

Signed Copy by Owner/Purchaser and Lessee

REVISED RULES AND REGULATIONS OF THE WINCHESTER COURTS
HOMEOWNERS ASSOCIATION, INC.

FORWARD

The Board of Directors has adopted the following Revised Rules and Regulations for the Association. These Revised Rules and Regulations are passed pursuant to the authority given to the Board of Directors under the Declaration of Covenants, Conditions and Restrictions of WINCHESTER COURTS, and the Articles of Incorporation and By-Laws (“Homeowners Documents”). The Revised Rules and Regulations are binding on all Owners and Residents of, and visitors to units and the common areas of WINCHESTER COURTS.

These Revised Rules and Regulations supersede and delete in its entirety all prior revisions of Rule 1, Vehicle and Parking Rules and Regulations, of WINCHESTER COURTS.

The Effective Date of these Rules is: July 1, 2017

These Rules were adopted by the Board of Directors on: June 22, 2017

These Revised Rules and Regulations supersede all prior revisions of Rule 1, Vehicle and Parking of the WINCHESTER COURTS Rules and Regulation document.

Rule 1 Vehicle and Parking

1.1 Except as allowed in Section 1.2 below, no owner/tenant/resident owned pickup truck; no commercial truck; van; boat; motor home or other habitable motor vehicle; trailer; two or three-wheeled vehicle; commercial vehicle of any type, including limousine; except four-wheel passenger automobiles; shall be placed, parked, or stored at any time within the confines of WINCHESTER COURTS.

1.2 Exceptions to Section 1.1 above. The following vehicles shall not be subject to the parking restrictions contained in Section 1.1 above, and shall be entitled to parked or stored within WINCHESTER COURTS subject to restrictions contained in Sections 1.4 through 1.13 below:

- a. Vehicles, regardless of classification, necessary for the maintenance, care or protection of the WINCHESTER COURTS properties, during regular business hours, and only for the time period during which the maintenance, care or protection is being provided.

- b. Service, delivery and commercial vehicles, regardless of classification, during regular business hours and only for the period of time to render the service or delivery in question.
- c. Official emergency or police vehicles, regardless of classification.
- d. Golf cart, if any, utilized by the association.
- e. Vehicles for the handicapped bearing identification and such issued and current by the applicable governmental authority.
- f. Certain vans which are permitted. Subject to that provided above, a two-axle van as defined below which does not exceed the manufacturers' standard length, weight and width of the particular van in a customized converted condition; used solely for family or personal transportation and which is not a commercial vehicle as defined below; which contains two axles, with no more than four tires, at least two (2) rows of seating and a window on each side of the vehicle adjacent to at least each of the first two (2) rows of seating; and which is or would be registered in the State of Florida as a passenger station wagon or the equivalent; shall be permitted. The Association is permitted to make a presumption that the foregoing criteria are met, without the receipt of specific information or the vehicle registration, unless upon visual inspection of the vehicle, it is obvious that any of such criteria are not met. The owner or custodian of the vehicle shall submit to the Association, reasonable information and documentation (including title and/or registration) concerning the vehicle upon request.
- g. Owners/tenants/residents personal bicycle(s) and/or motorcycle shall be placed, parked, or stored out of site and within the confines of their unit. These vehicles are not to be parked in the unit's assigned parking spaces.

1.3 Classification and Definitions.

- a. A "commercial vehicle" shall mean any motor vehicle which has an outward appearance of being used in connection with business, such as: Any vehicle displaying work equipment in view and/or is commercially lettered or contains a commercial or business logo.
- b. A Pickup truck shall mean any motor vehicle which is classified as a Class 1 thru Class 8 vehicle (as defined by the United States commercial truck GVWR, Gross Vehicle Weight Rating) system in accordance with Section 1.1 above.
- c. A "Van" shall mean any motor vehicle which is classified as a van in accordance with Section 1.2 (f.) above.

