

VILLAS AT MEADOWLAKES CONDOMINIUM ASSOCIATION, INC.

COMBINED COMMUNITY APPROVED RULES AND REGULATIONS

Part of Meadowlakes Association, Inc. (Master Association)

1260 S Military Trail, VML
Deerfield Beach, Broward County, Florida 33442

2026

SECTION 1. AUTHORITY, PURPOSE AND GENERAL INFORMATION

A. The Declaration of Condominium, Articles of Incorporation and By-Laws of Villas at Meadowlakes Condominium Association, Inc. grant the Board of Directors the authority to create Rules and Regulations to ensure the quality of life, provide comfort and security, while maintaining the integrity and value of property.

B. In addition to the provisions of the Declaration of Condominium of Villas at Meadowlakes, a Condominium (the "Declaration"), and the Articles of Incorporation and By-Laws of Villas at Meadowlakes Condominium Association, Inc., these rules and regulations, together with such additional Rules and Regulations as may be adopted hereafter by the Board, shall govern the use of Units and common elements and the conduct of all Residents thereof, whether Unit Owners, approved lessees, or the guests of Unit Owners or lessees.

C. These Rules and Regulations are established for the health, safety, welfare, and peaceful enjoyment of all residents, owners, tenants, guests, and occupants of the Association. All residents are required to comply with these Rules and Regulations, as well as any future amendments adopted by the Board of Directors. Failure to comply may result in warnings, fines, suspension of privileges, towing, legal action, or other enforcement measures permitted by Florida law and the governing documents of the Association.

D. The Rules as written serve as an adjunct to the governing documents of the Association. Owners should review carefully and ensure Residents, Tenants and any Guests are made aware of and adhere to these Rules.

E. It is the prerogative of the Board of Directors to regulate and enforce the Rules as set forth, ultimately holding Owners responsible for violations whether rented or Owner occupied. The obligation of informing tenants or guests falls directly to the Owner. Owners shall always obey the Rules and Regulations and shall use their best efforts to see that they are observed by their families, guests, invitees, tenants, and employees/vendors for whom they are responsible and over whom they directly supervise.

F. The Board shall have the power to seek relief from violations by use of sanctions and/or reasonable fines as set forth in Section 23 (Enforcement and Fines), after proper notification in writing, and shall include any reasonable legal fees associated.

G. All units shall be used only for residential purposes as permitted by the Community Association Covenants. The Covenants specifically limit occupancy to two (2) persons per bedroom. Approval should be obtained for additional occupants above this requirement through the Board of Directors, at the sole discretion of the Board.

H. Each Owner shall be jointly and severally liable to the Association with its tenants, guests, families, invitees, licensees, and employees/vendors. Violations of these Rules and Regulations subject the violator to all remedies of the Association and other Owners pursuant to the claims of the Declaration.

I. All Common Areas shall be used for the designated purpose only, and nothing belonging to Unit Owners, families, guests, tenants, or staff shall be kept thereon without approval of the Board. Unit Owners shall be financially responsible to the Association for any damage caused by an Owner, family member, guest, tenant, or employee/vendor.

J. Nothing shall be kept, nor shall any activity be caused, in any unit or on Common Grounds which shall cause an increase in insurance premiums. No Unit Owner shall cause or create any activity that will cause cancellation of insurance. Owners will be responsible to ensure that tenants, families, guests, licensees, and employees/vendors observe this rule.

K. Residents, tenants, occupants, guests, and invitees must conduct themselves respectfully toward neighbors, Association staff, vendors, Board Members, and management. Harassment, threats, abusive language, intimidation, or disorderly conduct will not be tolerated.

L. Parents and guardians are responsible for the conduct and supervision of their children.

M. Residents are responsible for any damages caused by themselves, family members, tenants, guests, or invitees.

SECTION 2. ARCHITECTURAL CONFORMITY AND ALTERATIONS

A. Any replacement, repairs or alterations to an exterior portion of any unit must be consistent with the original design and materials and must be approved by an Architectural Committee comprised of at least one Board member and other Owners. A Request for Architectural Review form along with a drawing must be submitted and approval granted. In the absence of a committee, the Board of Directors will serve as the committee.

B. All alterations, upon approval by the Architectural Committee, are subject to the applicable laws, regulations, ordinances, and government requirements of the State and County. Any documents required must be filed with the Architectural Committee and be properly displayed. Certain alterations may require permits and prior written Board approval.

C. Each owner shall comply with all Federal, State, and County ordinances required for safety and public protection. Hazardous materials shall not be stored in the Community and all environmental laws must be observed. No Owner, Tenant, or Guest shall generate, store, or release hazardous materials.

D. Any conditions deemed by the Community Board to be a hazard to public health or safety may be corrected by the Community Association as an emergency, with the cost charged to the responsible owner.

E. No trade or business may be conducted in or from any Unit, except that conducting such business is not apparent by sight or sound from the outside of the Unit. Any such business must conform to all applicable zoning requirements as well as State and County regulations. Any such activity may not include persons entering the Community or solicitation of others in the Community. The terms Business and Trade as used in this provision shall have their generally accepted meanings.

F. For further explanation of Architectural Review requirements, refer to the Community Covenants.

G. The exterior of any Building and all areas of the Condominium shall not be painted or modified by any unit owner in any manner without prior written approval by the Board. Any waiver, consent or approval by the Board shall be revocable at any time and shall not be considered further consent.

H. Lawns, shrubbery or other exterior plantings on Common Areas shall not be altered or moved.

I. To maintain uniformity of the exterior appearance, no one shall affix, place anything upon, or exhibit anything from any part of any unit that is visible from the exterior unless written consent is given. Any such action without approval will constitute a violation. There will be no window air conditioning units.

J. In order that the buildings may maintain an attractive and uniform appearance, no Owner or Resident shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, windows or roof; nor shall an Owner or Resident place anything other than plants on the porch or balcony except with the written consent of the Board and, when approved, subject to Rules and Regulations adopted by the Board. Holiday door wreaths and decorations may be displayed.

