

Rules and Regulations of Lennox Isle Association, Inc.

Article 4.3.3 of the Declaration of Protective Covenants and Easements of Lennox Isle states that “the Association shall, from time to time, impose rules and regulations regulating the use and enjoyment of the Association Property, the Residential Property and other portions of the Subject Property.” Section 10 of the Articles of Incorporation of Lennox Isle states that “the Board may at any meeting of the Board adopt rules and regulations or amend, modify and rescind then existing rules and regulations for the operation of Lennox Isle.”

In addition to homeowners and their families, these Rules and Regulations also pertain to your guests, tenants, contractors, servants and all visitors to our Community. Homeowners will be held responsible for any violations of these Rules and Regulations by guests, tenants or visitors; therefore it is your responsibility to share these Rules and Regulations with your guests.

The term “Common Area” shall refer to any property contained within the community of Lennox Isle that is not owned by an individual lot owner. Common Areas include roadways, sidewalks, fitness center, pool area, tot lot, basketball and tennis courts, jogging path, park area, and any other areas not owned privately by one lot Owner. The term “the Community” includes both Common Area property and Owner’s lots.

Section 1: Vehicles, Traffic Control and Parking

1. All speed limits shall be obeyed. Unless otherwise posted with a speed limit sign, the speed limit on all streets shall be **15** miles per hour. All traffic control signs (“Stop” signs, “Children at Play,” etc.) must be obeyed at all times.

2. We have received complaints from residents and City Officials that emergency vehicles can not get through the community given the parking congestion. For this reason, we must enforce a policy that no residents or long-term guests may park their vehicles on any community street or road at any time. For the purpose of this rule, a resident is defined as any lot owner, spouse, live-in partner, children, family members or other dependents and renters. A long-term guest is defined as any non-resident guest that stays overnight more than twice

in a one-week period. Residents and long-term guests are expected to park in a garage or on a driveway at all times.

- a) All vehicles owned by residents must be registered with the Association. To accomplish this, the property manager will distribute a survey to be completed by residents identifying the make, model and tag number of their vehicles. Registered vehicles shall bear a decal, identifying the vehicle owner as a resident of the Community. Owners shall pay a \$10.00 registration fee per vehicle to cover the cost of decals and monitoring compliance with the parking regulations, towing non-compliant vehicles, etc. Vehicle registration forms and decals may be requested and obtained from the property manager.
- b) Short-term guests, contractors and service workers are permitted to park upon the streets and roadways as may be necessary, but any guest that stays for more than four hours three times per week is considered a long-term guest and should be parked in a driveway or garage.

3. Prohibited vehicles: The following vehicles are not permitted to travel upon or park upon roadways or common areas, and must be enclosed within a garage:

- a) Go-carts, mini-bikes, dirt bikes, all terrain cycle (ATC or ATV), or any other unlicensed motorized vehicle;
- b) Boats, RV's, campers or trailers;
- c) Flat-bed trucks, pick-up trucks, vehicles with more than two axles or commercial vans, trucks or cars;
- d) Vehicles with commercial advertisements, signage or logos larger than a six inch by six inch area. A commercial vehicle is determined at the sole discretion of the Board of Directors.

This rule specifically excludes law enforcement vehicles and any truck or commercial vehicle providing goods or services to any Owner during the daylight hours

4. Vehicles parked on the street or on any common area must have a valid license plate and current vehicle registration. Any vehicle without a valid plate or with expired registration which is parked anywhere on common area property will be towed at the owner's expense.

5. All vehicles traveling upon Lennox Isles roadways or common areas must be in good working condition, free of any damage or defect which could cause a disturbance to another Owner or nuisance to the community. No vehicle shall leak fluid (oil, transmission fluid, brake fluid, gasoline) or any other substance that stains or discolors the roadways. Any vehicle that fails to comply with this provision will be towed at the owner's expense.

