

RULES AND REGULATIONS FOR PROSPERITY HARBOR NORTH MASTER ASSOCIATION, INC.

The Rules and Regulations set forth below (along with any supplemental rules and regulations) shall govern the use of the Master Common Properties, Common Elements, Limited Common Elements and any Improvements thereon as well as all personal property owned by the Prosperity Harbor North Master Association, Inc. ("Association"). These Rules and Regulations shall apply to all Owners, family members, guests, tenants, lessees, invitees, domestic help, vendors, and any and all other persons over whom they are responsible and persons over who they exercise control and supervisions.

These Rules and Regulations shall be deemed in effect until amended by the Board of Directors of the Association. Violation of these Rules and Regulations may subject the violator to any and all remedies available to the Association and other Owners pursuant to the terms of these Rules and Regulations, the Declaration of Covenants Restrictions and Easements for Prosperity Harbor North ("Declaration"), the Articles of Incorporation of the Association and By-Laws of the Association, and applicable Florida Law. Violations may be remedied by the Association through any and all legal means and the Association shall be entitled to recover any and all costs of enforcement, including without limitation any and all attorney's fees and costs, whether suit is filed or not, in addition to any damages or other relief granted or obtained.

The Rules and Regulations are listed alphabetically and not, necessarily in the order of importance:

Community Pool/Spa

The Community pool is for all residents and their invited guests to enjoy. Rules for use of the pool are posted; please read and follow them. Keep the area clean and neat; pick up after yourselves and your guests. Return chairs to their normal place; umbrellas should be in closed position before leaving; please be sure the gate is securely locked as you leave. The pool and spa hours are Dawn to Dusk. No pets are allowed. Should you wish to use the pool area for a private party, you must contact the Property Manager to reserve and provide a \$250.00 deposit which will be refunded provided there is no damage or cleanup necessary.

Damage

Any damage to the Common Areas, including equipment or property, caused by any homeowner, their children, guests or renters shall be repaired at the expense of such owner causing the damage.

Day Docks

Day docks located in the harbor are for use during daylight hours by members of the Association and their guests only. No overnight docking is allowed.

Docks

Lights on docks should be unobtrusive and not shine into other's homes or patios. "Snook" lights without side panels are not allowed on docks.

As of April 2016

Garage Doors

Garage doors are not to be left open except as necessary for entry or exit for short periods if working in or near the garage.

Garage/Yard Sales

Garage/Yard Sales are strictly prohibited at all times.

Garbage

Household garbage and trash must be in a plastic bag placed inside of a large garbage can and left out for pickup only on the days of pickup (or after dark of the day before pickup). Landscape debris that is too large to fit in a can or bag may be left in the swale on the day of pickup. It is not permitted to leave garbage in plastic bags only at any time. Garbage cans may not be stored in the front of the house or anywhere visible from the street. No littering shall be permitted.

Holiday Decorations

Holiday decorations may be put up two weeks before and should be removed one week after holidays. December holiday decorations may be put up December 1 and should be removed by the following January 10.

Hurricane Shutters

A Request for Architectural Review Committee ("ARC") Approval must be completed and ARC Approval obtained for all permanently installed hurricane shutters prior to any work or installation beginning. Shutters should be matched to the exterior color of the house or to the trim. Clear composite type panel shutters which meet code are approved and may be kept up year round except on front of In 2000 when Pulte made application for the build of Prosperity Harbor , very detailed landscape plans were submitted to the Village of North Palm Beach for their approval. These plans clearly identify every tree and shrub by plant type in the community. These plans are available at the office of the Village Planner of North Palm Beach.

paint/trim may be kept closed from June 1 through November 30. Unpainted metal removable hurricane shutters may be put up just before a hurricane and must be removed no later than 10 days after the storm passes. Removable hurricane panels must be stored out of sight when not in use.

Landscape

To remove a tree and replace it, a strict process must be followed.

1. A landscape architect must be engaged to draw a revised plan for entire street of the Block number where the tree is to be removed. A tree must replace the one to be removed and that

As of April 2016

genus must be selected from the Codes of Compliance document of the Village of North Beach, Chapter 27.

2. An application form (see Attachment) must be completed and submitted to the Village Planner. A non refundable fee of \$500. must accompany the Village application. An additional \$150.00 is required for a landscape permit.
3. In addition to the Village application form the resident must complete a Prosperity Harbor ARC form attaching the same documents and a check for \$2000 which is refundable.
4. If approved by Village Planner (2-3 week time frame) the request will be placed on the agenda of the next Village Commissioners meeting. Those proposing the tree replacement must appear and make their case for removal and replacement.
5. Any resident opposing the removal and replacement is free to attend the commissioner meeting and sign in as a resident of North Palm Beach and speak for the allotted time of three minutes in opposition to the proposal.
6. If a tree is removed without following the procedure, the Village can issue a violation and there will be an appearance before a magistrate. The magistrate can issue a fine of \$100 per day.

