

RULES AND REGULATIONS
FOR
LEGENDS AT THE GARDENS CONDOMINIUM ASSOCIATION, INC.

The definitions contained in the Declaration of Condominium of Legends at the Gardens, a Condominium, ("Declaration") are incorporated herein a part of these Rules and Regulations. All references to Home Owners in these rules shall include Owners, Residents, and Lessees. All references to Home(s) in these rules shall include the buildings and individual units owned by, or leased to, its occupant(s).

1. The walkways, entrance driveways, patios, balconies, and porches shall not be obstructed or used for any purpose other than ingress and egress to and from the building(s) and other portions of Legends at the Gardens.
2. The exterior of the Homes and all other areas appurtenant to a Home shall not be painted, decorated or modified by any Home Owner in any manner without the prior written consent of the Board, which consent may be withheld on purely aesthetic grounds at the sole discretion of the Board.
3. No article, including but not limited to cloth, clothing, towels, rugs, mops, or brooms, shall be hung or shaken from the doors, windows, patio or balconies of the Home(s) or placed upon the outside sills or railings of the Home(s) without the prior written consent of the Board. No bicycles shall be permitted on the patios or balconies. No satellite dishes shall be permitted on the common elements, balconies, patios or in any window(s) of the Home(s) without the prior written consent of the Board. Satellite dishes may only be installed in accordance with Section 17.8 of the Declaration. Under no circumstances shall satellite dishes be permanently attached to the Home(s)
4. No clotheslines or similar devices nor personal articles shall be allowed to stand or be placed on any portion of the Common Elements.
5. No Home Owner shall make or allow any noises that will disturb or annoy the occupants of any of the Home(s) or allow anything to be done which will interfere with the rights, comfort or convenience of any occupant(s) in any Home(s).
6. Each Home Owner shall keep their Home in a good state of preservation and cleanliness and shall not sweep, throw, or allow to be swept or thrown from the doors, windows, patios or balconies thereof any dirt, dust, or any other substance.
7. HURRICANE SHUTTERS
 - a. Protective devices visible from the outside of the Home(s) shall be the type approved by the Board. Panel-type, Accordion, or Roll-up style hurricane shutters shall not remain installed or closed during hurricane season nor during extended Home Owner absences. Any such hurricane shutters may be installed or closed no more than seventy-two (72) hours prior to the anticipated landfall of a hurricane and must be removed or opened within seventy-two (72) hours after the end of the hurricane watch or warning or as the Board may determine.
 - b. Each Home Owner who plans to be absent from their Home during the hurricane season must prepare their Home prior to departure by:
 - i. Removing all furniture, potted plants, and/or other moveable objects from their porch or patio.
 - ii. Designate a responsible firm or individual satisfactory to the Board to install/close and uninstall/open their Home's hurricane shutters.