6. Vehicles may not park upon grass in any roadway, common area or upon any Owner's lot. Vehicles parked upon the roadway must be parked in the direction of the flow of traffic. Vehicles may not block access to any Owner's driveway or mailbox (unless permission to do so is granted by an Owner). No vehicle can be parked within five (5) feet of any stop sign.

7. Two vehicles may not be simultaneously parked on both sides of the street, directly across from each other. This condition creates a roadway which is too narrow and prohibits emergency vehicles from passing through the street.

8. No vehicle may park in the following areas at any time:

- a) In front of the emergency exit at the cul-de-sac on 13th Manor;
- b) along the Common Area, across from the front gate;
- c) along any turn or curved portion of any roadway, which would create a dangerous blind spot for passing vehicles.

9. Vehicles may not create noise pollution or noise disturbances at any time. Specific examples that tend to cause noise disturbances include: specialty or modified mufflers, loud car stereos, amplified bass speakers or woofers, "peeling out," excessive engine revving (car or motorcycle) and excessive honking of the horn. Any vehicle that repeatedly causes a noise disturbance will be prohibited from entering the Community and may be towed at the owner's expense.

Section 2: Signage

1. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted, posted or affixed in, on or upon any part of an Owners' property which is visible from the outside of Owner's property, nor upon the Common Areas. Any signage placed upon Common Area property without prior authorization from the management company or Board of Directors will be confiscated and destroyed. Exceptions to this rule include the following:

- a) Signage indicating that an Owner's property has been chemically treated (fertilized or pest control). These signs must be removed within three (3) days after treatment or after the chemicals no longer pose a hazard;
- b) Signage indicating that a property is protected by a security monitoring company. Signage can be no larger than six inches by six inches.
- c) Signage approved for posting in the corkboard located inside the Fitness Center. Signage that will be considered for approval includes business cards, sales notices or classified for Owners' personal property, flyers for community events, and similar documents, subject to the approval in the sole discretion of the Board of Directors. Any signage posted on the corkboard without prior authorization will be removed and destroyed.

2. Open house signs may only be displayed with prior approval from management. To accomplish this, an Owner or a realtor representing an Owner must contact the management company and/or Board of Directors prior to the open house, and obtain approval to place signage in the following designated areas: one (1) sign may be placed at the front entrance stating "Open House" with a directional arrow pointing into the community; one (1) sign, no larger than 3 inches by 5 inches, may be placed at the front call box with the property address, name of the realtor, Owner's phone number or call box access code; one (1) sign may be placed upon the Owner's property for sale. The general access code for emergency personnel or contractors MAY NOT be given out to open house visitors – only the Owner's specific call box number may be displayed, so that open house guests must dial the Owner or Owner's agent directly for gate access. If any Owner or realtor fails to seek prior approval for the display of open house signage, or if the general access code is displayed or advertised in any way, then management reserves the right to remove the signage and prohibit future approval of open house signage. Open houses are permitted, subject to prior authorization, between the hours of 10:00 a.m. and 5:00 p.m., Saturday and Sunday.

Section 3: Pets

1. Any pet which constitutes a nuisance, threat or risk to other Owners or their guests may be prohibited from Common Area property and/or may be reported to animal control. Examples of pet behavior that constitute a nuisance, threat or risk include (but not limited to): dogs or cats that are left unattended on Common Area property or on a lot but outside the home (or in a screened enclosure); unleashed dogs; dogs or cats that incessantly bark, howl, moan,

growl or bear teeth; pets that bite or attempt to bite; pets that exhibit any aggressive behavior; pets that damage or destroy any Common Area property.

2. All pet owners (homeowners and their guests) agree to indemnify the Association, its management, agent and employees (hold harmless) for any claim, judgment, costs or attorney's fee incurred as a result of any injury or property damage caused by any an Owner's pet.

