

CERTIFICATE OF CORPORATE RESOLUTION ADOPTED BY
JUPITER COVE CONDOMINIUM ASSOCIATION, INC.
ON THE 14TH DAY OF JANUARY, 1981

STATE OF FLORIDA)
COUNTY OF PALM BEACH) :ss

THIS IS TO CERTIFY THAT:

1. Attached hereto is a true copy of a Resolution amending the By-Laws of JUPITER COVE CONDOMINIUM ASSOCIATION, INC., as said By-Laws are attached to and made a part of the Declaration of Condominium for JUPITER COVE as said Declaration is recorded at Official Record Book 3204, Page 665, of the Public Records of Palm Beach County, Florida, which Resolution was duly adopted by the Board of Administration of JUPITER COVE CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, at a special meeting of the Board of Administration held on the 14th day of January, 1981, all in accordance with Paragraph 8.2 of the By-Laws providing for amendment thereof.

2. The adoption of the Resolution appears in the minutes of the JUPITER COVE CONDOMINIUM ASSOCIATION, INC. and is unrevoked.

EXECUTED at Palm Beach, Florida, on the 14th day of January, 1981.

Marilyn Brick
Witness

Janet Parente
Witness

Attest Nancy Pappalardo
Nancy Pappalardo,
Secretary

JUPITER COVE CONDOMINIUM
ASSOCIATION, INC.
By Vincent J. Pappalardo
President

(CORPORATE SEAL)

I HEREBY CERTIFY that the above Certificate of Corporate Resolution adopted by JUPITER COVE CONDOMINIUM ASSOCIATION, INC. was acknowledged before me by VINCENT J. PAPPALARDO and NANCY PAPPALARDO, respectively President and Secretary of JUPITER COVE CONDOMINIUM ASSOCIATION, INC.

WITNESS my hand and official seal in the State and County last aforesaid this 14th day of January 1981.

Notary Public

My Commission Expires:

Notary Public, State of Florida at Large
My Commission expires April 11, 1984.

Prepared by and Return to:
U. Richard Harris
Scott, Burk, Royce & Harris, P.A.
450 Royal Palm Way
Palm Beach, Florida 33480

81-009342

PM 4:05

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RESOLUTION OF BOARD OF ADMINISTRATION OF
JUPITER COVE CONDOMINIUM ASSOCIATION, INC.
AMENDING THE BY-LAWS OF
JUPITER COVE CONDOMINIUM ASSOCIATION, INC.

WHEREAS, in accordance with Paragraph 8.2 of the By-Laws of JUPITER COVE CONDOMINIUM ASSOCIATION, INC., the Board of Administration has the right to amend said By-Laws; and

WHEREAS, due to scrivener's error, the original By-Laws of JUPITER COVE CONDOMINIUM ASSOCIATION, INC. as they are attached to the original Declaration of Condominium for JUPITER COVE as recorded at Official Record Book 3204, Page 665, of the Public Records of Palm Beach County, Florida, did not contain therein Article 9 of said By-Laws, and said By-Laws have been duly adopted by the JUPITER COVE CONDOMINIUM ASSOCIATION, INC.; and

WHEREAS, it is the Intent of the Board of Administration to properly amend the By-Laws of JUPITER COVE CONDOMINIUM ASSOCIATION as said By-Laws are attached to the Declaration of Condominium for JUPITER COVE so as to properly reflect, as a matter of public record, that the By-Laws for JUPITER COVE CONDOMINIUM ASSOCIATION, INC. do include Article 9 as more particularly set forth hereafter.

THEREFORE, it is resolved that the By-Laws of JUPITER COVE CONDOMINIUM ASSOCIATION, INC. are hereby amended by the addition of Article 9 as more particularly set forth hereafter:

9. RULES AND REGULATIONS. The following are rules and regulations governing use of the common areas and conduct of Association members:

9.1 The Board of Administration has the authority under these rules and regulations to appoint an agent or authorized representative of the Board of Administration to enforce rules and regulations promulgated by the Board of Administration in accordance with the By-Laws of JUPITER COVE CONDOMINIUM ASSOCIATION, INC.

9.2 All the facilities of JUPITER COVE are for the use and enjoyment of residents and their guests only. Visitors will be permitted to use these facilities only with the approval of an owner who will remain responsible for the actions of his guests. All owners must advise

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their guests of the rules and regulations issued and promulgated by the Board of Administration of JUPITER COVE CONDOMINIUM ASSOCIATION, INC.

9.3 Each condominium unit shall be occupied as a single family dwelling by the owner or by an Association-approved lessee, and members of their respective families over fourteen (14) years of age. Children under the age of fourteen (14) years may not reside in or occupy any apartment except during occasional visits not to exceed thirty (30) days' duration at any one time or a total of thirty (30) days during any one calendar year.

9.4 Servants and domestic help of residents may not gather or lounge in the public areas of each building, or of the recreational facility.

9.5 No resident shall make or permit any disturbing noises, nor do or permit any thing by other persons that will interfere with the rights, comforts or convenience of other residents. No residents shall play upon any musical instrument or operate a phonograph, television set or radio in any unit or upon any common element between the hours of eleven o'clock p.m. and the following eight o'clock a.m. if such operation shall disturb or annoy any other occupants of JUPITER COVE CONDOMINIUM.

