

Manor Forest Homeowners Association, INC.

4110 Manor Forest Blvd.
Boynton Beach, FL 33436
(561)965-1625

Dear Applicant(s),

Please be advised that it is the responsibility of the current owner of the property to be purchased to provide you with a copy of the **Manor Forest Homeowners Association Declaration of Protective Covenants and Restrictions**. This copy **must** be brought with you at the time of your interview. If a copy is not made available to you the Association will provide one at a charge of twenty-five dollars (\$25.00). If you are in need of these documents please contact the office at 561-965-1625 for assistance.

Sincerely,
Manor Forest H.O.A.
Board of Governors

APPLICATION FOR PURCHASE OR LEASE IN MANOR FOREST HOMEOWNERS ASSOCIATION

Dear Applicants(s)

Attached are the forms required by the Board of Directors of MANOR FOREST HOMEOWNERS ASSOCIATION to aid in the submission of required information, please use the following check list:

1. This application, an application for approval and authorization forms must be complete in detail by each proposed adult occupant.
2. We will return any incomplete any forms that are not fully and legibly filled in, delaying the approval process.
3. The completed application must be submitted to Southern Shores Management at 4524 Gun Club Road Suite 105 West Palm Beach Fl 33415 at least 14 business days before your closing.
4. An interview for approval of all applicants over 18 years of age must occur before occupancy takes place. If you have a problem speaking or understanding English you will need to have someone interpret for you at the time of the scheduled interview.
5. **OCCUPANCY PRIOR TO APPORVAL IS STRICTLY PROHIBITED.** Fines and/ or eviction will be enforced.
6. Use of the unit is single family residence only
7. You may NOT have more than two (2) household pets see pet survey for details (include an attached picture of each pet)
8. Prohibited vehicles: no trucks (see amendment on prohibited vehicles)
9. Seller must provide purchaser with a copy of the MANOR FOREST HOMEOWNERS ASSOCIATION Documents or you may purchase them from the Association.
10. Read and sign top portion of acknowledgement form.
11. Completely fill out and sign the application for occupancy/ approval form.
12. Attach a non-refundable \$150.00 money order or a payment by credit card for \$165 made payable to Southern Shores Management.
13. Enclose a signed executed copy of your purchase or lease agreement.
14. Enclose a photocopy of applicant(s) driver's license and valid vehicle registration(s).
15. If a lease: all parties must read and sign addendum to lease.
 - a. **Note lease must contain the following provision:**
 - i. **If an owner is in arrears to the Association for the payments of assessments or other amounts due to the Association or if the property to be leased is in violation of any of the Rules and Regulations (1) any pending lease of the owner's unit may be denied by the Association and (2) upon notice by the Association to any tenant in such unit, all rent shall be paid to the Association until such arrears are brought current.**

HOUSE #: _____ STREET NAME: _____ OWNER/ RENTER (CIRCLE ONE)

Applicant Release for MANOR FOREST HOMEOWNERS ASSOCIATION

(Application and fee must be completed for each adult living in the unit.)

Please fill out form completely and deliver to Southern Shores Management

In connection with for employment or residency, I understand that investigative background inquires are to be made on me including consumer credit, criminal convection, motor vehicles and other reports. Further I understand that Fidelity data services, inc. will be requesting information from various state and other agencies which maintain records about my history. These records include but are not limited to driving, credit, criminal and civil history.

I authorize any party or agency contacted by Fidelity Data services, Inc. to furnish the above mentioned information and release all parties involved from liability and responsibility for doing so. This authorization and consent shall be valid in original, fax, or copy form.

