

**INDEPENDENCE HOMEOWNERS ASSOCIATION, INC. (“HOA”)
BOARD OF DIRECTORS (“Board”)**

Please refer to the complete Declaration of Covenant, Conditions and Restrictions for Independence recorded in Official Record Book 17865, Page 661 of the Public Records of Palm Beach County, Florida (“Declaration”) for the defined rules and regulations. Paragraph numbers have been provided. The Declaration is a legal document. The Board recommends that you seek the advice of an attorney for interpretation of any legal documents.

Paragraph 12. Leasing of Lots - Tenants must be screening and approved PRIOR to move in. Such Lease shall contain or shall nonetheless be deemed to contain a covenant that the Lessee acknowledges that the lot/unit is subject to Community Documents and is familiar with the provisions hereof and the uses and restrictions contained therein, and agrees to abide by all such provisions.

Paragraph 5.4 Single Family Units - Each unit shall only be occupied by no more than one family. The term “family” means related by blood, adoption or marriage together with any children entrusted to the care of such persons. At no time shall the total number of persons residing in a dwelling exceed eight persons.

Paragraphs 4.1.1 & 5.5.11 Maintenance of lot and dwelling – All units are to be cared for completely at the expense of the owner of that the property. The property must be maintained at all times, repair or replace improvements as needed including but not limited to the dwelling, driveways, sidewalks, mailboxes, lighting, fences, utility lines, ducts, conduits, pipes, wires, utility fixtures and landscaping. Said property is to maintained to be in “first class appearance”. Failure to maintain said premises shall be subject to a notice by the management company and the Association may chose to correct the problem at the unit owners expense.

Paragraph 5.2.1 Alterations and Improvements - No construction or remodeling of unit (other than within the dwelling unit) shall be permitted to be made without prior written consent by the Board of Directors.

Paragraph 5.3 Residential Purposes – Lots shall be used for residential purposes only. No commercial business shall be conducted on the premises except such business that is only conducted solely by means of U.S. Mail or electronic communications (telephone, facsimile, internet e-mail and similar means) and does not involve the presence of other persons (e.g., customers,contractors, frequent parcel delivery) within Independence; provided such business is in compliance with all governmental requirements.

Paragraph 5.5.2 Garages – Garage doors shall be kept closed AT ALL TIMES except when vehicles or persons enter or leave the garage. No garage shall be permanently enclosed, converted or otherwise remodeled to allow for occupancy thereof. This is not only a violation of our Declaration but a violation of County Code as well. All garage conversions shall be reported to the Building Department.

Paragraph 5.5.4 Parking - Vehicles shall be parked only in the driveways serving the dwelling units. No vehicles shall be parked on any roadway, swale or any other unpaved portion of the property. No repairs to vehicles are permitted on the premises or common area, except in a garage with the doors closed thereto at all times. No junk cars are to be parked in the driveway or anywhere on the property.

Paragraph 5.5.5 Prohibited Vehicles – Commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, any trucks, including trucks with more than ¾ ton capacity, tractors, trailers, mobile homes, recreational vehicles (not including SUV’s commonly used as primary vehicles) campers, camper trailers, boats and any watercraft that cannot be stored within a closed garage of the unit. Vehicles that are obviously inoperable, or do not have a current operating license or tag or has any substantial body damage are not permitted unless they are contained within the closed garage of the unit. **Police, Fire Department or other Palm Beach County Emergency Vehicles are excluded.

Paragraph 5.5.9 Antennas and Aerials - No Antennas or aerials shall be placed upon the property unless completely inside the dwelling unit.

Paragraph 5.5.10 Signs, Flags and Banners – No “for sale” signs or “for rent” signs allowed in the yard and may only be displayed in a window of the dwelling unit.

Paragraph 5.5.12 Animals and Pets - Only dogs, cats or other usual common domesticated household pets not to exceed a total of three may be permitted in a lot (not applicable to fish). **NO PIT BULL TERRIERS, PIT BULL TERRIER MIX, OR ANY OTHER DOG OF MEAN OR VIOLENT TEMPERAMENT OR OTHERWISE EVIDENCES SUCH TEMPERAMENT IS PERMITTED** Any animal that endangers the health, makes objectionable noise, constitutes a nuisance or inconvenience to the residents of other units shall be removed at the request of the Board. No pets shall be kept, bred or maintained for commercial purposes. No livestock permitted. Pets at all times shall be carried or confined on a leash when outside the dwelling unit, and held by a responsible person. **Each resident shall promptly remove and dispose of any waste matter deposited by their pet.**

Paragraph 5.5.14 Firearms - The discharge of firearms within the dwelling or common areas is strictly prohibited. This includes “B-B” guns, pellet guns and other firearms of all types and sizes.

Paragraph 5.8 Portable buildings, clothes lines and outside clothes drying... - No clothes lines or outside clothes drying is permitted. No temporary housing or building (including tents) are permitted. All garbage and refuse containers, a/c units, oil tanks, bottled gas tanks ... and personal property “shall not be kept outside the dwelling unit”.

No speeding will be permitted, the speed limit is 30 MPH by the County
but we request, for our children’s sake, that you SLOW IT DOWN!!!!
Also, keep your car radio sound level to a level that will not disturb others!

ALL UNIT OWNERS ARE RESPONSIBLE FOR THEIR CHILDREN, THEIR GUESTS AND THEIR TENANTS.
PLEASE GOVERN YOURSELF ACCORDINGLY.

* For additional copies of Declaration: Contact Banyan Property Management or to obtain a free copy go to www.pbcountyclerk.com and then locate the “Clerk Connect” heading in the left column, click on Official Records Listing, next page click accept, on the following page locate the blue tabs along the top and click on “Book/Page”, the next page “Official Records Book” will already be in the first box for you, in the “Enter Book /Page” box type the following: 17865/0661 and then click on “search”. Three listings appear but they are all the same document being cross referenced, click on any one of the three. To view the Declaration click on the “Get Image” button on the upper left side of the screen.