3. Only common household pets are permitted within the Community. These include: dogs, cats, birds, gerbils, hamsters, rabbits, turtles, iguanas and fish. Any animals not on this list must be approved by the Association. No Owner may possess more than three (3) dogs and three (3) cats per lot. See Coral Springs City Ordinance 4.2(b). Pit bulls and Rottweilers may not be kept as pets are explicitly prohibited from entering the Community at any time, for any reason whatsoever.

4. Dogs shall be kept on a leash at all times while on Common Area property.

5. Article 11 Section 11.8 of the Declaration of Covenants states that "no pet shall be permitted to go or to stray on any other lot without permission of the Owner of such lot. No pet shall be kept outside of a house or in any screened area unless someone is present in the house." In accordance with this rule, outdoor cats are not permitted unattended upon Common Area property, nor are they permitted to travel freely from lot to lot. Cats, like all pets, must be secured within a structure. Since our liability insurance policy does not cover animal bites, if a pet bites someone, then the Association could be obligated to pay the judgment directly out of Community funds. As a result of the "animal bite exclusion" in our insurance policy, we have no choice but to prohibit cats from roaming freely. Owners that violate this rule risk being cited or fined by Animal Control, or possibly even having the cat removed from the premises.

6. Pets are prohibited from entering enter the Fitness Center, tennis court, tot lot or pool area.

7. Pet owners are responsible for cleanup of their pet's waste. Pet waste is proven to attract rodents and other pests, and spreads disease to other pets, in addition to being generally unpleasant. Pet owners that repeatedly fail to pick up their pet's waste left upon Common Area property or upon the property of other lot Owners may be charged an assessment for the removal of pet waste, or the pet may be prohibited from entering Common Area property.

8. In accordance with city and county ordinances, all dogs and cats must be vaccinated for rabies and all other potentially communicable diseases. All dogs and cats must wear a rabies tag and identification tag, identifying the

pet's owner, contact information, and proof of rabies vaccination. See Coral Springs City Ordinance 4.4.

9. No pets may be left unattended on Common Area property or left outside an Owner's lot (including screened porches or enclosures). Pets may not be left tethered, chained or tied up to any structure upon Common Area property or outside an Owner's lot.

10. No Owner may breed, sell or raise any animals or pet for any purpose whatsoever. No Owner shall engage in any commercial enterprise concerning animals or pets on Community property (Common Area or private lots).

11. Violations of any rule in this section should be reported to the Association, but you also may wish to call the Coral Springs Police Humane Unit, 954-346-4422. In the event of an emergency, if you believe a pet is in imminent harm, or if a pet might be dangerous or aggressive, please call the Police Humane Unit without delay.

Section 4: Use of Amenities

1. "Community Amenities" are defined as a recreational service or activity offered by the Association for the enjoyment of an Owner, an Owner's guests or visitors. Community Amenities include the park area and jogging trail at the southern end of the community; picnic tables, grills and lakefront; tot lot; basketball court; tennis court; pool and pool deck; fitness center (gym, restrooms and showers). Use of the Community Amenities is a privilege and not an absolute right. Any Owner, guest or visitor that fails to abide by the Rules set forth herein or in the community documents may lose his or her privilege to use Community Amenities.

2. Community Amenities are for recreational use only. No exercise classes, fitness instruction, training courses, tennis lessons or swim lessons are permitted. Owners that wish to throw parties or social gatherings at the park or picnic bench area must seek approval from management. In requesting permission to throw a party or meeting at the picnic area or park area, the Owner agrees to indemnify (hold harmless) the Association, its employees and agents from any claim for injury by the Owner or any third party. An Owner must pick up after themselves after an event or party. Failure to pick up all trash and remove all decorations and signage could result in a charge or fee assessed against an owner to reimburse the Association for clean-up costs.

3. All visitors and guests must be accompanied by an Owner at all times while using a Community Amenity. If an owner wishes to grant permission for a visitor or guest to use Community Amenities outside the presence of an

Owner (a guest in town staying in an Owner's home wishes to use the pool while Owner is at work, etc.), then the Owner must contact management to give notice.