Applicant Signature

Date

Please Print Clearly:

Print Full Name: _____ Male/ Female Married/ Single: _____

Print Other names you have used: _____

Date of Birth: _____ Social Security #: _____

Current Address: _____ City: _____ State: _____ Zip: _____

Current Drivers License #: _____ Issuing State: _____

Number of years lived in Florida: _____ Race: _____ * Race will only be used for criminal history searches

Current Occupation: _____

Telephone: _____
Home Work Cell

Spouse: _____
Last First Middle

Date of Birth: _____ Social Security #: _____

Current Drivers License #: _____ Issuing State: _____

Children: _____
Name Relationship Age Name Relationship Age

Child/ Occupant: _____
Name Relationship Age Name Relationship Age

Vehicle # 1 _____ #2 _____
Year Make Model Tag# Year Make Model Tag #

Emergency contact: _____
Name Telephone#

**NOTE APPLICATION WILL NOT BE PROCESSED UNTIL ENTIRE APPLICATION IS FILLED OUT AND APPLICATION FEE IS RECEIVED.
MONEY ORDER OF \$150 OR A PAYMENT BY CREDIT CARD FOR \$165 MADE PAYBLE TO SOUTHERN SHORES MANAGEMENT INC.**

MANOR FOREST HOMEOWNERS ASSOCIATION

C/o Southern Shores Management Inc.
4524 Gun Club Road Suite 105
West Palm Beach Fl 33415
Office: 561-460-2619 Fax: 1-888-582-3876

VISUAL IDENTITY FORM FOR DOGS

Dear Prospective Owner/ Tenant:

Please be advised that **MANOR FOREST HOMEOWNERS ASSOCIATION** does have **PET RESTRICTIONS: NO MORE THAN 2 PETS AND EACH CAN NOT EXCEED 30 LBS OR A SHOULDER HEIGHT OF TWENTY (20) INCHES.** Please provide photos of each pet and a separate form for each pet.

Name: _____ Address: _____

Pet Name: _____ Breed: _____

Height: _____ Weight: _____

*****TO BE FILLED OUT BY OFFICE ONLY*****

This animal has been visually identified by the Property manager or Board of Directors and is approved to reside in **MANOR FOREST HOMEOWNERS ASSOCIATION**

____ Yes ____ No

Remarks _____

Authorized agent _____ Signature _____

MANOR FOREST HOMEOWNERS ASSOCIATION

ACKNOWLEDGEMENT

I understand that the Board of Directors of the MANOR FOREST HOMEOWNERS ASSOCIATION may cause to be instituted an investigation of my background as the Board may deem necessary.

Accordingly, I specifically authorize the Board of Directors or Management to make such an investigation and agree that the information contained in this and the attached application may be used in such investigation, and that the Board of Directors, Officers, and Management of the MANOR FOREST HOMEOWNERS ASSOCIATION, itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors.

In making the foregoing application, I am aware that the decision of the MANOR FOREST HOMEOWNERS ASSOCIATION will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

