gutters		X		X	
Exterior Wall		X		X	
Painting Exterior Wall		X		X	
Outside Hose Valve		X		X	
Interior Plaster Board	If not on common wall	If on common wall	If not on common wall	If on common wall	
Window Glass and Screens	X		X		
Screens	X		X		
Queen Quad Closet Door		X		X	
Front Door		X		X	
Garbage Gates		X		X	
Quad Trellis		X		X	
Door Locks	X		X		
Exterior Lights	X		X		
Cement Walk		X			X
Iron Gate		X		X	
Concrete Driveway		X			X
Window Frame		X		X	
Garage Door	X		X		

* These expenses are shared by each unit in a building. A quad has the expense split in fourths, while in a villa the expenses are split in half.

PLANTINGS

1. The plants and trees outside condominium and villa entrance areas are part of the common elements, and changes to them are prohibited without approval of the Board.

2. Unit Owners may request to personally install flowers and shrubs of their individual desire. Applications for such requests must go to the Landscape Committee for approval by the Board. Unit Owners authorized to make such plantings are responsible for the maintenance and removal of those plants and for restoration to the original appearance and configuration when necessary or desired.

3. Unit Owners are permitted to plant flowers and shrubs at their discretion in entrance areas and within thirty (30) inches of their patios. Such plantings shall be maintained or removed by the Unit Owners and shall be kept in a manner that does not make it unsightly, distasteful, obtrusive or interfere with the rights of other Unit Owners. The Association and Condominium Association retain their right to determine the aesthetic quality of any plantings and apply all remedies to maintain the aesthetic appearance of Palm Chase.

4. No removal of sod and shrubbery or alteration of drainage is permitted without prior approval of the Board.

TRAFFIC AND PARKING

1. Observe all traffic and road signs. The posted speed limit for Palm Chase roads is fifteen (15) MPH.

2. Boats, trailers, campers, trucks, motorcycles, and commercial vehicles are not permitted to park overnight on Palm Chase property without prior approval, for temporary use only, by the Board or Property Manager. Any unregistered, unauthorized, or illegally parked vehicle may be towed off the condominium property at the owner's expense. Vehicles which have a rear bed outside the passenger compartment are prohibited except as approved by the Board.

3. No parked vehicle will be permitted to occupy more than one space. Such vehicles will be towed at owner's expense.

4. Parking on grass is not permitted. Parking is permitted on the inner perimeter of Palm Chase Drive. This will permit access for emergency vehicles.

5. No vehicle or other items shall be positioned in such manner as to impede or prevent access to another's parking space.

6. Bicycles may not be operated on sidewalks. Riders must follow the flow of traffic on all roads.

7. Bicycles will not be ridden or walked on the walkway between the tennis courts and the pool.

8. Bicycles at the Clubhouse must be parked in the rack by the parking lot and not under the canopy by the tennis courts. Any bicycle which is not maintained with inflated tires and which appears abandoned may be summarily removed and disposed of by the Association. The bicycle owner shall not have any claim against the Association.

9. Palm Chase vehicle identification stickers must be attached in the specified area on all vehicles either rented or owned.

10. Vehicles must be parked at least ten (10) feet from fire hydrants.

11. Overflow vehicles must be parked in the direction of traffic only on the Clubhouse side of the road.

12. There is no overnight parking in the Clubhouse parking lot, except for COPS vehicles. Any exception to this rule is by permission of the Property Manager.

13. Vehicles with expired registrations or vehicles which are unable to be operated are prohibited and may be towed, at the discretion of the Board, at the owner's expense.

14. All vehicles must park "head in." Commercial vehicles, boats, trailers, vans, etc., are not permitted to be parked on the condominium property overnight except as approved by the Board. Unit Owners, Residents and guests must respect the assigned parking spaces of other Unit Owners and Residents.

15. Unit Owners and Residents are responsible for vehicles that drop engine fluids, transmission fluids or other staining fluids on the pavement.

16. No repair (including oil changes) of a vehicle shall be made within Palm Chase, except for minor repairs necessary to permit removal of a vehicle.

RECOMMENDATIONS FOR HOME SAFETY AND SECURITY:

1. Arrange for a friend or neighbor to bring in mail and newspapers or cancel deliveries.
2. If you have a second car, arrange to have it moved occasionally in your absence.
3. Arrange for garbage and trash to be put out for pickup.
4. Check your alarm system prior to leaving the unit for extended periods of time.
5. Turn down volume on your telephone.
6. Provide contact information for emergency notification.
7. Check to see that all doors and windows are locked.
8. Leave at least one light on as a deterrent.

CLUB ACTIVITIES DISCLAIMER

Although club activities significantly add to the social life at Palm Chase, they can increase potential liability to the Association in several ways. First and foremost, there is the possibility someone could mistakenly believe that clubs are affiliated with or regulated by the Association. Clubs act independently of the Association in every way and are not monitored or regulated by it.

Therefore, there is no assurance by the Association that club activities are safe for any particular resident. Further, the Association's insurance policies do not provide coverage for certain club activities. Accordingly, it is important that Unit Owners, Residents and their family and guests take responsibility for their own safety and security when participating in club activities.

Furthermore, clubs and club activities are limited to residents of Palm Chase and their guests. Palm Chase is a private community and must remain a private community in accordance with its governing documents, and its activities are not open to participation by the general public. Accordingly, all club members must be Unit Owners or Residents of Palm Chase, and all club activities are limited to Unit Owners, Residents and their guests.

Finally, club activities using Palm Chase facilities must be pre-approved by the Board.