

CitySide Condominium Association, Inc.

Rules and Regulations

Revision May 2018

A. Letter to the Recipient

To Whom it May Concern:

With these Rules and Regulations, the CitySide Condominium Association, Inc. seeks to create a community where everyone is treated fairly and consistently. By enumerating and circulating these Rules and Regulations, we foster an open, honest relationship with one another and a common bond by which we respect one another.

In addition, creating accountability for actions allows members of our community to exercise their rights, know their responsibilities, and be treated equitably when there are disputes. The Board of Directors wishes to promote open communication, elicit feedback, and create a living community in which everyone can coexist.

Sincerely,

Board of Directors, CitySide Condominium Association, Inc.

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C. Format of this Document

1. Rules Created by this Document

a. How to Use this Document

When the CitySide Condominium Association, Inc. (the “Association”) was established, a Declaration of Condominium for CitySide, a Condominium (the “Declaration”), Bylaws of CitySide Condominium Association, Inc. (the “Bylaws”), and Articles of Incorporation of CitySide Condominium Association, Inc. (the “Articles of Incorporation”), were written and recorded in the public records of Palm Beach County, Florida. The Declaration, the Bylaws, and the Articles of Incorporation provide guidelines under which the Association operates.

Pursuant to Section 10.12 of the Declaration, the Board of Directors of the Association (the “Board”) may adopt reasonable rules and regulations to augment the provisions in the Declaration, the Bylaws, and the Articles of Incorporation. This document (the “Rules and Regulations”) was enacted by the Board pursuant to that power and is intended to promote the health, happiness, and peace of mind of all members of the community. All rules, regulations, restrictions, and covenants contained in the Declaration, the Bylaws, and the Articles of Incorporation are incorporated into these Rules and Regulations. To the extent that the provisions of the Declaration, the Bylaws, and the Articles of Incorporation are in conflict, the provisions of the Declaration shall control first, followed by the provisions of the Bylaws, the Articles of Incorporation, and the Rules and Regulations, in that order. The invalidity in whole or in part of any section, subsection, sentence, clause, phrase, word, or provision of these Rules and Regulations shall not affect the validity of the remaining portions thereof.

A non-exclusive list of potential penalties for violations of these Rules and Regulations is set forth in the “Violations, Schedule of Disciplinary Actions” section. Each Rule and Regulation is listed by section number, briefly described, then a potential penalty assigned. These penalties are for illustrative purposes only, as the Board has the sole and exclusive discretion to grant variances, waive penalties, impose alternative penalties, and pursue other means to enforce the Rules and Regulations. Nevertheless, potential penalties are identified herein so that Owners, Tenants, Residents, Guests, and Invitees are aware of the possible ramifications of failing to comply with the Rules and Regulations.

b. Compliance with the Rules and Regulations

Pursuant to Section 10.1 of the Bylaws and §718.303, Fla. Stat., every, Owner, Tenant, Resident, Guest, and Invitee is governed by, and must comply with, the provisions of Chapter 718, Fla. Stat. (the “Condominium Act”), the Declaration, the Bylaws, the Articles of Incorporation, and the Rules and Regulations. Accordingly, these Rules and Regulations are binding on all Owners, Tenants, Residents, Guests, and Invitees. All references in the Rules and Regulations to Owners, Tenants, Residents, Guests, and Invitees are interchangeable and each shall be jointly and severally responsible for violations of these Rules and Regulations. Pursuant to Section 10.12 of the Declaration, the Board may grant variances to these Rules and Regulations. Variances shall be in writing, signed by the Board or its duly authorized agents following a written request by

an Owner. Variances may be subsequently revoked by the Board at its sole and exclusive discretion. Variances shall be granted by the Board on a case-by-case basis and strictly limited to the matter described in the writing granting the variance. Consequently, a variance shall not apply to a different, unrelated matter unless the Board states otherwise in writing, signed by the Board or its duly authorized agents.

c. Enforcement of the Rules and Regulations

Pursuant to Section 10.2 of the Bylaws and §718.303, Fla. Stat., a violation of the Condominium Act, the Declaration, the Bylaws, the Articles of Incorporation, and/or the Rules and Regulations shall be grounds for immediate enforcement action by the Association. Enforcement action may include, but is not limited to, the Association commencing a lawsuit for damages or for injunctive relief (or both), levying reasonable fines, suspending for a reasonable period of time the right to use common elements, common facilities, or any other Association property, and suspending voting rights. In the event the Association brings a lawsuit based on a violation of the Condominium Act, the Declaration, the Bylaws, the Articles of Incorporation, and/or the Rules and Regulations, the prevailing party is entitled to recover reasonable attorney's fees and costs.

A complaint which alleges a violation of these Rules and Regulations shall be made in writing to the Association's Management Office. The complaint shall contain: (1) the name, address, and phone number of the complaining witness; (2) the name and address of the alleged violator; (3) the name and address of the Owner responsible for the alleged violation; (4) specific details or description of the alleged violation, including the date, time, and location where the alleged violation occurred; (5), if possible, photographs showing the alleged violation; and (6) the signature of the complaining witness and the date on which the complaint was made.

If there is probable cause to assert that an Owner or other person is violating, or has violated, these Rules and Regulations, the Board may take enforcement action in accordance with the provisions of the Condominium Act, the Declaration, the Bylaws, the Articles of Incorporation, and the Rules and Regulations.

The willful filing of a false complaint or the repeated filing of frivolous complaints shall be deemed a violation of these Rules and Regulations. Similarly, harassment of, or retaliation against any complainant by the alleged violator or persons associated with the alleged violator shall be deemed a violation of these Rules and Regulations.

d. Amendment of the Rules and Regulations

Pursuant to Section 10.12 of the Declaration, the Board may amend these Rules and Regulations from time to time. Accordingly, the Board expressly reserves the right to modify these Rules and Regulations in any manner the Board deems reasonably necessary or appropriate.

2. Definitions

The following terms shall have the meaning indicated below. If a term is used in these Rules and Regulations which is not defined in this Section 2, its definition shall be determined by referring, in the order which follows, to its definition in the Declaration, in the Bylaws, in the Articles of Incorporation, in the Condominium Act, in the common usage within the Association, or in its commonly understood meaning as indicated both by the context in which it is found and by its dictionary definition, wherever it may first be located.

“Articles of Incorporation” means the Articles of Incorporation of CitySide Condominium, Inc., as amended from time to time. The original Articles of Incorporation are attached as Exhibit “E” to the original Declaration which is recorded in Official Records Book 18734 at Page 0669 of the Public Records of Palm Beach County, Florida.

“Association” means CitySide Condominium Association, Inc., a Florida not-for-profit corporation, the entity responsible for the operation and administration of the CitySide Condominium.

“Board” means the Board of Directors of the Association.

“Building” means those certain buildings constituting the principal improvements located on the land submitted by the Declaration to the condominium form of ownership, and any other improvements located on land subsequently added to the CitySide Condominium.

“Bylaws” means the Bylaws of CitySide Condominium Association, Inc., as amended from time to time. The original Bylaws are attached as Exhibit “F” to the original Declaration which is recorded in Official Records Book 18734 at Page 0669 of the Public Records of Palm Beach County, Florida.

“Common Elements” means all of the real property of the CitySide Condominium not included in the Units and such other property as may be designated in the Declaration.

“Condominium Act” means Chapter 718, Fla. Stat.

“Declaration” means the Declaration of Condominium for CitySide, a Condominium, as amended from time to time. The original Declaration is recorded in Official Records Book 18734 at Page 0669 of the Public Records of Palm Beach County, Florida.

“Guest” means any person who does not reside on the Property but is granted access to the Property for non-commercial purposes by an Owner, Tenant, Resident, or agent of the Association through a procedure authorized by the Association.

“Invitee” means any person who does not reside on the Property but is granted access to the Property to provide goods or services to an Owner, Tenant, Resident, or the Association through a procedure authorized by the Association, including but not limited to movers, realtors, brokers, appraisers, maintenance contractors, construction contractors, and repair contractors.

“Limited Common Elements” means those Common Elements which are reserved by the Declaration for the exclusive use of a certain Unit or Units to the exclusion of other Units.

“Owner” means the owner of a condominium parcel, as that term is defined by Section 1.11 of the Declaration.

“Property” means all of the CitySide Condominium property described in Article 2 of the Declaration.

“Resident” means any person who is authorized by the Association to reside on the Property, including Owners, family of Owners, Tenants, and family of Tenants.

“Rules and Regulations” means this instrument, as amended from time to time.

“Tenant” means any person approved in writing by the Board to reside in a Unit pursuant to a lease with an Owner.

“Unit” means a part of the CitySide Condominium that is subject to exclusive ownership.

D. Community Rules

1. Community Standards and Appearance

a. Non-Interference with Common Elements

- i. To maintain harmony of exterior appearance no one shall make any changes to, place anything upon, affix anything to, or exhibit anything from any part of any Unit visible from the exterior of any Building or from Common Elements without the prior written consent of the Board. All curtains, shades, drapes, and blinds shall be white or off-white in color or in line with material that will not interfere with the aesthetics of the community. Window screens must be properly placed and in good condition.
- ii. Lawns, shrubbery, or other exterior plantings shall not be altered, moved, or added without the prior written consent of the Board.
- iii. Laundry, bathing apparel, beach toys and accessories, and other items not customarily used to furnish a residential porch or lanai shall not be maintained outside of Units or on Common Elements and such objects shall not be exposed to view. In the event of any doubt or dispute as to whether a particular item is permitted hereunder, the decision of the Board shall be final.

b. Illegal Practices

- i. Any and all illegal practices are strictly prohibited.
- ii. The Association may assist law enforcement authorities investigating alleged illegal activity on the Property by providing law enforcement authorities with access to the Common Elements, as well as providing law enforcement authorities with records and other information to which Owners, Tenants,

Residents, Guests, and Invitees have no reasonable expectation of privacy (including but not limited to security logs and video of Common Elements).

c. Trespassing

- i. Anyone on the Property other than an Owner, Tenant, Resident, Guest, Invitee, or agent of the Association shall constitute a trespasser and may be removed from the Property by the Association with the assistance of law enforcement authorities. The Association and its agents, including but not limited to the security personnel at the front entrance gate, may request that any person on the Property produce an Association issued card that identifies that person as a Resident or, if the person is a Guest or Invitee and therefore lacks such a card, that the person identify the Owner, Tenant, or Resident that the person is visiting on the Property. If such person is unable to produce an Association issued card or identify the Owner, Tenant, or Resident that the person is visiting on the Property, the person shall be deemed a trespasser. However, prior to being removed from the Property, a person who does not have possession of his or her Association issued card shall be given a reasonable opportunity to retrieve and produce the card, or otherwise prove to the satisfaction of the Association that the person is authorized to be on the Property.
- ii. Please note that unregistered tenants are deemed trespassers.

d. Locks

- i. All door locks and deadbolts shall be uniform and comply with the Association's exterior appearance guidelines. Approved locks:
 - Front door: SCHLAGE F358-PLY-620 Plymouth Single Cylinder Door Handleset
 - Back door: SCHLAGE F10N-ACC-620 Accent Passage
 - Deadbolt for back door: SCHLAGE B360N-620 Single Cylinder Deadbolt B300 Series
 - The color code for the door locks and deadbolts is 620 (Antique Pewter)
 - Model numbers are current as of May 2018 and are subject to change without notice

e. Porches and Lakeside Patios

- i. Plants, pots, receptacles, and other movable objects shall not be kept, placed, or maintained on ledges. No objects shall be hung from branches, lakeside patios, or window sills. No cloth, clothing, rugs, or mops shall be hung open or shaken out windows, doors, porches, or lakeside patios.

