

CODE OF LIVING



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PREFACE TO THE LIMETREE CONDOMINIUM ASSOCIATION, INC.

CODE OF LIVING

As property owners in Limetree, each of us has a positive and pressing interest in the continued preservation and growth of our investment.

To insure that our common interests are best served, and individual and common properties do not decline in appearance or value, we have devised regulations designed to protect values and enhance our peaceful living conditions. These regulations are called the "Code of Living."

Since there have been numerous changes in these regulations, we have published this booklet embracing all changes to date (as approved by your Board of Directors at a meeting on May 11, 1999). Only with the fullest cooperation of all property owners, and adherence to these regulations can we continue to live in relaxed and peaceful harmony.

Excerpts from Paragraph 12.5 of our Declaration of Condominium are included below because they set the standards of conduct against which all actions should be measured. You will notice the importance given to and emphasis on items such as:

- Events that are disturbing or causing a nuisance to other occupants.
- Maintenance of the highest standards necessary for a first-class residential development.
- Not allowing disorderly or unlawful conduct.

Adherence to the standards of our Code of Living contributes to a harmonious and joyful experience at Limetree.

The Board of Directors

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GENERAL REGULATIONS, AS OUTLINED IN THESE PAGES, APPLY TO ALL RESIDENTS, GUESTS, AND LESSEES. IT IS THE RESPONSIBILITY OF EACH HOMEOWNER TO ABIDE BY THE RULES AND TO INSURE THAT THEIR GUESTS AND LESSEES KNOW AND ADHERE TO THESE REGULATIONS AS WELL.

1. Dress Code:

Residents must be properly attired at all times; specifically, the type of dress used during shopping is appropriate. Under no circumstances should residents or guests be without shirts or tops. Furthermore, sunbathing on the common elements or limited common elements is prohibited. The pool areas are provided for this purpose.

2. Architectural Modifications:

Modifications that change the appearance of a unit when observed from the outside are prohibited. Where such changes are contemplated, a variance must be requested from the Board of Directors. In the event property with a non-approved variance is to be sold, the unit must be restored to its original appearance before a Certificate of Approval for the sale can be granted.

3. Barbecues:

The use of hibachis, grills and other type of barbecue equipment is permitted on the individual owner's patio and walkway. When not in use, grills must be stored out of sight.

4. Bicycles, Mopeds and Roller Skates:

Mopeds and other motor-propelled bicycles/tricycles are not permitted. Disabled persons may apply to the Board of Directors for an exception to this rule. Roller skates and skate boards are not allowed in Limetree. Bicycles may be used within Limetree, except that they may not be ridden on walkways between buildings. During darkness they must have operating lights and reflectors. When not in use, bicycles must be parked upon the unit owner's driveway or patio.

5. Cleanliness:

No debris of any kind may be swept, thrown or disposed of into public areas. Hanging ornaments or flower pots in trees are not permitted. No clothing, rugs, mops or other items may be hung up or shaken from windows.

6. Common Areas:

Items which require the use of common areas of Limetree are prohibited. This includes, but is not limited to, toys and sporting equipment, roller skates and skateboards.

7. Complaints:

All complaints must be in writing, signed by the unit owner, and delivered or mailed to the Condominium office. Complaints lodged verbally with condominium officers or employees of Limetree will not be considered valid.

8. Care of Pets:

Animals must be kept leashed when on common areas. Property damage as a result of careless handling of an animal will be charged directly to the owner. Cost will be based on replacement or restoration, whichever is deemed necessary. No pets are allowed at any time in recreational buildings, on tennis or shuffleboard courts or in swimming areas. PETS MUST BE WALKED ALONG THE PERIMETERS OF THE COMPLEX, NOT ON ROADWAYS. Droppings must be removed immediately by handlers. Guests and lessees are not permitted to bring pets into Limetree at any time. Only one pet, weighing 15 pounds or less and meeting standards as specified in condominium documents, is allowed to reside in each unit.

9. Deliveries:

Limetree employees and gatehouse attendants are not permitted to

accept or sign for any delivery. Residents must make individual arrangements for receipt of delivered items.