K. No awnings or exterior shutters, other than hurricane shutters when applicable, shall be used in or about any unit in any Building without prior approval of the Board. Hurricane shutters should be removed and stored within 15 days following a storm.

L. In order to maintain an attractive appearance, no signs, advertisements, notices or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on or upon any part of the Condominium Property without the written consent of the Board.

M. Not allowed antennas, satellite dishes or other transmitting/receiving devices. No dish shall be affixed to the Building or railings in any manner. All dishes are subject to the approval of the Board. No radio or television installation may be permitted in a Unit which interferes with television or radio reception of another Unit.

N. No waterbeds are to be brought into any unit for any reason whatsoever unless proof of flood/flotation insurance is provided in writing and presented to the Board for approval.

SECTION 3. COMMON ELEMENTS, BALCONIES, PATIOS AND STORAGE

A. Sidewalks, entrances, passages, vestibules, stairways, corridors, halls and all Common Elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; nor shall any carts, carriages, chairs, tables or similar objects be stored therein. The same shall apply to parking lots. Common areas, walkways, entrances, stairways, and roadways must remain clear at all times. No toys, shopping carts, furniture, personal belongings, or obstructions may be stored in common areas.

B. Owners shall store personal property within their respective Units and designated storage areas. The front balcony must be cleared of all items. No items such as pots, chairs, plants, etc. are permitted on the catwalks or stairwells at any time.

C. Outdoor accessories such as patio tables and chairs shall be maintained within the unit or unit lanai. No laundry, beach apparel, towels or cleaning devices shall be visible from Common Areas. Grills, and cleaning items such as mops or brooms, shall not be visible from Common Areas or the exterior of any Building.

D. The following items are permitted on balconies or patios: patio furniture; plants; small decorative items approved by the Association. Any item not listed must be approved by management.

E. The following are prohibited on balconies or patios: clotheslines; clothes drying racks; storage boxes; ladders; excessive clutter; hanging rugs or garments; construction materials; bicycles; refrigerators and grills.

F. No garbage cans, supplies, milk bottles, or other articles shall be placed on front balconies, nor shall any linens, clothing, curtains, rugs, mops, laundry of any kind, or other articles be shaken or hung from any part of the common elements. This also includes no drying of clothes or lines on the front porch or balcony of any building at any time.

G. So as to maintain the cleanliness of the Condominium Property, no Owner or Resident shall permit anything whatsoever to fall from the windows, balcony, deck or doors of his or her Unit, nor shall he or she sweep or throw therefrom any dirt or substances upon the grounds.

H. Residents must maintain balconies in a clean and orderly condition. No smoking is permitted on balconies (see Section 15).

I. Washing rugs, clothing, or similar items on balconies or patios is restricted. Balcony cleaning or washing activities may only occur during approved hours. Water may not flow onto neighboring units or common areas.

J. Except for normal household use, no owner shall use or permit storage of inflammable oil, materials or explosives, or gasoline, kerosene, naphtha, or benzene in any unit.

K. No external storage of any item may occur anywhere on the property unless approval is received in writing from the Board. Such requests will only be considered in an emergency.

L. No items can be stored in the meter, electrical, or elevator rooms of the Association. Only authorized management or contractors will be permitted access to these areas.

M. Grills and cooking devices: no fires, cooking devices or other devices which emit smoke or dust shall be allowed on any balcony or porch by any Unit Owner or Resident. Cooking, grilling, or barbecuing on balconies or patios is prohibited. No grills are to be used on 2nd floors. Grills may only be used at ground level, at least fifteen (15) feet away from any building, and only with prior Board approval; this is a Fire Marshal requirement. BBQ grills are not permitted to be stored close to any building, nor on or inside balconies or patios.

SECTION 4. MOTOR VEHICLES AND PARKING

All matters relating to motor vehicles and parking, including without limitation vehicle registration, decals and barcodes, the number of vehicles permitted per unit, assigned and guest parking, commercial vehicles, prohibited vehicle types, motorcycles, towing and booting, guest and rental vehicle registration, and parking-related fines, are governed exclusively by a separate Parking Addendum adopted by the Board of Directors.

The Parking Addendum, as adopted and amended from time to time by the Board, is incorporated into these Rules and Regulations by reference and has the same force and effect as if fully set forth herein. Until the Parking Addendum is adopted, the parking provisions of the applicable sub-association's existing rules remain in effect within that sub-association.

SECTION 5. BICYCLES AND PERSONAL MOBILITY DEVICES

A. Bicycles are permitted in the Community.

B. No riding of bicycles on grass areas or at the clubhouse.

C. Bicycles shall not be stored on front porches or balconies, and shall not be stored anywhere visible from the outside of the unit. Bicycles may be stored only in the interior of Units or in other specifically designated storage areas, such as inside the storage room on the patio.

D. The following non-regular mobility devices are prohibited in the Community: e-bikes, scooters, golf carts, hoverboards, dune buggies, three-wheel motor vehicles, and any other similar personal mobility device, whether currently existing or developed in the future.

