

PINE HOLLOW CONDOMINIUM ASSOCIATION, INC.

C/o Century Management Consultants, Inc.

2950 Jog Road, Greenacres, FL 33467

561-641-1016 ~ 561-641-9118 Fax

www.cmcmanagement.biz

RULES AND REGULATIONS

The following Rules and Regulations have been extracted from the Documents and By-Laws of the Pine Hollow Condominium Association, Inc. And have also been refined by the Board of Directors. All Rules and Regulations are established for the benefit of all residents for their good and safety. Failure to abide by the Rules and Regulations will result in the resident (owner) being notified in writing with thirty (30) days to rectify the violation. Failure to correct the violation will result in legal action being taken by the Association.

1. Pets

- A. Each unit owner is allowed one domestic pet (dog or cat). Renters are NOT permitted to have pets.
- B. Each unit owner or renter that has a pet must fill out the "pet information form" and submit form along with a picture of the pet to the Association or Management.
- C. All pet must be walked on leash, not to exceed six (6) feet in length, only in pet walking areas.
- D. All pet owners/walkers must pick up after their pets with no exceptions.
- E. No pet may be left on a patio or outside unattended.
- F. Any dog considered a nuisance, excessive barking, aggressive behavior or the like shall be ordered removed from property. Unit owner shall have 48 hours in which to comply with ordered removal.
- G. No pets are allowed in the clubhouse or pool area under any conditions.
- H. The above rules do not apply to any legally approved service pet, except for the removal of any and all functions left by the pet.

2. Parking Rules

- A. All vehicles must be parked in the assigned parking space as given by the Board of Directors.
- B. All vehicles must be registered with the Association, by filling out all required information on the application form. Failure to register your vehicle with Association will result in the removal of the vehicle by towing at your expense.
- C. Parking Decals are \$30 at move-in. Replacements are \$25 each. Each unit is entitled to a decal for no more than two (2) cars. All Unit owners will need to provide a copy of their driver's license(s) and vehicle registration for each car. Name on Vehicle Registration(s) must match name of unit owner-resident(s). Renters must provide a copy of their current lease agreement, driver's license(s) and vehicle registration for each car. The name on the vehicle registration(s) must match the name (s) on the lease. If the decal is not placed on the vehicle or there is not a guest tag hanging in the front mirror of the car, the car will be towed at your expense.

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- D. No commercial vehicle or vehicles with any commercial markings, signs, or the like may be parked on the property overnight. Vehicles that have commercial markings or signs, may be parked on the property as long if such signs are covered by a white magnetic vinyl sheet.
- E. No vehicles may be parked with any covers, canvas or tarp of any nature over/covering the vehicle.
- F. No RV's, boats, trailers or campers may be parked or stored on the property at any time. Any such vehicle may come onto the property, but may not be left over night.
- G. No vehicles may park on the grass or any areas not designated as a parking space for the unit.
- H. Under no conditions may any vehicle be parked, stored or situated on the property which cannot operated under its own power or has been damaged and its inoperable, or which is not legally registered.
- I. Aside from a flat tire or dead battery, no mechanical work may be done on any vehicle on Association property.
- J. All vehicle must have the current registration tag on that vehicle on display at all times, meaning that no tag may be covered in any manner.
- K. As "Guest parking" spaces are limited, no resident is allowed to park in a "Guest parking" space.
- L. As the property is not subject to handicap regulations (there are no handicap parking spaces), no owner/renter may park closer to their unit because of this reason.
- M. Any residents/renters who is using another owner's parking space, they must supply a letter from that resident that they are allowed to utilize their parking space and state the period of the time for that use.
- N. All guest vehicles must comply with all parking Rules as stated in this document, or be subject to towing.
- O. Any resident, renter or guest who violates any parking rule will be subject to immediate removal of their vehicles, at their expense, WITHOUT NOTICE.

3. Sale or Rental Units

- A. 650 credit score or higher required for ALL applications for lease. Background checks required for all new lease or purchase applicants including international.
- B. New purchases require that a unit must be lived in by purchaser for two years before it can be rented out.
- C. Any owner who is selling or renting their unit must contact the management company and obtain an application, which application must be completely filled out and returned to the management company along with any required fees.
- D. For either a sale or rental a copy of the sales agreement or the lease contract must accompany the application

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- E. All new applicants (sale or lease) are subject to a background check and an interview with the association prior to occupancy.
- F. Lease applications are required a \$600.00 dollar refundable deposit, for any damages done to common property or any fines imposed to the homeowners account for violations of Pine Hollow Rules and Regulations.
- G. A "Certificate of Approval" must be presented to either the Title Company or the Landlord prior to occupancy of the unit. Such Certificate will be supplied by the management company upon interview and approval of the new resident.
- H. All owners are required to supply the new owner or renter with copies of the Association Documents, By-Laws and Rules and Regulations and explain that the new occupant is required to follow all Rules and Regulations or be subject to legal action.
- I. No moving van, truck or trailer may be parked on the Association property overnight.
- J. All leases must be renewed annually and provided to the management company. Any additional occupants must go through the approval process.

