

**CERTIFICATE OF FILING OF AMENDED RULES AND REGULATIONS OF
WEDGEWOOD VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.**

THIS CERTIFICATE OF FILING OF RULES AND REGULATIONS is executed this 14 day of April, 2016 by WEDGEWOOD VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation non-for-profit ("hereinafter referred to as the "Association").

RECITALS

A. The Association has been established for the operation of Wedgewood Village, in accordance with the Neighborhood Covenants for Wedgewood Village and related documents which were recorded on August 23, 1995 in Official Records Book 8888, at Page 688 of the Public Records of Palm Beach County, Florida, and as subsequently amended ("the Declaration").

B. Pursuant to Section 1 of Article IX of the Declaration the Board of Directors has the power to make reasonable rules and regulations governing the use of the common areas and all facilities situated thereon and to amend them from time to time.

C. Pursuant to Section 720, Florida Statutes, all owners were properly notified of a duly noticed meeting of the Board of Directors held on the 11th day of April, 2016 for the purpose of adopting amended Rules and Regulations.

D. A quorum of Directors were present at the duly noticed meeting of April 11, 2016 and all Directors present voted to adopt the Rules and Regulations attached hereto as Exhibit "A".

NOW THEREFORE, the Association does hereby state as follows:

1. The above Recitals are true and correct and are incorporated herein by reference.
2. The Rules and Regulations adopted by the Board of Directors on April 11, 2016 attached hereto as Exhibit "A" shall supersede and replace all prior Rules and Regulations, and shall remain in full force and effect subject to any amendments which may be passed by the Board of Directors from time to time.

[signatures, witnesses, and notary on following page]

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seal this 14th day of APRIL 2016.

Print Name: Bradley Bastien

WEDGEWOOD VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., A Florida not-for-profit corporation

Print Name: GREG WOLF

By: [Signature]
Bradley Bastien, President

Print Name: _____

By: [Signature]
Gregory Wolf, Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 14th day of APRIL 2016 by Bradley Bastien as President and Gregory Wolf, as Secretary of Wedgewood Village Property Owners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, They (who are personally known to me)/(who have produced FLORIDA D.L. as Identification) and (did)/(did not) take an oath.

Seal



PAMELA J. BOLENBAUGH
MY COMMISSION # FF 219232
EXPIRES: May 9, 2019
Bonded Third Grade Notary Public

[Signature]
Notary

SCHEDULE A

TO
NEIGHBORHOOD COVENANTS

RULES AND REGULATIONS

1. The Common Areas and facilities, if any, shall not be obstructed nor used for any purpose other than the purposes intended therefor. No carts, bicycles, carriages, chairs, tables or any other similar objects shall be stored thereon.

2. The personal property of Owners must be stored in their respective Units or in outside storage areas (if any are provided by Developer or approved by the Architectural Control Board).

3. No garbage cans, supplies, milk bottles or other articles shall be placed on the exterior portions of any Unit or Lot and no linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be hung from or on the Unit, the Lot or any of the windows, doors, fences, balconies, patios or other portions of the Unit or Lot, except as provided in the Declaration with respect to refuse containers.

4. Employees of the Association are not to be sent out by Owners for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

5. No motor vehicle which cannot operate on its own power shall remain on The Properties for more than twenty-four (24) hours, and no repair of such vehicles shall be made thereon. No portion of the Common Areas may be used for parking purposes, except those portions specifically designed and intended therefor.

Areas designated for guest parking shall be used only for this purpose and neither Owners nor occupants of Units shall be permitted to use these areas.

Vehicles which are in violation of these rules and regulations shall be subject to being towed by the Association as provided in the Declaration, subject to applicable laws and ordinances.

6. No Owner shall make or permit any disturbing noises in the Unit or on the Lot by himself or his family, servants, employees, agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Owners. No Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier or any other sound equipment in his Unit or on his Lot in such a manner as to disturb or annoy other residents (applying reasonable standards). No Owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

7. No electronic equipment may be permitted in or on any Unit or Lot which interferes with the television or radio reception of another Unit.

8. No awning, canopy, shutter, enclosure or other projection shall be attached to or placed upon the outside walls or roof of the Unit or on the Lot, except as approved by the Architectural Control Board.

9. No Owner may alter in any way any portion of the Common Areas, including, but not limited to, landscaping, without obtaining the prior written consent of the Architectural Control Board.

10. No vegetable gardens shall be permitted except in fully enclosed patio areas.

11. No commercial use shall be permitted in the Development even if such use would be permitted under applicable zoning ordinances.

12. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit, on a Lot or on the Common Areas, except as to gas cylinders permitted under the Declaration.

13. An Owner who plans to be absent during the hurricane season must prepare his Unit and Lot prior to his departure by designating a responsible firm or individual to care for his Unit and Lot should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.

14. An Owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of his Unit without the prior written approval of the Architectural Control Board.

15. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within The Properties and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing recreation facilities (if any).

16. Pets and other animals shall neither be kept nor maintained in or about The Properties except in accordance the Declaration and with the following:

No pet shall be permitted outside of its Owner's Unit unless attended by an adult or child of more than ten (10) years of age and on a leash of reasonable length. Said pets shall only be walked or taken upon the applicable Owner's Lot. In no event shall said pets ever be allowed to be walked or taken on or about any Common Areas.

17. No hunting or use of firearms shall be permitted anywhere in The Properties.

18. Every Owner and occupant shall comply with these rules and regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend rights to use of recreation facilities, if any, in the event of failure to so comply. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his tenants, family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or Articles of Incorporation or By-Laws, as provided in the Declaration.

19. These rules and regulations shall not apply to the Developer, the Declarant, nor their affiliates, agents or employees and contractors (except in such contractors' capacity as Owners), nor property while owned by such parties. All of these rules and regulations shall apply, however, to all other Owners and occupants even if not specifically so stated in portions hereof. Further, these rules and regulations shall not apply to a Lot on which construction is taking place to the extent that they would

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Interfere with such construction. The Board of Directors shall be permitted (but not required) to grant relief to one or more owners from specific rules and regulations upon written request therefore and good cause shown in the sole opinion of, and conditions on time limitations imposed by, the Board.

20. All complaints by homeowners of Wedgewood Village must be in writing addressed to the Board of Directors c/o the Management Company with the complainant's name and address.

21. The only fence permitted on unit owner lots is a white aluminum fence not to exceed 5 feet in height with the following exceptions and conditions.

- All fences must be white in color
- Homes with back yards bordering Winston Trails Blvd. may have shadowbox fences in wood or PVC not to exceed 6 feet in height.
- All other interior and corner lots may have white aluminum rail fences in the backyard not to exceed five feet in height.
- Fences may not be installed forward of 6 feet from the back corners of the house.
- Homeowners must obtain written approval from the association (ARC Committee or Board of Directors) prior to installation of any fence.