Applicant's Signature _____

Applicant's Signature _____

Date _____

MANOR FOREST HOMEOWNERS ASSOCIATION Application

INFORMATION ON UNIT TO BE PURCHASED OR LEASED

Application Date: _____

Address of Unit: _____

Approximate Closing Date: _____

Current Owners Name: _____

Current Owners Address: _____

City, State, Zip: _____

Current Owners' Phone #: _____

Realtor information on unit to be purchased or leased

Name of Real Estate Agency: _____

Agency Phone#: _____ Fax#: _____

Name of Agent: _____

Agent Phone# _____ Cell _____

Mortgage information on unit to be purchased

Name of lender: _____

Address of Lender: _____

Lender Phone# _____ Lender fax: _____

Lender agent or Contact person: _____

AUTHORIZATION OF A CONSUMER AND/OR INVESTIGATIVE CONSUMER REPORT

I, the undersigned consumer, do hereby authorize Fidelity Data Service to procure a consumer report and/or investigative consumer report on me. I understand that this authorization and release shall be valid for subsequent consumer and/or investigative consumer reports during my period of employment. These above-mentioned reports may include, but are not limited to, information as to my character, general reputation, and personal characteristics, discerned through employment and education verifications; personal references; personal interviews; my personal credit history based on reports from any credit bureau; my driving history, including any traffic citations; a social security number verification; present and former addresses; criminal and civil history/records; any other public record. I further authorize any person, business entity or governmental agency who may have information relevant to the above to disclose the same to Fidelity Data Service by and through its' independent contractor, including, but not limited to any and all courts, public agencies, law enforcement agencies and credit bureaus, regardless of whether such person, business entity or governmental agency compiled the information itself or received it from other sources. I understand that I am entitled to a complete and accurate disclosure of the nature and scope of any investigative consumer report of which I am the subject upon my written request to Fidelity Data Service, if such is made within a reasonable time after the date hereof. I also understand that I may receive a written summary of my rights under 15 U.S.C. § 1681et. seq. and Cal. Civ. Code § 1786.

Signature: _____

Print Name: _____ Date: _____

Home Phone: _____ Work Phone: _____

Cell Phone: _____ Email: _____

IDENTIFYING INFORMATION FOR CONSUMER REPORTING AGENCY

(PLEASE PRINT OR TYPE)

SOCIAL SECURITY NUMBER

DRIVER'S LICENSE NUMBER & STATE

DATE OF BIRTH* _____ GENDER* (M or F) _____

LAST NAME _____ FIRST NAME _____ MIDDLE _____

OTHER NAMES USED (alias, maiden, nickname) _____

YEARS USED _____

 CURRENT STREET ADDRESS _____

 CITY _____ STATE _____ ZIP _____

DATES LIVING HERE _____

PLEASE LIST ALL ADDRESSES FOR LAST SEVEN (7) YEARS

(If you need additional space please use the back of this form)

STREET/P.O. BOX _____ CITY _____ STATE _____ ZIP _____

DATES LIVED HERE _____

*Without this information, we will be unable to properly identify you in the event we find adverse information during the course of our background investigation.

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VEHICLE INFORMATION

* Homeowners see **PARKING** rules and regulations.

CONDOMINIUM OWNERS

* There is one (1) parking space assigned to each condominium Unit.

* A Condominium Association Decal will be issued for your car(s)

* Prohibited vehicles: **NO TRUCKS**. For complete information on prohibited vehicles, see amendment to article 39 Q of the Manor Forest Condominium Association No.1 Inc.

Initial Here _____

PURCHASER OR LESSEE INFORMATION

In making the foregoing application, I represent to the Board of Directors that the purpose of the purchase or lease of a home at Manor Forest is as follows: (check one)

Permanent Residence _____ Seasonal Residence (Condo) _____ Other _____
If other please explain _____

I hereby agree for myself and on the behalf of all persons who may use the home which I seek to purchase, that I will abide by all of the restrictions contained in the Bylaws, Rules and Regulations, Association Documents and Restrictions which are or may in the future be imposed by Manor Forest HOA.

3. FOR PURCHASER/LESSEE

have received a copy of all Homeowners Association Documents: Y ___ N ___
(NOT APPLICABLE FOR LESSEE)

have received a copy of the Rules and Regulations: Y ___ N ___

I understand that I will be advised by the Board Of Directors of either acceptance or denial of this application.
OCCUPANCY PRIOR TO BOARD APPROVAL IS STRICTLY PROHIBITED.

5. For Purchaser, if this application is accepted, I will provide the association with a copy of the closing statement and a copy of the warranty deed within 14 days after closing. (Failure to provide this information will result in the delay of the Association transferring the Unit name.)

I understand that the Board of Directors of Manor Forest HOA, Inc. is conditioned in part upon the truth and accuracy of this application and upon the approval of the Board of Directors.
ANY MISREPRESENTATION OR FALSIFICATION OF THE INFORMATION ON THESE FORMS WILL RESULT IN AUTOMATIC DISQUALIFICATION OF THIS APPLICATION.

Initial Here

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PROVISIONS

Some of the provisions contained in the Manor Forest HOA documents are herewith set forth to highlight areas of concern.

