

Brittany Condominium Association

Miscellaneous Use Restrictions

USE AND OCCUPANCY

HOUSING FOR OLDER PERSONS

The owner (which may be a corporation) of a Unit shall occupy and use his Unit as a single-family private dwelling, for himself and the members of his family (defined as spouses, parents, or adult dependent children only), and his social guests, and for no other purpose. The community is "Housing for Older Persons". At least one (1) person, fifty-five (55) years of age or older must be a permanent occupant of each Unit while any person is in occupancy of a Unit. Occupancy of a Unit is limited to two (2) individuals, for both one (1) bedroom Units and two (2) bedroom Units as originally designed.

MISCELLANEOUS USE RESTRICTIONS

1. No children under eighteen (18) years of age shall be permitted to reside in any of the Units of this Condominium except that children may be permitted to visit and temporarily reside for Periods not to exceed thirty (30) days into in any calendar year without the prior written consent of the Directors of the Association. The Association shall have the right to extend said period of visitation within any calendar year.
2. The Unit Owner shall not permit or suffer anything to be done or kept in his Unit which will increase the rate of insurance on the Condominium Property, or which will obstruct or interfere with the rights of other Unit Owners, or annoy them by unreasonable noises, or otherwise, nor shall the Unit Owners commit or permit any nuisance, immoral or illegal acts in or about the Condominium Property.
3. No animals or pets of any kind shall be kept in any Unit or on any property of the Condominium.
4. The Unit Owner shall not cause anything to be affixed or attached to, hung, displayed or placed, on the exterior walls, doors or windows of the building(s), including screens; nor shall they grow any type of plant, shrubbery, flower, vine or grass outside their Unit; nor shall they place any furniture or equipment outside their Unit except with the prior written consent of the Board of Directors, and further, when approved, subject to the rules and regulations adopted by the Board of Directors. No clothesline or similar device shall be allowed on any portion of the Condominium Property, nor shall clothes be hung anywhere on the Condominium Property except within a Unit. The lessor under the Long-Term Lease shall have the exclusive right to install and operate coin-operated laundry machines, including but not limited to washing machines, dryers, dry-cleaning machines and machines of an allied nature, and the exclusive right to offer services for off-premises dry-cleaning, laundry, pressing and tailoring and other allied services within the Kings Point complex during the term of and as provided in the Long-Term Lease. The Unit Owner may not screen in or enclose the exterior porch or patio which abut a Unit, where applicable, without the prior written consent of the Board of Directors of the Association.

5. No person shall use the Common Elements or any part thereof, or a Condominium Unit, or the Condominium property, or any part thereof, in any manner contrary to or not in accordance with such rules and regulations pertaining thereto, as from time to time promulgated by the Association. The rules and regulation pertaining to the recreation area(s) and facilities under the Long-Term Lease shall be determined by the Lessor.
6. Hurricane Shutters A Unit Owner shall be permitted to install hurricane shutters conforming to the specifications promulgated by the Board of Directors. A Unit Owner may close his or her hurricane shutters over window and door openings when a hurricane watch has been issued for the Palm Beach County or Broward County area and must fully open such hurricane shutters within forty-eight (48) hours after the hurricane watch has been lifted. Unit Owners are specifically prohibited from closing up hurricane shutters for extended periods of time while a hurricane watch is not in effect. If a Unit Owner violates this restriction by leaving shutters closed the Association may enter the unit open the shutters and assess the unit of the cost without any liability for trespass or otherwise.
7. The sidewalk, entrances, passages, if applicable, elevators, vestibules, stairways, corridors, halls, and all of the limited common elements and 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 carriages, bicycles, wagons, shopping carts, benches, tables, or any other objects of a similar type and nature be stored therein. Children shall not play or loiter upon the common elements except in such area and under the rules and regulations as determined by the Association.
8. The personal property of all unit owners shall be stored within their condominium units or in assigned storage space.
9. Garbage cans, supplies, milk bottles, or other articles shall not be placed on the common elements and limited common elements of the condominium except as authorized by the Association, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken or hung from any of the windows, doors, porches, patios or entry ways, or exposed on any part of the limited common elements or common elements. If applicable, fire exits shall not be obstructed in any manner, and the limited common elements and common elements shall be kept free and clear of rubbish, debris, and other unsightly material. No clothesline or similar device shall be allowed on any portion of the condominium property nor shall clothes be hung anywhere within the condominium property except within a unit. Welcome or floor mats shall not be placed in front of doorways outside the Unit.
10. Unit Owners and occupants shall not allow anything whatsoever to fall from the windows, porches, patios, entry ways or doors, nor shall he sweep or throw any dirt or other substance from his unit or limited common elements onto the common elements or any portion of the condominium property.
11. Unit Owners and occupants shall not store or leave boats or trailers on the condominium property.