- ii. Cigars, cigarettes, and other objects shall not be thrown or allowed to fall from windows, doors, porches, or lakeside patios.
- iii. No sweeping or other substances shall be permitted to escape to the exterior of a Building from windows, doors, porches, or lakeside patios.
- iv. No porch or lakeside patios (or any portion thereof) shall be enclosed or screened without the prior written consent of the Board.
- v. No porch or lakeside patios (or any portion thereof) shall have anything permanently attached to the cement floors, including but not limited to paint, tile, carpet, and decking. The cement floor shall not be altered in any way.

f. Garages

- i. Garage doors shall not be left open. All garage doors shall remain closed except during normal, routine of use.
- ii. Owners are responsible for ensuring that garage doors are properly maintained and in good working order, and shall promptly repair damage to garage doors including, but not limited to, dents, dings, scratches, and other defacement caused by normal wear and tear.

g. Trash Removal

- i. Trash and recyclable materials shall be properly disposed **only** in receptacles provided by the City of West Palm Beach.
- ii. All trash and recycling receptacles shall be stored solely in garages. Receptacles shall not be placed curbside until the evening (after sundown) prior to scheduled pickup. Receptacles shall not be placed on grass or landscaping. Receptacles must be secured in garages within 12 hours of the scheduled pickup. All newspapers and other recyclables shall be placed in the bins provided by the City of West Palm Beach. Food and vegetable scraps shall be disposed of in the individual residence garbage disposals.
- iii. Subject to changes by the City of West Palm Beach, the trash collection schedule is set forth in the "Schedule, Fees, and Contact Information" section of these Rules and Regulations.
- iv. The dumpster located adjacent to the clubhouse is for the sole and exclusive use of the Association and shall not be used for personal or bulk waste.

h. Antennas and Satellite Dishes

- i. Antennas and satellite dishes shall not be installed without the prior written approval of the Board. An application can be found on the Association's website. Failure to obtain prior written approval may result in the Association removing the unapproved antenna or satellite dish.
- ii. Satellite dishes shall not exceed one meter (39 inches) in diameter. Antennas and satellite dishes shall be mounted solely in the location and manner approved in writing by the Board. Antennas and satellite dishes shall not be abandoned and shall be promptly removed when inoperable or no longer in use.

i. Announcements

- i. Announcements may be posted by Owners, Tenants, and Residents on the community board at the clubhouse, subject to the prior written approval of the Board. Announcements shall be made exclusively on forms approved by the Board.

j. Fireworks

- i. Fireworks shall not be discharged on the Property. This provision shall remain in full force and effect at all times, including holidays.

k. Liability

- i. As more particularly described in Section 18.4 of the Declaration, each person within any portion of the Property ("User") accepts and assumes all risk and responsibility for noise, liability, injury, or damage connected with the use or occupation of any portion of the Property. Each User also expressly indemnifies and agrees to hold harmless the Association and all of its employees, directors, representatives, officers, agents, and partners, from any and all damages and expenses, whether direct or consequential, arising from or related to the User's use of the Property, including without limitation attorneys' fees, paraprofessional fees, and costs and trial and upon appeal.

2. Use of Units, Common Elements, and Limited Common Elements

a. General Usage

- i. All Common Elements shall be used for their designated purposes only, nothing belonging to Owners, Tenants, Residents, Guests, and Invitees shall be kept therein or thereon without the prior written approval of the Board, and Common Elements shall at all times be kept free of obstruction.
- ii. Owners shall be liable to the Association for any and all damage to the Common Elements caused by Owners and their Tenants, Residents, Guests, and Invitees.

- iii. If an Owner is more than 90 days delinquent in paying a fee, fine, assessment, or other monetary obligation due to the Association, the Association may suspend the right of the Owner or the Owner's Tenants, Residents, Guests, and Invitees to use Common Elements or any other Property until the fee, fine, assessment, or other monetary obligation is paid in full. This provision does not apply to Limited Common Elements intended to be used only for the Owner's Unit, Common Elements needed to access the Owner's Unit, utility services provided the Owner's Unit, parking spaces, or elevators.
- iv. Nothing shall be done or kept in any Unit, Common Element, Limited Common Element, or the Property which increases the rate of insurance maintained by the Association without the prior written consent of the Board. No Owner shall permit anything to be done or kept in his or her Unit, Common Elements, Limited Common Elements, or the Property which will result in the cancellation of insurance maintained by the Association or which would be in violation of any local, state, or federal law or building code.

b. Commercial Prohibition

- i. No Unit shall be used or occupied for any commercial or business purpose. The leasing of a Unit in accordance with procedures adopted by the Association shall not constitute a violation of this provision.

c. Obstructions

- i. Common Elements and Limited Common Elements shall be kept open and unobstructed. No obstruction to visibility, movement of pedestrians, vehicles, or bicycles is permitted at intersections of streets, sidewalks, driveways with streets, driveways with sidewalks, or any other Common Element or Limited Common Element, absent the prior written consent of the Board.
- ii. No personal property of Owners, Tenants, Residents, Guests, and Invitees shall be stored in or on Common Elements at any time, and must be stored exclusively in Units or storage garages. Bikes shall not be stored in or on a location visible from outside of a Unit.
- iii. Personal property left in or on Common Elements without the prior written approval of the Board may be removed and disposed of by the Association at the sole and complete expense of the Owner, Tenant, Resident, Guest, or Invitee responsible for the personal property.

d. Destruction of Property

- i. Owners, Tenants, Residents, Guests, and Invitees shall not mark, scar, damage, destroy, deface, or engrave any part of any Building or Common

Element, including but not limited to the clubhouse, the pool and surrounding deck, and the fitness room.

e. Solicitation and Signage

- i. Solicitation, for any purpose whatsoever (including charitable purposes), shall be strictly prohibited absent the prior written approval of the Board.

f. Roofs

- i. No Owner, Tenant, Resident, Guest, or Invitee is permitted on the roof of any Building for any purpose whatsoever without the prior written approval of the Board.

g. Barbecue Grills

- i. Use of barbecue grills shall only be allowed in areas designated as safe and appropriate by the Board. Grills may not be used inside garages or on streets, and must be removed from lakeside patios prior to use. Grills may be used in driveways, provided the grill is promptly removed from the driveway and stored in a Unit after the grill is no longer in use and has cooled.

h. Limited Common Elements

- i. Limited Common Elements may not be altered without the prior written approval of the Board.

3. Residency, Occupancy, and Tenants

a. Guest Policy

- i. Residents may not be Guests.
- ii. Guests may not have Guests.
- iii. Guests shall be accompanied by a Resident at all times while in or on the Common Elements, including but not limited to the clubhouse and the pool and surrounding deck. Guest fingerprints shall not be added to the fingerprint database, regardless of the duration of the Guest's stay on the Property. Only approved Residents may be added to the fingerprint database.
- iv. Any person staying overnight in a Unit for more than 30 days per year shall constitute a trespasser and may be removed from the Unit by the Association. Any such person may seek to become an approved Tenant by making application to the Association. The Board shall have the sole and exclusive discretion to permit a Guest to stay overnight in a Unit for more than 30 days per year. Any request that the Board grant such a waiver must be in writing, and no waiver shall be effective unless it is in writing and signed by the Board.

- v. Authorized Invitees, including but not limited to realtors, brokers, and contractors, shall not be subject to the aforesaid 30 day limitation. Such Invitees are subject to inspection of their contract if requested by the Association.
- vi. No more than 3 overnight Guests shall be allowed in a Unit in any given week. The Board shall have the sole and exclusive discretion to permit additional Guests in a Unit. Any request that the Board grant such a waiver must be in writing, and no waiver shall be effective unless it is in writing and signed by the Board or designee.
- vii. Guests are governed by, and must comply with, the provisions of the Condominium Act, the Declaration, the Bylaws, the Articles of Incorporation, and the Rules and Regulations including, but not limited to, the provisions herein addressing entry into the Property, the use and parking of automobiles, motorcycles, and other motorized vehicles, and the booting and towing of noncompliant automobiles, motorcycles, and other motorized vehicles.
- viii. Owners, Tenants, and Residents who intend to have more than 10 Guests on the Property for a private party or other social gathering must, at least 24 hours beforehand, provide a Guest list to the Management Office and the security personnel at the front gate. Failure to comply with this provision may result in Guests being denied access to the Property.

b. Pets and Animals

- i. No animals other than dogs, cats, or other animals reasonably considered to be household pets may be raised, bred, or kept anywhere on the Property, nor may animals be kept, bred, or maintained for any commercial purpose.
- ii. No Unit shall have more than 3 pets therein. The combined weight of the pets in a Unit shall not exceed 50 pounds. The Board has the sole and exclusive discretion to waive this provision. Any request that the Board grant such a waiver must be in writing, and no waiver shall be effective unless it is in writing and signed by the Board. No individual pet shall exceed 40 pounds.
- iii. Pets must be licensed by Palm Beach County and vaccinations kept up to date. Documents establishing compliance with the foregoing requirements shall be made available to the Board upon request. Pet owners must comply with all state and local laws and ordinances pertaining to their pets.
- iv. All pets shall be approved in writing by the Board before being allowed on the Property. Failure to obtain prior written approval may result in the Association removing the unapproved pet from the Property.
- v. Pets must be maintained in a clean, safe, and quiet manner. Pet waste shall not be permitted to accumulate in a Unit.

- vi. All pets shall be on a 10 foot or shorter leash or in a container while outdoors. Pet walkers shall carry bags or other means to pick up pet waste whenever walking a pet on the Property. Pet walkers must immediately clean up after pets wherever a pet defecates. Pet waste shall be disposed in either the trash receptacle of the pet walker or in one of the designated pet waste receptacles on the Property. Failure to comply with this provision may result in a pet being deemed obnoxious and removed from the Property.
- vii. Pets may not be tied to any Common Element or stationary object on it. Pets may not be left unattended out of a Unit at any time.
- viii. Obnoxious animals, fowl or reptiles shall not be kept anywhere on the Property. The Board shall have sole and exclusive discretion to determine constitutes an obnoxious animal, fowl or reptile. Animals deemed obnoxious by the Board may be removed from the Property. Animals that have been approved but subsequently engage in behavior deemed obnoxious by the Board may be removed from the Property.
- ix. No pet shall be allowed to create a threat, nuisance, or unreasonable disturbance to any person or to cause damage to any Common Element.
- x. Unit Owners are responsible for the actions of pets of anyone residing in or visiting their Unit. A pet violation by a Tenant, Resident, Guest, or Invitee shall be the responsibility of the Unit Owner in whose Unit that person was residing or visiting.
- xi. The cost of repairing any damage to persons or property caused by a pet shall be assessed to the Unit Owner responsible for the damage. In determining responsibility, it will be presumed that any pet damage immediately outside a Unit was caused by the pet kept in the Unit unless evidence is presented to the contrary.
- xii. Service dogs are not subject to the foregoing restrictions, save and except for the provisions applicable to obnoxious animals.

c. Children

- i. To protect their safety and well being, all children under the age of 18 shall be supervised by a responsible adult while in the fitness room, the pool and surrounding deck, and the barbeque area.
- ii. Loud or obnoxious toys are strictly prohibited on the Property. Examples of such toys include, but are not limited to, scooters and skateboards. The Board has the sole and exclusive discretion to determine what constitutes a loud and obnoxious toy.

