

LUCERNE LAKES GOLF COLONY CONDOMINIUM ASSOCIATIONS 1 – 14
C/O CMC Management, Inc.
2950 Jog Road
Greenacres, FL 33467
561-641-1016 ~ 561-641-9118 Fax

APPLICATION FOR PURCHASE OR RENTAL

NOTE: ASSOCIATIONS #2, #4 & #12 REQUIRE ADDITIONAL PAPERWORK. PLEASE CONTACT CMC IF THE ADDRESS CORRESPONDS WITH THOSE ASSOCIATIONS (SEE NEXT PAGE FOR BREAKDOWN).

ADDRESS OF UNIT _____ UNIT # _____ ASSOCIATION # _____

APPLICANT: _____
NAME PHONE

CO-APPLICANT: _____
NAME PHONE

REALTOR: _____
NAME PHONE

- Enclose copy of vehicle registration(s)
- Enclose copy of Driver's License(s)
- Enclose copy of Purchase or Rental Contract
- Enclose check for \$100.00 – **Non-refundable** Application fee per adult individual or married couple. Make check payable to Lucerne Lakes Golf Colony.
- Enclose check for \$60.00 – **Non-refundable** Processing fee. Make check payable to CMC Management.
- *If renting, signature of landlord and tenant must be on lease agreement before approval
- Interviews will be held at the clubhouse in Golf Colony every 2nd and 4th Tuesday of the month. **NO EXCEPTIONS.** After turning in your application and completion of the background check, you can make your appointment through the Property Manager.
- INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**
- It will be necessary to obtain a certificate of approval at your interview to bring to closing.**
- After closing it is necessary to provide the Management Company with a Warranty Deed and mailing address in order to change ownership in the Association Records and ensure changes are made in the computer systems.**

MARTY GRANT, L.C.A.M.
PROPERTY MANAGER
CMC MANAGEMENT, INC.

LUCERNE LAKES GOLF COLONY CONDOMINIUM ASSOCIATIONS 1 - 14
C/O CMC MANAGEMENT, INC.
2950 JOG ROAD
GREENACRES, FL 33467
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Association #	Age Requirement	Stipulations	Building
1	Under 55		1 – 7101 2 – 7113 3 – 7149
2	<u>Over 55</u>	Non-cash purchase requires 25% down	35 – 7091 36 – 7069
3	<u>Over 55</u>	No Rentals for 2 years	4 – 7185 5 – 7209 6 – 7245
4	Under 55	No Rentals for 2 years Non-cash purchase requires 25% down	31 – 7173 32 – 7161 33 – 7137 34 – 7125
5	Under 55	No Rentals for 2 years	28 – 7233 29 – 7221 30 – 7197
6	<u>Over 55</u>		7 – 7257 8 – 7269 9 – 7281
7	Under 55	No Rentals for 2 years	24 – 7226 25 – 7238 26 – 7262 27 – 7250
8	<u>Over 55</u>	No Rentals for 2 years	10 – 7214 11 – 7202 12 – 7190
9	<u>Over 55</u>	No Rentals for 2 years	20 – 7130 21 – 7154 22 – 7166 23 – 7178
10	Under 55	No Rentals for 2 years	17 – 7070 18 – 7082 19 – 7106
11	<u>Over 55</u>	No rentals for 2 years	14 – 7142 15 – 7118 16 – 7094
12	<u>Over 55</u>	Non-cash purchase requires 25% down; No rentals for two years	37 – 4542 38 – 4570 39 – 4598
14	<u>Over 55</u>	No rentals for two years	40 – 4626 41 – 4654 42 – 4682

This is to advise all potential residents of our 55 and over Association in accordance with the Fair Housing Act of 1988; at all times at least one (1) resident must be at least 55 years of age. If for any reason there is no person over the age of 55 living within the unit, all persons below the age of 55 must vacate that unit.

By signature below, the undersigned potential resident indicates that they have been informed of this policy, and will at all times adhere to it.

The new rental regulations above are regarding the period required after transfer of ownership before the unit may be rented.

Signature

Date

Signature

Date

LUCERNE LAKES GOLF COLONY CONDOMINIUM ASSN., INC.

