

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION INC.,
800 Sky Pine Way West
Palm Beach, FL 33415
(561) 439-4705 Phone
(561) 721-3394 Fax

NOTICE OF INTENT TO SELL OR LEASE

REQUIRED ITEMS:

_____ Check for \$150.00 made payable to Pine Ridge North IV (\$150.00 per each person unless married couple)

3 Letters of reference

Copy of Purchase *Contract* or *Lease*

Copy of Driver's License

This application is for: _____ Sell (Transfer of Title)
_____ Lease _____ Yearly or _____ Seasonal

In accordance with the provisions of Article 12 of the Declaration of Condominium for Pine Ridge North IV, I/We hereby serve notice that We desire to accept a bona fide offer made to me/us by: _____, to purchase/lease unit# _____

If applicable, the proposed lease term would be as follows: _____ through" _____, which is a period of at least three (3) months in accordance with Article 12.1(b) of the Declaration.

In the event that the Association and/or its Agent approves a lease, it is hereby authorized to act as our Agent with full power to take such action as may be required, if necessary to compel compliance by lessee(s) and/or **their** guests **with** provisions of the Declaration of Condominium, its supportive exhibits, Condominium Act, and the Rules and Regulations of the Association, or in instance of violation of any of the above by the lessee(s) and/or their guests, under appropriate circumstances to terminate the leasehold., *If this is an application for a lease, the lessor agrees to such enforcement or lease termination, whether or not such enforcement results in a lawsuit being filed.*

Enclosed with this notice is a check for \$150.00 for the screening fee and three (3) letters of reference for the applicant/s (with a completed application.

Unless the Board notifies me/us to the contrary within fifteen (15) days from the date of receipt of this notice and all required information, I will advise purchaser/lessee and his/her application is approved.

NON REFUNDABLE APPLICATION FEE -Applicants agree to pay \$150.00 for a non-refundable application processing fee.

DATE: _____

SIGNATURE SELLER/LESSOR. _____

SIGNATURE SELLER/LESSOR. _____

PINE RIDGE NORTH VILLAGE JV CONDOMINIUM ASSOCIATION INC.,
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APPLICATION FOR LEASE, GIFT DEVISE OR INHERITANCE APPROVAL

1. The attached application for occupancy and authorization forms must be completed in detail by EACH proposed purchaser/lessee, other than husband/wife (which is considered one applicant.)
2. If any questions is not answered or left blank, this application may be returned, not processed and not approved.
3. Please attached a copy of the lease/purchase (or estate document) to this application.
4. Please attach a non-refundable \$150.00 processing fee to this application made payable to PINE RIDGE NORTH IV VILLAGE CONDOMINIUM ASSOCIATION, INC. for each applicant, other than husband/wife (which is considered
5. The completed application must be submitted to the Association office at least 30 days prior to the desired date of occupancy (lease date).
6. All applicants must be interviewed prior to final Board of Director's approval. Occupancy prior to Board Approval is prohibited.
7. No lease shall be for less than 3 months nor for more than 12 months. No more than one (1) lease in a twelve (12) month period is permitted. Renewals or extensions of leases are subject to the re-approval by the Board of Directors.
8. PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC., is a community designed and intend ed to provide housing for residents who are age 55 or over. **No permanent occupancy of any unit is permitted by a person under age 35. In addition, units must be permanently occupied by at least one person, age 55 or over.**
9. One domestic pet allowed. Must be under 25 lbs. and Pet Registration form must be completed.
10. Use of this unit is for single family residence only. No corporation, company, partnership or trust may lease an apartment.
11. No commercial vehicles, trucks, boats, trailers, motor homes, mobile homes, campers' recreational vehicle, mopeds, etc., permitted to park on the premises overnight. Only 1 assigned parking space available per unit.
12. The owner (landlord) must provide the lessee with a copy of the Association Rules and Regulations.
13. Moving of furniture in or out of an apartment is not permitted on Sundays or Holidays. Hours for move are from 8:00 A.M. to 5:00 P.M. Monday through Saturday.

Signature: _____ Date: _____

Signature _____

Date: _____

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION INC.,
800 Sky Pine Way
West Palm Beach, FL 33415
(561) 439-4705

APPLICATION
(continued)

LIST ALL INDIVIDUALS WHO WILL RESIDE IN THE UNIT:

NAME AND RELATIONSHIP: D.O.B.
NAME AND RELATIONSHIP: D.O.B.
NAME AND RELATIONSHIP: D.O.B.