- iii. Designate a responsible firm or individual satisfactory to the Board to be responsible for their Home before, during and after a hurricane and for inspecting their Home should it suffer damage from a hurricane.
 - iv. Such firm or individual shall contact the Board for clearance prior to performing any item listed in a, b, or c above.
- 8. All garbage and refuse from the Home(s) shall be placed in tied plastic bags and shall be deposited with care in garbage containers intended for such purpose. All garbage containers and recycle bins must be labeled with the Homes Building Number and Unit Number. Garbage containers shall have lids specifically designed for, or attached to, said garbage containers and must be stored within the Home's garage. Garbage containers and recycle bins may be placed outside for collection the night before and must be recovered the evening of collection day. Garbage collection day is Tuesday and Garbage/Recycling collection day is Friday. The Board recommends the following garbage container for convenience, size and uniformity: Toter brand 32-gallon Greenstone Wheeled Trash Can with attached lid.
- 9. Water closets, toilets, sinks, dishwashers, tubs, showers and all other water apparatus in the Home(s) or upon common elements shall not be used for any purpose other than those for which they were constructed. Any damage caused by the improper or negligent use of such apparatus shall be the responsibility of the Home Owner and any cost to repair or replace such apparatus or damage caused to adjacent Homes due to such improper use or negligence shall be borne by the Home Owner who caused the damage.
- 10. No Home Owner shall request or cause any employee or agent of the Association to do any private business or work for the Home Owner unless approved in writing by the Board.
- 11. The agents and employees of the Association and any contractor or workman authorized by the Association may enter any Home at any reasonable hour for the purposes allowed under the terms of the Condominium Documents. Entry shall be made by pre-arrangement with the Home Owner, except under certain circumstances deemed an emergency by the Association or Manager, if any, in which case, access is allowed regardless of the time of day.
- 12. VEHICLES/GARAGE/PARKING
 - a. No vehicle or other possessions belonging to the Home Owner, Family Member(s) of the Home Owner or Guest, Invitee, or Lessee of the Home Owner shall be parked or positioned to prevent ready access to another Home Owner's driveway. Under no circumstances shall any vehicle be parked along the roadway, alongside curbs or in front of a fire hydrant; whether temporarily or overnight. Any such vehicle shall be subject to being towed at the Owner's expense.
 - b. All vehicles must be able to fit inside the Home's garage, have factory suspension and cannot be taller than 7'. Dual axle vehicles are not permitted. No commercial vehicles, trade vehicles, or limousines or similar are permitted to be parked overnight in the community. Business advertising on vehicles is prohibited, including but not limited to, magnets, permanent lettering, etc.
 - c. No boats, watercraft, boat/watercraft trailers or trailers of any type, mobile homes, motor homes, campers, recreational vehicles, or similar are permitted on any portion of the condominium property and no maintenance or repairs shall be done upon or to such vehicles.

- d. Parking of vehicles shall be inside the garage and driveway of the Home. Additional parking along the common areas is provided but not for longer than twenty-four (24) hours. If any vehicles(s) parked in such a manner or otherwise in violation of these Rules that results in a fine and/or is towed, such fines or towing expense shall be the sole responsibility of the Home Owner or vehicle owner. Current and/or future parking regulations whether imposed by the City of Palm Beach Gardens or the Board shall be obeyed for the safety, comfort and convenience of every Home Owner. **Only two (2) vehicles per unit are authorized and must have a Legends at the Gardens parking decal visible.**
 - e. Garages may only be used for the parking of motor vehicles and for minimal storage (beach chairs, tools, bicycles, etc.). No garage shall be permanently enclosed or outfitted so as to make such garage unusable for vehicle storage. No portion of the garage shall be converted to living space or full storage. All garage doors are to remain closed when not used for ingress/egress except as needed for periodic cleaning and organizing of the garage.
 - f. No maintenance or repair shall be done upon or to any vehicle on Association property including; but not limited to, the parking areas and roadways.
 - g. Except in the event of an emergency, a Home Owner shall not cause or permit the blowing of any horn from any vehicle of which the Home Owner, Family Member(s), Guest(s), Invitee(s) shall be occupants.
 - h. No obnoxious, unpleasant or offensive activity shall be carried on, nor shall anything be done, which can be reasonably construed to constitute a nuisance, public or private in nature.
 - i. The association shall have the right to authorize the towing away of any vehicles which violates this Declaration or the Rules and Regulations of the Association, with the costs to be borne by the Home Owner or violator. In addition, the Board shall adopt rules and regulations from time to time regulating and limiting the size, weight, type, and place and manner of operation of vehicles on the Condominium Property and the Association Property, if any.
13. No Home Owner shall use or permit to be used or brought into the Home any flammable oils, fluids or gas; including but not limited to gasoline, kerosene, naphtha, propane, benzene, or any explosives or articles deemed extra hazardous to life, limb or property, except as may be necessary in connection with permitted use of a patio or porch, if any.
14. No Home Owner shall be allowed to install a mail receptacle, name or street address to any portion of his or her Home, except in such a place and in a manner approved by the Board for such purpose, which approval may not be granted based solely on aesthetic grounds within the sole discretion of the Board.
15. Any damage to the Condominium Property or equipment of the Association caused by any Home Owner, Family Member, Guest, Invitee, or Lessee shall be repaired or replaced at the expense of such Home Owner. Each Home Owner shall be held fully responsible for the actions of his/her Family Member(s), Guest(s), Invitee(s) or Lessee(s).
16. Food and beverage shall not be prepared or consumed on Association Property unless authorization has been provided by the Board or in such areas as may, from time to time, be

designated by the Board. Grilling or barbequing shall only be permitted in those areas designated by the Board only.