- 1. Owners are responsible for the acts of their guests and tenants.
- 2. **OCCUPANCY**: Shall not exceed (3) persons per bedroom.
- 3. **PROHIBITED VEHICLES**: See Article 39Q of the Declaration of Condominium of Manor Forest Condominium Association No. 1, Inc.
- 4. **PARKING**: Only in your assigned space or in designated open parking areas. **VEHICLES ARE SUBJECT TO TOWING.**
- 5. **CANCELLATION**: A lease may be cancelled at the option of the Board of Directors for a violation of the Association's Documents.
- 6. **SUB-LEASING**: Not allowed without the Board approval.
- 7. The Board of Directors shall have ten (10) days from the return to it of all application forms, investigative reports and screening committee recommendations to accept or reject the applicants.
- 8. No lease/sale shall be valid without a personal interview or a signed waiver of same by the Board of Directors.
- 9. Notice of acceptance/rejection shall be mailed to the dwelling unit owner and occupancy prior to written Board approval shall be illegal.
- 10. No resident or their guests shall violate their neighbors right to quiet enjoyment.
- 1. Approved purchasers shall supply a copy of the recorded deed to the Association at the above address.
- 2. Consumption of alcoholic beverages by minors in common areas is forbidden and will not be tolerated.

/We affirm that all provisions listed above are understood and agreed to and warrant the truth of all statements made on the attached forms, with the full understanding that any misrepresentation or falsification of these forms will result in rejection of this requested transaction.

APPLICANT SIGNATURE _____ DATE _____
APPLICANT SIGNATURE _____ DATE _____
SCREENING COMMITTEE MEMBER (NAME) _____

Manor Forest Homeowners Association, INC.
4110 Manor Forest Blvd.
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ASSOCIATION FEES

Please be advised that as a new resident at Manor Forest you are now a member of the Homeowners and/or Condominium Association. This memorandum is to advise you of your responsibilities as a member of the community.

First and foremost, as a member of the Association you are agreeing to abide by the Associations' Documents as recorded in the Palm Beach County Official Records. If you have not received a copy of these documents from the unit owner, they are available to you from the Management at the above address for a fee of \$25.00.

There are a few general items contained in these documents that we would like to point out to you. On the date of your move in, you should make sure that:

1. Your title company has verified that the association fees on your unit have been paid. These fees are a lien against your unit, and you could be responsible if they are outstanding.

2. Your title company has forwarded a copy of your warranty deed to the Association. This must be done in order for the unit to be transferred to your name in the official records of the Association. The management will not change the name in the official records without receiving this information, which in turn could hold up any correspondence concerning Association matters from reaching you.

3. Association fees are due monthly, in advance, on the 1st day of each month. Coupon books will be mailed to you as a courtesy at the end of each year for the following year. It is your responsibility to pay these fees even if a coupon book is not received. If you do not receive a coupon book, please contact the Management at (561) 965-1625 and a new set will be mailed to you.

Should you have any questions concerning the Homeowners Association please feel free to contact the Management office and they will be happy to assist you.

Initial Here _____

FOUNDATION PLANTINGS

It is the findings and recommendation of this committee that the responsibility for foundation border plantings - those plantings situated up to ten (10) feet from a building foundation should be:

1. **FOR HOMEOWNERS:** HOA Association lawn service to be responsible for the trimming, weeding and feeding of said plantings around their individual /attached buildings and the homeowner to have the right to replace subject to item #6) plantings with like or similar materials .While keeping the general appearance of the original layout.
2. **FOR CONDOMINIUM ASSOC:** HOA Association lawn service to be responsible for the trimming, weeding and feeding of said plantings around their buildings and Condominium Association to have the right to replace (subject to item #6) plantings with like or similar materials. While keeping the general appearance of the original layout.
3. Maintenance of the original ground elevation around building foundations shall be the responsibility of the homeowners Association.
4. Both individual Homeowners and the Condominium Association may replace shrubs and flowers within the above defined areas, for beautification purposes. This may not change the original landscaping layout without receiving written approval of the Architectural Committee.
5. Either the addition to or removal of existing healthy shrubs or trees shall only be done with prior written approval of the Architectural Committee.
6. The **Architectural Control Committee** reserves the right to apply restrictions on certain plantings. These restrictions shall be imposed because of such matters as but not limited to: water requirements, potential root damage, undesirable plants -noted by the Palm Beach Horticultural Dept- compatibility with adjacent plantings, and ease of care.