1.4 Owner/Resident/ Tenant assigned parking spaces and Guest Spaces. It is recognized by the Association that there is a shortage of parking spaces to accommodate the parking of vehicles by owners/tenants/residents and their visitors and guests. Therefore, a parking assignment plan has been devised, accommodating parking for owners/tenants/residents and their visitors and guests.

a. Each unit at WINCHESTER COURTS shall be assigned two (2) parking spaces for their exclusive use, as per the Association's parking assignment plan. Each unit's assigned parking spaces shall be limited to parking by the owners/tenants/residents of the particular unit and their guests/visitors. No owner/tenant/resident may use the assigned parking spaces of another unit without the unit's owners/tenant's permission and consent.

b. Guest Parking: Guest parking spaces which are marked as such shall be:

- 1) Available for use by vehicles of visitors, guests, and service vehicles in WINCHESTER COURTS.
- 2) Shall not be used by owners/tenants/residents
- 3) Guests and visitors parked in guest spaces between the hours of 1 am and 6 am (overnight) must display a current WINCHESTER COURTS guest parking pass visible on the dashboard of the vehicle, displaying the visited unit identification number and address and the date of the overnight event. Any vehicle not in compliance will be subject to towing or immobilization at the owner's expense.
- 4) Extended guests may park for a maximum period of 14 (fourteen) continuous days within any given 6 (six) month period. Extended guests passes must be obtained in advance at the Associations Management Office.
- 5) Owners/tenants/residents whose guest may own a pickup truck as defined in section 1.3 (B) above, must notify the Associations Management Office, providing the vehicles description (make, model and license plate information).

1.5 All motor vehicles must be maintained as to not create an eyesore in the community.

1.6 No motor vehicle shall be driven or parked at any time on the grass within WINCHESTER COURTS, except for landscaping equipment at the direction of the Board of Directors of the Association and no vehicle shall be parked in any location other than designated parking spaces provided within WINCHESTER COURTS.

- 1.7 Except in the case of safety concerns, horns shall not be used or blown while a vehicle is parked, standing in or driving through the roads and /or parking areas at WINCHESTER COURTS. Racing engines and loud exhausts shall be prohibited. No vehicle shall be parked unoccupied with motor running.
- 1.8 No self-powered vehicles which appear to be unable to operate on its own power shall remain within WINCHESTER COURTS for more than twenty-four (24) hours, and no repair of a vehicle, including changing of oil, shall be made within WINCHESTER COURTS except for minor repairs necessary to permit removal of a vehicle.
- 1.9 Remedy of Towing or Immobilization. If upon the Association's provision of that notice required by section 715.07, Florida Statutes, as amended from time to time, an offending vehicle owner does not remove a prohibited or improperly parked vehicle from the WINCHESTER COURTS Community, the Association shall have the option and right to have the vehicle towed away or immobilized at the owner's expense.
- 1.10 Alternative/Concurrent Remedies. Whether or not the Association exercises its right to have the vehicle so towed or immobilized, the Association shall nonetheless have the right to seek compliance with this Rule 1, Vehicle and Parking, by injunctive and other relief through the Courts; and/or any other remedy conferred upon the Association by law or the Winchester Courts' HOMEOWNERS DOCUMENTS. The Association's right to tow or immobilize shall in no way be a condition precedent to any other remedies available to the Association incident to the enforcement of this Rule 1, Vehicle and Parking.
- 1.11 Driving of motorized and non-motorized Vehicles. No skateboards, bicycle, mopeds, motorcycles and similar motorized and non-motorized vehicles and items shall be driven or ridden at any time on any walkways or in the parking areas except during ingress or egress to a public road.
- 1.12 WINCHESTER COURTS maintains the parking lots; however if an owner/tenant/resident damages the area, that owner/tenant shall be responsible for the cost of restoration. Owners/tenants/resident must immediately remove any vehicle from WINCHESTER COURTS with fluid leaks and not return such vehicle until the leaks are fixed.
- 1.13 All vehicles failing to comply with these provisions shall not be in compliance with Rule 1, Vehicle and Parking, Rules & Regulations for WINCHESTER COURTS and shall be subject to towing or immobilization.