17. Home Owner(s) shall not install a sign, advertisement, or notice of any type on the Common Elements or in or upon his/her home so as to be visible from the Common Elements or any public way.

18. PETS

- a. No more than two (2) domestic pets are allowed per unit.
- b. No dog, under ANY circumstances, whose breed is noted for its viciousness or ill-temper, in particular, the "Pit Bull" (as hereinafter defined), Rottweiler, Mastiff, Presa Canario or any crossbreeds of such breeds, is be permitted on any portion of the Property.
- c. Pets may not be kept, bred, or maintained for commercial purpose.
- d. No pet shall be tied up outside the home or on any porch or balcony, unless a Home Owner is present at all times.
- e. Pet disposal stations and plastic waste bags are provided by the Association and are situated around the community. Pet Owners shall immediately pick up and dispose of any solid pet waste deposited by his/her pet and deposited in the disposal stations or their own garbage can. The pet waste stations are not to be used for discarded mail or any other type of garbage.
- f. Pet owners are liable for their pet(s) and shall compensate any person hurt, bitten or scratched by his/her pet and 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 an any animal on Association property.
- g. If a dog or any other animal becomes a nuisance by barking or is otherwise deemed a nuisance the pet owner must cause the problem to be corrected and ceased immediately. If the nuisance is not corrected the Pet Owner, upon written notice of the Board, will be required to permanently remove the animal from the Property.
- h. Pets are to be leashed at all times while outdoors according to the Palm Beach County Leash Law, Ordinance Section #4 as well as Association Documents.
- i. The Association shall, from time to time, promulgate Rules and Regulations as necessary to regulate pets.

19. A Home Owner shall not install any floorcovering other than carpeting in any room except for the bathroom(s), kitchen/breakfast areas or laundry/utility area unless such areas are not above another Home. The association may approve alternative floor coverings provided the installation includes adequate sound deadening material approved by the City/County Building Code intended for installation in a Condominium. Material specifications and other documentation as needed is required to be provided to the Board prior to removal of existing flooring. Under no circumstances shall any alternative floor covering be installed without prior written authorization by the Board. The Board has the right to cause such installation to be halted and removed at the cost of the Home Owner. Carpeting of any type on balconies or porches is prohibited.

20. A Home Owner shall not install new screens, screen doors, awnings, hurricane shutters, door hardware, light fixtures or the like without written approval of the Board as to the design, color, and overall aesthetics. Approval shall not be considered and/or granted unless such items conform to the original Architectural Design of the Home(s) and/or substantially conforms to

the previously installed items at the time of prior Board or City/County Building Department approval. It shall be the responsibility of the Home Owner to research and comply with all applicable governmental and quasi-governmental agencies and to obtain the appropriate permits PRIOR to commencing any such work.

21. Solicitation is strictly prohibited.

22. POOL AND CABANA

- a. All persons using the pool, pool cabana or any other recreational facilities do so at their own risk.
 - b. The pool may be used from Dawn to Dusk. No children under the age of fourteen (14) shall use the pool unless accompanied by a person twenty-one (21) years of age or older and that person is fully responsible for that child.
 - c. No glass containers or BBQ Grills shall be permitted in the pool and cabana area.
 - d. The pool, pool deck, cabana and restrooms are to be left in a clean condition for the benefit of all.
 - e. Chairs, tables, and lounges are to remain in the pool area and shall not be removed from the pool area.
 - f. Showering is required prior to entering the pool.
 - g. The pool or cabana area shall not be used to host a party or any other gathering without prior authorization of the Board.
 - h. Obey all posted Pool Rules
23. Temporary storage containers ("PODS", "SMARTBOX" type containers) must be placed in a single parking space and not in a Home's driveway. They must be removed from the property within 72 hours.