HAVE YOU EVER HAD AN EVICTION FILED OR LEFT OWING MONEY TO AN OWNER OR LANDLORD
YES: _____ NO: _____

HAVE YOU EVER HAD ADJUDICATION OR BEEN CONVICTED OF A CRIME?
YES: _____ NO: _____

NON-REFUNDABLE APPLICATION FEE - APPLICANT'S AGENT TO PAY \$150, NON-REFUNDABLE PROCESSING FEES.

LIST VEHICLES TO BE RENTED ON PROPERTY (ENTER NUMBER OF VEHICLES HERE):

1) VEHICLE MAKE/MODEL: _____ YEAR: _____
COLOR: _____ LICENSE TAG# & STATE _____
2) VEHICLE MAKE/MODEL: _____ YEAR: _____
COLOR: _____ LICENSE TAG# & STATE: _____

NOTE; COMMERCIAL VEHICLES ARE PROHIBITED -

APPLICANT#1: EMPLOYER'S NAME: _____

PHONE#: _____ POSITION/TITLE: _____ MONTHLY SALARY: - - -

DATES OF EMPLOYMENT: (FROM/TO) _____ OTHER INCOME: _____

APPLICANT#2: EMPLOYER'S NAME: _____

DATES OF EMPLOYMENT: (FROM/TO) _____ OTHER INCOME: _____

PHONE#: _____ POSITION/TITLE: _____ MONTHLY SALARY: ----

Signature: _____

Date: _____

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION JNC., 800
SKY PINE WAY
WEST PALM BEACH, FL 33415
(561) 439-4705

APPLICATION
(CONTINUED)

NON-FAMILY MEMBER CHARACTER REFERENCES <PLEASE PROVWE REFERENCES IN WRITING>

1. NAME _____ RES.PHONE # _____ CELL PHONE#: _____
ADDRESS: _____ ZCØDE: _____

2. NAME RES. PHONE#..... CELL PHONE#: ADDRESS: _
.ZIP CODE:

3. NAME RES. PHONE#..... CELL PHONE#:
ADDRESS: ZIP CODE:

HAVE YOU EVER SEASONALLY RESIDED IN FLORIDA BEFORE?----- IF YES; PLEASE STATE THE
NAME, ADDRESS AND DATES OF RESIDENCY _____

IF RETIRED, PLEASE STATE THE COMPANY'S NAME AND ADDRESS RETIRED FROM AND WHEN RETIRED:

HAVE YOU EVER BEEN CONVICTED OF OR PLED GUILTY TO A CRIME? -----IF YES, PLEASE STATE
--:r HARGES(S)ANDISPOSITION (S)

-
- 1) I HEREBY AGREE FOR MYSELF AND ON BEHALF OF ALL PERSONS WHO MAY USE THE UNIT WHICH I SEEK TO LEASE:
- a) I WILL ABIDE BY ALL OF THE RESTRICTIONS CONTAINTED IN THE DECLARATION OF CONDOMINIUM, BY-LAWS, RULES & REGULATIONS AND RESTRICTIONS WHICH ARE OR MAY IN THE FUTURE BE IMPOSED BY PINE RIDGE NORTH IV CONDOMINIUM ASSOCIATION JNC.,
 - b) I UNDERSTAND THAT THERE IS A RESTRICTION ON PETS AND THAT I MAY NOT BRJNG A PET, NOR MAY ANY QUEST OR VISITOR BRJNG A PET JNTO PINE RIDGE NORTH IV CONDOMINIUM ASSOCIATION JNC., NOR ACQUIRE ONE EITHER TEMPORARILY OR PERMANENTLY AFTER OCCUPANCY WITHOUT ASSOCIATION APPROVAL.
 - c) I UNDERSTAND THAT I MUST BE PRESENT WHEN ANY GUESTS, RELATIVES, VISITORS OR CHILDREN WHO ARE NOT PERMANENT RESIDENTS OCCUPY THE APARTMENT OR USE THE RECREATIONAL FACILITIES
 - d) I UNDERSTAND THAT SUB-LEASJNG OR UNAPPROVED OCCUPANCY OF THIS UNIT IN MY(OUR) ABSENCE ARE PROHIBITED.