d. Moving and Remodeling

- i. Outdoor activity associated with moving in to or out of the Property shall occur only between the hours of 7:00 am and 7:00 pm. Moving vans, trucks, and portable storage containers used for this purpose shall only be permitted on the Property during these hours.
- ii. Portable storage containers shall be placed on either the driveway of the subject Unit, in a designated parking space, or parked parallel abutting the driveway of the subject Unit. All portable storage units must be removed from the Property by 7:00 pm.
- iii. The Management Office and security personnel at the main gate entrance shall be given at least 24 hours advance notice of any moving activities. Failure to comply with this provision may result in moving companies and other persons and entities assisting in the move being denied access to the Property.
- iv. Repair, construction, decorating, or remodeling work inside Units shall occur only between the hours of 7:00 am and 7:00 pm.

e. Noise

- i. Loud and disturbing noises are prohibited on the Property. Any vehicle horn, any vehicle playing loud music, any vehicle with a loud engine or exhaust note, personal radios, televisions, tape machines, compact disc players, stereos, telephones, singing and playing of musical instruments, and all other activities generating noise shall be modulated to sound levels that will not disturb others. No vocal or instrumental practice is permitted after 9:00 pm or before 9:00 am. The Board shall have sole and exclusive discretion to determine what constitutes loud and disturbing noise.

f. Gatehouse

- i. No Guest or Invitee shall be admitted on to the Property unless properly registered through the Guest Registration System.
- ii. No harassment or verbal abuse of any agent of the Association, including but not limited to the security personnel at the main gate entrance, shall be permitted or tolerated.

4. Registration and Approval

a. Registration with Association

- i. All prospective Owners, Tenants, and Residents shall register with the Association prior to occupying a Unit.
- ii. All Residents shall be issued automatic entry system access devices by the Association, which Residents shall utilize for entry to the Property at the

main gate entrance. However, a Resident shall not be issued automatic entry system access devices if the Unit in which the Resident resides is then delinquent in paying assessments or otherwise in violation of the Declaration, the Bylaws, or the Rules and Regulations. In such a scenario, the Resident shall be issued automatic entry system access devices once the delinquency or other violation is cured.

- iii. All Owners, Tenants, and Residents shall present government issued photo identification at the gate house when using the visitor entrance and shall identify the Unit that they are visiting.

b. Application Process

- i. All prospective Owners, Tenants, and Residents shall submit an application to the Association.
- ii. Under no circumstances shall race, sex, color, religion, national origin, disability, familial status, sexual orientation, age, marital status, or gender identity or expression, or classification in any federally or locally defined suspect class, be the basis for the Association rejecting an application to occupy a Unit. Valid reasons for rejection of an application to occupy a Unit shall include, but are not limited to:
 - Applicants who pose a health or safety risk
 - conviction within the past 5 years for a violent crime which suggests that the applicant would constitute a direct threat to the health or safety of other individuals or whose presence would result in substantial physical damage to the property of others.
 - Applicants with prior misbehavior related to the CitySide community
 - failure to comply with the Condominium Act, the Declaration, the Bylaws, the Articles of Incorporation, and the Rules and Regulations
 - meritorious complaints against the applicant by Owners, Tenants, Residents, Guests, or agents of the Association
 - failure to properly maintain, abuse of, or damage to Units, Common Elements, Limited Common Elements, and the Property
 - verbal abuse of Owners, Tenants, Residents, Guests, or agents of the Association
 - Applicants with pets not permitted on the Property by these Rules and Regulations

- The Association shall conduct an individualized assessment of all applications, and shall consider mitigating factors including, but not limited to, the nature, severity, and date(s) of an applicant's misconduct, evidence that the applicant has maintained a good resident history before or after the misconduct, and evidence of rehabilitation efforts

c. Approval by Association

- i. No prospective Owner, Tenant, or Resident shall occupy a Unit prior to receiving written approval by the Board and attending mandatory orientation with the Association.

d. Renewal

- i. All Tenants shall renew their application for occupancy on an annual basis. If a Tenant fails to timely renew, or timely renews but is not approved for continued occupancy, he or she shall be deemed a trespasser and may be removed from the Property by the Association with the assistance of law enforcement authorities. A tenant that is approved for continued occupancy through the renewal process shall not be required to attend another orientation with the Association.

e. Vehicle Registration

- i. All vehicles of a Resident shall be registered with the Association. In order to register a vehicle, a Resident must go to the Management Office, with the vehicle, a valid driver's license, and the current vehicle registration. Tenants must also bring a copy of their current lease. If the prospective registration is approved, an agent of the Association shall provide the Resident with an automatic entry system access device and place a street parking sticker (if appropriate) on the vehicle.
- ii. A vehicle registration shall be valid for one year from the date of approval. Thereafter, the vehicle shall be re-registered in the manner described above. If an Resident moves out of the Property (whether voluntarily or involuntarily), any and all vehicle registrations associated with that Resident shall automatically expire and have no further force or effect.
- iii. Failure to properly display an automatic entry system access device (and if applicable a street parking sticker) may result in a vehicle being immobilized and/or towed by the Association or appropriate law enforcement agency without notice at the expense of the vehicle owner or Unit Owner associated with that vehicle.

5. Vehicles, Pedestrian Entry, and Parking

a. Vehicles

- i. Campers, mobile homes, commercial/work vehicles, recreational vehicles, motor homes, boats, personal watercraft, house trailers, camping trailers, boat trailers, horse trailers, personal watercraft trailers, motorcycle trailers, and trailers of any other use or description shall not be permitted to be parked or to be stored anywhere on the Property except in enclosed garages.
- ii. No vehicle on the Property shall be used as a residence or dwelling, either temporarily or permanently.
- iii. No vehicles shall be parked so as to obstruct or impede entrance to or exit from other parking spaces, driveways, garages, roads, or building entryways.
- iv. No vehicle shall be parked or driven on any unpaved surface on the Property.
- v. No vehicle shall be parked in a manner which interferes with entering or leaving a Unit for emergency purposes, including health, police, and fire.
- vi. On street parking is permitted only in areas designated by painted parking spaces.
- vii. All vehicles parked on a driveway shall be situated completely on the driveway and not protrude in any way upon sidewalks, grass, and other Common Elements.
- viii. Vehicles shall not be backed into driveways and parking spaces. Vehicles shall not be parallel parked on driveways.
- ix. No vehicle shall be parked in the driveway of any Unit (including a vacant Unit) other than the vehicle owner's own Unit without the express permission of the Owner, Tenant, or Resident of that Unit.
- x. All vehicles parked on a street shall face the direction of the ordinary and legal flow of traffic.
- xi. Except in the event of an emergency, no vehicle maintenance or repairs shall be performed on the Property.
- xii. No vehicles shall be washed, polished, or waxed on the Property, including driveways and other Limited Common Elements.
- xiii. No unauthorized vehicles shall be parked in spaces designated for use by handicapped persons, designated for use by agents of the Association, or designated for any other special purpose by the Association.
- xiv. The prohibitions on parking contained in these Rules and Regulations shall not apply to temporary parking of commercial vehicles by persons providing goods or services to Owners, Tenants, Residents, or the Association,

including but not limited to movers, maintenance contractors, construction contractors, and repair contractors, provided such vehicles are immediately moved upon the delivery of the goods or the completion of the service.

- xv. All vehicles belonging to an Owner, Tenant, or Resident shall have a current state registration, be registered with the Association, and display an automatic entry system device and (if applicable) a street parking sticker.
- xvi. All vehicles in parked in violation of these Rules and Regulations may be immobilized and/or towed by the Association without notice at the expense of the vehicle owner or Unit Owner associated with that vehicle.
- xvii. Disabled vehicles are subject to being immobilized and/or towed by the Association without notice at the expense of the vehicle owner or Unit Owner associated with that vehicle.
- xviii. The speed limit in all areas of the Property is 15 mph.
- xix. Damage to the Common Elements, paved or unpaved, caused by any vehicle must be repaired by the Association, and the Owner, Tenant, or Resident of the Unit associated with the vehicle causing such damage shall be responsible for all costs involved in the repairs. This is in addition to any applicable fines.

b. Pedestrian Entry

- i. Pedestrian gates shall not be propped open for any reason. This includes the gates entering and exiting the pool area.
- ii. Tampering or altering any security device on the Property is strictly prohibited.

c. Street Parking Stickers

- i. The maximum number of street parking stickers issued to a Unit shall be dictated by the "Vehicle Allocation" section of these Rules and Regulations.
- ii. Street parking stickers shall expire on the last day of the month punched out on the sticker.
- iii. No additional street parking stickers or automatic entry system access devices shall be issued unless:
 - Proof of sale of a vehicle previously issued a sticker is shown to the Association.
 - Proof of an early termination of a lease is shown to the Association.
 - The lease on file with the Association has expired and a new lease is provided to the Association.

- A previously issued sticker has expired.
- The sticker is damaged or the windshield to which the sticker is affixed has been replaced.

d. Automatic Vehicle Gate Entry

- The maximum number of automatic entry system access devices issued to a Unit shall be dictated by the "Vehicle Allocation" section of these Rules and Regulations.
- Automatic entry system access devices shall be revoked:
 - At the conclusion of a lease.
 - Upon an Owner selling his or her Unit.

e. Non-Resident Owners

- Street parking stickers and automatic entry system access devices shall not be issued to an Owner who does not reside in his or her Unit. Such non-resident Owners must show photo identification to security personnel at the main gate entrance and shall be issued a single day visitor pass.
- An Owner who does not reside in his or her Unit may access the Property without being called into the Guest Registration System.
- An Owner who does not reside in his or her Unit may not access the Property via the pedestrian gates.

f. Board Members and Employees

- All members of the Board and agents of the Association, regardless of residency, may bring Guests on to the Property.
- All members of the Board and agents of the Association, regardless of residency, shall be issued an automatic entry system access device for one year, or the duration of their appointment or agency, whichever is shorter.
- All members of the Board and agents of the Association, regardless of residency, shall be issued an automatic entry system access device for the duration of their appointment or agency.

g. Guest Vehicles

- Visitor passes can only be requested when properly adding a Guest into the Guest Registration System. Absent such a request, a visitor pass may not be issued to a Guest.