4. Keys for amenities may not be copied or given out to visitors or guest. Lost keys will be replaced by management at a cost of \$5.00 per lost key.

5. An Owner will be held financially and legally responsible for any act of abuse, vandalism, destruction or theft committed upon Common Area property by an Owner's child, family member, visitor or guest. Please remind your children, guests and visitors that we have cameras throughout the Community and we will prosecute anyone found responsible for vandalism, damage or destruction to any Community property.

6. The hours of operation for the Community Amenities are as follows:

- a) Fitness Center: 5:00 am to 10:00 pm
- b) Jogging Path 5:00 am to 10:00 pm
- c) Tot Lot: 5:00 am to 10:00 pm
- d) Picnic Area 5:00 am to 10:00 pm
- e) Pool: 5:00 am to 10:00 pm
- f) Basketball / Tennis 5:00 am to 10:00 pm

7. Children under 12 may not be left unattended by an adult at the pool or in the fitness center.

8. No lifeguard is present at the pool, so it is the responsibility of all Owners, visitors and guests to ensure their own safety. Knowing that no lifeguard is present, all Owners, visitors and guests assume the risk of injury when swimming in the pool. To that end, only experienced, trained swimmers are permitted in the pool. Children or untrained swimmers are only permitted in the pool when accompanied by an adult trained to swim, and preferably trained in CPR. Children and untrained swimmers are also encouraged to wear flotation devices.

9. No diving is permitted at the pool. No running around the pool deck. No swimming during a rainstorm, thunderstorm or during other dangerous weather conditions. No pool furniture or other inappropriate items are permitted in the pool. No eating, drinking or smoking in the pool. Eating and drinking is permitted on the pool deck, but only if trash is placed in the waste receptacles. If litter and trash accumulates at the pool area, we may have no choice but to ban all food and drink on the pool deck.

10. The Association does not provide instruction for use of gym equipment. For this reason, all Owners, visitors and guests assume the risk of injury when using gym equipment. Owners should report any broken or malfunctioning equipment to management.

11. Children twelve (12) years of age and younger should not be left unsupervised at the tot lot.

12. The tennis court and basketball courts are for recreational use only. No betting or wagering of any kind is permissible on the outcome of any games or matches. Basketball players are not permitted to hang from the net or rim. Tennis players must retrieve any tennis balls or canisters prior to exiting the court.

Section 5: Owner's Lots

1. Owners must maintain their lots, including exterior of the home, screened porch area, open porch area, yard (front and back) and all other portions of the lot, and any structure upon it, in good condition, free of any chipped, peeling or faded paint, debris, trash, weeds, dead plants or trees.

2. Garbage pick up days are Tuesday and Friday. Recycling pick up is Tuesday. To learn more on garbage and recycling services, visit: <http://www.coral springs.org/publications/GarbageRecyclingGuide2007.pdf>.

- a) After garbage and recyclables have been collected by Waste Management, it is each Owner's responsibility to pick up any trash or recyclables that may have been dropped or spilled on an Owner's lot, whether the trash came from an Owner's lot or not.
- b) Garbage and recycling receptacles are to be stored out of sight (preferably in the garage) so that they are not visible from the Common Areas. If an owner chooses to store a garbage or recyclable receptacle outside the home, it must be hidden by foliage or some other natural structure so that it cannot be seen from the Common Area. Coral Springs City Ordinance 8.2.
- c) All garbage or recyclables must be left curbside for pickup and must be placed in a trash can or receptacle. Garbage left in bags is unsightly and does not conform to community standards. Garbage placed in receptacles is less likely to be scavenged by birds and rodents. Receptacles must be no larger than 32 gallons or 40 pounds, or Waste Management will not pick it up.
- d) Trash and recycling receptacles may not be placed curbside any sooner than 7:00 p.m. the evening before trash is to be picked up. After pick-up, all receptacles must be removed

from the street or curb by 7:00 p.m. on the day of pick-up.
Coral Springs City Ordinance 8.6.

