

**RULES AND REGULATIONS OF PARK LAKE
HOMEOWNERS ASSOCIATION NUMBER FIVE, INC.**

The Rules and Regulations hereinafter enumerated as to the improvements and the subject property, including living units, shall be deemed in effect and until amended by the Board of Directors of the Homeowners Association, shall apply to and be binding upon all owners of property described on the attached "Exhibit A." The property owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Violation of these Rules and Regulations may subject the violator to any and all remedies available to the Homeowners Association and other property owners, pursuant to the terms of the Declaration of Covenants and Restrictions, the Articles of Incorporation of the Homeowners Association, the By-Laws of the Homeowners Association, Park Lake Master Association, Inc., including Declarations thereof recorded in:

- O.R. Book 2209, page 0651; (PARK LAKE ASSOCIATION NUMBER ONE)
- O.R. Book 2251, page 1558; (PARK LAKE ASSOCIATION NUMBER TWO)
- O.R. Book 2317, page 1416; (PARK LAKE ASSOCIATION NUMBER THREE)
- O.R. Book 2430, page 0104; (PARK LAKE ASSOCIATION NUMBER FOUR)
- O.R. Book 2533, page 0755; (PARK LAKE ASSOCIATION NUMBER SIX)
- O.R. Book 2648, page 0494; (PARK LAKE ASSOCIATION NUMBER SEVEN)

of the public records of Polk County, Florida, including subsequent amendments to said Declaration, together with applicable Florida law. Violations may be remedied by the Homeowners Association by injunction or other legal means and the Association shall be entitled to recover in said actions any and all court fees and costs incurred by it, together with reasonable attorney's fees, against any person violating the Rules and Regulation or the Declaration of Covenants and Restrictions, or any of the exhibits attached thereto. The Board of Directors may from time to time, adopt or amend previously adopted rules and regulations governing the details of the operation, use, maintenance, management and control of the subject property and any facility or services made available to the subject property owners. Any waivers, consents, or approval given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered a waiver, consent, or approval of identical or similar situations unless notified in writing by the Board of Directors. THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. VIOLATIONS OF RULES AND REGULATIONS.

Violations should be reported to the President of the Association in writing, not to the Board of Directors or to the Officers of the Association.

Violations will be called to the attention of the violating owner by the President of the Association and he will also notify the appropriate committee of the Board of Directors.

Disagreements concerning violations will be presented to and adjudged by the Board of Directors who will take appropriate action.

2. Any damage to the equipment, recreation facilities, or property at the Park Lake community caused by any resident or his family member or guest shall be repaired at the expense of the property owner causing such damage.

3. All common elements and facilities of a similar nature must remain unobstructed and shall be used only for normal transit.

4. Throwing garbage or trash outside disposal installations provided for such purposes is prohibited. All garbage and trash shall be paid for by the owner or person in charge of such articles.

5. All damage to common elements caused by the moving or carrying of articles therein shall be the responsibility of, and shall be paid for by the owner or person in charge of such articles.

6. Units shall be occupied and used by respective owners or lessees only as private dwellings for such owners, their families, tenants, and social guests, and for no other purpose whatsoever.

7. Residents shall exercise care to avoid creating loud noises of any kind. Radios, stereos, television or similar entertainment devices should be played at a volume level that will not disturb or annoy any other resident at any time. Special consideration should be given to the above during the hours of 9:00 PM and 9:00 AM.

8. Owners shall not take or cause to be taken within their units any action which would jeopardize the soundness or safety of any part of the subject property or impair any easement or right appurtenant thereto or affect the common elements without the unanimous consent of all unit owners who might be affected thereby.

9. Owners shall not permit anything to be done or kept in their units that would increase the rate of fire insurance thereon or on the property as a whole.

10. No exterior shades, awnings, or the like shall be used except as shall have been installed or approved by the governing board, and no signs of any kind shall be placed in or on windows, doors, terraces, facades or other exterior surfaces of the building.

11. The exterior of the unit and all other areas appurtenant to the unit shall not be painted, decorated or modified in any manner without prior consent of the association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the unit except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association.

12. Within his own unit each unit owner shall promptly perform all maintenance and repair work that, if omitted, would affect any structural elements, and portion of the property belonging to other owners, or the improvements to the subject property as a whole. Each unit owner shall be responsible for all damages and liabilities that any failure to maintain or repair may cause.

13. No immoral, improper, offensive, or unlawful use shall be made of the subject property or any part thereof, and each unit owner shall, at his own expense, comply with all city, state and federal laws, statutes, ordinances, regulations, orders, or requirements affecting his unit.

14. Units shall be occupied only by an owner, members of his family, his servants, guests and tenants, as a resident and for no other purpose.

15. Residents shall be permitted to have a parakeet, canary or similar bird, a small or medium size dog or a domestic cat. Dogs must be leashed at all times outside the condo unit, and owner or resident shall promptly dispose of any feces from the property. Owner or resident shall be responsible for any inconvenience or damage caused by such animal.

