

Prepared by:
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**CERTIFICATE OF RECORDATION of RULES AND REGULATIONS
for PROMENADE PARKE HOMEOWNERS' ASSOCIATION, INC.**

THIS CERTIFICATE of RECORDATION of RULES AND REGULATIONS for PROMENADE PARKE HOMEOWNERS ASSOCIATION, INC. is made this 25 day of June, 2020, by the corporation, not-for-profit.

RECITALS:

WHEREAS, the Declaration of Covenants and Restrictions (the "Declaration") of PROMENADE PARKE HOMEOWNERS ASSOCIATION, INC. (the "Association") is recorded in Official Records Book 5963 at Page 1770 of the Public Records of Volusia County, Florida, as amended from time to time; and

WHEREAS, pursuant to Article III, Section 3.3 of the Declaration, the Association is empowered to adopt rules and regulations concerning the use of Lots and Common Areas within the Promenade Parke community; and

WHEREAS, pursuant to Article VIII of the Articles of Incorporation of the Association, the affairs of the Association are managed by the Board of Directors of the Association; and

WHEREAS, the Board of Directors has approved the Rules and Regulations attached hereto as Exhibit "A" and incorporated herein by such reference.

NOW, THEREFORE, we the undersigned being the duly authorized officers of PROMENADE PARKE HOMEOWNERS ASSOCIATION, INC. do hereby subscribe and execute this Certificate of Recordation to include the Rules and Regulations of the Promenade Parke community.

**PROMENADE PARKE HOMEOWNERS
ASSOCIATION, INC.**

Attest:

By: [Signature]
JAMES PATANIA, Secretary

By: [Signature]
ALAN WISNIEWSKI, President

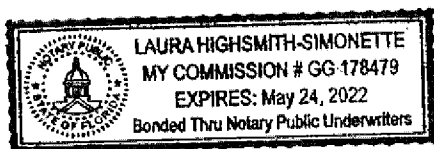
STATE OF FLORIDA)
COUNTY OF VOLUSIA)

The foregoing instrument was acknowledged before me this 25 day of June, 2020, by ALAN WISNIEWSKI, as President, and JAMES PATANIA, as Secretary, each on behalf of PROMENADE PARKE HOMEOWNERS ASSOCIATION, INC., who personally appeared before me, and who are personally known to me.

My Commission Expires:

[Signature]
NOTARY PUBLIC, State of Florida

Printed Name: Laura H Simonette



PROMENADE PARKE HOMEOWNERS' ASSOCIATION, INC. RULES AND REGULATIONS

The following Rules and Regulations have been adopted by the Board of Directors of Promenade Parke Homeowners' Association, Inc. (the "Association") effective as of _____ 2020, which Rules and Regulations have been promulgated pursuant to, and under the authority of, the Association's Declaration of Covenant and Restrictions, the Association's Bylaws, and the Association's Articles of Incorporation (collectively, the "Governing Documents"). These Rules and Regulations are subject to amendment by the Board of Directors from time to time.

1. **No Alterations Without DRC Approval.** Any exterior modifications to a Lot may be made only with the prior written approval of the Design Review Committee ("DRC"). **If any portion of exterior walls or roofs of any structure (including windows and roofs) are to be replaced with identical items**, no DRC approval is required; replacement with similar items requires DRC approval before the work is performed. Minor additions (such as chairs, garden decorations, flags as permitted by Statute, and wall decorations) may be made without DRC approval; however, the DRC reserves the right to require a DRC application for any unapproved additions, or to otherwise require removal of items deemed by the DRC to be excessive or inconsistent with the existing character of the Promenade Parke community. See the attached DRC Guidelines, which are subject to change from time to time.

2. **Approved Exterior Colors.** Repainting of a home's exterior must adhere to the color palate and rules established by the Developer of the Promenade Parke community and/or the DRC. Periodic changes to the approved color palate may be made by the DRC from time to time. **If any portion of a home's exterior (including trim or doors) is to be repainted a color different from its current color**, DRC approval is required, and an appropriate DRC request must be submitted. Painting may not commence until the owner is notified that the DRC has approved the request, and should the owner fail to adhere to these requirements, the owner may be required to repaint the home or portion of the exterior previously painted without DRC approval. **If any portion of a home's exterior (including trim or doors) is to be repainted the same color as its current color**, DRC approval is not required; however, the owner must submit a repainting form, together with a "before" photo, to document the work being performed. Roof shingles must match the color and style of those originally installed, unless otherwise approved by the DRC. The approved color palate and roof information is available on the Association's website.

3. **Recreational Equipment.** All recreational equipment requires DRC approval. Such equipment, if approved by the DRC, must be removed and stored out of sight by 9:00 p.m. each night.

4. **Lanais and Pool Enclosures.** Lanais and pool enclosures are permitted with DRC approval, provided that all lanai frames and pool screen enclosures must be white in color and may not have kickplate(s).

5. **Fences.** Fences are permitted with DRC approval, subject to all guidelines set forth in the Governing Documents or as otherwise allowed by the DRC.

6. **No Temporary Structures or Commercial Vehicles.** No temporary structures (such as tents, shacks, sheds or other similar structures) shall be permitted on a Lot. No commercial

vehicles or boats, trailers, mobile homes, campers, or other similar vehicles shall be used or permitted to remain on a Lot.

7. Storm Shutters. Storm shutters, when not in use, may not be stored outside or on the exterior of a home.

8. Parking. There is no parking on any street overnight or for a period in excess of ten (10) hours, except in designated off-street parking areas.

9. Recreational Vehicle and Boat Storage. No portion of a Lot (except a garage) may be used to store a recreational vehicle, boat, or trailer.

10. Maintenance and Landscaping. All Lots are to be maintained in a clean and neat condition. Planting beds and lawns must be kept clear of excessive weeds and debris. Planting on Association common areas by anyone other than the Association is strictly prohibited.

11. Fishing. Fishing on common areas is strictly limited to owners and their guests and invitees, and is at one's own risk. Members of the general public are not permitted to enter the Promenade Parke community for purposes of fishing on common areas, and will be considered to be trespassing.

12. Sidewalk Maintenance. It is each owner's responsibility to maintain the sidewalks in front of or adjacent to his or her home free of mold and unsightly stains by periodically cleaning them.

13. Garbage. Lots are to be kept free of accumulations of rubbish, trash, garbage and other waste materials. Trash containers must be stored so that are not visible from the road.

14. Animals. No animals of any kind may be kept for commercial purposes on a Lot. No livestock may be kept as pets. Only domesticated animals may be kept as pets so long as the pets are leashed at all times when outside a residence, do not constitute a nuisance to others, and the pet's owner immediately removes and disposes of the pet's waste in a sanitary manner.

15. Signs. No signs are permitted to be erected or displayed on a Lot except for an approved sign with the name of the occupant of the residence, or advertising the Lot for sale or rent. Political signs may be temporarily erected and removed in accordance with local municipal code.

16. Offensive Activities. An owner shall not permit on a Lot any activity that is, or may become, a nuisance.

17. Residential Use. Each Lot may be used only for residential purposes.

18. Rentals. All rentals of homes within the Promenade Parke community must be for a minimum period of six (6) months or longer.

Please note that the foregoing Rules and Regulations are supplemental to all provisions of the Association's Governing Documents, and do not amend or supersede such provisions. These Rules and Regulations may be amended from time to time by the Association. In case of any inconsistency between these Rules and Regulations of the Association and the provision of its Governing Documents, the Governing Documents shall prevail. All Owners and residents are encouraged to read, and be familiar with, the provisions of all Governing Documents.