

**RULES AND REGULATIONS**  
**THE GOLF VILLAGE AT ADMIRALS COVE MASTER PROPERTY OWNERS**  
**ASSOCIATION, INC.**

Revised June 17, 2020

NOTE: Unless otherwise stated, all terms used herein shall have the same meanings ascribed to such terms in the Master Declaration of Covenants, Restrictions and Easements for The Golf Village at Admirals Cove recorded or to be recorded in the Public Records of Palm Beach County, Florida ("Master Declaration"). The terms and provisions of the Master Declaration shall control over any conflicting or inconsistent rules and regulations contained herein, and the terms and conditions of the Master Declaration are hereby incorporated herein for all intents and purposes as if set forth herein at length. The Golf Village at Admirals Cove Master Property owners Association, Inc. (the "Property Owners Association"), acting through its Board of Directors (the "Board") has adopted the following Rules and Regulations:

1. Bike paths, sidewalks, roads and parking areas, which are part of the Property, shall not be obstructed in any way or manner whatsoever. By the way of illustration and not limitation, no baby carriages, bicycles, toys, cans, chairs, benches, tables or other articles of personal property will be allowed to stand in said areas when not in use. All such items of personal property must be stored inside the Living Units when not in use.  
Bicycles are permitted on all bike paths and roadways within Golf Village. Any bicyclists must comply with all state traffic laws by traveling with traffic.
2. The Property Owners Association lakes are a portion of the storm water management system, therefore they may not be used for recreational purposes other than fishing.
3. All Golf Course property is operated and regulated by the Club and is subject to all rules and regulations of the Golf Club
4. No dirt or other substance or material shall be swept or thrown into or onto portions of the Property, including without limitation (a) any POA Roads, (b) lakes or canals, or (c) any area adjoining the lakes and canals.
5. No clothing or towels shall be hung from any window or balcony, nor shall any rugs, mats, bedding, or other items be shaken from any window, door or balcony.
6. All trash, refuse, garbage and other waste from the Living Units shall be kept in sanitary refuse containers which shall be placed in a walled-in area of a Living Unit so that they are not visible from the street, adjacent Living Units, lakes, canals or the Golf Course Property. No trash, refuse, garbage or other waste shall be placed or left upon the Property, except at such times and in such manner as the Property Owners Association shall direct and except that refuse containers may be placed by a Living Unit Owner on such Living Unit immediately adjacent to a POA Road not earlier than 9:00 p.m. on the day prior to which garbage is to be collected and provided that such refuse containers are thereafter removed prior to 11:00pm on the day trash is collected.
7. No disturbing noises, either within the Living Units or in or on the Developed Property and Vacant Single Family Lots, which would interfere with the rights, comforts or conveniences of Owners, shall be permitted or allowed.
8. No inflammable oil or fluid, such as, but not limited to, gasoline, kerosene, carbon tetrachloride, naphtha, or benzene, or explosives, fireworks or articles extra-hazardous to life, limb or property, shall be used or

brought into any Living Unit without in each case obtaining the prior written consent of the Property Owners Association.

9. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted on any portion of the Developed Property.
10. Without the prior permission of the Property Owners Associations, no contractor employed by a Living Unit Owner shall be permitted to do any work in any Living Unit (except for emergency repairs) between the hours of 6:00 p.m. and 7:30 a.m. (Monday through Saturday) or on Sundays or Holidays.
11. No person shall make any Improvements on the Developable Property without obtaining the prior approval from the ADR in accordance with the terms and provisions of the Master Declaration and any such rules and regulations prescribed or adopted by the ADR, which such rules and regulations shall in all instances govern over any contrary or inconsistent rules and regulations contained herein
12. No trailers of any nature, campers, boats, recreational vehicles, trucks (as defined by the State of Florida Department of Motor Vehicles), other than four-wheel passenger vehicles or other similar vehicles shall be placed, parked or stored upon any portion of the Developed Property or any Vacant Single Family Lot, nor shall any maintenance or repair be performed upon any boat, trailer or motor vehicle of any nature, unless such placement, parking, storage or maintenance, as the case may be, is within a building so that the same is totally removed from public view of any nature. No golf cart shall be parked or kept upon any portion of the Developed Property, except in an enclosed garage or specially designed golf cart shed, provided any such enclosure is approved by the Architectural Design Review Committee (ADR) in accordance with the requirements of the Master Declaration. Notwithstanding the foregoing restrictions of this Paragraph, service and delivery vehicles may park on a temporary basis during regular business hours, as the same may be needed to provide services or deliveries.
13. Construction of docks, piers or pilings or the use or mooring of any vessels or boats in any of the lakes or canals shall be prohibited, except as specifically permitted in writing by the ADRC.
14. No vehicle of any kind shall be parked overnight (past 2:00 A.M.) on any POA Road. Off-road vehicles (those without a valid State issued license tag) of any kind (with the exception of Golf Carts and Maintenance Vehicles) shall not be permitted on the POA Roads. No vehicles of any kind shall park on any Vacant Single Family Lot or any lawns. All vehicles are to be kept in garages or driveways. All employees of Living Unit Owners shall park in the driveways of such Living Unit. Temporary on-street parking will be allowed between the hours of 7:00 A.M.- 6:00 P.M. only as follows:
  - B. During construction on any Vacant Single Family Lots, Contractors shall park in front of the home on said Lot until overflow parking requires parking on the street. At no time will parking be allowed on both sides of the street.
15. No employee of the Property Owners Association or of the managing agent of the Property Owners Association shall be requested by any Living Unit Owner to perform any personal service for any Living Unit Owner not in the line with the duties prescribed for such employee by the Property Owners Association or its managing agent. Neither the Property Owners Association nor the managing agent shall be liable for any loss, damage or expenses that may be suffered or sustained in connection with such employee's performance of a personal service as aforesaid.
16. No swimming, jet skiing, boating, diving, snorkeling, windsurfing, sail boarding or sailing shall be permitted in the lakes or canals.
17. No trash, garbage, oil, fuel, sewage, human or animal waste, bilge water, petroleum products or other pollutants shall be discharged into the lakes or canals.

18. All persons using any of the recreational or common facilities do so at their own risk and sole responsibility. The Property Owners Association does not assume responsibility for any occurrence, accident or injury in connection with such use. No Living Unit Owner shall make any claim against the Property Owners Association, its servants, agents, or employees, for or on account of any loss or damage to life, limb or property sustained as a result of or in connection with any such use of the aforesaid facilities. Each Living Unit Owner shall hold the Property Owners Association harmless from any and all liabilities and any actions of whatsoever nature by any tenants, guests, pets, invitees or licensees of such Living Unit Owner growing out of the use of said facilities, except where such loss, injury or damage can be clearly proved to have resulted from and been proximately caused by the gross negligence of the Property Owners Association or its agents, servants or employees in the operation, care or maintenance of such facilities.
19. Cover-ups or tops shall be worn at all time in public areas, including without limitation, over bathing suits and shorts. Bare feet shall not be permitted in public areas on or around the Property.
20. The Property Owners Association or its managing agent may retain a working copy of all keys to each Living Unit so that access thereto can be obtained in case of emergencies by the fact or threat of fire, flood, or any other conditions which may adversely affect the Living Unit or other Living Units or portions of the Property. The Living Unit Owner shall provide the Property Owners Association, with a copy of new key. Neither the Board nor the managing agent, shall be liable for any loss, damage or expense that may be suffered or sustained in connection with the performance of the duties specified in this Paragraph.
21. Each Living Unit Owner shall be held accountable for any violation of these rules by the family members, guests, visitors, tenants (whether or not in residence), agents, employees, invitees or licensees of such Living Unit Owner.
22. Complaints regarding the management of the Property or regarding actions of other Living Unit Owners shall be made in writing to the Property Owners Association c/o the managing agent.
23. All garage doors and doorways providing access to any garage shall be closed when not in use so that the interior of the garages and the items stored therein are not visible from any street, adjacent Living Units, canals, lakes or the Golf Course Property.
24. Open Houses for the purpose of selling or renting a Living Unit, or selling personal property, are not permitted except if attendance at the Open House is by Owner invitation only. Open house guests will be considered a guest of the resident.
25. No "For Sale" or "For Lease" sign or other similar type of sign shall be permitted without the express prior written approval of the ADR.
26. Any consent or approval required of the Property Owners Association by these Rules and Regulations must be in writing to be effective, and shall be revocable at any time.
27. These Rules and Regulations may be amended, supplemented, modified, repealed and superseded by the Board, and the Property Owners Association reserves the right to alter, amend, modify, repeal or revoke these Rules and Regulations and any consent or approval given hereunder at any time by resolution of the Board.