*****ARB REQUESTS ARE AVAILABLE IN THE MANAGEMENT OFFICE*****

NOTE: The above recommendations were unanimously approved and adopted at the April 14, 1994 and further amended at the June 23, 1994 Board meeting as a rule of the Landscape/Architectural Control Committee. These rules shall become effective immediately

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RULES & REGULATIONS
Homeowners Association/Condominium Association

I. OBLIGATIONS & RESPONSIBILITIES

1. The primary functions of the governing Boards of the Homeowners & Condominium Associations are to keep our complex operating smoothly and effectively and to maintain and operate Manor Forest to the benefit and betterment of ALL its residents. Your cooperation, by following these Rules & Regulations will both ease the burden and help promote your enjoyment of Fox Hollow and its many attributes. Auth: HOA Articles of Incorporation, Art. IV, B, 2 & 5; CONDO. By-laws. Art. II, Sec. 8; CONDO. By-laws. Art. II, Sec. 8, H; Art. IX

2. It shall be the continuing obligation of all Contributing Unit Owners to pay their Assessments and Operating Expenses in a timely manner, as they shall become due. Auth: HOA Declaration, Art. V, A, B, C & its amendments. 2/10/87; Art. VI, C, D, & F; Art. of Inc., Art. IV, B, 3; By-Laws, Sec. 8; CONDO., Art. II, Sec. 8, F; Art X.

3. No Dwelling Unit Owner or resident shall direct, supervise, or in any manner attempt to assert control over any employees, contractors, or sub-contractors, nor send any of them upon personal business of such Dwelling Unit Owner or resident; unless expressly directed to do so by the appropriate authority of either the Condominium or Homeowners Association Boards.

4. In case of an emergency originating in or threatening a Dwelling Unit, the person duly authorized by the Dwelling Unit Owner shall be empowered to enter the Dwelling Unit to abate such emergency. In the event the duly authorized person is not immediately available, any Board member of the Association having jurisdiction is authorized to call a locksmith, at the Dwelling Unit Owners expense to gain entry. Should immediate repairs be required that are the responsibility of the Dwelling Unit Owner, the costs for same will be chargeable, and recoverable from the Dwelling Unit Owner, as if such were an assessment. Auth: CONDO., Decl., 15, E6.

5. Dwelling Unit Owners are ultimately responsible for damage, destruction or theft of any Association property caused by themselves, their family, their guests, their tenants or their tenant's guests. Auth: HOA Decl. Art. VIII, A.

6. Violations of these Rules & Regulations or any other of the Condominium or Homeowners Associations' duly promulgated documents are subject to assessments against the responsible Dwelling Unit Owner at a rate up to twenty-five dollars (\$25) per day; Auth: HOA Decl. Art. III, C, Sec. 26 (Amend. 8/27/86) plus: see section "R".

7. All disputes of decisions regarding Homeowners Association property or of these Rules & Regulations will be settled by the Board of Governors. Auth: CONDO., Decl. Art. III, B.

RULES & REGULATIONS
Homeowners Association/Condominium Association

3. BOATS

1. No boats shall be kept, stored or used upon any lake or body of water adjacent or contiguous to any lot. Auth: HOA Decl., Art. III, C, 19 (Amend 8/27/86)

4. CLUBHOUSE

1. Nothing is to be removed from the clubhouses or pool areas. Card tables, chairs, chaises and any and all furniture which is a permanent part of the recreational area may not be removed, loaned or borrowed.