Unmarried co-applicants complete separate application

Date _____ Home Phone _____ Desired Date Of Occupancy _____

Apt. No. _____ Bldg. No. _____ Purchase _____ OR Lease _____

Name _____ SS # _____ - _____ - _____ DOB _____ / _____ / _____
Last First MI Jr/Sr Prior

Spouse _____ SS # _____ - _____ - _____ DOB _____ / _____ / _____
Last First MI Jr/Sr Prior

Other _____ SS # _____ - _____ - _____ DOB _____ / _____ / _____
Last First MI Jr/Sr Prior

Occupants _____ SS # _____ - _____ - _____ DOB _____ / _____ / _____

Present Address _____
Street Apt # City State Zip Code

Present Landlord _____ Phone (____) _____

Length of Residence: _____ / _____ TO _____ / _____ Monthly Rent \$ _____ #Pets _____ Type _____ Weight _____
Mo Yr. Mo. Yr.

Landlord _____ Phone(____) _____ Previous

Length of Residence _____ / _____ TO _____ / _____ Monthly Rent \$ _____
Mo. Yr. Mo. Yr.

Present Employer _____ City & St. _____ PH (____) _____

Position _____ Dates Employed _____ / _____ TO _____ / _____ Income \$ _____ per _____
Mo. Yr. Mo. Yr.

Previous Employer _____ City & St. _____ PH (____) _____

Position _____ Dates Employed _____ / _____ TO _____ / _____ Income \$ _____ per _____
Mo. Yr. Mo. Yr.

Spouse Present Employer _____ City & St _____ PH (____) _____

Position _____ Dates Employed _____ / _____ TO _____ / _____ Income \$ _____ per _____
Mo. Yr. Mo. Yr.

In Case of Emergency Notify _____ (____) _____
Name Relationship Address Phone Number

Vehicle #1 _____ #2 _____
Year Make Model Tag # State Year Make Model Tag # State

Have You ever left owing money to an owner or landlord? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____
 Have you ever been arrested for or convicted of a felony? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____

If you have answered yes to any of the above questions, please explain the circumstances regarding the situation on back of this sheet.

AUTHORIZATION OF RELEASE OF INFORMATION: Applicant(s) represents that all of the above information and statements on the application for rental are true and complete and hereby authorizes verification of any and all information relating to residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed by management. **Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State.** NON-REFUNDABLE APPLICATION FEE – Applicant(s) agree to pay \$100.00 for a non-refundable application fee. No oral agreements have been made.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____



WTC BACKGROUNDS, INC.

“We’re The Choice!”

ACTION REQUEST

RENTAL HISTORY (Criminal,
Credit & Eviction)

FDLE

Criminal History Statewide (FL)

Workers’ Comp Record

Criminal History/Out of State

SSN Verification

Civil Record by State

Credit Report

Driving Records/History
(MUST HAVE DL #

Sexual Offender Search

NAME _____ FIRST _____ MI _____

ADDRESS _____

DOB _____ SEX _____ RACE _____

SSN _____ D.L.# _____

COMPANY: CMC Management, Inc.

DATE _____

Applicant Release

In connection with for employment and or residency, I understand that investigative background inquiries are to be made on me including consumer credit, criminal conviction, motor vehicles, and other reports. Further I understand that WTC Backgrounds, Inc. will be requesting information from various State and other agencies which maintain records about my history. These records include but not limited to driving, credit criminal, and civil history.

I authorize any party or agency contacted by WTC Backgrounds Inc. to furnish the above mentioned information and release all parties involved from liability and responsibility for doing so. This authorization and consent shall be valid in original, fax, or copy form.

Applicant Signature

Date



WTC BACKGROUNDS, INC.

“We’re The Choice!”

ACTION REQUEST

- | | |
|---|---|
| <input checked="" type="checkbox"/> RENTAL HISTORY (Criminal,
Credit & Eviction) | <input type="checkbox"/> FDLE |
| <input type="checkbox"/> Criminal History Statewide (FL) | <input type="checkbox"/> Workers’ Comp Record |
| <input type="checkbox"/> Criminal History/Out of State | <input type="checkbox"/> SSN Verification |
| <input type="checkbox"/> Civil Record by State | <input type="checkbox"/> Credit Report |
| <input type="checkbox"/> Driving Records/History
(MUST HAVE DL # | <input type="checkbox"/> Sexual Offender Search |

NAME _____ FIRST _____ MI _____

ADDRESS _____

DOB _____ SEX _____ RACE _____

SSN _____ D.L.# _____

COMPANY: CMC Management, Inc.