10. Departure Procedures:

Residents planning to be absent from Limetree for two weeks or longer should furnish the office with the name of a responsible party to be notified in an emergency. In addition, should it be necessary to quickly enter the unit, a key should be left with a neighbor or other local contact, and the office should be advised of this in writing. Employees of Limetree are not permitted, under any circumstances, to accept unit keys.

11. Employee Duties:

Employees have been hired to perform duties necessary for the welfare of the entire community. They are NOT permitted, except with proper authorization, to perform services for individual owners.

12. Entrance Regulations:

With few exceptions, entry into Limetree will be permitted ONLY to vehicles having a decal or visitor's pass.

Exceptions will be made for:

- a) Emergency vehicles such as police, fire, rescue and ambulance.
- b) Health aides who have company identification.
- c) Frequent visiting tradespeople, such as pest control and newspaper delivery persons. The drivers of pest control vehicles should bring a list of the units to be visited each time he comes.
- d) Vehicles such as vans which have been modified for disabled persons.
- e) Tempco Services and delivery vehicles such as UPS and Federal Express.

f) Commercial moving vans, FP&L, Bell South, etc.

Limetree owners will be issued ID decals to be permanently affixed to the left rear car window. Decals are to be removed upon disposition of the auto. Each owner shall be limited to no more than two (2) vehicles that are licensed to unit owners. Upon registration and approval, long-term lessees will be issued a special decal to be affixed to the left rear window of their auto. Validity of these decals is limited to the term of the lease.

13. Visitors Passes:

a) Residents should notify gate attendant in advance of expected visitors. If no advance notice has been given, the gate attendant will call resident for permission to admit visitors. If resident is not available, visitor will be denied admission. Each attendant, upon notification by a resident that they are expecting a visitor, will prepare a visitor's pass showing the requesting unit number and an expiration date. The visitor's pass will be initiated by the attendant issuing the pass, who will make an entry in the log-in sheet showing the date of pass issuance and the expiration date. No further entry need be made as long as the pass is valid. Visitor's passes for frequent visitors, such as friends or relatives who come to check on residents can be issued for up to two weeks. After expiration, the resident must call again for pass renewal.

b) The gate attendant must be notified of any expected emergency vehicles, specifying direction to owner's unit.

c) Campers, motor homes, trailers, vans, trucks, motorcycles, mopeds, and vehicles other than automobiles will not be admitted to

Limetree. Exception will be granted to moving vans (see Paragraph 23a) and to vehicles required for handicapped persons or for medical personnel caring for the sick or handicapped. After notification, unauthorized vehicles will be towed at the owner's expense.

14. Hurricane/Windstorm Protection:

The design and style of hurricane shutters must meet the specifications of and be approved by the Architectural Committee and as set forth under Section 11.4 - Architectural Standards of the Limetree Documents. Hurricane shutters may be erected only when there is a hurricane watch issued for the area; and must be removed immediately after the threat has passed. If the shutters are not removed in this time frame, the unit owner will be cited for this violation. When there is a direct threat of a hurricane or windstorm, all flower pots, trash cans, and other loose objects must be placed inside.

15. Obstructions:

Walkways, driveways and/or parking areas must not be obstructed in any manner, and must be kept clean and free of refuse. Refuse cans are prohibited in these areas.

16. Porches and Garages:

The use of approved sun screens and roll-down shutters is permitted provided same are white or pale green in color. Uniformity is desired among all units. No colored lights or lighting which causes annoyance is permitted.

17. Property Accountability:

Nothing is to be removed from the Clubhouse, Activities Building, Maintenance Building, Office, stockrooms, closets or other common areas. Card tables, chairs, and all furnishings which are a permanent

part of a common area may not be removed for any reason whatsoever except upon written permission from the Social Committee Chairperson.

18. Refuse:

Refuse is collected twice-weekly by the Sanitation Contractor. An approved container, as specified below, must be placed at the curb. Under no circumstances will the Contractor enter an apartment area. Containers must be heavy duty plastic complete with lid and locking device to prevent ingress by animals or rodents and to prevent odor or spillage. No loose refuse or individual bags are allowed. Owners having a garage must keep refuse containers in the garage. Owners without garages must place containers in the recessed area between porches. Improper handling of refuse which inconveniences, and, by odor or other reason, interferes with another's right to pleasant enjoyment of their property, shall be deemed in violation of Limetree documentation and a matter for "just cause" legal relief.