2. The clubhouse is part of the Manor Forest Homeowners Association recreational areas and is for the use & enjoyment of all MFHOA residents and their invited guests.

3. Keys to the clubhouse & pool area are available from the MFHOA Board. Jumping the fence or otherwise illegally intruding into these areas is prohibited.

4. Private use of any of the clubhouse facilities is only allowed with written approval of the Manor Forest Homeowners Association Board.

***** See attached CLUBHOUSE RULES & REGULATIONS. *****

5. Proper attire must be worn in the clubhouses.

- a. No wet bathing suits
- b. No bare feet
- c. Coverups must be worn by both men & women.

6. Pool Table/Exercise Room:

a. For ADULT residents and their adult guests (16 years or older). Children under 16 years of age must be accompanied by an adult. The MFHOA is not responsible for accidents or injuries sustained by those using this equipment.

5. COMPLAINTS

All complaints and service requests must be made in writing, have the maker's signature & phone number and be deposited in the MFHOA mailbox by the clubhouse. Unsigned complaints will not be acted upon.

6. DEPARTURE PROCEDURES

1. Residents leaving Fox Hollow for any extended period of time must furnish their respective Condominium or Homeowners Association with the name and phone number of a local person authorized access to their unit - in case of an emergency.

RULES & REGULATIONS
Homeowners Association/Condominium Association

2. Dwelling Unit Owners are liable for all damages to other Dwelling Units or common areas. This can be especially costly if said damages are the result of the inability to gain quick access to the Dwelling Unit in an emergency.

5. DWELLING UNITS

1. Board approval, in writing, through the Architectural Control and/or Landscaping committees, must be obtained prior to the alteration or addition to any building or landscaping, including color changes in any outside structure. Auth: HOA Decl. Art. III, D, 2.

a. Roofs: May only be replaced with "Elk Prestige" covering in shades of Weatherwood (gray) or Shakedown (brown). (Amend. 3/18/03)

b. Painting of Dwelling Units: Homeowners painting the exterior of their houses must use approved paint colors: Benjamin Moore peach nectar, light yellow, golden straw, or minced onion. (Color chart is available in the office.) All houses in a cul-de-sac, whether attached or freestanding, must be painted the same color. All trim is to be painted white only. (Amend. 3/18/03)

2. Barbeques: The use of barbecue grills is only permitted on the outside of Dwelling Unit patio and the privilege for its use may be withdrawn if its use is found to be an annoyance to any other Dwelling Unit residents. When not in use: barbeques must be removed from common ground areas. Auth: HOA Decl. Art. III, C, 24 (Amend 8/27/86)

3. Business: There shall be no commercial or business ventures carried on in Manor Forest. Auth: HOA, Decl. Art. III, A, 1.

4. Leasing/Renting/Resales: All rentals, leases, and resales must comply with the Manor Forest Documents and are subject to written Board approval. No lessee, renter, or purchaser may take physical possession of a Dwelling Unit prior to receipt of such written approval. Auth: Condo., Decl 1

5. Interviews: All new residents, lease or sale, must be interviewed by the Screening Committee before occupancy takes place. An application for approval and authorization forms must be completed in detail by each proposed adult occupant, other than husband/wife or parent/dependant child (which are considered on applicant). The cost for said interview is one hundred (\$100.) dollars per applicant. In the event any current or new owner/lessee has any additional occupants move into their dwelling they must notify Manor Forest HOA immediately. Those occupants are subject to the Manor Forest HOA/CA interview procedures at a cost of fifty (\$50.) dollars per occupant interviewed.

6. Occupancy: Each Dwelling Unit is to be occupied as a single-family residence only and may not be used for any other purpose. Occupancy shall be limited to no more than three persons per bedroom.