The Master Board will not assume the responsibility for the above outlined process if the tree is on the property of a single family home. It is the homeowner's responsibility to follow the process including the development of the new landscape design plans and the application. The Master Board and ARC committee must approve the application before it is sent to the Village Planner.

The master board will be responsible for the process if the tree is on common property. The townhome board will assume the responsibility for trees on townhome owner's property.

Landscape in the front and back yards must be maintained to the excellent standard of our community. Dead branches/fronds must be trimmed; coconuts must be removed before hurricane season each year. Dead plants or trees must be removed and replaced.

Landscaping along zero lot lines must not interfere with neighboring home; i.e., tree limbs shall be trimmed to avoid touching the neighboring home. The community's recommended hedge height shall not exceed 7 feet, however, at no time shall a hedge create a "blind spot" or safety hazard. Hedges along continuous areas should be even across the top.

Vegetation pick up is scheduled for Tuesday and Thursday and debris should be placed for pickup on those days or on the evening of the day before pickup. Landscape debris that is too large to fit in a can or bag may be left on the swale on the day of the pickup. Leaving debris visible from the street at any other time is subject to fines. Plastic bags are permitted for landscape debris.

Mailboxes

Mailboxes shall be uniform throughout the community. Mailboxes and posts are the property of the resident. No names, designs, etc. are allowed on the mailbox. The mailboxes may be black only and maintained as set forth by Article 9 of the Declaration of Covenants . Replacement, maintenance or repair of a damaged mailbox is the financial responsibility of the homeowner. Please call the Property

Manager to replace or repair the mailbox. You will be billed for the charges incurred prior to the repair/replacement is completed.

Motorized Scooters

Mopeds, Go-peds or motorized scooters are not allowed to be operated on any public street within the Village of North Palm Beach nor on any walkways or streets in Prosperity Harbor. This is a liability issue and the police will be called to deal with anyone operating such vehicles inside our community.

Noise/Nuisance

Please remember we live in a zero lot line development. Be considerate and respectful of your neighbors. We all want to enjoy our homes and yards and need to remain aware of others' proximity as we do. As a result, no Owner shall make or permit any disturbing noises whether by himself, as the result of family, domestic help, employees, agents, visitors and licensees nor permit anything that will interfere with the rights, comforts or convenience of any other Owners. No Owner shall play or allow to be played any music, instruments, television, radio, or other sound equipment in such a manner as to disturb or annoy other neighbors within the community.

Open Houses

Are prohibited. Showing of homes for sale within the community require an advance appointment, guard notification, and realtor escort.

Pets/Animals

Except as hereinafter provided, no animals, livestock or poultry of any kind shall be raised, bred or kept on any lot. Household domestic pets not bred or maintained for commercial purposes may be maintained by a homeowner provided that: i) no animal shall be permitted in any front yard or Common Area of Prosperity Harbor except on a leash maintained by a responsible person, i.e., pets are not allowed to roam freely; ii) no animal shall be left unattended on any portion of the Common Areas; iii) owners shall keep the Common Areas and their yard clean of pet droppings; v) the permitting of animals in Prosperity Harbor shall be subject to such additional rules and regulations as the Board may from time to time promulgate, including without limitations, the right to place limitations as to the size and number and type of such pets, and the right to levy fines and enforcement charges against persons who violate such rules and regulations; vi) the right of an occupant to maintain an animal shall be subject to termination if the Board, in its full and complete discretion, determines the maintenance of the animal constitutes a nuisance or creates a detrimental effect on Prosperity Harbor or the owners or occupants.

While walking your dog: clean up after your dog every time! Do not put dog droppings down the storm drain. Please also be considerate of your neighbors by keeping dogs off private property; aim for "green space" areas for your walk. Homeowners' lawns and driveways are private property; please walk your dog along common areas only.

Remote or wireless leashes are not permitted. Dogs must be under the actual control of the person walking the dog.

Recreational Equipment/Toys/Children's Activities

Basketball hoops, goal nets, bicycles, scooters, toys and other like equipment shall not be allowed to remain in front of homes or common areas when not in use including overnight. They must be stored in an enclosed, inconspicuous location. Recreational structures of a permanent nature such as skate board ramps, swing sets or playhouses shall not be visible from the street at any time.

Activities by children such as selling lemonade and other items are permitted under the following conditions in order to comply with existing restrictions and for the SAFETY OF THE CHILDREN:

Any "stand" or structure must: i) be mobile (i.e. not permanent); ii) be operated only by children (subject to parental guidance); iii) contain no signage; iv) be stored under the same conditions as Recreational Equipment/Toys enumerated above; v) be operated ONLY on a Lot Owner's property (i.e. not Association common areas); vi) not become a nuisance (i.e. by blocking streets, sidewalks or driveways); and vii) be operated solely for charitable purposes . By operating a "stand" or structure, the Lot Owner agrees to indemnify the Association for any and all claims that may arise as a result of operating the "stand" or structure.

