

**GEORGIAN PARK COMMUNITY SERVICES CORPORATION**  
**RULES AND REGULATIONS**

1. No nuisance shall be permitted on any property so as to jeopardize property values or to be detrimental to the well-being of members.
2. No improvements, alterations, repairs, change of paint colors, excavations, changes in grade or other work which in any way alters the exterior of any lot or living unit or common area or the improvements located thereon from its natural or improved state, existing on the date such property was first conveyed shall be made.
3. No article shall be hung from the doors or windows or placed upon the outside window sills of the units, except appropriate seasonal decorations.
4. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand in any of the common areas or driveways, except in areas specifically designated by the Board of Directors.
5. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the units in the community or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners.
6. Each owner shall keep his unit clean and in good state of repair. No owner or occupant shall sweep or throw, or permit to be swept or thrown, there from or from the doors or windows thereof, any dirt or other substance.
7. Shades, awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices must be approved by the Association, which may be denied on purely aesthetic grounds at the sole discretion of GPCSC. The Board of Directors shall designate the color, type and specifications for all drapery liners to be used in all draperies which are exposed in any way to view from outside the unit so that all shall be uniform in appearance. All drapery liners or shades are to be white.
8. Each unit owner must prepare his unit for the hurricane season, even if absent from his unit during hurricane season by (a) removing all furniture, plants and other objects from his patio and (b) designating a responsible firm or individual to care for his unit. This person or firm should contact GPCSC for permission to install hurricane shutters. Window coverings must be removed within 72 hours of the storm passing.
9. No sign of any type may be displayed to public view on any lot, living unit or the common area without prior written consent of the GPCSC except customary name and address signs, meeting GPCSC guidelines and standards.
10. All garbage and refuse from units shall be deposited in garbage cans (not bags) and kept in locations so that no unit owner's garbage or refuse becomes a nuisance or annoyance to any other owner. Refuse containers must be stored out of view from the front of units. Containers may be set out for collection no earlier than the night before collection and must be returned for storage within 12 hours of collection.
11. GPCSC may prescribe rules and regulations regarding maintenance of a domestic household pet within the units, and in particular, to the use of common elements by a household pet. GPCSC may prescribe detailed rules and regulations regarding the size of the pet and exclusion of a pet from the common grounds, or the manner in which a pet may be brought upon the common grounds. Each unit owner/resident who owns or maintains a pet on GPCSC property shall indemnify GPCSC and hold it harmless against any loss or liability or claim of any kind or character whatsoever arising out of or connected with the keeping of any animal or pet upon GPCSC property. No owner shall keep a pet, which becomes obnoxious or creates a nuisance to any other unit owners. Only a small dog, cat, fish or caged birds are allowed on GPCSC property or unit and no pet shall disturb or annoy other occupants

of the building(s) and not more than one (1) dog or one (1) cat are allowed at any one time. Any inconvenience, damage or unpleasantness caused by a pet shall be the responsibility of the pet owner. It is the sole responsibility of the unit owner/resident to appropriately clean up after his/her pet. All pet owners must comply with County and Town of Jupiter leash laws. A dog must be licensed and not allowed to roam freely at any time. Only one pet per unit is allowed, not to exceed 40 pounds, and no intimidating breeds are permitted in the development.

12. No radio or television aerial or antenna may be attached or hung from the exterior of the units or the roofs, except as approved in writing by the Board of Directors.
13. Non-operative vehicles must be removed within 7-10 days and no repair of vehicles shall be made within the common area. No resident may park more than two vehicles without prior written consent of the Board of Directors. Parking of all commercial and recreational vehicles and related equipment, other than on a temporary and nonrecurring basis is prohibited. Vehicles with expired registrations cannot be stored on common area. Trucks over ½ ton cannot be parked in a residential area. Each unit will be assigned two numbered parking spaces, one of which will be as close as possible to the unit. A Parking Permit is required for all vehicles and can be obtained from Bristol Management. Any vehicles without permits or double parked will be towed at the owner's expense.
14. No resident shall blow any horn while approaching or upon any of the roadways of GPCSC in a non-emergency situation.
15. Damage to common areas or GPCSC property caused by any resident or guests must be repaired at the expense of the owner of the unit who has caused or whose tenant and/or guests has caused the damage.
16. All new residents must register with the GPCSC and management and pay a non refundable fee of \$100.00.

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**PURCHASER**

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**BOARD MEMBER**

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