- ii. Visitor passes shall remain on the driver's side dashboard at all times while the Guest's vehicle is on the Property and all Guest vehicles shall be parked in approved parking spaces.
- iii. A Guest exiting and thereafter re-entering the Property shall be required to once again show photo identification to the security personnel at the main gate entrance.
- iv. Guests may park their vehicles in the driveway of the Unit that the Guest is visiting, provided that all four wheels of the Guest's vehicle are on the driveway and do not hang over onto the street. Guests may also park in marked street spaces.
- v. Multi-day visitor passes shall be issued exclusively by the Management Office during normal business hours.
- vi. Any Guest staying on the Property for more than 7 consecutive days shall not be issued any further visitor passes for his or her vehicle by the security personnel at the main gate entrance. Such a Guest can only obtain further visitor passes by registering with, and being approved by, the Management Office.
- vii. All Guests subject themselves and their vehicles to the provisions of the Condominium Act, the Declaration, the Bylaws, the Articles of Incorporation, and the Rules and Regulations including, but not limited to, the provisions herein addressing entry into the Property, the use and parking of automobiles, motorcycles, and other motorized vehicles, and the booting and towing of noncompliant automobiles, motorcycles, and other motorized vehicles.

h. Vehicle Allocation

- i. Each Unit may be issued the same number of automatic entry system access devices as the number of bedrooms in the Unit. For example, a 3 bedroom Unit may be issued up to, but no more than, 3 automatic entry system access devices.
- ii. Each Unit may park the same number of vehicles on the Property as the number of bedrooms in the Unit. However, vehicles shall only be parked on the street if the number of vehicles associated with the Unit exceeds the Unit's available parking spaces. For example, a 3 bedroom Unit with a 2 car garage and 3 registered vehicles would only receive 1 street parking sticker (i.e., 2 vehicles park in the garage, 1 vehicle parks on the street). In such a scenario, only the vehicle issued a street parking sticker by the Association may park on the street.

i. Booting and Towing Policy

- i. Vehicles that are neither registered with the Association nor issued a visitor pass are not allowed on the Property.
- ii. Every vehicle parked on the street must display valid street parking sticker or valid visitor pass.
- iii. Vehicles issued a visitor pass which has expired are not allowed on the Property.
- iv. Vehicles parked in driveways must display a valid visitor pass or automatic entry system access device.
- v. All vehicles parked in violation of these Rules and Regulations may be immobilized and/or towed by the Association without notice at the expense of the vehicle owner or Unit Owner associated with that vehicle.

6. Resale and Lease Policy

a. Resident Policy

- i. All prospective Owners, Tenants, and Residents shall submit an application to the Association. No prospective Owner, Tenant, or Resident shall occupy a Unit prior to receiving written approval by the Board and attending mandatory orientation with the Association.
- ii. All prospective Owners, Tenants, and Residents shall register with the Association prior to occupying the Unit.
- iii. All existing Owners, Tenants, and Residents moving to another Unit must notify the Management Office.
- iv. All Tenants shall renew their application for occupancy on an annual basis. If a Tenant fails to timely renew, or timely renews but is not approved for continued occupancy, he or she shall be deemed a trespasser and may be removed from the Property by the Association with the assistance of law enforcement. A tenant that is approved for continued occupancy through the renewal process shall not be required to attend another orientation with the Association.
- v. All Residents shall be issued automatic entry system access devices by the Association, which Residents shall utilize for entry to the Property at the main gate entrance. However, a Resident shall not be issued automatic entry system access devices if the Unit in which the Resident resides is then delinquent in paying assessments or otherwise in violation of the Declaration, the Bylaws, or the Rules and Regulations. In such a scenario, the Resident shall be issued automatic entry system access devices once the delinquency or other violation is cured.

- vi. All Owners, Tenants, and Residents shall present government issued photo identification at the gate house when using the visitor entrance and shall identify the Unit that they are visiting.

b. Sales

- i. All Unit sales must be approved in writing by the Board. All monies owed to the Association in connection with such a sale must be paid before closing. All documentation required by the Association in connection with such a sale must be submitted (and when applicable approved in writing) before closing. New Owners must receive a certificate stating all assessments for their Unit are current before closing.
- ii. No “for sale” or “for rent” signs are allowed anywhere on the Property, save and except for an announcement posted on the community board at the clubhouse with the prior written approval of the Board.

c. Lease and Sale Application Requirements

- i. All Unit leases shall be for a minimum of 12 months. All Unit leases must be renewed after 12 months. Lease renewal is subject to Board approval.
- ii. Prospective landlords must sign and notarize all lease related documentation required by the Association.

d. Listing Units For Sale

- i. All realtors, appraisers, brokers, agents, and other persons assisting Owners with the sale or lease of Units must present photo identification to the security personnel at the main gate entrance to gain access to the Property. Security personnel shall retain possession of the photo identification while such persons are on the Property.
- ii. Access to Units in active foreclosure shall be granted after a written certificate of approval is received by the Association
- iii. Supra and other lockbox systems shall be placed exclusively on a Unit’s front or back door, and shall not be placed on water spigots or other locations where damage could result.
- iv. Realtors and REO Agents can list a Unit without registering with the Association.

7. Owner Rights and Obligations

a. Association Assessment Payment

- i. The Association has been granted the right to levy and collect assessments against the Owners of Units and said Units to provide the funds necessary for proper operation and management of the CitySide Condominium.
- ii. Pursuant to Section 12.2 of the Declaration, assessments shall be due and payable in quarterly, monthly, or such other installments and at such time as shall from time to time be fixed by the Board. At present, assessments are due and payable on a quarterly basis: January 1, April 1, July 1 and October 1 of each calendar year. The current quarterly assessment is set forth in the "Schedule, Fees, and Contact" section of these Rules and Regulations.
- iii. All assessment payments must be received and processed by the bank at the address on the payment coupons by the 10th day of the month in which the payment is due in order to avoid late fees.
- iv. The Association shall not accept assessment payments at the Management Office or any other location on the Property.
- v. Pursuant to Section 12.9 of the Declaration, delinquent assessments shall bear interest from the due date at the highest rate permitted by law until the delinquent assessments, and all interest due thereon, have been paid in full.
- vi. Pursuant to Section 12.12 of the Declaration, the Association has a lien upon each Unit and its appurtenant undivided interest in the Common Elements, which lien secures delinquent assessments, late fees, interest, and other related expenses. This lien may be foreclosed by the Association.
- vii. The Association's rights and responsibilities with respect to the collection of delinquent assessments are more particularly described in the Condominium Act, the Declaration, the Bylaws, and the Articles of Incorporation.

b. Utility Billing

- i. The Association may, but is not obligated to, collect from Unit Owners and transmit to vendors that provide water, trash, recycling, sewer, and other utility services, fees and/or costs associated with such utilities ("Consumptive Use Fees").
- ii. The Unit Owner shall be responsible for Consumptive Use Fees and cannot transfer liability for the same to a Tenant or Resident.
- iii. The Association's only role as to Consumptive Use Fees is to act as a collection and transmission agent. Enforcement of remedies in the event of the failure of any Unit Owner to pay Consumptive Use Fees is strictly between the vendor providing the utility service and the Unit Owner.

c. Official Records of Association

- i. The official records of the Association are open to any Owner or his or her authorized representative at all reasonable times. However, the Association may adopt reasonable rules regarding the frequency, time, location, notice, and manner of record inspections and copying.
- ii. Consistent therewith, the Association requires that Owners give the Board written notice at least 72 hours before the inspection, that Owners specifically identify in the written notice the official records that they wish to inspect, that Owners specifically identify in the written notice the person(s) who shall conduct the inspection, that the inspection occur in the Management Office on a weekday during normal office hours as listed in the Addendum, that Owners reimburse the Association at the rate of \$0.25 per page for any copies of official records made by the Association at the behest of an Owner, and that Owners make no more than 6 record inspections per year.

E. Hurricane Precautions

1. Absentee Owner

- i. Any Owner who plans to be absent during the hurricane season must retain a contractor or other responsible person to secure his or her Unit in the event of a hurricane or tropical storm. The Owner shall furnish the Association with the name of the contractor or other responsible person that the Owner has retained to provide such services.

2. Shutters

- i. Hurricane shutters or panels may be installed on the glass block windows of Units whenever a hurricane or tropical storm watch or warning is in effect for the Property. Hurricane shutters or panels may not be installed at any other time.
- ii. If a hurricane or tropical storm watch or warning is in effect for the Property, all unsecured items, including objects in or on balconies, patios, porches, lanais, and terraces, must be moved to secure interior locations.
- iii. Hurricane shutters or panels must be removed from the glass block windows of Units within a reasonable time following passage of any hurricane or tropical storm, taking into consideration the extent of any damage in the area caused by the storm, the availability of contractors and other persons to remove the shutters or panels, and the location and track of any additional storms that threaten the area.

- iv. All Owners, Tenants, Residents, Guests, and Invitees shall follow the instructions of the Association with respect to preparing the Property for a hurricane or tropical storm.

F. Common Facilities: Clubhouse, Pool, and Fitness Room

1. Access

a. Eligibility

- i. In order to access the clubhouse, pool and surrounding deck, and fitness room, an Owner, Tenant, or Resident must allow the Association to record his or her fingerprint at the Management Office.
- ii. To protect their safety and well being, all children under the age of 18 shall be supervised by a responsible adult while in the fitness room and the pool and surrounding deck.

b. Pets

- i. With the exception of service dogs, no other animal may be brought into the clubhouse, pool and surrounding deck, and fitness room. Service dogs are never prevented from being on the deck surrounding the pool, but are not allowed in the pool itself.

2. Attire

- i. Appropriate attire, as determined in the sole and absolute discretion of the Board, shall be worn at all times in the clubhouse, fitness room, pool and surrounding deck, and restroom/locker areas.
- ii. Swimwear is restricted to the pool, surrounding deck, and restroom/locker areas. Swimwear shall not be worn in the clubhouse, save and except for the restroom/locker areas, and no one shall walk through the clubhouse in such attire.
- iii. Shirts and shoes shall be worn in the clubhouse and fitness room at all times. Jewelry and other personal items which may interfere with or damage exercise equipment shall not be worn in the fitness room.

3. Facilities Rental

a. Agreement

- i. Residents may rent the clubhouse and/or pool and surrounding deck for private functions. A "Facilities Rental Agreement" (available in the

Management Office) shall be executed and delivered to the Management Office prior to such use.

- ii. The Resident renting the clubhouse and/or pool and surrounding deck shall be responsible for any and all damage caused to the clubhouse and/or pool and surrounding deck during the private function, the conduct of any and all persons attending the private function, and the payment of any and all expenses related to the private function.
- iii. The Resident renting the clubhouse and/or pool and surrounding deck shall be in attendance during the entire private function.
- iv. The current fees associated with renting the clubhouse and/or pool and surrounding deck is set forth in the "Schedule, Fees, and Contact" section of these Rules and Regulations.

b. Scheduling

- i. The Resident renting the clubhouse and/or pool and surrounding deck may request early morning entry to prepare for the private function. The private function may run through and including 2:00 am the next day. Thereafter, the private function shall cease and all persons attending the private function shall immediately depart the rented premises.
- ii. Reservations are based on a "first come, first serve basis," and must be confirmed at least 2 weeks prior to the scheduled private function.
- iii. Reservations are not considered confirmed until the Management Office has received both the security deposit and rental fee.

c. Usage

- i. In the event that any damage is caused to the clubhouse and/or pool and surrounding deck during a private function, the Association shall provide a damage inventory list to the Resident hosting the private function. The Resident hosting the private function is liable for such damage and shall timely reimburse the Association for any and all repairs, replacements, and other expenses incurred by the Association as a result of the damage caused at the private function.
- ii. The Resident hosting the private function is responsible for ensuring that persons attending the same do not generate excessive noise or otherwise create a nuisance. If the private function creates a nuisance, and the Association and/or law enforcement authorities must intervene to rectify said nuisance, the Owner, Tenant, or Resident hosting the party may be subject to disciplinary action by the Association including, but not limited to, losing the privilege of renting the clubhouse and/or pool and surrounding deck in the future.

- iii. If there is no reservation, the barbeque area is utilized in a "first-come first-served" basis.

4. Advertisements

- i. Commercial advertisements may not be posted or circulated in or on the Common Elements, and no business of any kind may be solicited or conducted in or on the Common Elements.