Signature _____

"Date: _____

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION INC., 800
SKY PINE WAY
WEST PALM BEACH, FL 33415
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APPLICATION
(CONTINUED)

- e) I UNDERSTAND THAT ANY VIOLATION OF THE TERMS, PROVISIONS, CONDITIONS, AND COVENANTS OF THE PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION INC., DOCUMENTS PROVIDE CAUSE FOR IMMEDIATE ACTION AS THEREIN PROVIDED OR TERMINATION OF THE LEASEHOLD UNDER APPROPRIATE CIRCUMSTANCES.
- 2) I HAVE RECEIVED A COPY OF THE RULES AND REGULATIONS:
YES: NO:
- 3) 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 PROHIBITED.
- 4) I UNDERSTAND THAT THE ACCEPTANCE FOR SALE/LEASE AT PINE RIDGE NORTH VILLAGE IV, CONDOMINIUM ASSOCIATION INC., IS CONDITIONED UPON THE TRUTH AND ACCURACY OF THIS APPLICATION AND UPON THE APPROVAL OF THE BOARD OF DIRECTORS. ANY MISREPRESENTATIONS OR FALSIFICATIONS OF INFORMATION ON THESE FORMS WILL RESULT IN THE AUTOMATIC DISQUALIFICATION OF MY APPLICATION. OCCUPANCY PRIOR TO BOARD APPROVAL IS PROHIBITED.
- 5) I UNDERSTAND THAT THE BOARD DIRECTORS OF PINE RIDGE NORTH VILLAGE IV, CONDOMINIUM ASSOCIATION INC. MAY CAUSE TO BE INSTITUTED AN INVESTIGATION OF MY BACKGROUND AS THE BOARD OF DIRECTORS MAY DEEM NECESSARY. ACCORDINGLY, I SPECIFICALLY AUTHORIZE THE BOARD OF DIRECTORS, JDM PROPERTY MANAGEMENT, AND WTC BACKGROUNDS & DRUG TESTING, INC. TO MAKE SUCH INVESTIGATION AND AGREE THAT THE BOARD OF DIRECTORS, OFFICERS AND MANAGEMENT OF PINE RIDGE NORTH VILLAGE IV, CONDOMINIUM ASSOCIATION INC., 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. I AGREE TO BE GOVERNED BY THE DETERMINATION OF THE BOARD OF DIRECTORS.

APPLICANT: _____

APPLICANT: _____

Signature _____

Date: _____

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
800 Sky Pine Way West
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AGE QUALIFIED COMMUNITY CERTIFICATION

Dear Owner/Renter:

Our Community is an "adultcommunity" and it is necessary that we maintain records to comply with HUD occupancy information. We will copy the proof of age you submitted for the screening process to meet that requirement but we also need you to complete the form below. **Thank you for your cooperation.**

Building Number: _____

Unit Number: _____

Date of Purchase/Lease:

Complete Ownership Status Below (check only one)

At lease on owner is age 55

Owner is not age 55 or older Complete

Status of Occupant (check one only)

_____ Unit for occupancy by owner age 55

_____ Unit for occupancy by guest age 55 or over

_____ Unit for occupancy by lessee 55 or over

- - - Unit held for seasonal occupancy for owner age 55 or older (seasonal means 3 months or more)

- - - Unit held for rental/investment property and owner occupancy will not exceed 72 days per year.

TO BE COMPLETED BY LESSEE ONLY:

Lease period from: --- _____ te>:--- ----

Yes at least one lessee is age 55 or older

Print Name: _____

Signature: _____

Date: _____

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION. INC.

800 Sky Pine Way
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Exhibit "A"
Fair Housing Act - Census

Pine Ridge North Village IV Condominium Association, Inc.

I am/We are the occupant(s) of Unit No. _____ Pine Ridge North Village IV, a Condominium.

I/We understand that the Association is required by Federal Law to verify the age of the occupants of the units if the Association is to qualify for the Housing for Older Persons Exemption to the Federal Fair Housing Amendments Act of 1988 as amended.

The following information is true and correct:

- a. As of the date shown on this document, there was at least one (1) person occupying the unit who was age 55 or over.

Yes. _____ No. _____

- b. Please identify the current occupant(s) who is/are over 55.

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

- c. Please identify all other occupants:

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

- d. _____ Yes

I/we have provided photocopies of one of the following items (**at least one must be photographic**) as proof of age for each occupant for the Association's records, and the same are attached hereto

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
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Exhibit "A"
Fair Housing Act - Census
{continued}

Occupant 1 - Name

- Birth Certificate
- Driver's License
- Medicare Card Voter's
- Registration Other
- {specify}

Occupant 2 - Name _____

- Birth Certificate
- Driver's License
- Medicare Card Voter's
- Registration
-) Other (specify)

PRN IV - CHECK APPLICABLE DOCUMENTS PROVIDED	
_____ Yes, at least one owner is age 55 or over	
_____	_____
Print Name	Signature

Date	

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.