16. The parking spaces in the Park Lake community are to be used only to provide the ordinary residential parking needs of unit owners, their tenants, and guests. No boats, recreational vehicles, or commercial trucks may be parked in the driveways or parking areas at the Park Lake community.

17. These regulations shall be posted at all times in a conspicuous place, and a copy shall be furnished to each unit owner.

The governing board reserves the right, subject to approval by a majority of unit owners, to amend, repeal, or add to these rules and regulations from time to time as may be deemed necessary for the safe and efficient maintenance of the subject property and for the comfort and convenience of the occupants thereof.

Adopted on March 24, 1995.

PARK LAKE HOMEOWNERS ASSOCIATION
NUMBER FIVE, INC.

BY:

Albert B. Cassidy
Albert B. Cassidy, President
710 Overlook Drive
Winter Haven, FL 33884

Sheila D. Rounds

SHEILA D. ROUNDS

Printed Name of Witness

Robin S. Fout

Robin S. Fout

Printed Name of Witness

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TRACT B

COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE SOUTH 00°09'16" EAST ALONG THE WEST LINE THEREOF, 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 540 (CYPRESS GARDENS BOULEVARD); THENCE NORTH 89°58'11" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 50.00 FEET; THENCE SOUTH 00°09'16" EAST, 200.00 FEET; THENCE NORTH 89°58'11" EAST, 172.64 FEET; THENCE SOUTH 00°00'31" WEST, 478.86 FEET; THENCE NORTH 89°58'11" EAST, 68.80 FEET; THENCE SOUTH 00°01'49" EAST, 42.58 FEET; THENCE SOUTH 10°11'45" EAST, 67.98 FEET; THENCE SOUTH 21°40'04" EAST, 145.80 FEET; THENCE SOUTH 00°09'16" EAST, 107.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°09'16" EAST, 17.16 FEET; THENCE SOUTH 45°10'45" WEST, 88.78 FEET; THENCE SOUTH 89°50'44" WEST, 69.00 FEET; THENCE SOUTH 00°09'16" EAST, 93.93 FEET; THENCE NORTH 89°50'44" EAST, 16.84 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET (CH=20.04', CB=S70°38'28"E); THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°01'38", AN ARC DISTANCE OF 20.43 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51°07'40" EAST, 142.14 FEET; THENCE NORTH 64°21'32" EAST, 14.78 FEET; THENCE NORTH 25°30'28" WEST, 19.00 FEET; THENCE NORTH 64°21'32" EAST, 38.14 FEET; THENCE NORTH 00°00'31" EAST, 64.93 FEET; THENCE SOUTH 64°21'32" WEST, 22.96 FEET; THENCE NORTH 25°38'28" WEST, 42.50 FEET; THENCE NORTH 64°21'32" EAST, 38.74 FEET; THENCE NORTH 00°00'31" EAST, 15.22 FEET; THENCE NORTH 25°38'28" WEST, 115.71 FEET TO THE POINT OF BEGINNING.

AND

TRACT C

COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE SOUTH 00°09'16" EAST ALONG THE WEST LINE THEREOF, 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 540 (CYPRESS GARDENS BOULEVARD); THENCE NORTH 89°58'11" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 50.00 FEET; THENCE SOUTH 00°09'16" EAST, 200.00 FEET; THENCE NORTH 89°58'11" EAST, 172.64 FEET; THENCE SOUTH 00°00'31" WEST, 478.86 FEET; THENCE NORTH 89°58'11" EAST, 266.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°01'49" EAST, 4.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 49.00 FEET (CH=69.32', CB=S45°00'39"E); THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'20", AN ARC DISTANCE OF 77.00 FEET TO THE END OF SAID CURVE; THENCE SOUTH 00°00'31" WEST, 469.98 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET (CH=19.13', CB=S22°29'29"E); THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°00'00", AN ARC DISTANCE OF 19.63 FEET TO THE END OF SAID CURVE; THENCE SOUTH 44°58'46" EAST, 21.71 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 29.00 FEET (CH=23.11', CB=S21°30'39"E); THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°57'39", AN ARC DISTANCE OF 23.77 FEET TO THE END OF SAID CURVE; THENCE SOUTH 00°00'31" WEST, 93.10 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET (CH=30.61', CB=S22°30'31"W); THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 45°00'31" WEST, 30.16 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 62.00 FEET (CH=20.84', CB=S54°41'02"W); THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°21'01", AN ARC DISTANCE OF 20.94 FEET TO THE END OF SAID CURVE; THENCE SOUTH 64°21'32" WEST, 82.50 FEET; THENCE SOUTH 06°50'58" WEST, 44.68 FEET; THENCE SOUTH 25°38'28" EAST, 89.32 FEET; THENCE NORTH 64°21'32" EAST, 199.22 FEET; THENCE NORTH 00°00'31" EAST, 807.73 FEET; THENCE SOUTH 89°58'11" WEST, 168.69 FEET TO THE POINT OF BEGINNING.

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