RULES FROM JLV COA DECLARATION DOCUMENTS AMENDED 2026

Use Restrictions. The use of the condominium property shall be in accordance with the following provisions as long as the condominium exists and the apartment buildings in useful condition exist upon the land.

A. Units. Each of the units shall be occupied only by one family, its servants and guests, as a residence and for no other purpose. No owner, tenant or occupant may operate any business from a Unit, the common elements or limited common elements, unless prior approval from the Board has been obtained; provided, however, that home-based businesses which do not impact the residential character of the Condominium (e.g., no visits by clients, customers, employees, or excessive deliveries or traffic) shall be permitted. These prohibitions include, but are not limited to, businesses that make noise, make a mess in the common areas, create an inordinate amount of trash, utilize large amounts of water, or have frequent visitors.

B. Common Elements. The common elements shall be used only for the purpose for which they are intended in the furnishing of services and facilities for the enjoyment of the units by their occupants.

C. Nuisances. No nuisances or eyesores shall be allowed upon the condominium property, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist. No unit owner shall permit any use of his unit or make any use of the common elements that will increase the cost of insurance upon the condominium property above that required when the unit is used for the approved purposes.

D. Pets. As of the effective date of this Amended and Restated Declaration, all owners and tenants must register their dog(s) or cat(s) by completing a pet registration form provided by the Association. Any owner or tenant wishing to obtain a dog or cat after the effective date of this Amended and Restated Declaration must submit the registration form to the Board for approval prior to bringing the dog or cat onto the Condominium property. Dogs labeled as aggressive or dangerous breeds by Palm Beach County, as amended from time to time, are not allowed in any unit or on Condominium Property. Pets shall be on a leash at all times. The owner of each pet shall be required to clean up after the pet in order to properly maintain the common areas. If after receipt of written notice by the Association that the owner's pet is violating the provisions of this paragraph, the owner does not correct such

violation, the Association shall have the right to impose fines in the maximum amount permitted under the Condominium Act, as amended from time to time In the event that the fine is not promptly paid or the violation continues, then the Association shall also have the right to seek appropriate legal action to collect payment of the fine and/or to have the violation rectified

E. Trash. Trash shall be placed in receptacles. For sanitary reasons all trash shall be in plastic bags (unless it is a recyclable item placed in a proper recycling container) and tied securely before being placed in trash receptacles. In no event shall trash be placed outside of the trash receptacles.

F. Hanging Clothes. No clothes or similar articles shall be hung outdoors for any purposes except within the unit owner's courtyard below the height of the fence.

G. Bicycles. Bicycles, toys or clutter shall not be left outside courtyards at any time. Bicycles or clutter so left in the common elements may be removed by the Association at the unit owner's expense. It is permissible to store bicycles in the unit owner's courtyard.

H. Repairs. There shall be no assembling or disassembling of motor vehicles except for ordinary maintenance such as the changing of a tire, battery, etc.

I. Antennae. There shall be no radio, television or other outside antenna of any kind installed on the common elements without the required approval of the Board.

J. Exterior Displays. No signs of any kind may be displayed on any exterior portion of the dwelling, the courtyard or in the windows of the dwelling or in any of the common areas or visible from any vehicles. No reflective substance shall be placed on any windows. No decorative lights, images, displays or similar items of personal property shall be displayed except within the unit owner's courtyard below the height of the fence.

K. Shutters. Unit owners may install hurricane shutters, storm shutters or security shutters in a permanent installation provided said installation consists solely of bronze colored folding track mounted type shutters. All other hurricane or storm shutters must be of a temporary nature and may be installed only prior to a hurricane or storm and completely removable and removed when the hurricane or storm ceases. There shall be no temporary security shutters.