E. Electric bike batteries are prohibited from Association trash areas (see Section 10).

F. Violations of this Section are subject to the uniform fine schedule in Section 23.

SECTION 6. PETS

- A.** Commonly accepted household pets, limited to dogs, cats, and birds, may be kept in any unit. No fish tanks are allowed. No unit will be permitted to have more than one (1) pets in total. Pets shall be limited to 40 pounds or less when fully grown.
- B.** All pets require written approval of the pet registration form, vet records and a photo of the pet, and must be registered with the association prior to arrival. Guests and vendors are not permitted to bring pets to the community.
- C.** A breed-restricted pet policy is implemented to exclude the following breeds: Rottweiler, Chow, Doberman, Pit Bull (to include American Staffordshire Terrier, American Pit Bull Terrier and Staffordshire Bull Terrier), German Shepherd and Bull Mastiff, and any mix thereof, or any breed or mixed breed deemed aggressive. If the Community Association determines that the pet is of the above-described breeds or a mix thereof, in any percentage, the Community Association may deny residency to the pet or demand its removal. No Pit Bull, or any percentage of Pit Bull mix, is allowed inside the property.
- D.** Visiting pets are not permitted under any circumstances.
- E.** All dogs must be leashed while outdoors and must remain on a leash at all times while outside the unit. Pets shall not be allowed to roam freely on the Community grounds. Pets may not be left unattended or leashed on porches, lanais, patios, balconies or on any Community grounds or common areas, as well as outside or in garages. No pet shall be tethered or left unattended on any Common Area, nor within a garage area, or any other Common Grounds.
- F.** Any owner whose pet defecates on any common area, sidewalk, entry, or paved area shall immediately clean up the pet's solid waste. Pet clean-up stations are placed throughout the Community for solid waste disposal. Failure to clean up pet waste is subject to the uniform fine schedule in Section 23 and, if not corrected, will result in removal of the pet from the Community.
- G.** Any pet deemed to be vicious or a nuisance by way of noise, destruction of property, or aggressive behavior, as determined by the Community Association, shall be removed from the Community within 7 days of the decision of the Board. Any legal fees that result from this action will be assessed to the owner. Aggressive, dangerous, or nuisance animals are prohibited.
- H.** No horses, cows, pigs, goats, chickens, pigeons, reptiles, rodents, amphibians, insects, arachnids, non-caged birds, or rabbits, or any other such animal, shall be kept on any part of the property.
- I.** All Unit Owners and Residents shall provide to the Association, upon request, documentation from a veterinarian attesting to breed, height, weight and proper inoculation and licensing of dogs, cats and birds. Pet Registration forms shall be completed along with a photograph of any pets to be kept on the Property. Owners are responsible to include this form and medical history and shot records with any tenant application. Vaccination records are to be provided regularly upon renewal or when services are requested.
- J.** Pets are not permitted in the gym, pool, pool deck, or clubhouse.
- K.** Owners and Residents shall ensure that the pet does not, at any time, disturb any other resident of the Community. If any pet has disturbed or is disturbing any resident, or has caused or is causing damage to the Community, then the Owner and/or Resident shall be notified. The Owner and/or Resident shall have seven (7) days from the date of the notice to cure the problem and prevent recurrence of the problem. Upon any recurrence of the problem, or other activity or behavior deemed problematic by the Community Association in relation to the pet, fines under the uniform fine schedule in Section 23 will apply and, if not corrected, will result in removal of the pet from the Community. Excessive barking, aggressive behavior, or failure to clean after pets may result in fines and removal requirements.

L. Owners and Residents shall be legally and financially responsible for any damage that their pet causes to other residents, common areas, or any community property.

M. Service animals and emotional support animals are not considered. Due to occasional misuse of the concept of a service animal or emotional support animal, the Community Association will require what the Association deems appropriate documentation or proof that an animal is a service animal or emotional support animal. It is a crime in the State of Florida to misrepresent a pet as a service animal.

N. Feeding stray or wild animals on Association property is prohibited.

O. The Association may use photographs or video evidence for enforcement.

SECTION 7. LEASE, RENTAL, SALE, TRANSFER OF TITLE AND OCCUPANCY

A. All Buyers, Residents, and Tenants must be registered with the Association. An application form obtained from the Association must be submitted with a non-refundable application fee, in the amount established by the Association, prior to move-in, unless the Applicant has already been pre-screened by an approved management company. No exceptions to this Rule. Any attempt to move a tenant in without being properly registered by the Association will result in a daily fine to the unit owner, charged per day, subject to the procedures and aggregate limits of Section 23. Owners added to an original lease will be subject to register with the Association and required to submit a fully completed application form with the applicable application fee. All residents over the age of 18 must be listed as occupants on an approved lease. Payments for applications must be submitted via the online payment portal after the online application is completed.

B. All submitted applications must include a copy of the Applicant's photo identification. This must be a valid driver's license, passport, or state ID. All new buyers and tenants must provide proof of income indicating the ability to fulfill payment obligations.

C. All re-sales must be registered by the Property Management Office on behalf of the Association. The request must include the applicable application fee per person, in the amount established by the Association. Payments for applications must be submitted via the online payment portal after the online application is completed. Payments and applications to be defined and provided by the Management Office.

D. The Association shall require all buyers, tenants and residents to be approved by the association in accordance with the Declaration and in compliance with state rules as amended from time to time. No person shall occupy a unit without the association's approval. Any person at a unit that is not occupied by the current resident is subject to eviction, and the owner shall be responsible for all fees and costs.

E. All leases require prior written Association approval before occupancy. All occupants over 18 years of age may be subject to background screening. The Association may require: application forms; identification documents; credit/background screening; vehicle registrations; lease agreements; occupancy information. Occupancy before written approval is prohibited.

F. All Owners, new residents and tenants must review and accept these rules. A video or phone orientation may also be required by the Association.

G. No sub-leasing is permitted. No short-term rentals such as Airbnb, VRBO, etc. are permitted. Short-term rentals, transient occupancy, or hotel-style use is prohibited.

H. Owners are responsible for providing new tenants with a complete copy of the Association Rules and Regulations. Owners remain responsible for tenant compliance with all Association rules.

I. Any lease must be for a minimum of 90 days and not more 03 lease per calendar years. All leases must comply with these Rules and Regulations and with the governing documents of the applicable sub-association.

J. Units may only be used for single-family residential purposes.

SECTION 8. GUESTS

A. Unit Owners and Residents may have guests provided that: each guest remaining overnight must register at the office and obtain a guest pass; no person may visit as a guest for more than twenty-one (21) calendar days per year, commencing with each person's day of arrival; no person may be a guest or obtain a guest without the consent of the Unit Owners or approved Resident (lessees), granted in person or by written permission granted over the signatures of the Unit Owners, acknowledged before a Notary Public.