DATE _____

Applicant Release

In connection with for employment and or residency, I understand that investigative background inquiries are to be made on me including consumer credit, criminal conviction, motor vehicles, and other reports. Further I understand that WTC Backgrounds, Inc. will be requesting information from various State and other agencies which maintain records about my history. These records include but not limited to driving, credit criminal, and civil history.

I authorize any party or agency contacted by WTC Backgrounds Inc. to furnish the above mentioned information and release all parties involved from liability and responsibility for doing so. This authorization and consent shall be valid in original, fax, or copy form.

Applicant Signature Date

ADDENDUM TO LEASE AGREEMENT

COMES NOW _____, THE Landlord (Unit Owner) and
_____, the Tenant, and hereby enters into this Lease Addendum regarding
Unit _____ located at
_____.

WHEREAS, LUCERNE LAKES GOLF COLONY ASSN. _____ INC. has required that as a condition to Lease Approval of the above referenced Tenant, this Lease Addendum must be executed and attached to the Lease Agreement between the Landlord and the Tenant dated _____ day of _____, 20____.

WHEREAS, The primary purpose of this Lease Addendum is to provide LUCERNE LAKES GOLF COLONY ASSN. _____ INC., reasonable assurance that all maintenance assessments will be paid in accordance with the Declaration of Condominium and related documents.

NOW THEREFORE, in consideration for the Lease Approval and other valuable consideration, which is acknowledged by the undersigned, the Parties herein agree as follows:

1. It shall be the **absolute duty of the Landlord to remit all maintenance assessments, special assessments and other charges assessed on the unit** herein by LUCERNE LAKES GOLF COLONY ASSN. _____ INC, **in a timely fashion** in accordance with the Declaration of Condominium and related documents.
2. In the event that the Landlord shall be delinquent in any of the assessments set fourth in Paragraph 1 above, then LUCERNE LAKES GOLF COLONY ASSN. _____ INC. shall have the right to notify the Tenant as to the default by the Landlord on the payment of any assessment by giving the Tenant written notice of the default. Said written notice shall be signed by the President of LUCERNE LAKES GOLF COLONY ASSN. _____ INC. and attested by the Secretary. The notice shall state with particularity the amount of the assessment due, and the date that the assessment was due.
3. Upon the Tenant paying the following month's rent after receiving written notice as stated in Paragraph 2, the Tenant shall deduct from the monthly rent the amount set forth in the written notice and remit this amount directly to LUCERNE LAKES GOLF COLONY ASSN. _____ INC. for satisfaction of the Landlord's assessment. In the event that the Tenant fails to remit the amount as set forth in the written notice, as required in Paragraph 2, then LUCERNE LAKES GOLF COLONY ASSN. _____ INC. shall have all rights in law or equity, as if LUCERNE LAKES GOLF COLONY ASSN. _____ INC. were in fact the Landlord herein LUCERNE LAKES GOLF COLONY ASSN. _____ INC. shall cause a copy of the written notice to the Tenant to be mailed to the Landlord.

- 4. The Landlord hereby recognizes that payment to the Association for any assessments due shall be considered to be rent paid by the Tenant under the Lease Agreement. So long as the Tenant remits the balance of the rent in a timely fashion under the Lease Agreement to the Landlord, then the Landlord shall not have the right of Tenant Eviction for failure to pay rent.
- 5. Should the Tenant prepay for the rental period, the Landlord is required to prepay the complete maintenance assessment due for the full period included in the prepayment. This maintenance assessment prepayment without which the Lease will not be approved, is due at the date and time of the signing of the Addendum to the Lease Agreement. The maintenance assessment prepayment is to be made by the Landlord to the LUCERNE LAJKES GOLF COLONY ASSN. _____ INC.
- 6. Any action taken by LUCERNE LAKES GOLF COLONY ASSN. _____ INC. shall not be construed as a waiver of its rights under the Declaration of Condominium, Articles of Incorporation, By-Laws, Rules and Regulations and any Amendments to the foregoing, if any.

Dated this _____ day of _____, 20_____.

IN WITNESS WHEREOF:

LANDLORD:

Dated this _____ day of _____, 20_____.

