

**Rules and Regulations**  
**For**  
**Canterbury**

Community living requires that each owner regulate the occupancy and use of his/her Townhome Unit and the Common Areas so as not to unreasonably or unnecessarily disturb any other resident in the occupancy and use of his/her Townhome Unit. With this in mind, certain initial rules and regulations have been established by CANTERBURY AT QUANTUM VILLAGE PROPERTY OWNERS ASSOCIATION OF PALM BEACH, INC. (the "Association") to protect each owner's right to the quiet enjoyment of his/her property. These Rules and Regulations are as follows:

1. Each owner, at his/her own expense, shall maintain in good condition and repair his/her Townhome Unit and all interior surfaces within or surrounding his/her Townhome Unit (such as the surfaces of the walls, ceilings, floors), and maintain and repair fixtures, including the air conditioning system and all appliances in his/her Townhome Unit.  
No change
2. Due to possible mildew and mold issues, each owner shall be required to run all air conditioning systems within the Townhome Unit daily or otherwise vent the Townhome Unit. Each owner shall be required to change all air conditioning filters on a monthly basis.  
No change
3. All Townhome Units shall be used only for residential purposes, as a single family private dwelling for the owner, the members of his/her family and social guests and for no other purposes. Townhome Units may not be used for business use or for any commercial use whatsoever except for a home office with no business traffic.  
No change
4. One pet, which may be only a small caged bird, a cat or a dog, twenty five (25) pounds or under, may be kept in a Townhome Unit. No pets shall be permitted on any portion of the property (other than a Townhome Unit) unless leashed or caged, as appropriate, and pets shall be walked only on a portion of the Property designated by the Association. No pets shall be permitted in any recreation area at any time. Any owner who keeps a pet shall hold the Association harmless against any and all claims, debts, demands, obligations, costs and expenses which may be sustained or asserted against the Association of the Board of Directors because of acts of any such pets committed in or about the Property, and the owner will be responsible for repair of all damage caused by such pet. No Change
5. Common Areas shall not be obstructed, littered, defaced or misused in any manner.  
No change
6. No structural changes or alterations shall be made in any Townhome Unit, except upon approval, in writing, by the Board of Directors of the Association and the approval of the institutional first mortgagee, if any, encumbering said Townhome Unit.  
No change
7. No owner or occupant of a Townhome Unit shall post any advertisement of posters of any kind in or on their Townhome Unit or the Property except as authorized, in writing, by the Board of Directors of the Association.  
No change
8. No clothes line or similar devices shall be allowed on any portion of the Property by any person, firm or corporation without the written consent of the Board of Directors of the Association. No rugs, etc., may be dusted from the windows of the Townhome Units. Rugs, etc., may only be cleaned within the Townhome Units and not in any other portion of the Property. All garbage and trash shall be deposited in the locations designated.  
No change

9. Owners and occupants of the Townhome Units shall exercise extreme care to minimize noises in the use of musical instruments, radios, television sets, amplifiers or other loud speakers in said Townhome Unit so as not to disturb the other persons and parties occupying other Townhome Unit. They shall not operate or permit to be operated a phonograph, radio, television or other loud speaker in any Townhome Unit between the hours of 11:00 o'clock p.m. and the following 8:00 o'clock a.m., if the same shall disturb or annoy other occupants of the community.  
No change
10. No owner or occupant of a Townhome Unit shall install wiring for electrical or telephone installations, nor install any type of television antennas, machines or air conditioning equipment, etc., except as authorized, in writing, by the Board of Directors of the Association.  
No change
11. No flammable, combustible, or explosive fluids, chemical or substance shall be kept in any Townhome Unit or storage area, except such as required for normal household or permitted business use.  
No change
12. Attic access is only for maintenance and service personnel authorized by the Association.  
No change
13. Waterbeds are not to be permitted without prior written approval of the Association.  
No change
14. The Association may levy reasonable fines against a Townhome Unit for the failure of the owner of the Townhome Unit, or its occupant licensee, or invitee, to comply with any provision of the Declaration, the Bylaws, or these or other rules of the Association. No fine may exceed \$100 per violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000/ No fine may be levied except after giving reasonable notice and opportunity for a hearing to the Townhome Unit owner and, if applicable, its licensee or invitee. The hearing must be held before a committee of other Townhome Unit owners. If the committee does not agree with the fine, the fine may not be levied. Each owner shall also be liable for any damage done by such owner or owner's tenant to any Townhome Unit or Common Area and will be responsible for all attorneys fees incurred by the Association in collection for the cost of such damage.  
No change
15. All holiday decorations may not be in place prior to 30 days before OR later than 30 days after the holiday.
16. All hurricane shutters may not be in place prior to a hurricane warning OR longer than 30 days after a hurricane warning has been lifted.
17. All owners may only rent once in a twelve month period. All renters must be screened and complete the application in advance to be approved by the Board of Directors.