B. Guests are defined as any persons who are not a Unit Owner or Resident and who have not been approved by the Board. All residents require association approval.

C. Guests staying beyond the twenty-one (21) day limit may be considered occupants or tenants and subject to the approval requirements of Section 7.

D. Vendors, guests, servants and domestic help of the Owner may not gather or lounge in the Common Elements without an approved resident present.

E. The Owner and/or Tenant shall be responsible for any damage caused by their guests, including damage caused by guest vehicles. Guest vehicle registration and parking are governed by the Parking Addendum (Section 4).

SECTION 9. MOVING, DELIVERIES, CONTRACTORS AND WORK HOURS

A. Moving hours: moving in or moving out is permitted only Monday through Friday, 9:00 a.m. to 6:00 p.m., and Saturday, 9:00 a.m. to 2:00 p.m. No moving is permitted on Sundays or holidays. No exception to this rule is permitted.

B. Contractor and construction hours: construction, repair, renovation, or maintenance work is permitted only Monday through Friday, 8:00 a.m. to 6:00 p.m., and Saturday, 9:00 a.m. to 2:00 p.m. No work is permitted on Sundays or holidays unless emergency repairs are required.

C. All contractors must submit license and insurance and be approved by the association prior to the work beginning. Contractors performing electrical or plumbing work must be licensed and insured. Emergency contractors, such as water restoration and air conditioning, can request emergency access by notifying the association in advance with the proper documents.

D. All residents and vendors are responsible to remove all non-approved bulk items and debris from the property. Bulk trash is permitted on set days as assigned by the city. No bulk can be put out on any other day except the designated time, and no construction debris is permitted. Violators are subject to the uniform fine schedule in Section 23.

SECTION 10. TRASH, GARBAGE, WASTE DISPOSAL AND BULK

A. Garbage, trash, and recyclable material shall be disposed of in the receptacles provided. Disposal in undesignated areas, or placing garbage or trash beside the receptacles, will not be tolerated and is subject to the uniform fine schedule in Section 23.

B. To provide a healthy environment and in order to eliminate odor and vermin, all garbage must be placed in plastic bags and deposited with all refuse only in designated areas. All trash must be securely placed inside sealed garbage bags, and all boxes must be flattened before disposal. Recycle bins are to be used by all residents; please read the label on each bin before disposing of items. The common elements shall be kept free and clear of rubbish, debris, and other unsightly material.

C. Throwing trash over fences or leaving trash outside containers is prohibited. Anything left on the ground in the dumpster area will not be picked up by the sanitation service and is subject to fines and related costs of the Association. Bulk trash must be placed only in the designated disposal area located at the northwest corner of the parking lot. Trash collection schedules will be established by Management.

D. The following items are prohibited from Association trash areas: furniture; mattresses; large appliances; bulk items; paint; glass; doors; tiles; construction debris; hazardous materials; electric bikes or batteries. Owners are responsible for proper disposal of prohibited items.

E. The following items are prohibited from the Association Bulk Area. Hazardous materials: propane tanks; gasoline containers; chemicals; paints/oil-based products; pesticides; fertilizers; fluorescent bulbs; fire extinguishers. Construction and renovation debris: cabinets; countertops; tiles; fixtures; large amounts of wood products; drywall/concrete debris.

F. Violations of this Section are subject to the uniform fine schedule in Section 23. Additional cleanup charges may apply.

SECTION 11. NOISE, QUIET ENJOYMENT AND NUISANCES

A. In order that all Unit Owners and Residents may have quiet enjoyment of their Property, no Owner or Resident shall make or permit any disturbance or disturbing noise on the Property by himself or herself or by their family, servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the reasonable rights, comforts, or conveniences of Owners and Residents. No Owner or Resident shall unreasonably play or suffer to be played upon a musical instrument, or operate or suffer to be operated a stereo, television, radio, sound amplifier, appliance or any other equipment in his or her Unit in such a manner as to disturb or annoy other Owners and Residents. No Owner or Resident shall conduct or permit to be conducted vocal or instrumental instruction at any time.

B. Residents may not create excessive noise that disturbs neighbors. Loud music, amplified speakers, yelling, or disruptive behavior is prohibited. Quiet enjoyment of all residents must be respected at all times.

C. Parties, gatherings, or events are prohibited in common areas unless approved by the Association.

D. Violations of this Section are subject to the uniform fine schedule in Section 23.

SECTION 12. POOL RULES AND REGULATIONS

A. There will be no lifeguard on duty at any time at the Pool; therefore, SWIM AT YOUR OWN RISK.

B. Any unskilled swimmers or non-swimmers must always be accompanied by a responsible swimmer. No inexperienced swimmer may swim without a responsible adult present. The Board has the sole discretion to determine this. All resident Owners should be aware that they are responsible for any guests, renters, and visitors of Owners or renters with regard to Pool Rules and safety.

C. The Association Pool is not of sufficient depth to permit safe diving into the Pool. Therefore, diving or jumping into the pool is not permitted. Violating this rule may result in removal from the pool area and could result in loss of pool privileges.