IN WITNESS WHEREOF:

TENANT:

LUCERNE LAKES GOLF COLONY CONDOMINIUM ASSOCIATION # _____

**c/o CMC Management, Inc., 2950 Jog Road, Greenacres, FL 33467
561-641-1016 ~ 561-641-9118 Fax**

CONDITION FOR LEASE APPROVAL

In the event the Unit Owner is delinquent in the payment of assessments (which includes maintenances fees and any other charges owed to the Association) for more than thirty (30) days, the Association may notify the Lessee of the delinquency and in such event, the Lessee shall be obligated to commence paying all future rent payments to the Association, until the delinquent assessments and related charges are paid in full to the Association. At such time that the Lessee is paying his rent to the Association, the Unit Owner may not evict the Lessee for non-payment of rent. However, if the Lessee does not pay the rent to the Association as required herein, the Association shall have the authority to evict the Lessee. In such an event, the Unit Owner shall be obligated to reimburse the Association for the costs and attorneys fees incurred by the Association.

****This form must be signed by both the Unit Owner and the Lessee****

Street Address _____ Unit # _____, Lake Worth, Florida 33467.

Term of Lease: Start date: _____ End date: _____

UNIT OWNER INFORMATION:

Name _____ Phone # _____
PRINT
SIGNATURE _____ Date: _____

TENANT/LESSEE INFORMATION:

Name _____ Phone # _____
PRINT
SIGNATURE _____ Date: _____

FOR SCREENING COMMITTEE USE ONLY:

Screened by: _____
PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

Lucerne Lakes Golf Colony Association
7268 Golf Colony Court
Lake Worth, Florida 33467

Apt. # Bldg. # Date

To Whom It May Concern:

I/We have read, understand, and will obey all Rules & Regulations of Lucerne Lakes Golf Colony Condominium Documents, as they apply to all residents. It is understood that Lucerne Lakes Golf Colony retains unto itself all procedures as outlined in Florida Condominium Statutes, Lucerne Lakes Golf Colony Condominium Documents, and all legal procedures in order to protect and maintain all interests of all Lucerne Lakes golf Colony residents. Among the above referenced procedures is the right of this community to be able to:

- 1) Fine a unit owner if our Rules & Regulations and Lucerne Lakes Condominium Documents are not obeyed.
- 2) To institute Eviction Proceedings according to our Condominium Documents Against renters or lessees using legal procedures. This is to be done if this Community's Documents, Rules & Regulations or our Condominium Documents are violated.
- 3) To place liens and have liens satisfied against apartment owners according to Lucerne Lakes Golf Colony Condominium Documents and our Rules and Regulations, if after sufficient warning, these violations are not corrected.
- 4) Before above described actions take place, Resident will have a hearing between Resident and Board Members of the Association he/she resides in, in an attempt to resolve violation(s). This hearing will not void above described actions on this Community's part.

Print Name

Signature

Print Name

Signature

LUCERNE LAKES GOLF COLONY ASSOCIATIONS
7268 Golf Colony Court
Lake Worth, Florida 33467

DATE

AS A NEW RESIDENT, I HAVE BEEN INFORMED AT MY SCREENING THAT:

- 1) THAT MY APARTMENT IS ASSIGNED ONLY ONE PARKING SPACE AND THE ASSOCIATION RETAINS THE RIGHT TO ASK THAT ANY VEHICLE OTHER THAN THE FIRST VEHICLE BE EITHER MOVED OR REMOVED FROM OUR PROPERTY.
- 2) THIS COMMUNITY RETAINS UNTO ITSELF THE RIGHT TO TOW ANY LISTED VEHICLE AS STATED IN OUR CONDOMINIUM DOCUMENTS AND RULES & REGULATIONS SUCH AS PICKUP TRUCKS, MOTORCYCLES, BOATS, COMMERCIAL VEHICLES, AND OTHER VEHICLES LISTED.
- 3) I MUST HAVE CONSIDERATION FOR MY NEIGHBORS REGARDING NOISE AFTER MY NEIGHBORS RETIRE FOR THE EVENING.
- 4) THAT I CANNOT RENT MY APARTMENT FOR LESS THAN THREE MONTHS, AND ONLY TWO TIMES IN ANY ANNUAL PERIOD.
- 5) THAT I AM OBLIGATED TO READ AND UNDERSTAND MY CONDOMINIUM DOCUMENTS AND THAT THE ABOVE LISTED SECTIONS DO NOT REVOKE ALL OTHER RULES & REGULATIONS AND CONDOMINIUM DOCUMENTS.
- 6) I WILL PLACE ALL GARBAGE IN CLOSED PLASTIC BAGS AND LAY FLAT ALL CORRUGATED CARTONS BEFORE THESE ARE DEPOSITED IN DUMPSTERS.
- 7) REPLACING FLAT TIRES, OR GETTING A JUMPT START IS ALLOWED ON VEHICLES. NO OTHER REPAIRS ARE ALLOWED ON LUCERNE LAKES GOLF COLONY PROPERTY REGARDING MOTOR VEHICLES. IF OUR PROPERTY IS DAMAGED, THE PARTY RESPONSIBLE WILL BE ASSESSED FOR ANY REPAIRS.