- e) Hazardous materials may not be placed in the trash for pickup and may not be placed curbside for pick up. These materials include: paint, paint thinner, polish, fertilizer, insecticide, herbicide, pesticide, pool chemicals, drain cleaners, bleach, etc.
- f) Waste Management will accept curbside pick up of bulk waste, with the exclusion of the items identified in Paragraph E of this Section. Bulk items must be tied into bundles no larger than 4 feet and no heavier than 40 pounds.
- g) Receptacles should not be overflowing with trash. The top of trash bags or other garbage placed in receptacles should not extend any higher than the top of the receptacle, so that the contents of the receptacle should not be visible from the Common Areas. Receptacles should be secured with lids to avoid collection of rain, exposure to elements (which could cause an unpleasant smell) and to avoid spilling trash by birds and other critters.
- h. Receptacles should be placed curbside, at the corner of the driveway, opposite the mailbox.

3. Pursuant to the Declaration of Restrictive Covenants, Section 11.6, Garage doors must remain closed at all times unless a car is entering or exiting the garage, or unless an Owner, guest, visitor or contractor is present within the garage or on the lawn doing lawn work, etc. Partially open garage doors do not conform to the aesthetic requirements of the community and are not permitted. Garages may not be used as recreational rooms or as living space. A garage may only be utilized for the purpose of vehicle storage or property storage.

4. Landscaping tools, lawnmowers, trimmers, hedgers, power tools, mulch, soil and other home improvement tools, mechanic's tools and supplies must be stored in the garage or out of view from Common Area property. Garden hoses attached to the side of a home which cannot be concealed must be neatly wound around a spool or other device.

5. Exterior surfaces of homes (including exterior wall surfaces, doors, roofs, driveways or fences) must remain in good working order, clean and free of dirt and debris at all times. Driveways must not be stained, and must be free of dirt and weeds. Roofs must remain clean and intact, with no loose or broken tiles. All exterior surfaces must remain free of chipped and faded paint. Any exterior surface which becomes so dirty, discolored, chipped or faded that it fails

to meet the community aesthetic standards must be pressure cleaned and/or repainted and/or sealed. Community aesthetic standards are determined in the sole discretion of the Association Board of Directors,

- a) No exterior surface (walls, doors, roofs, driveways or fences) may be painted or stained without express authorization of the Board of Directors and/or Architectural Committee. A paint palate with approved colors for exterior paint and driveway stains is kept for review at the Property Manager's office. Residents seeking to paint or stain any color that is not on the approved color paint palate must seek prior Board approval. "Painting" and "stains" are defined as the application of any pigmented or colored substance to any exterior surface greater than a one (1) foot by one (1) foot surface area.
 - 1) Owners that fail to seek approval under this Rule may be asked to remove the unapproved paint or stain and repaint or re-stain the structure at the Owner's cost.
 - 2) No approval is necessary to paint an Owner's mailbox a flat or semi-gloss black. If a homeowner undertakes painting his or her mailbox, it is highly recommended that he or she use a good quality exterior paint that will not chip, fade or peel.
 - 3) No approval is necessary to apply a "clear coat" sealant, varnish or finish that is colorless, clear and free of pigments. Clear sealants, varnishes or finishes may be applied at any time without approval of the Board or Architectural Committee.

6. Mailboxes must be kept in good repair. The mailbox door must remain closed at all times. Damaged mailboxes must be repaired or replaced within thirty (30) days of damage. Contact the Property Manager for contact information for the mailbox repair / replacement company. Paint may not be faded or peeling and the mailbox must be clean and free of debris. Only approved lettering may be affixed to the mailbox in order to identify house number. Mailboxes shall not be used for communications between residents and/or the Board of Directors, unless postage has been paid and the communication has been mailed through the US Mail system. Mailboxes may not be used to distribute flyers, advertisements, notices or any other item, document or communication unless properly mailed with postage affixed.