- D.** There shall be no RUNNING on the pool surface surrounding the pool. NO EXCEPTIONS. Violation of this rule, and any other violation, will cause any person or persons to be removed from the pool area and could result in loss of pool privileges.
- E.** No glass containers will be allowed at the pool at any time. No food or alcoholic beverages are allowed in the pool or the pool area, except in the covered area by the BBQ. Pool furniture must be returned to its original location upon leaving the pool. Any damage or clean-up of the pool area, if left by an Owner, guest, or visitor, will be charged to the Owner responsible.
- F.** Owners or Tenants will be allowed to have no more than four (4) guests at the pool, provided that they are accompanied by an Owner or Tenant. The Key Fob assigned to an Owner or Tenant shall not be loaned to any visitor at any time. The Key Fob cannot be transferred to anyone other than the Owner or Tenant as assigned. All visitors must be accompanied by an Owner or Tenant in good standing.
- G.** Pool hours are dawn to dusk. No swimming after dark is allowed. As in any emergency, please call 911. Please obey the POOL RULES AS POSTED.
- H.** The pool is not available for parties.
- I.** No pets in the pool or in the pool area at any time.
- J.** All persons must shower before entering the pool.
- K.** No one with any skin, eye, ear, nose or throat infection, or any ailment which may be communicable, or tend to contaminate or pollute the water, shall be allowed to use the pool. Spitting or discharging any bodily wastes in the pool or in the pool area is strictly forbidden.
- L.** Persons under 18 years of age, or persons requiring supervision because they lack the necessary discretion for life safety, must be accompanied by a competent Resident adult who will pay full attention, be attentive, and otherwise take full responsibility for the safety and wellbeing of such person.
- M.** Traditional bathing apparel is required. No thong bathing suits or cut-off clothing.
- N.** No loud music is allowed in the pool area.
- O.** No scuba diving is allowed. No scuba equipment is allowed in the pool or on the pool deck.
- P.** Persons in diapers must, at a minimum, wear a swim diaper. Any Owner or Resident or other person violating this policy will be asked to leave the pool area. Any person having "an accident" in the pool involving defecating or urinating in the pool will be responsible for sanitizing the pool. This may include draining and refilling after sanitation. Sanitation is a very costly process, and all Owners and Residents should be aware of the consequences prior to allowing a person with diapers in the pool.
- Q.** The Association reserves the right to refuse admittance to, or eject from, the pool premises any persons failing to comply with any of the above health and safety policies. In addition, the Association reserves the right to refuse admittance to non-residents.
- R.** At all times, the resident and guest must have their pool wristband/ID tag. No one can occupy the pool without the appropriate credential. The Association management office has the wristbands available for all owners, residents, and tenants for sale at a nominal fee.
- S.** Non-compliance with this Section may result in suspension of pool access privileges and fines under the uniform fine schedule in Section 23.

SECTION 13. GYM / FITNESS CENTER POLICIES

- Use of weight and other equipment is at your own risk. The Community Association or Landlord is not responsible for any injury or condition sustained by a Resident.
- Only residents of the Community may use the fitness facility.
- No one under 16 years of age is permitted in the gym without experienced supervision.
- Traditional exercise attire (including shirts) and athletic footwear must be worn while using equipment.
- Free weights and dumbbells must be gently placed on the ground when in use, and gently returned to racks after use.
- Use of a spotter is highly recommended during free-weight exercise.
- The Community Association or Landlord is not responsible for loss, theft or damage of personal property in the Community in general, and in the Fitness Center in particular.
- No food, alcohol, glass containers, or audible audio is permitted in the Fitness Center.
- No smoking or other tobacco products are permitted in the Fitness Center.
- No pets are permitted in the Fitness Center.
- Clean up the equipment after use. Non-compliance is subject to the uniform fine schedule in Section 23 and may result in suspension of gym access privileges.

SECTION 14. CLUBHOUSE / COMMUNITY CENTER POLICIES

- No one is permitted at the clubhouse unless accompanied by a registered resident who is actively supervising such person at all times.
- Guests must be accompanied by an owner or resident.
- No alcoholic beverages are permitted.
- No running, jumping or wild activity.
- No loud music. No pets. No smoking.
- Shirt and proper attire are required.
- Pick up and properly dispose of all trash.
- Act courteously toward other Residents and Guests.
- No cooking.
- Do not remove any of the Association's property from the Clubhouse / Community Room.
- All clubhouse rentals must be approved by the Association with the completed application, fee and signature of compliance. No owner with a past-due balance may rent the clubhouse, and the Association has the right to amend rules and requirements for the clubhouse rental process. The applicant will have to pay a reasonable rental fee, cleanup fee, and security deposit as deemed approved by the Board of Directors.

SECTION 15. SMOKE-FREE COMMUNITY

- Definition of Smoking: the term "smoking" means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, or other tobacco product or similar lighted product in any manner or in any form.

- The Association has adopted a smoke-free policy for the Community. Owners and Residents acknowledge and agree that all the common areas of the Community have been designated as a smoke-free living environment.
- Common areas shall include the pool deck, the area around the pool deck and clubhouse, clubhouse, gym, parking areas, walkways, breezeways, sidewalks, streets, dumpster area, areas around, adjoining and in between buildings, playground, dog park, and areas around lakes.
- Smoking is prohibited in all common areas of the Community and on all balconies, lanais and patios.
- Owners and Residents shall not permit any guests or visitors under the control of the Owner or Resident to smoke in any of the common areas of the Community or on any balcony, lanai or patio.
- No owner or Tenant shall dispose of cigarettes, cigars, or anything of the like in the landscaping of the Community. Nothing should be thrown from lanais, windows, or doors into the landscaping adjoining buildings.
- The Community Association may designate an exterior location where smoking is permitted. If an area is designated, then smoking shall only be permitted in the Designated Smoking Area. This location may be terminated or relocated at the Community Association's discretion.
- Any breach of this non-smoking section or policy by an Owner or Resident is subject to the uniform fine schedule in Section 23.

SECTION 16. HURRICANE PRECAUTIONS

In order to protect the Property, each Unit Owner or Resident who plans to be absent from his or her Unit during the hurricane season must prepare his or her Unit prior to his or her departure by:

- Removing all furniture, plants and other objects from his or her porch, terrace, or balcony, where applicable.
- Designating a responsible firm or individual to care for his or her Unit should the same suffer hurricane damage, and furnishing the Board with the name of such firm or individual. Such firm or individual shall contact the Board for clearance to install or remove hurricane shutters, and such party shall be subject to approval of the Board.
- Following all city and county guidelines with regard to hurricane preparations and evacuations.
- Hurricane shutters and/or plywood are only allowed when a hurricane warning or watch is issued by the governing authority.
- Hurricane shutters should be removed and stored within 15 days following a storm.