SIGNATURE OF NEW RESIDENT

PRINTED NAME OF NEW RESIDENT

SCREENING OFFICER'S SIGNATURE

- 8) RESIDENTS OWN ONLY THEIR APARTMENTS. THUS ANY TREE, BUSH, GRASS OR OR ANY ITEM MECHANICAL OR OTHERWISE BELONGS TO OUR COMMUNITY. NO UNIT OWNER IS ALLOWED TO REMOVE, ALTER, OR REPLACE ANYTHING OUTSIDE THEIR APARTMENT WALLS.
- 9) USE OF BARBECUES IS STRICTLY PROHIBITED OUTSIDE APARTMENT WALL.
- 10) PORCHES ARE LIMITED COMMON ELEMENTS AND ARE OWNED BY LUCERNE LAKES GOLF COLONY. THESE PORCHES ARE FOR THE EXCLUSIVE USE OF THE RESIDENT. IF ANY REPAIRS OR IMPROVEMENTS ARE INTENDED TO BE ADDED TO ANY PORCH, PERMISSION MUST BE RECEIVED FROM YOUR BOARD OF DIRECTORS.
- 11) NO PETS ALLOWED.

I HAVE READ AND UNDERSTAND, OR HAVE BEEN GIVEN AN EXPLANATION OF THESE PROVISIONS, AND UNDERSTAND THAT BY SIGNING THESE SHEETS, I AM REQUIRED TO OBEY THESE AND ALL OTHER RULES AND REGULATIONS OF LUCERNE LAKES GOLF COLONY CONDOMINIUM DOCUMENTS. THIS APPLIES TO ALL OWNERS, RENTERS AND THEIR GUESTS.

SIGNATURE OF NEW RESIDENT

PRINTED NAME OF NEW RESIDENT

SCREENING OFFICER'S SIGNATURE

DATE

LUCERNE LAKES GOLF COLONY CONDOMINIUM ASSOCIATION, INC.
C/O CMC Management
2994 Jog Road, Suite B
Greenacres, FL 33467
(561) 641-1016 ~ (561) 641-9118 FAX

COMMUNITY RULES & REGULATIONS

The Rules and Regulations hereinafter enumerated shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. Said building Rules and Regulations are as follows: (Deletions are ~~struck through~~; Additions are underlined.)

1. The sidewalks, entrances, passages, vestibules, stairways, corridors, halls and all of the common elements, and limited 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, velocipedes, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be stored therein. Children shall not play or loiter in halls, stairways or other public areas. Pine View models which have an enclosed front patio may furnish said patio with patio furniture and potted plants. They may not be used for storage (i.e. boxes, etc.) Golf view & Green view models may not, under any circumstances, furnish front landings, or utilize them for any purpose other than ingress/egress.
2. The personal property of all unit owners shall be stored within their Condominium units, or in assigned storage space.
3. No garbage cans, supplies or other articles shall be placed in the halls, or the balconies or on the staircase landings, nor shall any linens, clothes, 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.
4. No unit owner shall allow anything whatsoever to fall from the window, balcony or doors of the premises; nor shall he sweep or throw from the premises any dirt or other substance into any of the corridors, halls or balconies, ventilators or elsewhere in the building or upon the grounds.
5. Refuse and bagged garbage shall be deposited only in the area provided therefore.
6. No unit owner shall store or leave boats or trailers, commercial vehicles, trucks, commercial vans, motorcycles or recreational vehicles on the Condominium Property or in a carport, except police, fire or sheriff department automobiles shall be permitted to be parked on the Condominium Property. All vehicles must be parked with the front end toward the parking bumper.