7. No clotheslines, drying racks or other means of drying or displaying clothes are permitted on the exterior portion of Owner's lots, in such a manner as to be visible from a Common Area or from another owner's lot.

8. Any installation, replacement, modification or removal of the following exterior features must be approved in writing by the Board of Directors and/or Architectural Committee at least thirty (30) days prior to commencement of installation, replacement, modification or removal: in-ground pools / spas, koi ponds, fountains, fences, gates, mailboxes, canopies, gazebos, screened enclosures, patios, pavers, shutters, windows, gutters, roofs or roof tiles, doors (front door, garage doors, French doors, sliding glass), lighting fixtures or any other fixed structure upon the exterior of an Owner's property.

- a) Applications for installation, replacement, modification or removal of any structure identified in this Rule must include plans, drawing or blueprints and copies of the necessary City permits.
- b) Owners that fail to comply with this Rule may be asked to remove the unapproved structure at the Owner's cost.

9. All lighting fixtures must be in good working condition and all fixtures upon the same lot should be of same or similar style (It seems obvious, but the hanging fixture about the entrance and the coach lights next to the garage door must all match). Replacement of any lighting fixture must be approved in writing by the Board and/or Architectural Committee. See Section 5, Rule 8. If an owner must replace one fixture, and a matching fixture cannot be found, all fixtures must be replaced. If a fixture is found to be broken or damaged, it must be replaced within thirty (30) days.

10. Storm shutters may be secured or closed only while the Community is under a hurricane watch or warning, and must be removed (if panel shutters) or completely opened (if accordion shutters) once the Community is no longer in the "cone of uncertainty" as determined by the National Hurricane Center. Coral Springs City Ordinance Section 7-202. From June 1st through November 31st, hurricane shutters may remain affixed or closed to windows and doors located in the back or sides of a home, but not to any front windows or doors.

Section 6: Landscaping

1. Lawns and landscaping must be kept in a neat, trimmed and well-groomed manner. Grass may not exceed four (4) inches in length. Grass and landscaping must not be dry or dead. All dead landscaping (trees, shrubs, plants and grass) must be removed and replaced.

2. Palm trees must be kept trimmed and dead palm fronds and seed pods must be removed. A dead palm frond is defined as any palm leaf or frond which is more than 50% brown.

3. Dead palm trees and shade trees, or trees which have been infected by mold, rot or other disease must be removed and replaced. A dead tree is defined as one without any living palm fronds or leaves, and which has not sprouted new fronds or leaves in more than thirty (30) days. Since tree removal also requires a City permit, consult with the City of Coral Springs Landscaping Guide for more information on tree removal and replacement.

4. No tree stumps may be visible from Common Area property or from another Owner's lot. Tree stumps must be completely removed or grinded down so that no portion of the stump remains visible from Common Area property or from another Owner's lot.

5. Lawns and landscaping must be free from weeds, fungus and other parasitic plants. Lawns should be regularly mowed, edged and fertilized.

6. Landscaping may not obscure access to a mailbox, block a driveway or walkway leading up to the front door, or impair the ability to read a house number from the street or Common Area property.

Section 7: Renters

1. Any Owner wishing to rent his or her property must obtain an application for approval from the Board and the prospective renters must go before a Renters Review Committee. An application can be requested from the Property Manager: Brock Property Management, Inc., PO Box 770850, Coral Springs, FL 33077, Phone: 954-753-2675, Fax: 954-340-8541.

2. The Board of Directors shall have absolute discretion on the approval or denial of a Renters Application. If an application has been approved, the Renters Review Committee shall meet with all prospective tenants over the age of 18 to review these Rules and Regulations, and any other matters that may be pertinent as may be determined by the Board or Committee. Owners leasing their property or the prospective tenant must contact the property manager to schedule a meeting with the Renters Review Committee *before* the lease commences.