4. Swimming Pool

- A. All pool Rules are clearly posted at poolside and within the documents/by-laws
- B. SWIM AT YOUR OWN RISK... NO LIFEGUARD... POOL HOURS, DAWN TO DUSK.
- C. All persons must shower before entering the pool.
- D. Ball playing, Frisbee, Skate Boarding, Bikes are NOT permitted within the pool enclosed area.
- E. Chaise lounge chairs are on first serve basis and no chairs may be reserved.
- F. No food or drinks (except water in plastic containers) shall be permitted within the pool boundaries.
- G. No glassware shall be permitted under any conditions.
- H. No pet are allowed in the pool area.
- I. Use the rear entrance for restrooms.
- J. No children under the age of 15 years old shall be allowed without an adult (over 21 years) accompanying them.
- K. Any child under the age of 3 or older must wear swim diapers when at or in the pool.
- L. All guests must be accompanied by a resident at all times while in the pool area.

5. Outdoor Barbecue/Cooking

- A. All outdoor cooking/barbecue may only be done in designated areas by the Association.
- B. No food or beverages may be consumed outside of any units, except in those areas as may be designated by the Association.

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- C. No cooking, barbecue or fires is allowed on any balcony and/or patio (per Palm Beach Fire Code)
- D. Any cooking in designated areas must be totally cleaned upon completion of activities.

6. Egress

- A. Sidewalks, entrances, passageways, stairways and all common elements may not be obstructed in any manner.
- B. All egresses are for access and exit from units and common property only.
- C. No bikes, motorcycles, toys or other items may be kept on egresses under any condition. Items left on common property egresses or areas are subject to removal by the Association.

7. Storages

- A. All personal property of Unit Owners and/or renters shall be store, either within their unit or in the storage space provided by the Association to each unit.
- B. No Owner or renter may store personal property on or any Association common property or storage lockers or closets.
- C. No Owner or renter may store personal property on any balcony or patio appurtenant their unit which unsightly. Or which may interfere with the comfort and convenience of other owners or renters.
- D. No garbage cans, bags or other containers may be placed on balconies or patios.
- E. No laundry lines, hanging laundry, towels, or any other items may be hung from balconies or patios.

8. Trash Removal

- A. All garbage and trash shall be properly disposed of in the proper trash receptacles as designated by the Association for that purpose.
- B. All trash must be placed in plastic bags and tied securely prior to being placed in trash receptacle.
- C. Under no conditions may trash be kept or stored on any balcony or patio for any reason, including "next morning" disposal.

9. Window Treatment

- A. All curtains, draperies or other window treatments shall have white or cream backing with faces the exterior of the windows(s).

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10. Noise

- A. No unit owner/renter may interfere with the "quiet enjoyment" of the property owner/renter.
- B. No parties shall be held after 11:00 P.M at night and any such parties, gathering or the like shall be in a controlled situation allowing for "quiet enjoyment" of all residents.
- C. No music, radio or television may be played in such manner as to violate "quiet enjoyment" of other resident.

11. Signs

- A. No signs, advertisement, notice or other lettering shall be exhibit, displayed, inscribed, painted or affixed to or in any part of the condominium common areas, exterior doors, windows, walls, walk ways or patios/balconies in any manner that would make such sign visible from the exterior or any unit.
- B. No for sale/for rent signs may be posted or placed on or in any unit which would be visible from the exterior.

12. Combustible

- A. No flammable, combustible or explosive fluid materials may be stored in any unit, except that item which are required for normal household cleaning and maintenance.
- B. No gasoline containers may be stored neither within any unit nor on any patio or balcony for any reason.
- C. No oil-based paint (flammable) may be stored in stored neither within any unit nor on any patio or balcony for any reason.
- D. No Propane Tanks or barbecue grills may be stored within any unit or on any patio or balcony for any reason.

13. Commercial Business

- A. No commercial or business activity shall be conduct in any unit or on any Association property.
- B. No unit owner may actively engage in any solicitations for commercial purpose on Association property.
- C. No vehicles may have any commercial signs, magnetic, painted, on or in vehicles windows of any nature, while parked on Association property.

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14. Retention Pond

- A. The retention pond and conservation areas are passive open spaces.
- B. No swimming or wading is allowed in the pond for any reason.
- C. No boating of any type is allowed.
- D. The retention pond is subject to substantial fluctuation.

15. Habitation

- A. There will be no habitation (living, sleeping, etc.) on common property pool area or on patios or balconies.
- B. No furniture designated for this purpose will be allowed to be placed or stored on patios or balconies.

16. General Rules and Regulations

- A. No more than four (4) people may reside in any unit at any time. This included children and infants.
- B. No smoking is allowed in the clubhouse, pool deck or bathrooms.
- C. No littering, dropping of cigarettes, papers, bottles or cans may be thrown of balconies/patios or left on parking lot for any reason.

Please address all concerns or correspondence to CMC:

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I hereby acknowledge receipt of and the review of the General Rules and Regulations and agree to comply with same.

Resident Signature	Print Name	Unit#	Date
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Resident Signature	Print Name	Unit#	Date
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