Rentals

Rentals are permitted for periods of not less than 12 months. Any unit or home may not be leased for more than any twelve consecutive months. No subleasing is permitted. All lessors and lessees must complete the appropriate paperwork, including submitting a copy of the lease and an application with a \$100.00 application fee which is not refundable at least 30 days prior to move in date. Any lease is not effective (and shall be deemed void and unenforceable) and the unit or home shall not be occupied by the respective lessee(s) without the prior written approval of the Board of Directors of the Association. Should any lease/lessee be rejected, the lessee shall not be placed in possession of the unit or home. Should a rejected lessee(s) be placed in possession of a unit or home in violation of this provision the Association shall be entitled to immediately terminate the lease and evict the lessee(s) in the same manner as a landlord the eviction of a tenant pursuant to Florida Statutes Chapter 83 and shall be entitled to possession of the unit or home along with the award of its attorney's fees and costs both from the Lot Owner as well as the rejected lessee. All approved lessees, along with their families, guests and invitees are expected to comply with the terms of the Rules and Regulations, Declaration, Articles and By-Laws ("Governing Documents") governing the community. All leases shall provide that the Association has the right to terminate the lease and seek the immediate eviction of the lessee(s) in the event the lessee(s) fails to observe any of the provisions of the Governing Documents . Any Owner(s) shall also be subject to being fined for any violations committed by their lessee(s). Owners are required to provide a copy of these Rules and Regulations prior to entering into any lease and/or seeking Association approval.

Repairs and Maintenance

Due to liability and insurance considerations any repair, maintenance or the like performed in the community for the community must not be done without explicit written authorization from the managing agent or the board. If an item needs attention please notify the property manager.

Satellite Dish or Antennas

Satellite dishes are not allowed to be mounted on the front of the house or anywhere visible from the street. Please submit an ARC Application before mounting any satellite dish. Antennas are not allowed in Prosperity Harbor.

Security/Gates

Security of our community is the responsibility of all residents. All criminal incidents should be reported to the guard service and the North Palm Beach Police. Security cameras are placed throughout the community. Please see the community website for information on access codes and guard hours. When a guard is on duty, those who do not have an access "clicker" must present themselves to the guard for admission. When entering our community, please do not "tail-gate" the person in front of you.

Signs

All signs or symbols are prohibited, including For Sale or Open House signs. The only exception to this rule is a sign provided by an alarm or security company. These signs must not exceed 12" by 12". Each violation of this rule shall result in a \$100.00 fine to the homeowner effective immediately on discovery of the violation.

Vehicles/Parking

A. Homeowners, family members, guests, tenants, lessees, invitees, domestic help, and vendors shall not park or position a vehicle so as to prevent access to another homeowner or block sidewalks or mailboxes. The sidewalks, walkways, streets and parking areas shall not be used for any purpose other than for ingress and egress of dwellings and other areas.

B. Homeowners will obey posted parking and traffic regulations for the safety and welfare of all especially since there are a number of children within the Community. The speed limit within Prosperity Harbor is 25 MPH. Homeowners, family members, guests, tenants, lessees, invitees, domestic help, vendors, and any and all other persons within the Community are expected to strictly comply with such speed limit.

C. No overnight parking is allowed on the street between Midnight and 6:00 AM. Violators are subject to towing without notice, at the owner's expense.

D. No trucks or derelict, battered or unsightly vehicles are allowed to be parked in driveways. No commercial vehicle, trailer, boat, van or truck of any kind including but not limited to any vehicle which has any exterior lettering or logo, or has tools or equipment attached nor any non-commercial vans greater than 17 feet in length shall park or be parked at any time on any portion of the Common Areas or on any driveway or other portion of a homeowner's unit except for commercial vehicles, vans or trucks delivering goods, providing services or loading and unloading. Maximum allowable time for the latter is 24 hours.

E. All car transport vehicles (excluding tow trucks) that are designed to carry more than one (1) vehicle or are more than 26,000 lbs in Gross Vehicle Weight (GVW) are restricted from entering the property. Residents who must have their vehicles picked up or dropped off by transport vehicles described above must make other arrangements with Prosperity Harbor Security.

F. Homeowners of each unit shall register all of their vehicles with the Association.

G. The Association shall have the right to authorize the towing away of any vehicles in violation of these rules with all costs and fees, including attorneys' fees if any, to be borne by the owner of the vehicle in violation.

H. It is not permissible to work on vehicles in garages or driveways except as necessary on an emergency basis.

I. The Board may institute additional and supplemental regulations restricting the parking of automobiles, inoperable vehicles, trucks, boats, motorcycles and recreational vehicles within Prosperity Harbor and to the extent not prohibited by law, the streets within the development, and may enforce such regulations by levying fines or enforcement charges, having such vehicles towed away, or taking such actions as it, in its sole discretion, deems appropriate.

Wildlife/Preserve

Please be considerate of wildlife and ensure their safety by driving the speed limit and watching out for them. Feeding of wildlife is not allowed. Polluting the harbor and preserve are subject to violations and fines by the Department of Environmental Protection.