12. Refuse and bagged garbage shall be deposited only in the area provided therefor.
13. A Unit Owner or occupant shall not make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of the Unit Owners. Unit Owners and occupants shall not play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated, a phonograph, television, radio or sound amplifier, in such manner as to disturb or annoy other occupants of the condominium. All party(s) shall lower the volume as to the foregoing as of 11:00 P.M. of each day.
14. Any antenna or aerial erected or installed on the exterior walls of a unit or on the limited common elements or common elements of the condominium, which includes the roof, without the consent of the Board of Directors, in writing, is liable to removal without notice and at the cost of the Unit Owner for whose benefit the installation was made.
15. Unit owners and occupants shall not exhibit, display, inscribe, paint or affix, any sign, advertisement, notice or other lettering in, on or upon any part of the condominium unit, limited common elements or condominium property by any unit owner or occupant without written permission of the Association.
16. Unit owners and occupants shall not attach or place any awning, canopy, shutter, or other projection to or upon the outside walls or doors or roof of a unit or building, without the written consent of the Board of Directors of the Association. Patios or porches may not be enclosed, which includes the screening of same, nor may anything be affixed to the walls within such patios or porches or entryway except with the prior written consent of the Association, and said consent may be given as to certain units and not given as to others. Entry ways may not be closed in any manner whatsoever.
17. Cooking shall not be permitted on any porch, patio or entryway nor on the limited common elements nor on the condominium property, except in such area, if any, designated by the Board of Directors of the Association.
18. Flammable, combustible, or explosive fluid, chemical or substance, shall not be kept in any unit or limited common element assigned thereto or storage areas, except such as are required for normal household use.
19. Food and beverage may not be consumed outside of a unit, except for such areas as are designated by the Board of Directors of the Association.
20. The Board of Directors of the Association reserves the right to make additional rules and regulations as may be required from time to time without consent of the condominium association and its members. These additional rules and regulations shall be as binding as all other rules and regulations previously adopted.
21. Balconies. Only designed for use on patios furniture and accessories shall be placed on patios and balconies. Patios and balconies shall not be used for storage of property. Carpet, tile, linoleum or other floor coverings are prohibited on patios and balconies unless the patio or

balcony is 100% enclosed air-conditioned living space. Unit Owners with patios or balconies not 100% enclosed air-conditioned living space may retain any existing floor covering but may not replace same, nor may any new installations occur. Clothes racks or clothes drying devices are prohibited on balconies and patios if visible from the common elements. Clothes, towels and other articles may not be hung to dry on balconies and patios. Patio screen must be gray, black, or white only. Existing patio screens may remain, but replacement screen must be gray, black, or white.

22. **Vehicles and Parking.** Motor homes, motorcycles, mopeds, gopeds, trailers and boat trailers are prohibited. The only vans that are allowed are vans which are used for personal non-commercial passenger use which have windows along the entire side and on rear of the vehicle and have seating for three or more - all other vans are prohibited. The only pickup trucks that are allowed are pickup trucks which are used for personal non-commercial passenger use which are less than 3/4 ton and which have the bed covered with an attractive fitted cover designed for the vehicle. Commercial vehicles are prohibited. Vehicles must be parked front in. The Board of Directors may adopt other and further rules with respect to vehicles and parking. Improperly parked or prohibited vehicles may be towed by the Association at the vehicle owner's expense.

The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. Unit Owners, their guests, tenants, and invitees shall not use other Unit Owners' assigned parking spaces. No unlicensed vehicle, uninsured vehicle or vehicle which cannot operate on its own power shall remain on the Condominium Premises for more than twenty-four (24) hours, and no repair of vehicles shall be made on the condominium premises, unless of an emergency nature. Dilapidated vehicles shall not be permitted to remain on the Condominium premises. The decision of the Board of Directors as to what constitutes a dilapidated vehicle shall be conclusive and determinative.

23. **Catwalk Lights.** There is a light in front of each Unit doorway. The operation of the light is controlled from inside the abutting Unit by the Unit Owner. The Association may install, at its own cost, sensors on the lights so that the lights automatically turn on at night. All Unit Owners shall leave the switch for such light in an "on" position so that the light turns on via the sensor. Unit Owners shall not shut off the switch to the light or the circuit breaker channeling electricity to the light or shut off the electricity to the Unit.
24. Walkways are for the sole purpose of walking only. The use of the following on walkways is strictly forbidden: skateboards, roller blades, roller skates, gopeds, bicycles or tricycles. Wheelchairs or mobility carts are permitted if used carefully.
25. It is mandatory for the health, safety and welfare of all residents that each Unit Owner install, maintain, repair and keep in good working order (including, keeping charged batteries in place) at least one (1) smoke alarm or smoke detector in his or her Unit. Failure to comply with this provision shall constitute a violation of this Declaration.
26. Feeding of ducks, fowl or any two (2) legged or four (4) legged animals is strictly prohibited.