5. Other Restrictions

- i. Residents who intend to have more than 10 Guests on the Property for a private party or other social gathering must, at least 24 hours beforehand, provide a Guest list to the Management Office and the security personnel at the main gate entrance. Failure to comply with this provision may result in Guests being denied access to the Property.
- ii. Smoking, including cigar and pipe smoking, is strictly prohibited in the clubhouse, pool and surrounding deck, and fitness room, and is permitted only in certain designated outside areas. All butts, matches, and other trash must be properly disposed.
- iii. Absolutely no alcoholic beverages of any kind may be brought into or used at or in the clubhouse, pool and surrounding deck, and fitness room. The Board has the sole and absolute discretion to waive this provision on a case-by-case basis.
- iv. Glass and other breakable objects are strictly prohibited and cannot be brought into the pool and surrounding deck and fitness room at any time.
- v. Eating and drinking (except water from spill-proof containers) are strictly prohibited in the clubhouse, pool and surrounding deck, and fitness room. The Board has the sole and absolute discretion to waive this provision on a case-by-case basis.
- vi. Roller blades, skateboards, bicycles, and similar devices may not be brought into or used at or in the clubhouse, pool and surrounding deck, and fitness room.
- vii. Horseplay, profanity, and disruptive behavior are strictly prohibited in the clubhouse, pool and surrounding deck, and fitness room.
- viii. Firearms and other weapons of any kind are strictly prohibited in the clubhouse, pool and surrounding deck, and fitness room.
- ix. Any and all property belonging to the Association, including but not limited to furniture, shall not moved or removed from any room or area in the clubhouse, pool and surrounding deck, and fitness room without the prior written approval of the Board.

6. Hours of Operation

- i. The clubhouse, pool and surrounding deck, and fitness room shall be open on the days and during the hours established by the Board.
- ii. The meeting room in the clubhouse shall remain closed except when hosting a private function approved by the Association.
- iii. The pool and surrounding deck is open from dawn to dusk only.

7. Fitness Room

- i. The exercise equipment must be wiped down after every use with disinfectant wipes.
- ii. All persons using the exercise equipment do so **at their own risk**.
- iii. The cardiovascular exercise equipment may not be reserved. The maximum time limit for using the cardiovascular exercise equipment is thirty (30) minutes per person if others are waiting to use such equipment.
- iv. All exercise equipment must be returned to its proper location after use.
- v. Residents shall be responsible for any and all damage they cause, or allow their Guests to cause, to the exercise equipment.
- vi. No food is allowed in the fitness room. Water bottles and sports drinks are allowed in the fitness room as long as they are contained in a spill-proof plastic container. Glass and other breakable objects are strictly prohibited and shall not be brought into the fitness room at any time.
- vii. Residents shall not use the services of a personal trainer in the fitness room, unless a signed waiver (signed by the Resident and his or her trainer) and a copy of a current personal trainer license has previously been provided to the Management Office. Personal trainers are strictly prohibited from training any persons other than Owners, Tenants, and Residents in the fitness room without the prior written approval of the Board.

8. Swimming Pool and Surrounding Deck

- i. No lifeguard is present at the pool and surrounding deck. All persons using the pool do so **at their own risk**.
- ii. Diving, running, horseplay, loud music, rafts, bicycles, roller blades, and skateboards are strictly prohibited in the pool and surrounding deck.
- iii. All persons must shower before entering the pool.
- iv. Minors who are not toilet trained must wear swimming attire designed to prevent pool contamination. Disposable diapers are not allowed.

- v. Any person causing contamination of the pool shall be responsible for the cost of draining and treating the pool if necessary.
- vi. No toys, balls, or inflatable objects are permitted in the pool. This includes items that are thrown in the pools such as footballs or water skipping balls.
- vii. Minors who are unable to swim may use water wings with an adult's supervision. "Noodles" may be used as well as floatation devices to assist non-swimming minors under adult supervision.
- viii. Glass and other breakable objects are strictly prohibited and shall not be brought into the pool and surrounding deck at any time.

G. Meetings of the Board of Directors

1. Meeting Procedures

- i. Owners may tape record or videotape a Board meeting.
- ii. Audio and videotape equipment must be set up at least 15 minutes before the scheduled start of a Board meeting.
- iii. Audio and videotape equipment shall not produce distracting sound or light emissions during a Board meeting.
- iv. Anyone recording or videotaping a Board meeting shall not move about the meeting room while recording or videotaping.
- v. Owners must give the Board written notice at least 24 hours before the scheduled start of the Board meeting if Owners intend to tape record or videotape a Board meeting.
- vi. Owners may speak at Board meetings with respect to all designated agenda items. However, the Association may adopt reasonable rules governing the frequency, duration, and manner of such statements. Consistent therewith, the Association requires that Owners give the Board written notice at least 2 hours before the scheduled start of the Board meeting if the Owner intends to speak regarding a designated agenda item. An Owner providing such notice shall be permitted to speak immediately after the designated agenda item is introduced, and the Owner shall be limited to speaking about the designated item(s) identified in the Owner's advance written notice.
- vii. Owners may speak at Board meetings for no more than 5 minutes in duration during the Board meeting.
- viii. Owners will not disrupt Board meetings by speaking out of order, causing audible disruption, or causing noise while attending Board meetings.

H. Schedule, Fees, and Contact Information

1. Contact Information

- a. Management Office**
1771 Cityside Dr
West Palm Beach, FL 33401
info@citysideonline.com
pm@citysideonline.com
- b. Website**
www.citysideonline.com
- c. Guest Registration System**
561.697.8997

2. Fees

All of the below fees are current as of May 2018, but subject to change at any time upon Board approval.

- a. Quarterly Maintenance**
Current maintenance fee: \$1530.00 per quarter
- b. Rental Fees**
Clubhouse fee: \$200.00, with a \$1000.00 damage deposit
Barbeque area fee: \$100.00
- c. Residential Fees**
New Resident Application Fee: \$100.00
Resident Renewal Fee: \$25.00

3. Hours of Operation

- a. Management Office**
9:00 am-5:00 pm weekdays, with closures on defined holidays
- b. Pool**
Daily, dawn to dusk
- c. Fitness Facilities**
24 hour access via fingerprint
- d. Guest Registration System**
24 hour access via phone

4. Trash Removal Schedule

- i. Trash collections are Monday and Thursday mornings as early as dawn. Recycle collections are Thursday mornings as early as dawn. Trash and recycling receptacles shall be kept, maintained, and handled in the manner described in the “Community Standards and Appearance” section of these Rules and Regulations.

I. Violations, Schedule of Disciplinary Actions

A non-exclusive list of potential penalties for violations of these Rules and Regulations is set forth below. Each Rule and Regulation is listed by section number, briefly described, then a potential penalty assigned. These penalties are for illustrative purposes only, as the Board has the sole and exclusive discretion to grant variances, waive penalties, impose alternative penalties, and pursue other means to enforce the Rules and Regulations.

1. Definitions of Actions

a. Pet Removal

- i. Pet permanently removed from the Unit and the Property.

b. Fine

- i. Fine of up to \$100.00 per day and up to \$1,000.00 in the aggregate.

c. Vehicle Removal

- i. Vehicle immobilized and/or towed by the Association or appropriate law enforcement agency without notice at the expense of the vehicle owner or Unit Owner associated with that vehicle.

d. Suspension of Rights

- i. Suspension of the right of an Owner, Tenant, Resident, or Invitee to use Common Elements, including but not limited to the clubhouse, pool and surrounding deck, and fitness room. Such a suspension shall not apply to Limited Common Elements used only by the subject Unit, Common Elements needed to access the subject Unit, utility services provided to the subject Unit, parking spaces, or elevators.
- ii. Unless specified otherwise, a suspension of rights shall last for 3 months, with the exception of a suspension due to delinquency in paying a fee, fine, or other monetary obligation due to the Association, which shall continue until the subject account is no longer delinquent. The Board has the sole and

exclusive discretion to waive or reduce the length of a suspension of rights on a case-by-case basis.

- iii. For the purposes of this section, delinquency includes delinquent accounts on a payment plan. Only when the account is brought back into good standing will privileges be restored.

e. Eviction

- i. Tenant removed from the Property.
- ii. Owner may not lease the subject Unit to another Tenant for a reasonable period of time not exceeding 12 months from the date of eviction.

f. Board Discretion

- i. Board has discretion to impose reasonable penalties consistent with the Condominium Act, the Declaration, the Bylaws, the Articles of Incorporation, and the Rules and Regulations.

g. Removal for Trespassing

- i. Person deemed a trespasser removed from the Property by the Association with the assistance of law enforcement.
- ii. Person deemed a trespasser listed as “not allowed on Property” and precluded from becoming a Tenant in the future.

h. Cost of Remediation

- i. Owner, Tenant, or Resident responsible for the cost to repair, replace, or correct damages.
- ii. Owner, Tenant, or Resident responsible for the cost of measures taken on a temporary basis to prevent further damage, prevent harm to persons as a result of the damage, and restore the use of the damaged object or item.
- iii. The cost of remediation shall be billed in one hour increments consisting of the cost of labor, plus all materials.

i. Account Placed into Collection

- i. The subject account sent to the Association attorney for collection.
- ii. Owner of subject Unit responsible for reasonable attorney’s fees and costs associated with collection.
- iii. Subject account remains in collections (and additional penalties such as suspension of right to use certain Common Elements possibly imposed) unless and until delinquency is cured and account is brought into good standing.

2. Schedule of Actions

RULES Clause					Disciplinary Action or Fine Amount
D.			Community Rules		
			Community Standards and Appearance		
D.	1.				
D.	1.	a.		Non-Interference with Common Elements	
			i.	Inconsistent Appearance	\$50
			ii.	Lawns and Shrubbery	\$50
			iii.	External Items	\$20
D.	1.	b.		Illegal Practices	
			i.	Illegal acts.	\$100 or Board Discretion
D.	1.	d.		Locks	
			i.	Incorrect Locks	Remediation + \$50
D.	1.	e.		Porches and Lakeside Patios	
			i.	Personal Items	\$50
			ii.	Litter	\$50
			iii.	Debris	\$50
			iv.	Enclosure	Remediation + \$100
			v.	Permanent Attachment	Remediation + \$100
D.	1.	f.		Garages	
			i.	Open Garage	\$50
			ii.	Damage	Remediation + \$50
D.	1.	g.		Trash Removal	
			i.	Incorrect Receptacles	\$25
			ii.	Garbage Left Out	\$25
			iv.	Usage of Clubhouse Dumpster	\$100
D.	1.	h.		Antennas and Satellite Dishes	
			i.	Unapproved Dish	\$25
			ii.	Abandoned or Inoperable Dish	Remediation + \$50
D.	1.	i.		Announcements	
			i.	Unapproved Ads	\$25
D.	1.	j.		Fireworks	
			i.	Fireworks Usage	\$100, \$100, Eviction or Suspension of Rights
D.	2.		Use of Units, Limited Common Elements		
D.	2.	a.		Common Element Usage	
			i.	Obstruction or Use for Non-Designated Purposes	\$50