28. Notwithstanding anything contained herein to the contrary, the Property Owners Association, acting through the Board, shall have the right to delegate the creation, observance, performance or enforcement of these Rule and Regulations to its managing agent.
29. Living Unit Owners shall not threaten, abuse or harass, either verbally or physically, any employee, agent, contractor, subcontractor or supplier of the Property Owners Association, including but not limited to security personnel. Violators will be referred to the Community Committee of the Property Owners Association for possible sanctions, including but not limited to fines and barcode deactivation.
30. All parking, and traffic regulations and safety rules from time to time posted or promulgated by The Golf Village at Admirals Cove Master Property Owners Association, Inc. shall be obeyed. Speed limit is 25 miles per hour on all roadways."
31. Copies of all Rental of Lease Agreements, Sales Contracts and Information Sheets shall be submitted to the Golf Village Master Property Owners Association no less than thirty (30) days prior to occupancy and / or closing. It is the Owner's responsibility to provide the Association with such documentation of a sale or lease within the prescribed time period.
32. For the safety of all residents and guests at Golf Village, all driving of motorized vehicles must be in a safe fashion. All posted traffic signs must be obeyed. All motorized vehicles must stop at the entrance and exit gate and may only enter or exit when the gate is in the upright position. Any action or activity by the operator of a motorized vehicle which, in the opinion of the Board of Directors, presents a threat to others, may result in suspension of the right to operate a motorized vehicle in Golf Village.
33. If a unit is rented and the Owner is delinquent the occupant will be directed to pay rent to the Golf Village MPOA until such time as the Owner's arrears are paid in full.
34. Any appeal of a decision of the ADR committee must be in writing, filed with the secretary of the Golf Village Board of Directors (or the manager) within 30 days after the decision of the ADR. The Owner who chooses to appeal must state in the written notice, the reason(s) for the appeal of the ADR decision.

The Board of Directors will review the appeal and determine if a meeting with the Owner is appropriate for the specific dispute. The Owner will be notified in writing if a meeting with the Board will be required to assist the Board. The ADR Committee will be invited to attend any meeting with an Owner to consider an appeal.

35. All claims for property damage by POA member property owners against the Golf Village POA shall be submitted in writing. The writing shall specify the date of the loss (or discovery of the loss), what caused the loss, why the owner believes the POA is liable, and how much is being claimed (copies of paid invoices for repairs are required, unless the owner is asking the POA to make the repairs). The Golf Village POA Manager shall have authority to determine the merits of any claim of \$300 or less, and if acceptable, can direct payment or arrange for repair. Any property owner who is not satisfied with the determinations of the manager can submit a written appeal to the Golf Village POA Board. Property owner claims seeking more than \$300 for proper damage, or appealing a decision by the manager, will be considered by the Golf Village POA Board. The Board may ask the Property Owner for additional information before making its determination. Once the Board has received all necessary information, the Board will make its determination on the claim within 60 days or less.