3. The Renters Review Committee shall consist of at least one (1) Board member and up to two (2) homeowners (non-Board members) willing to serve on the Committee. If no homeowners are willing to sit on the Renters Review Committee, then the Committee can function with one (1) Board member. Any single member of the Committee may meet, either in person or by

telephone, with approved renters for the purpose of reviewing these Rules and Regulations or other matters that may be pertinent.

4. Renters Applications must be received no later than thirty (30) days before the renter's move-in date. A copy of the lease must accompany the Rental Application. This affords the Association enough time to evaluate the application and for the Renters Review Committee to meet with the renters if the application is approved.

5. The criterion for approval of a renter (and all tenants) includes: character references, prior housing references, immigration status and criminal background check.

6. The application fee for a rental application is \$100.00. The tenant, spouse, children and dependents are included in the \$100.00 fee. Any tenants that are not a spouse, child or dependent of the primary renter must submit an additional \$100.00 fee per applicant. The fee is to be paid by either the Owner or Renter. The Rental Application will be rejected and will not be considered until the full application fee is paid.

7. Owner or renter must pay a \$500.00 security deposit along with the Renter's Application. A Rental Application will be rejected and will not be considered until the security deposit is paid. The security deposit will be placed in a non-interest bearing escrow account maintained by the Association. The deposit shall protect against damages to the common areas or Association property, and shall serve as security for the full and faithful performance by the Owner and renter of the terms, provisions, obligations set forth by Florida law, the Association's founding documents and these Rules and Regulations, including the timely payment of assessments and payment of attorney's fees incurred by the Association in connection with enforcement of any provision of the Rules and Regulations or founding documents.

8. Lease terms may not exceed one (1) year. No lease may be renewed, extended or continued beyond one (1) year without the express approval of the Board of Directors. Within thirty (30) days prior to the renewal or extension of a lease, an Owner or Renter must make a written request for approval of the renewal or extension of a lease. Approval will be liberally granted unless a renter (or a renter's visitor or guest) has been disruptive within the Community. Disruptive behavior includes: failure to maintain property in an aesthetically pleasing manner; failure to follow traffic rules (Section 1); failure to observe rules relating to amenities (Section 4); vandalism, misuse, theft or destruction of Community property or private property; engagement in criminal activity of any kind; noise disturbances, and; pet violations (Section 3).

9. All renters, tenants, and renters' guests and visitors are bound by the same Rules and Regulations and restrictive covenants contained in the

Association's founding documents. Owners are responsible for making sure that Renters are given copies of the Declaration of Restrictive Covenants and a set of these Rules and Regulations. Renters that fail to abide by the Rules and Regulations or founding documents of the Association risk rejection of an application for lease renewal, along with the other remedies provided in the Declaration of Restrictive Covenants, these Rules and Regulations and by Florida law.

Section 8: General Regulations

1. No vending, peddling or soliciting orders for sale or distribution of any merchandise, devices, services, periodicals, books, pamphlets, or other items or documents are permitted in the Community.

- a. An exception to this Rule is made for children of Community residents requesting sponsorship for any academic activity, extracurricular activity or school-related activity. Approval will only be granted for this exception if the child or their parent contacts the Property Manager and requests prior authorization.

2. Garage sales and lawn sales are strictly prohibited.

3. Owners, renters, guests and visitors may not engage in any commercial enterprise whatsoever from any home located within the Community. Homes are for residential use only.

4. No littering, soiling, defacement, theft or vandalism of Common Area property or private property is permissible by any Owner, renter, guest, visitor, servant or contractor.