			ii.	Damage	Remediation + \$100
			iv.	Insurance Cancellation	Remediation + \$100
D.	2.	b.		Commercial Prohibition	
			i.	Commercial Usage	Board Discretion
D.	2.	c.		Obstructions	
			i.	Blocking Common Elements or Limited Common Elements	\$25
			ii.	Personal Items	Remediation + \$50
			iii.	Personal Items	Remediation + \$50
D.	2.	d.		Destruction of Property	
			i.	Damage	Remediation + \$100
D.	2.	e.		Solicitation and Signage	
			i.	Damage	Remediation + \$25
D.	2.	f.		Roofs	
			i.	Unauthorized Access	\$100
D.	2.	g.		Barbecue Grills	
			i.	Improper Usage	\$100, \$100, Eviction or Suspension of Rights
			i.	Grill Left Out	\$25
D.	2.	h.		Limited Common Elements	
			i.	Alteration	Remediation + \$100, Eviction or Suspension of Rights
D.	3.			Residency, Occupancy, and Tenants	
D.	3.	a.		Guest Policy	
			i.	Residents as Guests	Warning, \$50
			ii.	Guests Adding Guests	\$50, Suspension of Rights
			iii.	Unaccompanied Guests	\$25
			iv.	Guests Over 30 days	Warning, \$50, Suspension of Rights
			vi.	3 Overnight Guests	Warning, \$50, Suspension of Rights
			viii.	Failure to Provide Guest List	\$100, \$100, Eviction or Suspension of Rights
D.	3.	b.		Pets and Animals	
			i.	Unauthorized Type of Animal	\$50
			ii.	Over Weight Limit	\$50, Suspension of Rights
			iii.	Failure to License and Vaccinate	\$50, Suspension of Rights
			iv.	Failure to Register	\$50
			v.	Failure to Maintain Proper Housing	\$50
			vi.	Failure to Properly Leash or Clean Up	\$75
			vii.	Improperly Tied or Unattended Pet	\$50
			viii.	Obnoxious Animal	Removal of Pet
			ix.	Pet Creating Threat, Nuisance, or Unreasonable Disturbance	\$50, Suspension of Rights, or Removal of Pet
			xi.	Damage Caused by Pet	Remediation + \$50
D.	3.	c.		Children	
			i.	Unsupervised Children	Warning, \$25, Suspension of Rights

			ii.	Loud or Obnoxious Toys	Warning, \$25
D.	3.	d.		Moving and Remodeling	
			i.	Improper Hours	\$100
			ii.	Improper Location	Warning, \$100
			iii.	Failure to Notify	\$50
			iv.	Improper Hours	\$100
D.	3.	e.		Noise	
			i.	Improper Hours	\$100
D.	3.	f.		Gatehouse	
			ii.	Harassment	\$100, Suspension of Rights
D.	4.			Resident Registration	
D.	4.	a.		Registration with Association	
			i.	Failure to Register	Removal for Trespassing
			ii.	No Automatic Gate Entry System Access Device	Warning, \$10
			iii.	Failure to Present Identification	Removal for Trespassing
D.	4.	b.		Application Process	
D.	4.	c.		Approved Residents	
			i.	Failure to Obtain Approval	Removal for Trespassing
			i.	Failure to Attend Orientation	Warning, Removal for Trespassing
D.	4.	d.		Resident Renewal	
			i.	Failure to Timely Renew and Obtain Approval	Removal for Trespassing
D.	4.	e.		Vehicle Registration	
			i.	Failure to Register	Vehicle Removal
			ii.	Failure to Timely Re-Register	Vehicle Fine, Vehicle Removal
			iii.	Failure to Properly Display	Vehicle Fine, Vehicle Removal
D.	5.			Vehicles, Pedestrian Entry, and Parking	
D.	5.	a.		Rules Applying to All Vehicles within the Condominium	
			i.	Improper Vehicle	Vehicle Removal
			ii.	Vehicle as Residence or Dwelling	Warning, \$100
			iii.	Obstruction	\$100
			iv.	Improper Parking	Vehicle Removal
			v.	Interference	\$50, Vehicle Removal
			vi.	Improper Street Parking	\$50
			vii.	Improper Driveway Parking	\$50
			viii.	Improper Manner of Parking	\$50
			ix.	Improper Parking at Unauthorized Unit	\$50, Vehicle Removal
			x.	Improper Direction of Parking	\$50
			xi.	Repairing Vehicle	Warning, \$100
			xii.	Washing Vehicle	\$50
			xiii.	Unauthorized Vehicle	\$100
			xv.	Invalid Registration or Failure to Display	\$100, Vehicle Fine
			xvii.	Disabled Vehicle	Vehicle Removal
			xviii.	Violate Speed Limit	\$100
D.	5.	b.		Pedestrian Entry	

		i.	Propped Open	\$50
		ii.	Tampering	Suspension of Rights
D.	5.	c.	Street Parking Stickers	
D.	5.	d.	Automatic Vehicle Gate Entry	
D.	5.	e.	Non-Resident Owners	
D.	5.	f.	Board Members and Employees	
D.	5.	g.	Guest Vehicles	
		ii.	Failure to Properly Display Pass	Warning, \$100
		iv.	Obstruction	\$100
		vii.	Improper Parking	Vehicle Removal
D.	5.	h.	Vehicle Allocation	
D.	5.	i.	Booting and Towing Policy	
		i.	Unidentified Vehicle	Vehicle Removal
		ii.	Failure to Display	Vehicle Fine, Vehicle Removal
		iii.	Expired Guest Pass	Vehicle Fine, Vehicle Removal
		iv.	Failure to Display	Vehicle Fine
D.	6.		Resale and Lease Policy	
D.	6.	a.	Resident Policy	
		i.	Failure to Obtain Approval or Attend Orientation	Removal for Trespassing
		ii.	Failure to Register	Removal for Trespassing
		iii.	Failure to Notify of Move to New Unit	Removal for Trespassing
		iv.	Failure to Timely Renew and Obtain Approval	Removal for Trespassing
		v.	No Automatic Gate Entry System Access Device	Warning, \$10
		v.	Failure to Present Identification	Removal for Trespassing
D.	6.	b.	Sales	
		i.	Failure to Satisfy Pre-Closing Requirements	Suspension of Rights, Removal for Trespassing
		ii.	Improper Display of Sign	Remediation + \$100
D.	6.	c.	Lease and Sale Application Requirements	
		i.	Failure to Timely Renew and Obtain Approval	Suspension of Rights and Removal for Trespassing
		ii.	Failure to Properly Complete Documentation	Suspension of Rights
D.	6.	d.	Listing Units For Sale	
		i.	Failure to Present Identification	Removal for Trespassing
		ii.	Failure to Obtain Certificate	Removal for Trespassing
		iii.	Improper Lockbox	Remediation + \$100
D.	7.		Owner Obligations	
D.	7.	a.	Association Assessment Payment	
		ii.	Failure to Timely Pay Assessments	Account Placed Into Collection and Suspension of Rights
		iv.	Payments Sent to Incorrect Location	Account Placed Into Collection and Suspension of Rights
D.	7.	b.	Utility Billing	
D.	7.	c.	Official Records of Association	

E.			Hurricane Precautions	
E.	1.		Absentee Owner	
		i.	Failure to Secure Unit or Identify Responsible Person	Remediation + \$100
E.	2.		Shutters	
		i.	Improper Installation	Remediation + \$100
		ii.	Failure to Clear Items	Remediation + \$100
		iii.	Failure to Timely Remove	Remediation + \$100
		iv.	Failure to Follow Directions	Remediation + \$100
F.			Common Facilities: Clubhouse, Pool, and Fitness Room	
F.	1.		Access	
F.	1.	a.	Eligibility	
		i.	Improper Access	Suspension of Rights
		ii.	Failure to Supervise	Suspension of Rights
F.	1.	b.	Pets	
		i.	Unauthorized Pets	Suspension of Rights
F.	2.		Attire	
		i.	Inappropriate Attire	Warning, \$50, \$100
		ii.	Inappropriate Attire	Warning, \$50, \$100
		iii.	Inappropriate Attire	Warning, \$50, \$100
F.	3.		Facilities Rental	
F.	3.	a.	Agreement	
		ii.	Damage	Remediation + \$100, Remediation + Suspension of Rights
		v.	Lessor not in Attendance	\$100, Suspension of Rights
F.	3.	b.	Scheduling	
F.	3.	c.	Usage	
		i	Damage	Remediation + \$100, Remediation + Suspension of Rights
		ii.	Nuisance	Suspension of Rights
F.	4.		Advertisements	
		i.	Improper Advertisements or Commercial Activity	Remediation + \$50
F.	5.		Other Restrictions	
		i.	Failure to Provide Guest List	Removal for Trespassing
		ii.	Smoking or Littering	Remediation + \$100, Remediation + Suspension of Rights
		iii.	Alcoholic Beverages	\$100, Suspension of Rights, Eviction
		iv.	Glass or Other Breakable Objects	Remediation + \$100, Remediation + Suspension of Rights
		v.	Food and Beverages	Remediation + \$100, Remediation + Suspension of Rights
		vi.	Skateboards and Other Similar Devices	\$100, \$100 + Suspension of Rights
		vii.	Horseplay and Other Disruptive Behavior	\$100, \$100 + Suspension of Rights, Eviction
		viii.	Weapons	Suspension of Rights
		ix.	Moving or Removal of Furniture	Remediation + \$100, Remediation +

					Suspension of Rights
F.	6.		Hours of Operation		
			i.	Using Clubhouse, Pool and Surrounding Deck, or Fitness Room During Unauthorized Times	Removal for Trespassing or Suspension of Rights
F.	7.		Fitness Room		
			i.	Failing to Wipe Equipment	Warning, Remediation + \$25, Suspension of Rights
			iii.	Failing to Allow Others to Use Equipment	Warning, \$25, Suspension of Rights
			iv.	Failure to Return Equipment	Warning, \$25, Suspension of Rights
			v.	Damages	Remediation + \$100, Remediation + Suspension of Rights, Eviction
			vi.	Food, Beverages, and Glass and Breakable Objects	Remediation + \$100, Remediation + Suspension of Rights
			vii.	Unauthorized Trainer	\$100, \$100 + Suspension of Rights
F.	8.		Swimming Pool and Surrounding Deck		
			ii.	Dangerous and Disruptive Behavior	Warning, \$100, \$100 + Suspension of Rights, Eviction
			iii.	Failure to Shower	Warning, Remediation + \$25, Suspension of Rights
			iv.	Failure to Wear Proper Attire	Warning, Remediation + \$100, Remediation + Suspension of Rights
			v.	Contamination	Remediation + \$100, Remediation + Suspension of Rights
			vi.	Unauthorized Objects in Pool	Warning, \$25, Suspension of Rights
			viii.	Glass or Other Breakable Objects	Remediation + \$100, Remediation + Suspension of Rights
G.			Meetings of the Board of Directors		
G.	1.		Meeting Procedures		
			i.	Interrupting Board Meetings / Out of Order	Warning, \$50
H.			Schedule, Fees, and Contact Information		
H.	1.		Contact Information		
H.	1.	a.		Management Office	
H.	1.	b.		Website	
H.	1.	c.		Guest Registration System	
H.	2.		Fees		
H.	2.	a.		Quarterly Maintenance	
H.	2.	b.		Rental Fees	
H.	2.	c.		Residential Fees	
H.	3.		Hours of Operation		
H.	3.	a.		Management Office	
H.	3.	b.		Pool	
H.	3.	c.		Fitness Facilities	
H.	3.	d.		Guest Registration System	