7. ~~Employees of the Association or Management Firm shall not be sent out of the building by any unit owner at any time for any purpose. No unit owners or resident shall direct, supervise or in any manner attempt to assert any control over the employees of the Management Firm or the Association.~~
8. Servants and domestic help of the unit owners may not gather or lounge in the public areas of the buildings or grounds, or pool or recreational facilities.
9. The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. No vehicle which cannot operate on its own power shall remain on the Condominium premises for more than twenty-four (24) hours, and no repair of vehicles shall be made on the Condominium Property. All vehicles must be parked with the front end forward, into the parking space.
10. No vehicle larger than 74" in height and 205" in length shall be permitted on Condominium Property. ~~The type, color and design of chairs and other items of furniture and furnishings that may be placed and used, where applicable, on any terrace or balcony may be determined by the Board of Directors of the Association, and a unit owner shall not place or use any item, where applicable, upon any terrace or balcony without the approval of the Board of Directors.~~
11. No unit owner shall make or permit any disturbing noises in the building by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners. No unit owner shall play upon or suffer to be played upon any musical instrument or operate or suffer to be operated, a phonograph, television, radio or sound amplifier in his unit, in such a manner as to disturb or annoy other occupants of the Condominium. All party(s) shall lower the volume as to the foregoing at 11:00 P.M. of each day. No unit owner shall conduct or permit to be conducted vocal or instrumental instruction at any time.
12. No radio or television installation, or other wiring, shall be made ~~without the written consent of the Board of Directors.~~ Any antenna or aerial erected on the roof or exterior walls of the building, ~~without the consent of the Board of Directors in writing,~~ is liable to removal without notice and at the cost of the unit owner for whose benefit the installation was made.
13. 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.~~
14. No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or doors or roof of the building without the written consent of the Board of Directors of the Association. All window coverings must be such color as the Association determines. Terraces or balconies may not be enclosed, or anything affixed to the walls within such terraces or balconies except with the prior written consent of the Community Association, ~~and said consent may be given as to certain units and not given to others.~~ All terraces are screened; however, the type of screening and manner of installation is subject to written consent of the Board of Directors of the Association.

15. ~~The Association may retain a passkey to all units. No unit owner or occupant shall alter any lock or install a new lock, without the written consent of the Board of Directors of the Association. Where such consent is given, the unit owner shall provide the Management Firm and the Association with an additional key for the use of the Association, pursuant to its right of access. All unit owners must wither submit a set of keys to their unit to the Association's management office, or submit the name, address & phone number of a local person holding their keys.~~
16. No cooking shall be permitted on any porch, terrace or balcony, where applicable, nor on the Condominium property, except in such area, if any, designated by the Board of Directors of the Association.
17. Complaints regarding the service of the Condominium shall be made in writing to the Management Firm, as long as the Management Agreement remains in effect, and thereafter, to the Board of Directors.
18. No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit or limited common element assigned thereto or storage areas, except such as are required for normal household use.
19. Payments of monthly assessments shall be made at the office of the Management firm, as designated in the Board of directors. Payments made in the form of checks shall be made to the order of such party, as the Board of Directors shall designate. Payments of regular assessments are due on the 1st day of each month, and if such payments are ten (10) or more days late, are subject to charges, as provided in the declaration of Condominium.
20. Each unit owner who plans to be absent from his unit during the hurricane season, must prepare his unit prior to his departure by:
- (a) Removing all furniture, plants and other objects from his terrace; and
 - (b) Designating a responsible firm or individual to care for his unit should the unit suffer hurricane damage, and furnishing the management Firm with the name of such firm or individual. Such firm or individual shall contact the Board of Directors for clearance to install or remove hurricane shutters, and such party shall be subject to the approval of the Board of Directors of the Association.
21. Food and beverage may not be consumed outside of a unit, except for such areas as are designated by the Board of Directors of the Association.
- ~~22. Provisions in the nature of Rules and Regulations are specified in Article XIII and Article XIV of the Condominium's Declaration of Condominium.~~
- ~~23.~~ 22. The Board of Directors of the Association reserves the right to make additional Rules and Regulations as may be required from time to time without consent of the Condominium Association and its members. These additional Rules and Regulations shall be as binding as all other rules and Regulations previously adopted.

~~24.~~ Each unit owner or Lessee or occupant thereof shall advise the management Firm when and through what period of time said party's unit shall be unoccupied and, pursuant to the Declaration of Condominium, shall further advise the Management Firm during what period of time said party's parking space will not be used by him. The rights of the Management Firm specified herein shall pass to the Board of Directors of the Association upon which the Termination of the Management Agreement.