RULES & REGULATIONS
Homeowners Association/Condominium Association

6. Patios: No colored lights or lighting which would cause annoyance are permitted. Auth: HOA Decl., Art. III, C, 23, (Amend. 8/27/86)

7. Radios, TV sets, stereo and musical instruments, etc. must be kept moderately tuned at all times.

8. Safety: No Dwelling Unit Owner shall permit any use of his Unit, or store anything therein, which will create a danger to any of its neighbors; nor, in the case of any condominium Dwelling Unit Owner, which shall increase the insurance rate upon any part of the condominium.

9. Use: No immoral, improper, offensive or unlawful use shall be made of any Dwelling Unit or of any common or recreational areas. Auth: HOA Decl., Art. VIII.

10. There shall be no clothing, towels, bathing attire, etc. hung or displayed on any balcony, terrace, exterior patio or common area.

3. LANDSCAPING

1. Contact the Homeowners Association Landscape Committee before making any changes, additions or deletions from any landscaping. There are some very specific guidelines relating to this item.

4. LITTER

1. No garbage, trash, refuse or rubbish shall be deposited, dumped or kept upon any part of the Committed Property except in closed containers, dumpsters or other approved garbage collection facilities.

2. Items for curbside pickup shall not be put out sooner than the evening before designated pickup day. Emptied containers shall be retrieved and returned to hidden storage no later than the evening of the pickup day.

3. All containers, dumpsters or other garbage/recyclable collection facilities shall be screened from view and kept in a clean condition. Auth: HOA Decl., Art. III, C, 15

4. All lots shall be kept clean and sanitary and no rubbish, refuse, or garbage shall be allowed to accumulate or any fire hazard allowed to exist. Auth: HOA Decl. Art. III, C, 16

5. MOTOR VEHICLES

1. No motor vehicle which cannot operate on its own power shall remain on the premises for more than twenty-four (24) hours, and; except in emergencies there shall be no repair of motor vehicles made. Auth: HOA Decl., Art. III, C, 12. (Amend 8/27/86)

2. See also PARKING.

RULES & REGULATIONS
Homeowners Association/Condominium Association

B. NUISANCES

1. All residents shall show respect for your neighbors and shall not cause or permit any nuisances which interfere with the peaceful possession of their property, illegal or immoral activities on any of the Committed Property. Auth: HOA Decl., Art. III, C, 2

2. Hammering, non-emergency work by tradesmen or loud noises by residents shall be confined to the hours between 8:00 a.m. & sundown.

C. OBSTRUCTIONS

1. Walkways, driveways, and/or parking areas must not be obstructed in any manner and must be kept clean and free of refuse. Auth: HOA Decl., Art. III, C, 21 (Amend 8/27/86)

D. PARKING

1. Overnight parking on dead end extensions, streets or grass areas is prohibited. Auth: HOA Decl. Art. II, C, 22 (Amend 8/27/86)

2. Overnight storage of boats, trailers, campers, commercial or recreational vehicles except in enclosed garages, is prohibited. Auth: HOA, Decl., Art. III, C, 13 (Amend. 8/27/86)

3. Overnight exposed parking in any of the designated areas of Manor Forest shall be confined to vehicles used for private, non-commercial use. Excluded vehicles shall include, but not necessarily be limited to, vans & minivans (unless equipped with windows all-around & at least (2) rows of passenger seats, motor homes, motorcycles, ATV's and pickup trucks.

E. PETS

1. No animals, livestock or poultry may be kept except for dogs and cats which are not kept or bred for commercial purposes and provided they do not become a nuisance to any neighbor. Auth: HOA Decl. Art. III, C, 15 (Amend. 8/27/04)

2. Dogs and cats shall be kept on leashes when outside.

3. Residents are liable for the cost of repair or replacement of any Homeowners Association property damaged by their pets. Said costs will be assessed directly to the appropriate Dwelling Unit Owner.