9.6 No radio or television aerial installation shall be made on any condominium building.

9.7 Pets over twenty-four (24) pounds shall not be allowed. Offensive pets may be removed, after notice to the resident.

9.8 No pets are permitted in the recreational areas of JUPITER COVE. Any pet creating a nuisance or unreasonable disturbance in any building, unit or common element of JUPITER COVE CONDOMINIUM shall be permanently removed from the property upon three (3) days written notice from the Association.

9.9 All pets shall be on a leash at all times while on the common elements of JUPITER COVE CONDOMINIUM. Dogs shall not be walked on any grass area. Dogs found running loose will be impounded.

9.10 Trucks, motorcycles, vans, campers, boats, trailers and other such vehicles shall not be allowed to park overnight on any common element, or limited common element of JUPITER COVE CONDOMINIUM. Only

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automobiles may be parked on any common element or limited common element of JUPITER COVE CONDOMINIUM.

9.11 All trash, except newspapers, shall be in plastic bags and tied securely before being placed in trash receptacles. Raw garbage shall be disposed of through disposal units in each condominium unit.

9.12 Unit owners shall not authorize maintenance by maintenance employees. All authorized maintenance work must be done upon authorization and instruction of the Association.

9.13 No clothing, towels, surfboards, beach equipment, barbeques, or like equipment, are to be hung or stored outside units or on patio areas. All such items must be kept inside a unit or in lockers or garages provided.

9.14 Nothing will be attached to the railings, temporarily or permanently, except the United States flag or Christmas decorations, firmly attached. Nothing shall be hung from windowsills or shaken from windows or balconies. No sweeping of balconies on to the area below is permitted. No plants, receptacles or any movable object shall be placed or maintained on balcony rails; no fires of any kind or cookouts are permitted on balconies.

9.15 All doors and windows shall be locked when unit owners are away from their units.

9.16 It is the responsibility of all owners, their lessees and guests to report, in writing, any and all infractions of these rules and regulations to the Association. All unit owners are requested to bring these regulations to the attention of violators who may not be aware of any violation.

9.17 Unit owners shall not give keys to their units to any non-residents without the knowledge of the Association or its authorized agent or the President of the Board of Administration.

9.18 Bicycles will be stored in ground floor carport and utility rooms. Bicycles will not be stored in areas visible from any common element or any unit.

9.19 Volatile liquids, paint thinners, paint removers, paint brush cleaners, paints and lacquers must not be placed in any storage area, in the common elements or within a unit.

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9.20 All unit owners will be held responsible for the behavior and decorum of their guests and lessees.

9.21 No house guest is permitted to stay longer than sixty (60) days except in cases approved by the Board of Administration. House guests staying in a unit while the unit owner is absent will not have overnight guests of their own. All unit owners must supply guests with a copy of these rules and regulations and apprise guests of the importance of knowing the rules and complying with them at all times.

9.22 Each unit owner who plans to be absent from his unit for an extended time must prepare his residence prior to his departure and remove everything, including carpet not cemented to his floor, from his balcony. Each unit owner planning such absence must designate some responsible firm or individual to care for his residence and take the necessary precautions to prevent hurricane damage and to remedy same if it does occur. The name of such firm or individual should be furnished in writing to the Association or the Association's authorized representative.

9.23 Storm shutters of medium bronze color will be allowed on porches, if the make, color and installation of such shutters is approved in advance, in writing, by the Association.

9.24 In case an emergency originating in or threatening any unit, regardless of whether or not the unit owner is present, the Association or its authorized representative shall have the right to enter such unit to remedy such emergency. This right of entry shall be immediate. To facilitate such entry, such unit owner must deposit a key or keys to his unit with the Association or the Association's authorized representative.

9.25 No unit owner may change the outside appearance of his unit or of any limited common elements unless done in accordance with these rules and regulations and the Declaration of Condominium for JUPITER COVE CONDOMINIUM.

9.26 The following persons residing in JUPITER COVE CONDOMINIUM shall be permitted to have use of the recreation facility:

- a. resident unit owners, their lessees, and resident children over the age of eighteen (18) years.

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b. resident children under eighteen (18) years of age when accompanied by a parent at all times.

c. guests of resident owners and lessees, when accompanied by resident adult host.

d. adult guests over eighteen (18) years of age when in possession of a validated guest card issued by the Association or the Association's authorized representative.

9.27 The entire clubhouse is reserved for the general use of all unit owners, their lessees and their families on the last Saturday evening of each month, all holidays and holiday eves.