J. Vehicle Allocation Table

UNIT ADDRESS	STORY	BR	DEN	GARAGE	PRV DR	MAX STREET
1770 Mission Ct 01A1	2	3		1	X	1
1770 Mission Ct 01A2	2	3		2	X	0
1770 Mission Ct 01A3	2	3		2	X	0
1770 Mission Ct 01A4	2	3		2	X	0
990 Millbrae Ct 01B1	2	2		2		0
990 Millbrae Ct 01B2	2	3		2		1
990 Millbrae Ct 01B3	2	2		2		0
990 Millbrae Ct 01B4	2	2		2		0
990 Millbrae Ct 01B5	2	3		2		1
990 Millbrae Ct 01B6	2	2		2		0
1710 Mission Ct 01C1	3	4		2		2
1710 Mission Ct 01C2	3	2	1	1		1
1710 Mission Ct 01C3	3	4		2		2
1710 Mission Ct 01C4	3	2	1	1		1
1710 Mission Ct 01C5	3	4		2		2
1750 Mission Ct 02A1	2	3		1	X	1
1750 Mission Ct 02A2	2	3		2	X	0
1750 Mission Ct 02A3	2	3		2	X	0
1750 Mission Ct 02A4	2	3		2	X	0
980 Marina Del Ray Ln 02B1	2	2		2		0
980 Marina Del Ray Ln 02B2	2	3		2		1
980 Marina Del Ray Ln 02B3	2	2		2		0
980 Marina Del Ray Ln 02B4	2	2		2		0
980 Marina Del Ray Ln 02B5	2	3		2		1
980 Marina Del Ray Ln 02B6	2	2		2		0
960 Millbrae Ct 02C1	3	4		2	X	0
960 Millbrae Ct 02C2	3	2	1	1	X	0
960 Millbrae Ct 02C3	3	2	1	1	X	0
960 Millbrae Ct 02C4	3	2	1	1	X	0
960 Millbrae Ct 02C5	3	2	1	1	X	0
960 Millbrae Ct 02C6	3	4		2	X	0
991 Marina Del Ray Ln 03A1	2	3		1	X	1
991 Marina Del Ray Ln 03A2	2	3		2	X	0
991 Marina Del Ray Ln 03A3	2	3		2	X	0

991 Marina Del Ray Ln 03A4	2	3		2	X	0
975 Millbrae Ct 03B1	2	2		2		0
975 Millbrae Ct 03B2	2	3		2		1
975 Millbrae Ct 03B3	2	2		2		0
975 Millbrae Ct 03B4	2	2		2		0
975 Millbrae Ct 03B5	2	3		2		1
975 Millbrae Ct 03B6	2	2		2		0
930 Millbrae Ct 03C1	3	4		2	X	0
930 Millbrae Ct 03C2	3	2	1	1	X	0
930 Millbrae Ct 03C3	3	4		2	X	0
930 Millbrae Ct 03C4	3	2	1	1	X	0
930 Millbrae Ct 03C5	3	2	1	1	X	0
930 Millbrae Ct 03C6	3	4		2	X	0
930 Millbrae Ct 03C7	3	2	1	1	X	0
930 Millbrae Ct 03C8	3	4		2	X	0
963 Marina Del Ray Ln 04A1	2	3		1	X	1
963 Marina Del Ray Ln 04A2	2	3		2	X	0
963 Marina Del Ray Ln 04A3	2	3		2	X	0
963 Marina Del Ray Ln 04A4	2	3		2	X	0
950 Marina Del Ray Ln 04B1	2	2		2		0
950 Marina Del Ray Ln 04B2	2	3		2		1
950 Marina Del Ray Ln 04B3	2	2		2		0
950 Marina Del Ray Ln 04B4	2	2		2		0
950 Marina Del Ray Ln 04B5	2	3		2		1
950 Marina Del Ray Ln 04B6	2	2		2		0
870 Marina Del Ray Ln 04C1	3	4		2		2
870 Marina Del Ray Ln 04C2	3	2		1	X	0
870 Marina Del Ray Ln 04C3	3	2		1	X	0
870 Marina Del Ray Ln 04C4	3	2		1	X	0
870 Marina Del Ray Ln 04C5	3	2		1	X	0
870 Marina Del Ray Ln 04C6	3	4		2		2
899 Marina Del Ray Ln 05A1	2	3		1	X	1
899 Marina Del Ray Ln 05A2	2	3		2	X	0
899 Marina Del Ray Ln 05A3	2	3		2	X	0
899 Marina Del Ray Ln 05A4	2	3		2	X	0
939 Millbrae Ct 05B1	2	2		2		0
939 Millbrae Ct 05B2	2	3		2		1

939 Millbrae Ct 05B3	2	2		2		0
939 Millbrae Ct 05B4	2	2		2		0
939 Millbrae Ct 05B5	2	3		2		1
939 Millbrae Ct 05B6	2	2		2		0
883 Millbrae Ct 05C1	3	4		2		2
883 Millbrae Ct 05C2	3	2	1	1	X	0
883 Millbrae Ct 05C3	3	2	1	1	X	0
883 Millbrae Ct 05C4	3	2	1	1	X	0
883 Millbrae Ct 05C5	3	2	1	1	X	0
883 Millbrae Ct 05C6	3	4		2		2
881 Marina Del Ray Ln 06A1	2	3		1	x	1
881 Marina Del Ray Ln 06A2	2	3		2	x	0
881 Marina Del Ray Ln 06A3	2	3		2	x	0
881 Marina Del Ray Ln 06A4	2	3		2	x	0
880 Millbrae Ct 06B1	2	2		2		0
880 Millbrae Ct 06b2	2	3		2		1
880 Millbrae Ct 06B3	2	2		2		0
880 Millbrae Ct 06B4	2	2		2		0
880 Millbrae Ct 06B5	2	3		2		1
880 Millbrae Ct 06B6	2	2		2		0
840 Marina Del Ray Ln 06C1	3	4		2		2
840 Marina Del Ray Ln 06C2	3	2	1	1	x	0
840 Marina Del Ray Ln 06C3	3	2	1	1	x	0
840 Marina Del Ray Ln 06C4	3	2	1	1	x	0
840 Marina Del Ray Ln 06C5	3	2	1	1	x	0
840 Marina Del Ray Ln 06C6	3	4		2		2
855 Marina Del Ray Ln 07A1	2	3		1	x	1
855 Marina Del Ray Ln 07A2	2	3		2	x	0
855 Marina Del Ray Ln 07A3	2	3		2	x	0
855 Marina Del Ray Ln 07A4	2	3		2	x	0
850 Millbrae Ct 07B1	2	2		2		0
850 Millbrae Ct 07B2	2	3		2		1
850 Millbrae Ct 07B3	2	2		2		0
850 Millbrae Ct 07B4	2	2		2		0
850 Millbrae Ct 07B5	2	3		2		1
850 Millbrae Ct 07B6	2	2		2		0
845 Millbrae Ct 07C1	3	4		2		2

845 Millbrae Ct 07C2	3	2	1	1	x	0
845 Millbrae Ct 07C3	3	2	1	1	x	0
845 Millbrae Ct 07C4	3	2	1	1	x	0
845 Millbrae Ct 07C5	3	2	1	1	x	0
845 Millbrae Ct 07C6	3	4		2		2
809 Marina Del Ray Ln 08A1	2	3		1	x	1
809 Marina Del Ray Ln 08A2	2	3		2	x	0
809 Marina Del Ray Ln 08A3	2	3		2	x	0
809 Marina Del Ray Ln 08A4	2	3		2	x	0
690 Pacific Grove Dr 08B1	2	2		2		0
690 Pacific Grove Dr 08B2	2	3		2		1
690 Pacific Grove Dr 08B3	2	2		2		0
690 Pacific Grove Dr 08B4	2	2		2		0
690 Pacific Grove Dr 08B5	2	3		2		1
690 Pacific Grove Dr 08B6	2	2		2		0
810 Marina Del Ray Ln 08C1	3	4		2		2
810 Marina Del Ray Ln 08C2	3	2	1	1	x	0
810 Marina Del Ray Ln 08C3	3	4		2		2
810 Marina Del Ray Ln 08C4	3	2	1	1	x	0
810 Marina Del Ray Ln 08C5	3	2	1	1	x	0
810 Marina Del Ray Ln 08C6	3	4		2		2
810 Marina Del Ray Ln 08C7	3	2	1	1	x	0
810 Marina Del Ray Ln 08C8	3	4		2		2
779 Marina Del Ray Ln 09A1	2	3		1	x	1
779 Marina Del Ray Ln 09A2	2	3		2	x	0
779 Marina Del Ray Ln 09A2	2	3		2	x	0
779 Marina Del Ray Ln 09A3	2	3		2	x	0
779 Marina Del Ray Ln 09A4	2	3		2	x	0
699 Corte Madera Ln 09B1	2	2		2		0
699 Corte Madera Ln 09B2	2	3		2		1
699 Corte Madera Ln 09B3	2	2		2		0
699 Corte Madera Ln 09B4	2	2		2		0
699 Corte Madera Ln 09B5	2	3		2		1
699 Corte Madera Ln 09B6	2	2		2		0
833 Millbrae Ct 09C1	3	4		2		2
833 Millbrae Ct 09C2	3	2	1	1	x	0
833 Millbrae Ct 09C3	3	4		2		2

833 Millbrae Ct 09C4	3	2	1	1	x	0
833 Millbrae Ct 09C5	3	2	1	1	x	0
833 Millbrae Ct 09C6	3	4		2		2
833 Millbrae Ct 09C7	3	2	1	1	x	0
833 Millbrae Ct 09C8	3	4		2		2
685 Pacific Grove Dr 10A1	2	3		1	x	1
685 Pacific Grove Dr 10A2	2	3		2	x	0
685 Pacific Grove Dr 10A3	2	3		2	x	0
685 Pacific Grove Dr 10A4	2	3		2	x	0
650 Pacific Grove Dr 10B1	2	2		2		0
650 Pacific Grove Dr 10B2	2	3		2		1
650 Pacific Grove Dr 10B3	2	2		2		0
650 Pacific Grove Dr 10B4	2	2		2		0
650 Pacific Grove Dr 10B5	2	3		2		1
650 Pacific Grove Dr 10B6	2	2		2		0
820 Millbrae Ct 10C1	3	4		2	x	0
820 Millbrae Ct 10C2	3	2	1	1	x	0
820 Millbrae Ct 10C3	3	4		2	x	0
820 Millbrae Ct 10C4	3	2	1	1	x	0
820 Millbrae Ct 10C5	3	2	1	1	x	0
820 Millbrae Ct 10C6	3	4		2	x	0
820 Millbrae Ct 10C7	3	2	1	1	x	0
820 Millbrae Ct 10C8	3	4		2	x	0
669 Pacific Grove Dr 11A1	2	3		1	x	1
669 Pacific Grove Dr 11A2	2	3		2	x	0
669 Pacific Grove Dr 11A3	2	3		2	x	0
669 Pacific Grove Dr 11A4	2	3		2	x	0
661 Corte Madera Ln 11B1	2	2		2		0
661 Corte Madera Ln 11B2	2	3		2		1
661 Corte Madera Ln 11B3	2	2		2		0
661 Corte Madera Ln 11B4	2	2		2		0
661 Corte Madera Ln 11B5	2	3		2		1
661 Corte Madera Ln 11B6	2	2		2		0
780 Marina Del Ray Ln 11C1	3	4		2		2
780 Marina Del Ray Ln 11C2	3	2	1	1	x	0
780 Marina Del Ray Ln 11C3	3	2	1	1	x	0
780 Marina Del Ray Ln 11C4	3	2	1	1	x	0
780 Marina Del Ray Ln 11C5	3	2	1	1	x	0