L. Vehicles. Trucks larger than a one-half (1/2) ton pickup or trucks used for commercial purposes, vans used for commercial purposes, motorcycles, boats, trailers, motor homes and other such vehicles shall not be allowed to park overnight on the condominium property. All motor vehicles must be maintained as to not create an eyesore in the community. Any motor vehicle that is unlicensed and/or undrivable and/or in violation of the Declaration or Rules & Regulations can be towed from Condominium property. If, after the Association provides reasonable notice, an offending vehicle owner does not remove a prohibited or improperly parked vehicle from the Property, the Association shall have the option and right to have the vehicle towed away with the cost and fees, including attorneys' fees, if any, to be borne by the vehicle owner or the Owner of the Unit, if the vehicle owner is a visitor, guest or vendor of the Owner. By this provision, each Owner and vehicle owner provides the Association with the necessary consent to effect the tow.

M. Lawful Use. No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part of it; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of the property concerned.

N. Leasing. After approval by the Association elsewhere required, entire units may be rented provided the occupancy is by only one family, its servants and guests. No rooms may be rented and no transient tenants may be accommodated. No unit shall be leased during the first twenty-four months of ownership, measured from the date of recording of the most recent deed or other instrument transferring any interest in title of such unit. No unit shall be leased more than once in any twelve (12) month period, measured from the commencement of the most recent lease of such unit. No lease shall be for a term less than twelve (12) consecutive months. No unit shall be leased on a month-to-month basis.

O. Regulations. Reasonable regulations concerning the appearance and use of condominium property may be made and amended from time to time by the Association in the manner provided by its Articles of Incorporation and Bylaws. Copies of those regulations and amendments shall be furnished by the Association to all unit owners and residents of the condominium upon request.

RULES - JLV COA BOARD AMENDED 2026

Leasing Restriction: No unit may be leased during the first twenty-four months of ownership.

Maximum Number of Occupants allowed in a unit: Three (3) adults or two (2) adults and two (2) children.

Occupancy Approval Required: All occupants must submit an application to the property manager and receive approval before residing in any unit. Criminal background checks are mandatory for all residents, including roommates, rental shares, and long-term visiting relatives. An interview/orientation is required prior to moving into the community. Sub-leasing is not allowed.

Protect the Grass & Sprinklers: No part of any vehicle may be parked on grass areas for any reason. Keep tires off the grass to protect the sprinkler system.

Abnormal-Size Vehicles: Unusually large vehicles that do not fit into assigned parking spaces are not allowed to be parked in the community overnight. This includes, but is not limited to, limousines, Humvees, swamp buggies, off-road vehicles, and vehicles displaying advertising.

Planting Trees: Do not plant trees in any common area. Do not plant trees within your front or back patio without approval. Some trees can damage foundations and sidewalks as they grow, and some invasive species are prohibited from being planted anywhere in the community.

No Signs Allowed: The display of banners, flags, or signs of any kind is prohibited within the community. This includes, but is not limited to, advertising, political, or religious materials. No signs are allowed in unit windows or anywhere visible from community common areas, including bumper stickers on vehicles. One standard, unaltered U.S. flag is permitted.

No Playground Facilities: There are no playground areas anywhere in the community. All ball sports, skateboards, electric toys, scooters, and other potentially disruptive play activities are prohibited on the common grounds. Please use a local playground area instead.

No Dog Runs on Common Areas: All dogs must be on a leash at all times. Dogs may not be tethered or left tied up unattended. Dogs are not permitted to play in common areas. Do not run dogs on the grass areas, as this reduces the grass to sand patches. Please use a local dog park or play area instead.

Do not feed the wildlife: Do not feed ducks, birds, geese, fish, turtles, otters, squirrels, feral cats, stray dogs, or any other wildlife in the community. Feeding wildlife leads to bacterial

pollution, aesthetic damage to property, illness and deformities in wildlife, and a loss of fear of humans.

Lake/Pond: Notice – Keep out of the pond. No swimming, no fishing, no boating. No net casting or traps allowed.

Hurricane Shutters: No storm shutters, temporary or fixed, may be left in the closed position at anytime unless there is a pending storm warning in effect. Shutters must be reopened within a reasonable time after the storm warning has been lifted. Seasonal residents are not allowed to leave shutters closed during long absences.