Rule 2 Pets and Animals

- 2.1 Pets and animals shall be restricted to fish, small caged domestic birds, hamsters, gerbils, small turtles, guineas pigs, cats, or dogs. All pets must be registered with and approved by the Board of Directors.
- 2.2 Dogs and cats shall be on a leash at all times. Pets and animals found running loose may be reported to the County of Palm Beach and/or City of Palm Beach Gardens and may be picked up and impounded by the County and/or City.
- 2.3 The owner/custodian of each pet/animal and/or individual walking the pet/animal shall be required to clean up after the pet/animal.
- 2.4 The pet/animal owner and/or custodian of the pet/animal shall immediately remove the pet/animal from WINCHESTER COURTS when the pet/animal emits excessive noise as is determined by the Board of Directors.
- 2.5 The pet/animal owner and Unit Owner shall be strictly liable for damages caused by the pet/animal to the Common Area
- 2.6 Any pet owner's right to have a pet/animal reside in or visit WINCHESTER COURTS shall have such right revoked if the pet/animal shall create a nuisance or shall become a nuisance as may be determined by the Board of Directors of the Association.

Rule 3 Leasing of Units

Article VI Section of the Declaration permits the Board of Directors of the Association to adopt rules and regulations in connection with the leasing of units. That Article and Section even permits the Board to approve and disapprove of a lease.

- 3.1 Every owner shall provide written notice to the Association of any (oral or written) lease, prior to occupancy under the lease. The Board of Directors of the Association is empowered to adopt a form requesting reasonable information to be used in connection with and as proper notification under this Rule 3. This form shall be fully executed. The form shall require the completion of information to include the name(s) of the lessee/occupants and the lease term. The lessee and other intended occupants shall sign an acknowledgement that they have received, reviewed and agreed to abide the HOMEOWNERS DOCUMENTS and these Rules and Regulations. The owner shall also provide a photocopy of the lease (if written) as part of the notification to the Association.
- 3.2 In the event that any owner fails to notify the Association of a lease, the Association shall provide written notice by certified mail, return receipt requested, or by hand delivery, to

the Owner concerned, requiring proper notification. If after thirty (30) days after the mailing of the notice, the Owner has failed to provide proper notice, the lease agreement shall be void, and the Association shall be entitled to file injunction proceedings in Court to seek removal of the occupants in the Unit. This remedy shall be in addition to any other remedies of the Association under the HOMEOWNERS DOCUMENTS.

Rule 4 Personal Items

No bicycles, toys, clothes, clutter, or other personal items may be left on the walkways or parking areas at anytime. Also, these items shall be removed from the common areas prior to sundown each day. No clothes, toys, clutter, or other personal items shall be hung, displayed, or placed on the exterior portions of the Units such that they may be viewed from the common areas.

Rule 5 Trash and Garbage

All garbage shall be placed in secured plastic bags and then placed in dumpsters located in the common areas. Trash which is of the size to fit into plastic bags shall be secured and then placed in the dumpsters located in the common area.

Rule 6 Owner Responsibility

Owners are strictly responsible to ensure that their family members, tenants, agents, visitors, and guests or any occupants of their units comply with the HOMEOWNERS DOCUMENTS. As such, Owners are responsible and liable to the Association for violation of the HOMEOWNERS DOCUMENTS by the above-mentioned persons.

Rule 6 Quiet Use

- 6.1 Each owner shall occupy and use his unit in such a manner as will not interfere with the quiet and peaceable use and enjoyment of the other units and occupants.
- 6.2 Owners, occupants, guests, and other invitees shall play only in designated “tot lot” areas. There shall be no playing in parking lots, on sidewalks, or any paved areas within the Common Areas.

I hereby attest that I have read and will abide by Winchester Courts Rules and Regulations.

Owner/Purchaser

Date

Lessee

Date