SECTION 17. EMERGENCY SITUATIONS

A. In case of any emergency originating in, or threatening, any Unit, the Board or any other person authorized by it shall have the immediate right to enter such Unit for the purpose of remedying or abating the cause of such emergency, notwithstanding that the Owner or Resident of the Unit is present at the time of such emergency. To facilitate entry in the event of any such emergency, the Board shall have a master or duplicate key to fit the door locks of all Units. If an Owner or Resident wants a second lock installed as additional security, said Owner or Resident shall deposit a duplicate key for the second lock with the Board.

B. Emergency Procedures: in the event of an emergency, such as medical rescue, burglary or fire, CALL 911 FIRST, then call the guard house if the situation should occur when a guard is on duty. Please provide the guard with your name, unit number and the emergency. The guard will then be able to direct the responding authorities to your unit. Guards have been instructed not to respond to an emergency unless accompanied by the proper authorities.

C. In case of water leaks that are emergencies, please call Florida Skyline Management at (954) 806-6393 for any 24/7 emergency at the association.

D. It is important that each Unit Owner and approved lessee have a current Unit Information Form on file at the Association office and with Security. This information form provides for the name and address of a person to be notified in the event of an emergency while you are here or while away.

E. Insurance: Unit Owners and approved lessees should purchase a Homeowners or Tenants Insurance Policy and flood insurance to insure their individual Unit and personal property.

SECTION 18. MAINTENANCE RESPONSIBILITIES AND ENFORCEMENT OF MAINTENANCE

A. Residents and owners are responsible for maintaining their units in good condition. Water leaks originating from a unit are the responsibility of the owner unless otherwise determined by governing documents or Florida law. Residents must promptly report leaks, emergencies, or property damage to Management. The Association is not responsible for damage caused by resident negligence.

B. In the event that a Unit Owner fails to maintain his or her unit as required by the Declaration, or otherwise violates the provisions of the Declaration or these Rules and Regulations, the Association shall have the right to assess the Unit Owner and the Unit for sums necessary to restore the Unit to good condition, to collect such assessment, and to have a lien for the same as is otherwise provided in the Declaration. The Association shall have the right, before and after any such assessment, to have its employees or agents enter the Unit and do the work necessary to enforce compliance with the above provisions. Unit Owners may also be individually assessed for any damage to the Common Elements or Limited Common Elements which may be caused by such Owners, their family, lessees or guests.

C. Destruction of property and entrance/exit gates will not be permitted, and Unit Owners, tenants, guests, licensees, or employees/vendors shall not mark, scar, damage, destroy, or deface any part of the gates or Buildings. Damages to any property will be the responsibility of the Unit Owner, and repair costs shall be assessed to that Owner. An exception to this Rule would be if the damage is caused by a vendor or authorized contractor working within the Grounds. Reporting damages shall be the responsibility of all Unit Owners witnessing any such action.

SECTION 19. ASSOCIATION EMPLOYEES AND VENDORS

A. In order that labor costs may be kept to a minimum, employees of the Association may not be sent out of the Property by any Owner or Resident at any time for any purpose. No Owner or Resident may direct, supervise or in any manner attempt to assert control over the employees or agents of the Association.

B. Verbal abuse or harassment of any Board or Committee member, or affiliated companies of the Association and its employees, will not be tolerated. No Owner or Resident shall supervise, direct, or attempt to assert control over employees of the Association or vendors, nor shall any Owner request that such person undertake private business for the Owner. The Board shall have the sole responsibility for directing employees or vendors.

SECTION 20. MISCELLANEOUS

A. Any approved announcements can be placed on the Community boards in the clubhouse and in each unit.

B. There shall be no solicitation by any person anywhere on the property or in the buildings for any cause, charity or any other purpose whatsoever, unless approved or specifically authorized by the Board in writing. There is to be no signage allowed anywhere within the Community without prior approval of the Board.

C. No person is permitted on the roofs of any Building for any purpose other than authorized vendors completing repairs or inspection. No one shall be permitted at any time on the roof of any building for any other reason.

D. Holiday decorations are permitted for seasonal display. Decorations must be removed within 30 days following the holiday. Unsafe, offensive, or excessive decorations are prohibited. Violations are subject to the uniform fine schedule in Section 23.

E. Some events provided by the Association may require an extra fee to participate.

SECTION 21. FINANCIAL OBLIGATIONS

- Association assessments and maintenance fees are due on the dates established by the Association.
- Late fees, interest, attorney fees, and collection costs may apply to delinquent accounts.
- Residents with delinquent balances may have privileges suspended as permitted by Florida law.
- Accounts delinquent beyond the permitted period may be referred to collections or legal counsel.

SECTION 22. ZERO TOLERANCE DRUG POLICY

- The Association maintains a zero-tolerance policy regarding illegal drugs.
- Possession, sale, distribution, manufacture, or use of illegal controlled substances on Association property is prohibited.
- Drug-related criminal activity may result in lease termination, legal action, eviction, and other remedies permitted by law.

SECTION 23. ENFORCEMENT AND UNIFORM FINE SCHEDULE

A. Violations of these Rules and Regulations may result in: courtesy notices; formal violation notices; fines; suspension of privileges; towing or booting (as governed by the Parking Addendum); legal action; and tenant non-renewal recommendations. The Board of Directors reserves the right to enforce these Rules and Regulations pursuant to Florida law and the Association governing documents.

B. Uniform fine schedule. All violations of these Rules and Regulations are subject to the following uniform fine schedule, applied per violation:

- Courtesy notice / written warning, with a reasonable opportunity to cure as stated in the notice.
- Each violation: \$100.00 per violation, the maximum permitted per violation under Sections 718.303 and 720.305, Florida Statutes.
- Continuing violations: a fine of up to \$100.00 per day may be levied for each day of a continuing violation, with a single notice and opportunity for hearing, not to exceed \$1,000.00 in the aggregate, as permitted by Sections 718.303 and 720.305, Florida Statutes.

