

Indian Pines Property Owner's Association

**AMENDED AND RESTATED  
RULES AND REGULATIONS**

These Rules and Regulations, adopted by the Board of Directors will supercede all previous Rules and Regulations.

1. Sidewalks, entrances, corridors and stairways of apartment buildings shall not be obstructed or used for any other purpose than ingress to and egress from apartment units. No article shall be placed in or on any of the corridors, walks or stairways of any building. Nothing shall be hung or shaken from doors, windows, walks or corridors of an apartment building. Temporary, seasonal decorations are permitted.
2. Feeding of any wildlife on the property is prohibited.
3. No owner or resident may make any addition, change, alteration or decoration to the exterior appearance of any portion of an apartment building, including balconies, patios appurtenant to apartments, and common areas without prior, written permission from the Association.
4. No owner or occupant shall allow any phonograph, radio, television or other loud speaker to be operated at a volume level that disturbs his or her neighbors.
5. All garbage and refuse is to be in plastic bags and tied and placed in the dumpster containers located in various locations on the common property. The City of Stuart provides recycle bins at each dumpster location. Each bin is designated as a commingled recycle bin, in other words any paper, plastic or glass may be placed in these bins. All occupants are encouraged to recycle as much as possible. Any large items that will not fit in the dumpster may be placed outside the dumpster for special pickup by the City of Stuart after prior arrangements are made by calling 288-5337.
6. No cooking is permitted on any balcony or patio of any condominium unit. Barbeque grills are permitted on common property no closer than 10 feet to any building.

7. All unit owners may provide a key for their unit to the individual Building Condominium Association Representative. These keys must be kept current so that Condominium officers have the ability to access any unit in the event of an emergency.
8. Except as provided in Rule 10 below, no unit owner, occupant or guest shall park, store or leave motorcycles, mopeds, RV's, pick-up trucks in excess of ¾ ton capacity or "work" trucks, commercial vehicles, vehicles with signs, motor homes, trailers, campers or boats on the condominium property. Parking of the above may result in removal by a towing service at the vehicle owner's expense.
9. Parking is for 4-wheeled passenger vehicles only. Parking on the grass is prohibited.
10. RV's owned or leased by a Unit owner may be temporarily parked on the condominium property up to 24 hours before or after a trip. At no time will anyone be permitted to live in an RV or recreational vehicle on the condominium property.
11. All vehicles parked within Indian Pines Association must be licensed and display current registration and be operative. Only minor repairs such as replacing a flat tire, a dead battery etc may be performed on the property. No other mechanical repairs may be performed.
12. The speed limit is 10-Miles Per Hour.
13. All request for service, repairs etc must be in writing and mailed or hand delivered to management or the box in the clubhouse or the Board of Directors.
14. The individual Association determines pet policies for the individual Associations.
15. All pets must be on a leash when outside their unit. All excrement is required to be picked up and disposed of properly. Pets shall be walked on the perimeter of the property. No pets are permitted in or around the pool and patio areas or clubhouse.

16. Use of the clubhouse is permitted for all owners or occupants of units within Indian Pines Association. Reservations must be made at least one week in advance on a first come first served basis. A reservation request form must be completed, signed and delivered to the clubhouse with a Check for \$100.00 deposit and a check for \$25.00 user fee. Rental of the Clubhouse facility does not include the exclusive use of the pool.
17. Clubhouse hours are from 8:00 AM to 10:00 PM. Any function held beyond 10:00 PM will require prior, written approval from the Association.
18. No "FOR SALE" or "FOR RENT" signs are permitted on the premises.
19. All children 12 years old or younger must be accompanied by an adult when in the lake areas.
20. No skate boarding is permitted.
21. The pool is open daily from 8:00 AM to 10:00 PM. There is no lifeguard on duty. Owners, occupants and their authorized guests swim at their own risk.
22. All persons using the pool must shower before entering the pool. Persons with infectious or contagious health conditions are not permitted to enter the pool.
23. All persons are required to wear appropriate bathing attire.
24. Children in diapers are not permitted in the pool. Children under the age of 12 years must be accompanied and supervised by a parent or responsible adult.
25. Consumption of food is strictly limited to the covered patio area of the clubhouse. Only unbreakable containers may be used in the pool area.
26. Poolside chairs and lounges must be covered with toweling.
27. The pool facility is for the exclusive use of owners, residents and authorized guests.
28. No exclusive rental of the pool is permitted.

**CERTIFICATE OF AMENDMENT  
TO THE  
AMENDED AND RESTATED  
RULES AND REGULATIONS**

The Rules and Regulations for Indian Pines Property Association, Inc. have been recorded in the public records of Martin County, Florida at Official Records Book 657, Page 2364, et. seq. Indian Pines Property Association, Inc., by its duly authorized officers, hereby certifies that the Amended and Restated Rules and Regulations were approved by the Board of Directors at a duly convened Board Meeting held on May 9, 2011 and revised on June 13, 2011.

1. The Amended and Restated Rules and Regulations are attached hereto.
2. The Amended and Restated Rules and Regulations for Indian Pines Property Association, Inc. were adopted by the board by a vote sufficient for approval, at a Board Meeting held on May 9, 2011 and revised on June 13, 2011.
3. The adoption of these Amended and Restated Rules and Regulations appear upon the minutes of said meetings and are unrevoked.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 8 day of August, 2011.

WITNESSES AS TO PRESIDENT:

INDIAN PINES PROPERTY  
ASSOCIATION, INC.

Jerald B. Zalben  
Printed Name: ~~Jeffrey Richards~~  
Jerald B. Zalben

By: Bette Richards  
BETTE RICHARDS, President

Marilyn Magliaro  
Printed Name: Marilyn Magliaro

STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was acknowledge before me on 8 Aug, 2011, by Bette Richards, as President of Indian Pines Property Association, Inc. [ ] who is personally known to me, or [ ] who has produced identification [Type of Identification: \_\_\_\_\_].

Notarial Seal



JERALD B. ZALBEN  
MY COMMISSION # EE 083157  
EXPIRES: April 28, 2015  
Bonded Thru Budget Notary Services

Jerald B. Zalben  
Notary Public

WITNESSES AS TO SECRETARY:

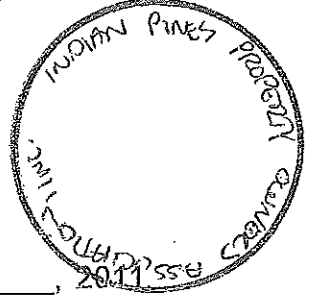
INDIAN PINES PROPERTY ASSOCIATION, INC.

Jerald B. Zalb  
Printed Name: Jerald B. Zalb

By: Sara Greck  
SARA GRECK, Secretary

Manny Trachopoulos  
Printed Name: Manny Trachopoulos

CORPORATE SEAL



STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was acknowledge before me on 8 Aug, 2011, by Sara Greck, as Secretary of Indian Pines Property Owners Association, Inc. [ ] who is personally known to me, or [ ] who has produced identification [Type of Identification: \_\_\_\_\_].

Notarial Seal



JERALD B. ZALBEN  
MY COMMISSION # EE 083157  
EXPIRES: April 28, 2015  
Bonded Thru Budget Notary Services

Jerald B. Zalb  
Notary Public

Record and Return to:  
ROSS EARLE & BONAN, P.A.  
Post Office Box 2401  
Stuart, FL 34995