800 Sky Pine Way
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PET REGISTRATION FORM

DATE: _____

NAME OF OWNER: _____

BUILDING#: _____ UNIT#: _____ TELEPHONE#: _____

TYPE OF PET: _____ PET LICENSE# _____

DESCRIPTION OF PET (BREED, COLOR, WEIGHT) _____

PROOF OF ALL MEDICAL SHOTS - REQUIRED BY FLORIDA LAW:

COPY ATTACHED: _____ YES _____ NO _____ DATE: _____
OWNER/RENTER SIGNATURE: _____

PICTURE OF PET - REQUIRED YES _____ NO _____

WHEN WALKING DOGS ON THE GROUNDS OF THE ASSOCIATION THE FOLLOWING RULES APPLY:

DOGS MUST BE WALKED IN DOG WALKING DESIGNATED **AREAS** ONLY DOGS

MUST BE ON A LEASH AT ALL TIMES

ALL DROPPINGS MUST BE PICKED UP/BAGGED AND PLACED IN A DUMPSTER

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION. INC.
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USE AND OCCUPANCY RULES AND REGULATIONS

- A. Each unit is restricted to residential use only by the unit owner, immediate family, guests and tenants. The unit may not be used by more persons than for which it was designed, to wit: *five* persons in 2-bedroom convertible den units. Five persons in 3 bedroom units and four persons in 2 bedroom units.
- B. All prospective owners and tenants must be screened. Guests shall register in the office.
- C. No alteration, modification, or addition may be made to any unit without the prior written approval of the Association (See Section 9(e) of the Declaration of condominium.
- D. All units are required to have wall to wall carpeting or other flooring material with provision for soundproofing.
- E. Pets: One domestic pet per unit may be kept providing that the pet does not exceed 25 lbs. and does not create a nuisance. All pets shall be walked on a leash. All owners of pets shall pick up after their pet. No pet shall be "tied out" or left unattended on the patio or balcony. Pets should be walked on the outer perimeter of the property along the fence.
- F. Nonnuisance or any unreasonable annoyance to other unit owners is permitted.
- G. Age: No person under the age of 35 years may reside in any unit except to visit and no visit may exceed two consecutive months or 75 days in one calendar year. At least one occupant must be 55 years of age (See section 9U) Declaration of Condominium and Amendment to Declaration on June 5th 1989.)
- H. No person under the age of 18 is permitted to use the recreational facilities unless supervised by an adult owner or occupant.
- I. Personal property shall be stored within the unit. No personal belongings which are unsightly shall be left or stored on a balcony, porch, or other appurtenance to a unit. Nothing may be stored under the steps or in hallways.
- J. Common elements and limited common elements shall be kept clear and free of rubbish, debris and personal articles. No laundry, linen or similar article may be hung or shaken from porches, patios or balconies.

Signature

Date

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800 SKY PINE WAY
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USE AND OCCUPANCY RULES AND REGULATIONS
(continued)

11. All trash must be tied up in plastic bags for disposal in dumpster.
12. Parking: No vehicle which cannot operate on its own may remain on the property. No repair, except in an emergency shall be made to a vehicle on the premises. No boat, camper or recreational vehicle shall be kept on the property. (See section 11.3 (l) or Bylaws). No commercial vehicles may be parked overnight.
13. Each occupant of a unit must park in their designated parking space. Guest parking is on a first come, first serve basis. Owners must have a parking permit and any guest staying more than 3 days must get a temporary permit. Any worn or yellowed permits must be replaced.
14. No cooking or fires on patios or balconies are permitted. No eating or beverages are permitted in areas other than those areas specifically designated for such.
15. The Association must retain a pass key to all units. Each owner or occupant of a unit must provide a key to the office for access in case of an emergency.
16. After the Closing, new owners must go to the Association office to obtain parking permits for their vehicle(s).

ALL OWNERS WHO ARE RENTING MUST SHARE THESE RULES AND REGULATIONS WITH THEIR TENANTS.

PLEASE NOTE: These rules are only summary in nature. A full explanation of each can be found in the Declaration of Condominium. Each owner/occupant is responsible for abiding by these and all other rules as described in the Declaration.