C. Procedure. No fine shall be levied except after at least fourteen (14) days' written notice to the Owner (and, if applicable, the tenant or occupant) and an opportunity for a hearing before a committee of other Owners (the fining committee), who are neither Board members nor persons residing in a Board member's household, as required by Florida law. If the committee does not approve the fine by majority vote, it may not be imposed.

D. Additional remedies. Fines are in addition to, and not in place of: suspension of use privileges (pool, gym, clubhouse and other amenities) as permitted by law; removal remedies (such as removal of a pet under Section 6); actual cleanup, repair or sanitation charges assessed to the responsible Owner; towing at the vehicle owner's expense under the Parking Addendum; and legal action, including recovery of reasonable attorney's fees and costs where permitted by the governing documents and Florida law. All rights and remedies of the Association shall be cumulative.

E. Repeated violations may result in additional enforcement actions as permitted by Florida law and the governing documents. The Association may use photographs or video evidence for enforcement.

SECTION 24. INSPECTION / COPYING OF ASSOCIATION RECORDS

A. Florida Statute provides that the Association may adopt reasonable rules regarding the frequency, time, notice, and manner of record inspection. The Board of Directors believes it is in the best interest of the Association to adopt rules as set forth in the above-referenced statute. Therefore, the following rules governing inspection of Association records are adopted, in accordance with the Covenants and Restrictions of the Association.

B. The official records referred to herein as "records" available for inspection, as designated by the Act as official records of the Association, are defined as follows: (1) no record other than those defined above shall be available for inspection, unless the Board determines it to be in the best interest of the Association to make such records available; (2) persons entitled to inspect shall be limited to owners, who shall have the right to inspect the records as permitted by law. All references in this Resolution to Owner will include title holders of a unit or lot, or any authorized agent of an owner, by way of written authorization.

C. Any owner desiring to inspect records shall submit a written request by U.S. Mail, Return Receipt Requested, or Certified U.S. Mail, Return Receipt Requested, to the Association at the official address of the Association pursuant to the most recent records of the State of Florida Secretary of State, Corporations Division. Requests made by facsimile transmission, electronic mail (e-mail), verbal or any means other than described above do not comply with this Resolution. Written requests must specify the records the Owner desires to inspect, including specific dates or time periods. The request must be sufficiently detailed to permit the Association to retrieve the exact records requested. An owner inspection request shall be deemed received as follows: U.S. Mail, five days after the date of postmark on the transmitted letter; or, if by Certified Mail, Receipt Requested, the date the receipt card was signed by the Association.

D. Inspection of records shall be restricted solely to those records designated in the written request for inspection and shall be conducted solely by the Owner signing the inspection request or his or her authorized representative. Inspection of any other records will not be permitted. If more than one Owner requests to inspect the same records, the Association may require that the inspections be conducted at different times. Co-Owners of a Unit may inspect the requested records together. If an Owner has designated an authorized representative to inspect the records, the Owner and authorized representative may not inspect the records together. This shall not preclude an Owner from inspecting the records with the Owner's representative if such representative is a Certified Public Accountant licensed in Florida, or

an Attorney at Law licensed to practice in Florida. This rule shall be amended from time to time in compliance with the State of Florida.

E. An Owner shall not submit more than two (2) written requests for inspection of records per calendar month. Any request submitted more frequently shall be deemed to have been received on the first day of the following calendar month. Each request permitted under this section shall be limited to the request of three (3) specific categories of official records, with the intent that an Owner shall be limited to six (6) requests per calendar month, i.e., two (2) requests per month with three (3) categories per request.

F. Inspection of records shall be conducted at the office where the Association records are maintained or at such other location as may be designated by the Association. Records must be available for inspection in Broward County or within forty-five (45) miles of the Association property. No records shall be removed from the location where inspected, and no alterations, markings, or notations on the original records will be permitted.

G. Records shall generally be made available for inspection by the Association on or before the tenth (10th) working day after receipt of a written request. This time frame may be extended upon agreement of the Owner for good cause. Additionally, this time frame shall be extended in the event the records requested are voluminous and unreasonable to fulfill in the ten-day time frame. The Association shall use its best efforts to make the requested records available within the 10th working day after receipt of the request. Failure to do so will create a rebuttable presumption that the Association has violated the provisions of this Resolution. The Association may rebut the presumption by obtaining an opinion from legal counsel that the Association has, under the circumstances, attempted to address the Owner's records inspection request promptly and in good faith. The Association shall notify the Owner by telephone or in writing (including e-mail) that the records are available and the time, date, and location of inspection if other than the Association office. Inspection shall be made only during the normal business hours of the location of inspection if other than the Association office. Working day shall mean Monday through Friday, exclusive of federal and state holidays, in the office of the Association or office where records are made available. Normal business hours shall be the hours the Association office is customarily open, or the hours the location inspected is customarily open. If there are no customary hours of operation, then 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. on a working day shall be the designated business hours. No Owner shall be entitled to inspect records for more than eight (8) hours cumulatively in any calendar month. At the request of the Association or the Owner, inspections may be broken into segments, provided that three (3) inspection visits per calendar month shall be the maximum number of sessions in a calendar month, and eight (8) hours maximum cumulatively.