19. Security:

Limetree security is the wall that surrounds our complex. Your security depends on locked doors and windows, lights on at night, bicycles stored away. Gatehouse personnel are for your convenience in making guests welcome while keeping out unwanted visitors. They are not there to secure the complex. You must do your part.

20. Signs:

Absolutely no signs or notices of any kind are permitted in windows, porches, or on lawns of a unit.

21. Solicitations:

No solicitations are permitted by any persons anywhere, except for Limetree in-house activities.

22. Storage:

A room is located in each residence for storage of personal effects. There is no additional storage in Limetree. Storage is strictly prohibited in any other area.

23. Permitted Vehicles, Vehicle Operation and Speed Limits:

Only passenger automobiles equipped with original automobile manufacturer's factory designed bodies, and certain vans, may park on the property, including garages. Buses and limousines for the purpose of transporting residents on social and special occasions are permitted. Prohibited vehicles include: motorcycles, dirt bikes and other two-wheeled motorized vehicles; mopeds and other self-powered bicycles (as mentioned in Paragraph 4 above); C-J type Jeeps or other similarly designed vehicles; trucks, including pick-up trucks and any vehicle with a passenger cab and cargo bed, whether covered, uncovered, with a bed top or without; agriculture vehicles, dune and swamp buggies; all-terrain and off-road vehicles; any trailer or other device transportable by vehicular towing; semis, tractors or tractor trailers; buses; limousines, travel trailers; boats and boat trailers with or without boats; commercial vehicles, vehicles which are not fully mechanically which are unregistrable or which are not currently licensed for use; vehicles which are an eyesore, motorcycle delivery wagons; campers, recreational vehicles; mobile homes or mobile houses; truck-mounted campers attached or detached from the truck chassis; motor homes or motor houses; motor vehicles not having any bodies whatsoever, or incomplete bodies; passenger automobiles that have been converted to a different type of motor vehicle by replacing the original body, or

by modifying the exterior and/or interior of the vehicle, passenger automobiles that are noisy, unsightly or junkers; vans unless permitted by exceptions shown in Paragraph 12d. All vehicles must be maintained as to not create an eyesore. No vehicles may be parked on the grass or swales at any time, with the exception of landscaping equipment at the direction of the Board of Directors.

No vehicle shall be parked on the street.

Except where safety dictates, horns shall not be used at any time. Racing engines and loud exhausts are prohibited. No vehicle may be parked with its motor running.

No vehicle repairs, including oil changes, are permitted within the Condominium except those necessary to permit removal of a disabled vehicle.

Washing or waxing of a vehicle is permitted.

When vehicles must be removed from parking areas for maintenance, repairs, or replacement of parking area in the Condominium, and except in emergency situations, reasonable notice will be given by the Association. At that time each vehicle owner shall remove his/her vehicle for the time period requested, or be in violation of this document. If, upon notice, an offending vehicle owner does not remove a prohibited vehicle or an improperly-parked vehicle from the Condominium, the Association shall have the option and right to have the vehicle towed away at the vehicle owner's expense. By this provision, each vehicle owner provides the Association with necessary consent to effect the tow. Whether the Association exercises its towing right or not, the

Association shall have the right to seek compliance through the courts and by any other remedy conferred upon the Association by law or Condominium documents.

a) Moving vans will be permitted to park for the purpose of loading and unloading, during normal business hours, but not on the grass.

b) Any class of vehicle necessary for the maintenance, care or protection of the property is allowed, but only during the period in which maintenance, care or protection is being provided.

c) Service and delivery vehicles, regardless of classification, are allowed during regular business hours but only for that period of time necessary to render the service or delivery in question.

d) Vehicles for handicapped persons, "handicapped" being defined by law, are permitted.

e) Certain vans, subject to that provided above, a two-axle van as defined below which does not exceed the manufacturer's standard length, height and width of the particular van in a customized converted condition; which is not a commercial vehicle as defined below; which contains at least two (2) rows of seating and window(s) on each side of the vehicle adjacent to at least each of the first two (2) rows of seating; and which is or would be registered in the State of Florida as a passenger station wagon or any equivalent shall be permitted to park on the property. The Association is permitted to make a presumption that the foregoing criteria are met, without the receipt of specific information or the vehicle registration, unless, upon visual inspection of the vehicle, it is obvious that any of the criteria are

not met. The owner or custodian of the vehicle shall submit to the Association reasonable information and documentation including title and/or registration) concerning the vehicle upon request.