9.28 Unit owners may use the recreational facility for personal social functions on a first-come, first-served reservation basis with the exception of the dates referred to in Paragraph 9.27 of these rules and regulations. Any and all rooms may be reserved upon special permission after request is made to the Association or the Association's authorized representative and upon posting of a fifty dollar (\$50.00) security deposit in advance at affixing of an owner's signature to the private clubhouse use agreement prepared by the Association or the Association's authorized representative. The security deposit will be returned in full if the clubhouse facility and other areas used are cleaned to the satisfaction of the Association or the Association's authorized representative prior to ten a.m. the following morning after such private use. Use of the recreational facility shall be without charge if the number of people attending the private gathering does not exceed thirty (30). Private parties or gatherings in excess of thirty (30) persons shall require payment of fees in accordance with the following schedule. All fees are deposited to the general income account of the Association to help defray general operating expenses.

| | |
|--|---------------|
| Two (2) to thirty (30) guests: | No fee. |
| Thirty (30) to seventy-five (75) guests: | \$50.00 fee. |
| Seventy-five (75) to one hundred twenty-five (125) guests: | \$100.00 fee. |
| Over one hundred twenty-five (125) guests: | \$125.00 fee. |

Residents reserving the use of the clubhouse shall be responsible for any and all damages to the facility during their use. Fees can be changed by majority vote of the Board of Administration.

9.29 Resident owners may not use the clubhouse for events or outside groups such as social or service clubs, forums, religious bodies, youth or senior citizen organizations, business presentations, special causes or entertainments, without the prior written permission of the Board of Administration.

9.30 No animals of any sort are permitted within clubhouse or pool enclosures.

9.31 No bathing suits are permitted in the clubhouse at any time.

9.32 Intoxicated persons will not be permitted in the clubhouse or on the pavilion areas.

9.33 Shoes are required to be worn in all areas of the clubhouse.

9.34 All persons using the clubhouse do so at their risk. Owners and the Association or any management entity are not responsible for accidents or injuries.

9.35 All visitors not accompanied by an adult resident/host are required to have a validated guest pass when visiting or using recreational facilities and the clubhouse. The adult resident/host may obtain the guest pass by requesting same of the Association or the Association's authorized representative.

9.36 All persons using the pool do so at their own risk. Owners, the Association, any management entity or developer, are not responsible for accidents or injuries.

9.37 The use of the pool is limited to 1) owners; 2) adult guests of owners; 3) guests under eighteen (18) years of age if accompanied by their resident adult hosts at all times. Adult guests desiring to use the pool facilities without being accompanied by their resident host must be registered and issued a guest card in order to do so. Cards will be available at the Association office Monday through Friday during the hours of ten a.m. to five p.m. or from the Association's authorized representative. The cards will be valid for the maximum of two (2) weeks or as directed by the Association or the Association's authorized representative.

9.38 Pool hours are nine a.m. to ten p.m.

9.39 No children under eighteen (18) years of age will be permitted in the pool areas between eight p.m. and ten p.m. This period is reserved for adults only.

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9.40 Animals are not allowed within pool area enclosures.

9.41 Children under fourteen (14) years of age must be accompanied by an adult resident at all times while in the pool area.

9.42 All persons must shower and remove perspiration, body oils, suntan lotions, sand and tar before entering the water of the pools. Locker room showers and own personal soap are to be used for cleaning. Soap cannot be used at pool deck showers.

9.43 All cigar and cigarette butts, ashes and matches must be placed in the sand-filled receptacles furnished, not on the patio, in shrubs or on the grass.

9.44 Persons having a skin disease, sore or inflamed eyes, colds, nasal or ear discharges, or any communicable disease will be excluded from the pools.

9.45 Persons having open blisters, cuts or skin abrasions are hereby warned that these are likely to become infected and are advised not to use the pools and by these Regulations are prohibited from using the pools.

9.46 There will be no glass containers of any kind in the pool area.

9.47 Intoxicated persons will not be permitted in the pool area.

9.48 Use of scuba equipment and swim fins, rafts or styrofoam articles will not be allowed in the pool.

9.49 Excessive splashing, cannonballing, or running will not be permitted and shall be cause for eviction from the pool area.

9.50 JUPITER COVE CONDOMINIUM ASSOCIATION, INC. reserves the right to deny use of the pool to anyone at any time.

9.51 JUPITER COVE CONDOMINIUM ASSOCIATION, INC. reserves the right to deny use of the clubhouse, pool and other common elements to anyone at any time if the rules and regulations incorporated into these By-Laws are willfully violated. If the Association Board of Administration considers legal action necessary to enforce these Rules and Regulations, the Association reserves the right to bring suit and recover all costs including reasonable attorneys' fees.

9.52 All persons using the clubhouse, pool and other common elements do so at their own risk. Unit owners and the Association are not responsible for accidents or injuries.

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9.53 Unit owners and their lessees are responsible for all damages to the clubhouse and recreational facilities during their use.

9.54 The Rules and Regulations set forth in this section of the By-Laws of JUPITER COVE CONDOMINIUM ASSOCIATION, INC. are the preliminary Rules and Regulations for the Association and may be amended from time to time by a vote of the majority of the Board of Administration of the Association. Provided, however, that so long as Developer owns any unit in JUPITER COVE CONDOMINIUM, no amendment to the By-Laws to create a Rule and Regulation will be permitted and enforceable unless approved by Developer.

APPROVED BY:

JUPITER COVE CONDOMINIUM
ASSOCIATION, INC.

By: 

President

By: 

Secretary

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