H. If after inspection an Owner desires to have a copy of a record, the Owner shall designate in a separate writing which record, or portion thereof, for which a copy is desired, or in the alternative, shall designate such record by use of a clip or tab on each page desired. No more than one (1) copy of each record requested shall be provided. If the location of record inspection has a copy machine capable of making copies of the records designated, and the Owner has requested 25 or fewer pages to be copied, then copies of the records shall be available contemporaneously with the inspection. If the records to be copied exceed 25 pages, or there is no copy machine at the location of inspection, the Association may send the records out for copying by an outside source, such as a commercial copying source, or make the copied records available for later pick-up. If copied at the location where records are kept, copies of more than 25 pages shall be made available for pick-up by 5:00 p.m. within 3 working days from the date of inspection, with the day of inspection not counting in the calculation of the deadline. Copies made by an outside source shall be available as the copying service can pick up and return the records to the inspection location or where records are stored. Copies will be available for Owner pick-up at the place where records are kept or produced, and the Owner may pick up at that location. The Association will

have no obligation to mail or deliver copies to any Owner. The Association shall allow an Owner to use a portable device, including a smartphone, tablet, scanner or any other device capable of scanning or taking photographs, to make an electronic copy of the official records in lieu of the Association making an electronic copy of the official records. The Association will not charge an Owner for the use of a portable device. An Owner shall pay the reasonable expense of copying. In the event copies are made by the Association, a per-page charge will be applied in the amount established by the Association. If copies are made by an outside vendor, actual costs shall be charged to the Owner. Payment in advance shall be required. Copies will not be made unless and until payment is received.

I. If records are kept in computer format, the Association may print such records to paper. The Association shall not be obligated to allow Owners to access the Association computer system but may allow for certain inspections of computer records. If an Owner is allowed by the Association to search or inspect records through a computer system supplied by the Association or the office in which records access is being conducted, the person inspecting the records shall not e-mail any inspected records to any other computer, person, or e-mail account, nor otherwise transmit or manipulate the data being reviewed during the inspection of records by review in computer format.

J. The Association may comply with its obligation to make records available for inspection by providing them to the Owner by electronic mail, the internet, or making them available in a computerized format readable with customary programs used in computers of consumers. If, however, the Owner provides the Association with written notice that they do not have access to a computer, the Association will supply the records in paper format. An Owner and the Owner's authorized representative shall be considered one person. If inspection is requested by any person other than the recorded Owner of a unit, the request shall not be recognized by the Association until the Owner of record designates such person in writing as their authorized representative, or unless such person is an Attorney at Law practicing in the State of Florida. All persons inspecting records or requesting records must conduct themselves in a courteous, non-threatening manner and shall not interfere with the normal operation of the Association office and the duties of the personnel, nor the office where records are inspected or copied. The Association office, or office of inspection, may assign a staff person to assist in the inspection, and all requests for further assistance and copying during inspection shall be directed to that staff person.

K. Any violation of these Rules for Inspection may result in the immediate suspension of the inspection until the violator agrees in writing to comply. Any requests for inspection not complying with this Rule will not be honored, and in such case the Association shall mail or hand-deliver a written response to the Owner requesting inspection indicating how the request fails to comply with the Rules. The Association, through the Board of Directors, will take appropriate legal action available against any Owner that fails to comply with these Rules of inspection, including but not limited to the levy of fines and/or suspension of use rights, subject to the requirements of law. Nothing in these Rules shall be construed as a limitation or restriction upon any of the Association's rights or remedies, or act as an election of remedies. All rights and remedies of the Association shall be cumulative. The President of the Association, or the Manager, as directed by the President, shall have the authority to interpret and implement the provisions of these Rules, and make decisions and judgments arising without the need for Board approval, on a case-by-case basis. As with other Rules as written, these Rules will be effective upon Board approval.

SECTION 25. REPRESENTATIONS AND WARRANTIES

- Owner / Resident represents and warrants that they have read all the Community Association rules and regulations.
- Owner / Resident represents and warrants that they understand all of the Community Association rules and regulations. This is not just standard boilerplate language.

- Owner / Resident acknowledges and agrees that Community Association Rules and Regulations are required to protect Community Association property and interests, and to ensure that all Owners and Residents can enjoy the Community, the pool, the gym, the clubhouse and all other common areas.
- Owner / Resident represents and warrants that they have reviewed the Community Association rules and regulations with their legal advisor, or have had the opportunity to review the Community Association rules and regulations with their legal advisor. Owner / Resident is prohibited from ever taking a position such as "Gosh. I just signed the Community Rules and Regulations, I did not read it. I did not think the rules apply to me. I thought it was standard language." The Community Association relies upon this representation and warranty, and Owner / Resident stipulates that it is prohibited and estopped from ever asserting a contrary position.
- Owner / Resident represents and warrants that they have had the opportunity to ask the Community Association any questions regarding the rules and regulations, and that all their questions or concerns have been explained and/or addressed to their complete satisfaction.
- Owner / Resident represents and warrants that they agree that the Community Association Board must have, and does have, the sole and absolute discretion to change Rules, Regulations, and Policies at any time, including but not limited to the policies for the Community, Pets, Parking, Pool, Gym, and all common areas of the Community.
- Owner / Resident represents and warrants that they understand and agree that the amenities, including the pool, common areas, gym, and clubhouse, may, in the Community Association's sole and absolute discretion, be changed, eliminated, closed, taken out of service for repair, or modified from time to time.
- Owner / Resident represents and warrants that they will not assert any argument that any provision of these rules and regulations is unenforceable, harsh, inequitable, technical, beyond its control, non-material, unconscionable, not fully understood, or unfair.
- Owner / Resident represents and warrants that they understand, agree and accept that there may be security cameras with audio and video surveillance in the common areas of the community, and that there is no expectation of privacy in any of the common areas, including but not limited to the pool deck, clubhouse, gym, breezeways, parking lot, sidewalks, and entry gate.

SECTION 26. MASTER ASSOCIATION

Villas at Meadowlakes Condominium Association, Inc. is part of Meadowlakes Association, Inc. (the Master Association). Matters governed at the master level are handled by the Master Association.

SECTION 27. ACKNOWLEDGMENT

By residing within the Association, all owners, tenants, occupants, guests, and invitees acknowledge and agree to comply with these Rules and Regulations and any future amendments adopted by the Board of Directors.

SECTION 28. COMMUNITY ASSOCIATION CONTACT INFORMATION

Villas at Meadowlakes Condominium Association, Inc. c/o Florida Skyline Management
1260 S Military Trail, Suite VML, Deerfield Beach, FL 33442

On-Site Office: (954) 394-5918 | Florida Skyline Office: (954) 806-6393 | Email: contact@villasml.com