f.) The most current edition of the NADA Official Used Car Guide, or an equivalent publication, shall determine the classification of any vehicle. If the Guide does not refer to a particular vehicle, then the manufacturer's classification shall control.

g) "Commercial Vehicles" shall mean any motor vehicle which, by outside appearance only, has the appearance of being used in connection with a business.

h) A "truck" means any vehicle which is classified as a truck in accordance with State of Florida classification as above.

i.) A "van" shall mean any vehicle which is classified as a truck in accordance with State of Florida classification as above.

For the safety of all pedestrians and bicyclists, posted speed limits of 15 MPH must be observed. Violators are subject to disciplinary action.

24. Vehicle Parking:

Each unit is entitled to the use of two (2) parking spaces. Parking at garage units includes one space in the garage and the other on the driveway. Additional guest vehicles must be parked in the Clubhouse, Activities Building, Maintenance Building and pool areas only.

25. Water Conservation:

Because of the cost and scarcity of water in South Florida, it is mandatory that residents exercise care in the use of water. To this end, the following rules are imposed:

- a) Lawns may not be watered except through the Condominium irrigation system.
- b) Car washing is permitted only with the use of a bucket. A hose with light spray for rinsing is permissible.
- c) Abuses to these rules should be reported, and more stringent regulations may be adopted.

Recreational Complex Regulations

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Unit owners, guests and visitors using any equipment or facility of
Limetree Condominium Association, Inc., do so at their own risk.
* * * * *

26. Activities Building:

Card tables and chairs are provided; when not in use they must be cleaned and returned to the storage area. An owner desiring to use the facility must first receive approval from the Social Committee Chairperson (fee schedule available at the Condominium office). Reservations must be made not less than two (2) weeks in advance of the date for which the facilities are requested.

Proper attire must be worn at all times: bathing suits or bare feet are not allowed; street attire must be worn.

Activities Building hours are 9:00am - 11:00pm, Monday through Friday. Special permission for other times must be requested in writing to the Social Committee and the Board of Directors, except for approved condominium functions. No one has access to the TV or sound system unless approved in advance by the Social Committee.

27. Billiard Room:

Guests wishing to use the Billiard Room must be accompanied by

a resident owner. Proper attire must be worn at all times; this means no bare feet or bathing suits are allowed; street attire is required.

Sitting on the pool table is not allowed - use the bridge. The pool table must be brushed, and balls and cues racked when play is completed. Play is limited to one hour when others are waiting. Owners have priority in the use of pool tables.

28. Clubhouse:

Clubhouse hours are 9:00am - 11:00pm, except for the Exercise Room. Food and beverages are NOT PERMITTED. Proper attire must be worn at all times; this means that bare feet or bathing suits are not allowed; street attire is required.

29. Exercise Room:

Exercise facilities are for adults only. NO CHILDREN UNDER 18 ARE ALLOWED. Proper exercise attire must be worn, i.e. women: leotards or standard gym attire and non-slip shoes; men: sweatsuits or standard gym attire and non-slip shoes. Bathing shoes are not permitted.

30. Saunas:

Sauna facilities are for adults only. Directions for sauna use must be followed carefully. Proper attire must be worn in saunas, i.e.: women - panty briefs or equivalent; men - boxer shorts or equivalent.

31. Shuffleboard Courts:

Shuffleboard hours are 9:00am - 11:00pm. All guests must be accompanied by a resident owner. No person under ten years of age may use the courts or equipment. No one may walk on the courts. Users are responsible for turning off the lights after use.

32. Swimming Pools:

Swimming pool hours are dawn to dusk. No diving or jumping into the pool or running on the pool deck is allowed. Food and beverages are not permitted in pool areas. Everyone must shower before entering pool, using only outside showers (inside showers in restroom/dressing areas are for use in conjunction with the exercise room and saunas). Radios must be adjusted so that the volume will not annoy others. Persons using suntan oil or lotion must protect pool furniture by covering it with towels. Persons wearing bathing suits must wear proper over-garments and footwear when enroute to and from the pool.