Signature

Date

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.
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POOL AND SPA BYLES ANP REGULATIONS

- A. ALL PERSONS USING THE POOL AND/OR SPA DO SO AT THEIR OWN RISK. THE ASSOCIATION IS NOT RESPONSIBLE FOR ACCIDENGTS OR INJURIES.
 - B. OWNERS MUST INFORM THEIR FAMILIES/GUESTS/TENANTS ABOUT ALL RULES.
 - C. POOL AND SPA HOURS ARE BETWEEN 8:30 A.M. AND 10:00 P.M. THE BOARD OF DIRECTORS MAY CHANGE THESE HOURS AS DEEMED NECESSARY.
 - D. ALL BATHERS MUST HOW BEFORE ENTERING THE POOL OR SPA.
 - E. PERSON WITH INFECTIOUS OR CONTAGIOUS DISEASES ARE NOT PERMITTED TO USE THE POOL OR SPA.
 - F. NO SOAP OF ANY KIND MAY BE USED AT THE SHOWER OR IN THE POOL.
 - G. NO FLOATS, AIR MATRESSES, OR LIKE TOYS ARE PERMITTED IN THE POOL OR POOL AREA.
 - H. NO RUNNING OR BALL PLAYING IS ALLOWED. NO SKATEBOARDS OR SKATES ARE PERMITTED IN THE POOL AREA.
 - I. **NO CHILD UNDER THE AGE Qf3 OR CHILDREN NOT TOILET TRAINED REGARDLESS Of AGE ARE PERMITTED IN THE POOL.** NO PERSON UNDER 12 YEARS OF AGE IS PERITTED ON THE DECK OR IN THE POOL UNLESS ACCOMPANIED BY AN ADULT.
 - J. PROPER SWIM-WEAR IS REQUIRED TO ENTER THE POOL. NO CUT-OFFS ARE PERMITTED.
 - K. **NO DIVING OF{JUMPING IN THE POOL IS PERMITTED.**
 - L. NO ANIMALS ARE PERMITTED IN THE POOL AREA.
 - M. POOL CHAIRS MUST BE COVERED WITH A TOWEL WHEN SUNTAN OIL IS USED.
 - N. POOL CHAIRS **CANNOT** BE RESERVED AT ANY TIME.
 - O. FOOD AND BEVERAGES **ARE PROHIBITED** IN THE POOL AND ON THE POOL DECK.
 - P. ALL SMOKING MATERIALS MUST BE DISPOSED OF IN THE APPROPRIATE DISPOSALCONTAINERS.
-

ALL OWNERS WHO ARE RENTING MUST SHARE THESE RULES AND REGULATIONS WITH THEIR TENANTS.

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Date

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION. INC.
800 Sky Pine Way
West Palm Beach, FL 33415
(561) 439-4705

TENNIS COURT RULES AND REGULATIONS
(SHUFFLEBOARD AND BOCCFI)

- A. PROPER TENNIS ATTIRE REQUIRED. TENNIS SHOES MUST BE WORN.
- B. ***BATHING SUITS, BARE CHESTS PROHIBITED.***
- C. PROFANITY/YELLING PROHIBITED.
- D. NO ROLLER SKATES, BICYCLES OR THE LIKE PROHIBITED ON TENNIS COURTS
- E. COURT TIME IS LIMITED TO 1 HOUR UNLESS THE FOLLOWING HOUR IS NOT RESERVED.
- F. SIGN-UP ONE DAY **IN** ADVANCE 8:00 A.M. - 5 P.M.
- G. **ERASING OF SIGN-UP BOARD IS PROHIBITED.**
- H. COURT USE IS LIMITED TO RESIDENTS AND THEIR GUESTS. THE BOARD OF DIRECTORS MAY GRANT USAGE BY NEIGHBORING VILLAGES WHEN DEEMED APPROPRIATE.
- I. NO ALCOHOLIC BEVERAGES ARE PERMITTED ON THE TENNIS COURTS.
- J. COURT HOURS ARE 8:00 A.M. - 10:00 P.M. PLAYERS ARE RESPONSIBLE FOR LOCKING THE GATE AND TURNING OFF THE LIGHT AFTER PLAY.
- K. **15 MINUTE™**: RESERVED COURT TIMES ARE FORFEITED IF ARRIVING MORE THAN 10 MINUTES LATE.
- L. GATE KEY IS AVAILABLE IN THE OFFICE
- M. **OPEN TENNIS PLAY**: DESIGNATED DATES AND TIMES ARE RESERVED FOR THIS PURPOSE DURING PEAK SEASON - JANUARY 1⁵ TO MARCH 31.
- N. ALL PLAYERS SHALL USE PROPER ETIQUETTE WHEN ON THE COURTS.

SHUFFLEBOARD AND BOCCCE EQUIPMENT IS ALSO AVAILABLE IN THE CLUBHOUSE.
ALL EQUIPMENT MUST BE RETURNED AFTER EACH USE.

ALL OWNERS WHO ARE RENTING MUST SHARE THESE RULES AND REGULATIONS WITH THEIR TENANTS.

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Signature

Date