~~25.~~ 23. NO PETS ALLOWED.

~~26.~~ 24. No Unit Owner may lease his apartment without first having complied with Article XI of the Declaration of Condominium.

~~27.~~ No minors may reside in any apartment for more than sixty (60) days in total in any one calendar year. This rule will be rigidly enforced.

~~28.~~ 25. Any minor between the ages of one day to sixteen years of age will be allowed to use the clubhouse (recreation hall) only when accompanied and supervised by a legal guardian or a parent. The same shall apply to the use of the main pool and satellite pool.

~~29.~~ 26. The use of skateboards, basketball, baseball, soccer, or football is not permitted on the limited common elements, or common elements of LUCERNE LAKES GOLF COLONY. The use of Roller Skates, Roller Blades or Golf Equipment are not allowed on the common elements or limited common elements of the Condominium. THE ABOVE DESCRIBED ACTIVITIES will not be permitted on this Community's roads, walks, stairs, balconies, or landscaped areas.

~~30.~~ 27. No radios, television, stereos, VCRs or any other instrument, including musical instruments, (drums, percussion instruments, wind instruments, or electrical keyboards) is permitted or be used between the hours of 11:00 p.m. and 8:00 a.m. This does not revoke THE RULE that annoying or extra loud noise at any time that results in disturbances to any part of this Community "WILL NOT BE TOLERATED"

A) Between the hours of 11:00 P.M. & 8:00 A.M. radios, televisions, stereos, VCR's or any other instruments shall not be used at a volume disturbing to occupants of other units. Complaints arising from excessive noise will be investigated, and if not corrected the unit owner will be fined in accordance with the governing documents and applicable statutes. Should a violation of this nature continue, the Association will pursue legal remedies.

B) Musical instruments (i.e. drums, percussion instruments, wind instruments, electronic keyboards) are not to be used after 11:00 P.M.

~~31.~~ 28. NO FIREWORKS (FIRECRACKERS, OR ANY OTHER FIREWORKS IN ANY MANNER, SHAPE OR FORM) ARE ALLOWED TO BE USED, THROWN, OR LIT ON THE PROPERTY OF LUCERNE LAKES GOLF COLONY.

32.29. HONOR SYSTEM: Please follow simple rules for the enjoyment of everyone. Table Tennis, Pool tables and card tables will be closed during:

~~Special~~ All Meetings

Social Events & Bingo

Limit play to one (1) hour (Your neighbor may be waiting)

No one under 18 allowed to use pool table

Leave no balls on table –brush in one (1) directions

Do not sit on table

Please do not move table tennis table.

All radios must be used with headphones in the pool area.

No wet suits on furniture in clubhouse.

Gentlemen: Do not go shirtless in the clubhouse after 6:00 P.M.

No smoking in the Clubhouse.

Kitchen stove to be available only during social events or when sanctioned by the Community Board.

Any unit owner allowing his or her security card to be used by a non-resident of the Golf Colony will be subject to a fine of \$100.00 to a total of \$1000.00.

The above enumerated Rules & Regulations were approved by the Board of Directors at their meeting of November 6, 1995, and as required by law being promulgated to all unit owners.

LUCERNE LAKES GOLF COLONY COMMUNITY ASSOCIATION

ADDITION TO RULES & REGULATIONS

JUNE 2004

POOL & CLUBHOUSE:

- a) Pool hours are 7:00 A.M. to 9:00 P.M. – No deviations.
- b) Clubhouse hours are 7:00 A.M. to 11:00 P.M. Security system including motion sensor lights and security cameras are in effect. **Anyone in Clubhouse after 11:00 P.M. will set off the alarm and police will respond. A fine will follow.**
- c) Eating and drinking is permitted in the clubhouse only.
- d) No drinking or eating in pool areas.
- e) No children allowed in pool who are still using diapers.
- f) No children are permitted in Jacuzzi who are under 12 years of age.
- g) No children under 16 years of age are permitted in pool or clubhouse areas unless accompanied by an adult.
- h) Pool table in clubhouse is restricted to 18 years of age and up.
- i) Shower before using pool or Jacuzzi. No sun tan oil can be used before entering either.
- j) No private parties permitted in clubhouse or pool area.
- k) Only two guests are allowed in pool, per unit.
- l) If guests are immediate family, there is not restriction as to number.

