

REF ID: A68194

3. For sanitary reasons, all trash shall be in a plastic bag and tied securely before being placed in the receptacles furnished. Children that cannot reach the top of the receptacle must not be permitted to put trash in the receptacles. Florida law does not permit paint cans, thinner containers, batteries, tires, florescent bulbs or anything flammable to be put in the receptacles. Owner or tenant must dispose of all furniture, mattresses and appliances at their own expense. Boxes must be crushed or cut up before placing them in the receptacle. **NOTHING AT ALL** is to be left outside the receptacle at any time as **THEY WILL NOT EMPTY THE RECEPTACLE**. No paper sacks or metal garbage cans are permitted outside the courtyard or townhouse.

4. Recycling containers are provided. The blue one is for glass, plastic and aluminum cans; all lids of containers are to be removed and put in the trash receptacle and all items are to be rinsed out before putting them in the container. The yellow one is for newspapers, magazines and cut up corrugated boxes.
5. Barbecue cookers and grills shall be used in courtyards only. No "FOR SALE" or "FOR RENT" signs can be affixed to the Balconies or fence. They can be displayed INSIDE the unit windows only. This also applies to "REALTOR" signs.
6. No clothes or similar articles shall be hung on balconies, fences or outdoors for any purpose whatsoever, except within the owners' courtyard below the height of the fence. No lumber, building structure or roofs are to be above the fence line. Umbrellas and plants may be above the fence line. Screen enclosures must be approved by the Board of Director and must all be of the same design. No air-conditioners will be permitted in any of the windows; they are an eyesore and cause water damage to the building. Fences must be in good repair at all times. A complete new fence may be installed with heavy duty pressure treated lumber and must be of same dimensions as existing fence. Any repairs must be made of the same material (cedar) as the existing fence, unless already replaced with pressure treated lumber, at time of repairs. No exterior changes can be made to building. Balcony rails must be kept in repair by owner. All trees in the courtyard must be trimmed away from the shakes at least 3 feet to minimize expense to shakes. If this is not done, the Association has the right to cut such trees and bill the owner for the expense in order to protect the shakes, which expense shall be an individual assessment against the owner. All plants on the balconies must be kept away from the shakes.
7. Bicycles, toys or clutter SHALL NOT be left outside the courtyard at ANY TIME. Bicycles, toys and such clutter so left will be impounded. Such articles must be stored within the owners or rentor's townhouse or courtyard. No tents are to be erected without special permission for a designated period of time only.
8. There shall be no disassembling or assembling of motor vehicles except for ordinary maintenance, such as changing of a tire or battery. NO oil changes or mechanical repairs may be made to a vehicle while parked in Cherry Lane.
9. There are to be only 2 vehicles per household and each vehicle must have a parking decal on it at all times. Any vehicle without a decal will be given a ticket and the owner will have 5 days to obtain a decal. If you purchase a new or used vehicle, you must obtain a new parking decal for this new or used vehicle. NO THIRD OR MORE vehicles shall be permitted to park in Cherry Lane. You must make your own arrangements for such vehicles.

10. No vehicles larger than one ton or two axles are permitted. Large trucks, boats and boat trailers, motor homes, buses and other such vehicles shall not be allowed to park overnight in any parking areas, except as allowed by the Association. Any motor home left in Cherry Lane must have prior BOARD APPROVAL for one night for loading, and one night for unloading. All motor vehicles must be maintained so as not to create an eyesore in the community, which eyesore shall be determined in the sole discretion of the Board of Directors. All motor vehicles must be properly and currently registered, licensed and shall be maintained in proper working order (i.e., no inoperable motor vehicles are permitted to be stored on the premises). Any motor vehicles determined by the BOARD to be an eyesore, not properly and currently registered, licensed, without decal, or not in proper working order shall be subject to towing at the vehicle owner's expense after (3) days notice posted on the vehicle.