4. Are not allowed in the clubhouses or pool area.

5. Should not be left tethered or unattended.

RULES & REGULATIONS
Homeowners Association/Condominium Association

6. Residents are responsible for picking up & properly disposing of their pets' excrement. THE OPEN DRAINS ARE NOT TO BE USED FOR DISPOSAL.

7. There shall be no more than two (2) household pets (dogs, cats, or birds) per Dwelling Unit. Full-grown dogs shall not exceed a shoulder height of twenty (20) inches nor have a weight in excess of thirty (30) pounds each.

8. Aggressive or menacing pets shall be muzzled when outside.

9.

v. POOL

1. GENERAL

a. Use of the pool is at the swimmers risk. The Association does not provide a lifeguard and is not responsible for accidents.

b. Running, horseplay, wrestling in the pool area or diving into the pool is prohibited (and unsafe).

c. Leave chairs, tables, lounges tidy. USE & empty ashtrays.

d. Chairs & lounges must be covered by a towel when using to prevent the skin oils from discoloring the strapping

e. Incontinent persons may not use the pool at any time.

f. Cigars & cigarettes must be discarded in proper receptacles.

2. BATHING ATTIRE: Proper attire (suits) must be worn. No cut-offs.

3. CHILDREN:

a. No diapers/untrained children must wear swimmies.

b. Under sixteen (16) MUST always be accompanied by an adult.

c. Toys, balls, snorkels or scuba equipment is prohibited.

d. Safety flotation vests, belts, arm guards are permitted.

4. FOOD is not permitted in the pool deck area.

5. GLASS is not permitted in the pool area.

6. GUESTS: Advise guests of pool rules to avoid embarrassment.

7. POOL RULES are posted in the pool area and must be obeyed.

8. RADIOS: Keep noise level low enough that you do not disturb others.

9. SHOWERS must be taken before entering pool.

10. SUN TAN LOTIONS/OILS:

a. Must be biodegradable.

b. Must be washed off (with soap) before entering pool.

RULES & REGULATIONS
Homeowners Association/Condominium Association

j. SIGNS

1. No for rent, lease, sale signs or notices are permitted in windows, on patios, or lawns Auth: Decl., Art. III, C, 25 (Amend 8/27/86)
2. No signs advertising or soliciting services and/or business of any kind permitted. Auth: HOA Decl., Art. III, C, 25 (Amend 8/27/04); CONDO., Decl. 15, F.

k. SOLICITATIONS

1. There shall be no solicitations by any person or Organization for any purpose whatsoever.

l. SPEED LIMIT

1. Obey posted speed limit of 25 mph. We have many children and residents who love to walk.

m. VIOLATIONS

1. Violation of the Homeowners or Condominium Associations' covenants and restrictions may result in a twenty-five (\$25) dollar per day assessment (which shall be considered in the same manner as any other assessment) and Auth: HOA Decl. Art. III, C, 25 (Amend 8/27/86)

2. The Dwelling Unit Owner shall pay all costs and expenses incurred by the Associations as a result of the violation no later than the 15th of the month following notice thereof. Failure to pay the above mentioned costs & expenses may result in a lien for all costs, expenses, charges, court costs and attorneys fees being filed against the Dwelling Unit.

3. Associations costs for handling violations shall include:

- a. Letters - \$5.00 each letter
- b. Telephone calls - \$5.00 each phone call
- c. Investigation of violations - \$10.00 per hour
- d. Conferences with Associations' attorneys - \$150.00 per hour
- e. Court costs
- f. Attorneys fees for court matters

Auth: HOA Decl. Art. VIII, F & I.

n. WILDLIFE

1. There shall be no mistreatment or intentional harm caused to our wildlife.

Manor Forest (Fox Hollow)
Homeowners Association, Inc.
4110 Manor Forest Blvd.
Boynton Beach, FL 33462

RULES & REGULATIONS
Homeowners Association/Condominium Association

I have read and agree to abide by the Rules and Regulations set forth by the Manor Forest Homeowners Association's Board of Directors.

Print Name _____

Sign _____

Date _____