780 Marina Del Ray Ln 11C6	3	4		2		2
601 Pacific Grove Dr 12A1	2	3		2	x	0
601 Pacific Grove Dr 12A2	2	3		2	x	0
601 Pacific Grove Dr 12A3	2	3		2	x	0
601 Pacific Grove Dr 12A4	2	3		2	x	0
580 Pacific Grove Dr 12B1	2	2		2		0
580 Pacific Grove Dr 12B2	2	3		2		1
580 Pacific Grove Dr 12B3	2	2		2		0
580 Pacific Grove Dr 12B4	2	2		2		0
580 Pacific Grove Dr 12B5	2	3		2		1
580 Pacific Grove Dr 12B6	2	2		2		0
767 Millbrae Ct 12C1	3	4		2		2
767 Millbrae Ct 12C2	3	2	1	1	x	0
767 Millbrae Ct 12C3	3	4		2		2
767 Millbrae Ct 12C4	3	2	1	1	x	0
767 Millbrae Ct 12C5	3	2	1	1	x	0
767 Millbrae Ct 12C6	3	4		2		2
767 Millbrae Ct 12C7	3	2	1	1	x	0
767 Millbrae Ct 12C8	3	4		2		2
555 Pacific Grove Dr 13A1	2	3		1	x	1
555 Pacific Grove Dr 13A2	2	3		2	x	0
555 Pacific Grove Dr 13A3	2	3		2	x	0
555 Pacific Grove Dr 13A4	2	3		2	x	0
595 Corte Madera Ln 13B1	2	2		2		0
595 Corte Madera Ln 13B2	2	3		2		1
595 Corte Madera Ln 13B3	2	2		2		0
595 Corte Madera Ln 13B4	2	2		2		0
595 Corte Madera Ln 13B5	2	3		2		1
595 Corte Madera Ln 13B6	2	2		2		0
770 Millbrae Ct 13C1	3	4			x	4
770 Millbrae Ct 13C2	3	2	1		x	2
770 Millbrae Ct 13C3	3	4			x	4
770 Millbrae Ct 13C4	3	2	1		x	2
770 Millbrae Ct 13C5	3	2	1		x	2
770 Millbrae Ct 13C6	3	4			x	4
770 Millbrae Ct 13C7	3	2	1		x	2
770 Millbrae Ct 13C8	3	4			x	4

477 Pacific Grove Dr 14A1	2	3		1	x	1
477 Pacific Grove Dr 14A2	2	3		2	x	0
477 Pacific Grove Dr 14A3	2	3		2	x	0
477 Pacific Grove Dr 14A4	2	3		2	x	0
510 Pacific Grove Dr 14B1	2	2		2		0
510 Pacific Grove Dr 14B2	2	3		2		1
510 Pacific Grove Dr 14B3	2	2		2		0
510 Pacific Grove Dr 14B4	2	2		2		0
510 Pacific Grove Dr 14B5	2	3		2		1
510 Pacific Grove 14B6	2	2		2		0
750 Millbrae Ct 14C1	3	4		2		2
750 Millbrae Ct 14C2	3	2	1	1		1
750 Millbrae Ct 14C3	3	2	1	1		1
750 Millbrae Ct 14C4	3	4		2		2
750 Millbrae Ct 14C5	3	2	1	1		1
750 Millbrae Ct 14C6	3	2	1	1		1
750 Millbrae Ct 14C7	3	4		2		2
499 Corte Madera Ln 15B1	2	2		2		0
499 Corte Madera Ln 15B2	2	3		2		1
499 Corte Madera Ln 15B3	2	2		2		0
499 Corte Madera Ln 15B4	2	2		2		0
499 Corte Madera Ln 15B5	2	3		2		1
499 Corte Madera Ln 15B6	2	2		2		0
690 Amador Ln 15C1	3	4		2		2
690 Amador Ln 15C2	3	2	1	1	x	0
690 Amador Ln 15C3	3	4		2		2
690 Amador Ln 15C4	3	2	1	1	x	0
690 Amador Ln 15C5	3	2	1	1	x	0
690 Amador Ln 15C6	3	4		2		2
690 Amador Ln 15C7	3	2	1	1	x	0
690 Amador Ln 15C8	3	4		2		2
480 Amador Ln 16B1	2	2		2		0
480 Amador Ln 16B2	2	3		2		1
480 Amador Ln 16B3	2	2		2		0
480 Amador Ln 16B4	2	2		2		0
480 Amador Ln 16B5	2	3		2		1
480 Amador Ln 16B6	2	2		2		0
660 Amador Ln 16C1	3	4		2		2

660 Amador Ln 16C2	3	2	1	1	x	0
660 Amador Ln 16C3	3	4		2		2
660 Amador Ln 16C4	3	2	1	1	x	0
660 Amador Ln 16C5	3	2	1	1	x	0
660 Amador Ln 16C6	3	4		2		2
660 Amador Ln 16C7	3	2	1	1	x	0
660 Amador Ln 16C8	3	4		2		2
450 Amador Ln 17B1	2	2		2		0
450 Amador Ln 17B2	2	3		2		1
450 Amador Ln 17B3	2	2		2		0
450 Amador Ln 17B4	2	2		2		0
450 Amador Ln 17B5	2	3		2		1
450 Amador Ln 17B6	2	2		2		0
645 Amador Ln 17C1	3	4		2		2
645 Amador Ln 17C2	3	2	1	1	x	0
645 Amador Ln 17C3	3	2	1	1	x	0
645 Amador Ln 17C4	3	4		2		2
630 Amador Ln 18C1	3	4		2		2
630 Amador Ln 18C2	3	2	1	1	x	0
630 Amador Ln 18C3	3	4		2		2
630 Amador Ln 18C4	3	2	1	1	x	0
630 Amador Ln 18C5	3	2	1	1	x	0
630 Amador Ln 18C6	3	4		2		2
630 Amador Ln 18C7	3	2	1	1	x	0
630 Amador Ln 18C8	3	4		2		2
609 Amador Ln 19C1	3	4		2		2
609 Amador Ln 19C2	3	2	1	1	x	0
609 Amador Ln 19C3	3	4		2		2
609 Amador Ln 19C4	3	2	1	1	x	0
609 Amador Ln 19C5	3	4		2		2
590 Amador Ln 20C1	3	4		2		2
590 Amador Ln 20C2	3	2	1	1	x	0
590 Amador Ln 20C3	3	2	1	1	x	0
590 Amador Ln 20C4	3	4		2		2
590 Amador Ln 20C5	3	2	1	1	x	0
590 Amador Ln 20C6	3	2	1	1	x	0
590 Amador Ln 20C7	3	4		2		2
1717 Borrego Way 21C1	3	4		2		2

1717 Borrego Way 21C2	3	2	1	1	x	0
1717 Borrego Way 21C3	3	2	1	1	x	0
1717 Borrego Way 21C4	3	4		2		2
1717 Borrego Way 21C5	3	2	1	1	x	0
1717 Borrego Way 21C6	3	2	1	1	x	0
1717 Borrego Way 21C7	3	4		2		2
1730 Borrego Way 22C1	3	4		2		2
1730 Borrego Way 22C2	3	2	1	1	x	0
1730 Borrego Way 22C3	3	4		2		2
1730 Borrego Way 22C4	3	2	1	1	x	0
1730 Borrego Way 22C5	3	2	1	1	x	0
1730 Borrego Way 22C6	3	4		2		2
1730 Borrego Way 22C7	3	2	1	1	x	0
1730 Borrego Way 22C8	3	4		2		2
540 Amador Ln 23C1	3	4		2		2
540 Amador Ln 23C2	3	2	1	1	x	0
540 Amador Ln 23C3	3	4		2		2
540 Amador Ln 23C4	3	2	1	1	x	0
540 Amador Ln 23C5	3	2	1	1	x	0
540 Amador Ln 23C6	3	4		2		2
540 Amador Ln 23C7	3	2	1	1	x	0
540 Amador Ln 23C8	3	4		2		2
1727 San Benito Way 24C1	3	4		2		2
1727 San Benito Way 24C2	3	2	1	1	x	0
1727 San Benito Way 24C3	3	4		2		2
1727 San Benito Way 24C4	3	2	1	1	x	0
1727 San Benito Way 24C5	3	2	1	1	x	0
1727 San Benito Way 24C6	3	4		2		2
1727 San Benito Way 24C7	3	2	1	1	x	0
1727 San Benito Way 24C8	3	4		2		2
1740 San Benito Way 25C1	3	4		2		2
1740 San Benito Way 25C2	3	2	1	1	x	0
1740 San Benito Way 25C3	3	4		2		2
1740 San Benito Way 25C4	3	2	1	1	x	0
1740 San Benito Way 25C5	3	4		2		2
1710 San Benito Way 26C1	3	4		2		2
1710 San Benito Way 26C2	3	2	1	1	x	0
1710 San Benito Way 26C3	3	2	1	1	x	0
1710 San Benito Way 26C4	3	4		2		2

433 Amador Ln 27C1	3	4		2		2
433 Amador Ln 27C2	3	2	1	1	x	0
433 Amador Ln 27C3	3	2	1	1	x	0
433 Amador Ln 27C4	3	2	1	1	x	0
433 Amador Ln 27C5	3	2	1	1	x	0
433 Amador Ln 27C6	3	4		2		2
441 Amador Ln 28C1	3	4		2		2
441 Amador Ln 28C2	3	2	1	1	x	0
441 Amador Ln 28C3	3	4		2		2
441 Amador Ln 28C4	3	2	1	1	x	0
441 Amador Ln 28C5	3	4		2		2
500 Pacific Grove Dr 29C1	3	4		2		2
500 Pacific Grove Dr 29C2	3	2	1	1		1
500 Pacific Grove Dr 29C3	3	4		2		2
500 Pacific Grove Dr 29C4	3	2	1	1		1
500 Pacific Grove Dr 29C5	3	2	1	1		1
500 Pacific Grove Dr 29C6	3	4		2		2
500 Pacific Grove Dr 29C7	3	2	1	1		1
500 Pacific Grove Dr 29C8	3	4		2		2
447 Corte Madera Ln 30C1	3	4		2		2
447 Corte Madera Ln 30C2	3	2	1	1	x	0
447 Corte Madera Ln 30C3	3	2	1	1	x	0
447 Corte Madera Ln 30C4	3	4		2		2
447 Corte Madera Ln 30C5	3	2	1	1	x	0
447 Corte Madera Ln 30C6	3	2	1	1	x	0
447 Corte Madera Ln 30C7	3	4		2		2
410 Amador Ln 31C1	3	4		2		2
410 Amador Ln 31C2	3	2	1	1		1
410 Amador Ln 31C3	3	4		2		2
410 Amador Ln 31C4	3	2	1	1		1
410 Amador Ln 31C5	3	2	1	1		1
410 Amador Ln 31C6	3	4		2		2
410 Amador Ln 31C7	3	2	1	1		1
410 Amador Ln 31C8	3	4		2		2
430 Amador Ln 32C1	3	4		2		2
430 Amador Ln 32C2	3	2	1	1		1
430 Amador Ln 32C3	3	2	1	1		1
430 Amador Ln 32C4	3	4		2		2

430 Amador Ln 32C5	3	2	1	1		1
430 Amador Ln 32C6	3	2	1	1		1
430 Amador Ln 32C7	3	4		2		2