11. All vehicles must be properly parked at all times. Improperly parked vehicles are subject to towing at the vehicle owner's expense. NEVER DRIVE ON THE GRASS IN CHERRY LANE. YOU WILL BE SUBJECT TO THE REPAIR BILLS. IMPROPERLY PARKED VEHICLES ARE VEHICLES PARKED IN THE FOLLOWING MANNER:

- A. Parked on the grass.
- B. Parked in another resident's assigned parking space without that resident's express "written" permission.
- C. Parked in front or around the trash receptacles.
- D. Parked in front or around the mail boxes.
- E. Parked in a guest space for more than 3 days.
- F. Parked in any way to impede proper use of the parking facilities.
- G. Owner's or Tenant's vehicles parked without resident parking decals.

If you do not abide by the above rules related to proper parking, you will be towed at your expense and/or subject to a fine.

12. Parents shall be responsible to the ASSOCIATION for ANY DAMAGE TO THE COMMON AREA CAUSED BY THEIR CHILDREN, especially to the trees and sprinkler system. Tenant's landlord will be responsible for the damage caused by the tenant and his children. The playground is provided for the children of Cherry Lane only. There is a key for the lock. The unit owner may obtain a key from the Treasurer for a non-refundable fee for himself or his tenant. There shall be no swimming in the lake, as it is not a swimming lake.

13. **OWNER LIABILITY CLAUSE:** If an owner or an owner's tenant damages property belonging to the Association, the owner will be held responsible for any and all necessary repairs at the owner's expense, which expense shall be an individual assessment against the owner. The Association Board of Directors will see that all repairs are made, and charge the expense to the owner. If not paid, the Association may collect the assessment in the manner provided in the Declaration, By-Laws and Articles of Incorporation, which may include the filing of a lien against the owner's property.

14. Prior to transfer of a unit or occupancy of a unit at Cherry Lane, every proposed new owner or tenant of a unit must attend a review conference with the **OWNER/TENANT REVIEW BOARD** to review the Owner/Review Package, including these Rules and Regulations, a statement of Association dues and such other material as the Board deems appropriate. There shall be a fee for this review, which fee shall be in the amount determined by the Board. Participation in this conference shall be documented by execution of the signature of the proposed Owner/Tenant and the Owner/Tenant Review Board of an appropriate form prepared by the Association. As to new Owners, this form shall be Certified with the Association seal and recorded in the Public Records of Palm Beach County, Florida. As to new tenants, this record shall become a part of the owner's records.

15. Any owner not having his/her tenant reviewed by the **REVIEW BOARD** will be charged the required review fee. A board member may not review his own tenant.

16. At the time of any mortgage or transfer of any unit, mortgagor or new owner is required to give notice to the Association on forms prescribed by the Association of the following:

- A. The name of the individual entitled to cast votes on Association matters as set out in the By-Laws, Article II, E, 2.
- B. The names and addresses of all owners of the unit.
- C. The names and addresses of all mortgages of the unit.
- D. This must be done in accordance with the By-Laws.
- E. This must be done for insurance purposes.

17. **MAINTENANCE FEES:** Are due the first of each month, if paying on a monthly schedule; and first of each quarter, if paying on a quarterly schedule. Any amount unpaid by the

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last day of the quarter will have a late fee of \$20.00 added to the balance on the first day into the next quarter. On the fifth day into the new quarter, all unpaid balances will be sent for collection at the delinquent owner's expense. Any returned checks will be charged a fee of \$20.00.

18. ENFORCEABILITY OF RULES: If any rule or portion of a rule is determined to be invalid and unenforceable, the remaining portion of that rule or any other rules shall remain valid and enforceable.

IN WITNESS WHEREOF, the President and Secretary of the Cherry Lane Homeowners Association, Inc. have affixed their signatures this 10th day of Sept., 1995.

John Holmes

John Holmes, President

CHERRY LANE HOMEOWNERS ASSOCIATION, INC.

Dotty Olsen-Dehon

Dotty Olsen-Dehon, Secretary

CHERRY LANE HOMEOWNERS ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 10th day of Sept, 1995 by John Holmes and Dotty Olsen-Dehon, as President and Secretary of Cherry Lane Homeowners Association, Inc. He and she are personally known to me or have produced _____ as identification and did take an oath.

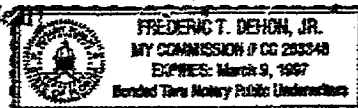
NOTARY PUBLIC

sign

print

State of Florida at Large (Seal)

My Commission Expires:



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