5. Questions, comments, concerns, request for Renters Applications, Architectural Modification Approval forms, Landscaping Modification Approval forms, copies of Community documents, requests for estoppel letters, responses to violation letters, official notices and communications with the Association or Board should directed to:

Brock Property Management, Inc.
PO Box 770850, Coral Springs, FL 33077
Office 954-753-2675; Fax: 954-340-8541

6. The Association website is www.lennoxisle.com. The website is meant to provide informal information and communication, but the website cannot be a means for official communications between the Association and Owners. All "official" communications (applications, notices, requests for estoppel letters, responses to violation letters, requests for extensions, request

for community documents, etc.) should be in writing, mail or by fax to Property Management company. The contact information is provided in Rule 5 above.

Section 9: Violations and Enforcement

1. Owners, renters, guests and visitors that fail to abide by the founding documents or these Rules and Regulations will be in violation and a violation letter shall be issued to the Owner. Owners shall be liable and responsible for their tenants, guests and visitor's violations, so be sure to advise them of the Rules and Regulations prior to entering the community.

2. Violation letters shall specifically identify the reason for the violation, and shall be sent to an Owner via US Mail, hand delivered or posted on a residence. If a violation is caused by a renter, the Owner shall be notified, with a copy via mail, hand delivery or posting the notice upon the door of the residence.

3. All violations must be corrected within the time period set forth in the violation letter or notice. With the exception of landscaping violations (which are addressed in Rule 3a below), violations must be corrected within 30 days from the date of the violation letter. If a violation is not corrected, a second and final notice will be sent. The notice will advise an Owner of the Association's option to either refer the case to the attorney for legal action or the Association's right to exercise its third-party right of entry (more fully described in Rule 4, below), if a violation is not remedied within 15 days from the date of the second notice. If the violation is not corrected after receipt of the first and second notice, then the Association may execute its third-party entry rights (more fully described in Rule 4, below) or refer the matter to the Association's attorney for prosecution, or whatever legal remedies are permissible by law.

a) For landscaping violations (weeds in lawn, flowerbed or pavers, dead palm fronds, unmowed grass, hedges require trimming, etc.) a homeowner must comply with the first violation letter within 15 days. If the violation is not corrected within 15 days, then a second and final notice will be issued. The second and final notice will advise the Owner of the Association's intention to exercise its third-party entry rights (more fully described in Rule 4, below) or refer the matter to the Association's attorney for prosecution, or whatever legal remedies are permissible by law.

4. Pursuant to the Declaration of Restrictive Covenants Section 12.1.5, if an Owner fails to comply with the first and second violation notices, then the Association reserves the right to initiate a third-party entry upon an Owner's lot and have the work performed by a contractor of the Association's choosing, at the Owner's cost. The charge associated with this third-party entry, including attorney's fees, will be assessed against an Owner and the Owner will receive and invoice identifying the assessment. Payment will be due from the

Owner within twenty (20) days of the invoice date. If payment is not received within twenty (20) days, the assessment will become a lien upon the Owner's lot, and a Notice of Lien will be recorded in the Broward County Recorded Documents Division. As with any assessment against a lot, the Association may exercise its legal right to foreclose upon any outstanding liens for unpaid assessments.

5. If a violation is referred to the attorney for handling, then the Owner must deal directly with the attorney and may not contact the Board or Property Manager to discuss the violation. The Association may take whatever legal steps are necessary to enforce these Rules and Regulations, including but not limited to referral of a dispute to mediation, arbitration or filing a lawsuit.

6. Owners requiring an extension of time to comply with a violation notice should contact the Property Manager in writing to request an extension. The request for extension should state the reason the extension is needed and the amount of time needed to comply (or estimated completion date). Upon receipt of the request, the Property Manager will advise the Owner whether the request has been approved. Oral approvals may not be given by Board members or the Property Manager. Approvals for extensions must be in writing.

7. The Association reserves the right to post or distribute a list of violations, along with the amount of attorney's fees expended on pursuing non-compliant Owners. The list of violations, should the Association choose to post this information, may not contain lot numbers, addresses or Owner's names. The information, if published, will advise the community of the Association's efforts to enforce these Rules and Regulations, and the amount of Community funds expended on that effort.