Children under three are not permitted in the pool; children between 3 and 12 years of age must be accompanied and supervised by an adult at all times. No toys, not limited to floats, snorkels, fins and/or any other apparatus or underwater equipment, are allowed in the pool. No one wearing diapers is permitted in the pool.

33. Tennis Courts:

Tennis court hours are 8:00am to 10:00pm. Length of play for singles or doubles: 1 ½ hours with sign-up on bulletin board. Courts may not be used for any purpose other than the game of tennis. Unnecessary noise or inappropriate language is not permitted. Mechanical apparatus cannot be used at any time. Only tennis shoes must be worn on the courts, and shirts or tops must be worn by all players. Children under ten are not permitted to use courts. Residents, adult guests, and children over ten may use courts as desired; however, owners will have priority of play. Non-resident guests must be cleared through the gatehouse on each date of play, must be accompanied by the resident owner at all times, and are limited to use of one court. Players

must turn off outside lighting after completing their game.

34. Leasing, Listing and Property Sale Procedures:

Owners may lease, list their property for sale, or sell such property personally or through a designated agent. Basic guidelines are regulated by HUD "55 and over" requirements; forms and instructions are available at the Condominium office. A non-refundable investigation fee is required for each request for sale or lease (except for renewal of an existing lease).

A. Leasing of Property (Restrictions): Property may not be leased for a period of less than one (1) month or more than twelve (12) months per lease; nor may a unit be leased more than once in any one year. A lessee may not sub-lease a unit, nor may individual rooms be rented. Transient tenants may not be accommodated.

Lessees are not permitted to bring any animal or bird into Limetree, with the exception of a needed seeing-eye dog or physician-mandated pet.

Occupancy of the unit must be by approved lessees only.

Lessees must be aware that a personal interview with the Sale and Lease Committee, with final approval by the Board of Directors, is a pre-lease requirement.

Upon leasing their unit, owners relinquish all resident privileges during the leasing period, and such privileges are afforded the lessee. The owner is, however, responsible for the actions of the lessee, which must at all times conform to the Code of Living and all other documents.

B. Listing of Property for Sale or Lease: At least sixty (60)

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days before selling or leasing a unit, the owner should complete an information form at the condominium office. The form will include all information necessary for the owner, seller, lesser and/or lessee to be in compliance with Limetree Condominium Association, Inc.'s documents pertaining to residency and will contain necessary information for the completion of the sale or lease.

35. Sale of Property - Restrictions and Requirements:

Prospective buyers must be made aware of all restrictions. They must be advised that a personal interview with the Sale and Lease Committee, with final approval by the Board of Directors, is a pre-sale requirement.

Seller must designate one person to act as SOLE LIASON between the Condominium office and the seller, the buyer, and their agents. The person designated as "Liason" will be the only authorized contact with the Condominium office. Upon sale of property, seller relinquishes all rights and privileges in Limetree. HUD requirements pertaining to residency in Limetree are enforced; for details see revised condominium bylaws.

36. Changes in Limetree " Code of Living" :

All changes to the Limetree Condominium Association, Inc. " Code of Living" will bear a " revised date" in the upper right hand corner of each page. When a revision is made, the entire page will be reprinted. The old page should be removed and the new page substituted.

37. SPECIAL NOTICE:

THE HOMEOWNER IS REMINDED AGAIN TO ABIDE BY AND RESPECT ALL OF THE RULES AND REGULATIONS OF LIMETREE. IN THE EVENT OF A VIOLATION OF THE RULES, REGULATIONS AND/OR USE RESTRICTIONS, THE HOMEOWNER WILL BE REQUIRED TO APPEAR BEFORE THE BOARD OF DIRECTORS AND EXPLAIN SUCH ACTION. ANY PROPERTY OWNER OBSERVING A VIOLATION OF THE " CODE OF LIVING" SHOULD REPORT SUCH VIOLATION, IN WRITING AND SIGNED, TO THE BOARD OF DIRECTORS. ANONYMOUS REPORTS WILL NOT BE ACTED UPON. THE COMPLAINTANT'S NAME WILL NOT BE DIVULGED IF SO REQUESTED.