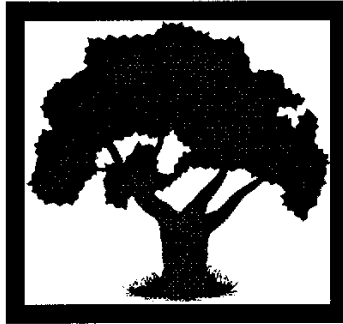


HOMEOWNER'S INFORMATION



PONDAPPLE ASSOCIATION

JULY, 1999

ARCHITECTURAL REVIEW

The Architectural Review Board (ARB) was established by the terms of the Declaration of Covenants and Restrictions (the "Declaration") to control the specifications, architecture, design, location, appearance, elevation of landscaping around all buildings and improvements of any type, including walls, fences, swimming pools, or other structures constructed, placed or permitted to remain on Pondapple properties, as well as the alteration, improvement, addition and/or changes to them. All homeowners electing to paint their homes, build upon any existing structure, construct any improvement or radically modify their landscaping are required to apply to the ARB for approval.

At its meetings the ARB reviews homeowner applications for approval in connection with the community standards to determine whether or not the proposed improvement or alteration will conform to the character and integrity of the community.

HOW TO OBTAIN APPROVAL FOR ARCHITECTURAL OR LANDSCAPE CHANGES

Article VII, Section 2, Paragraph "B" of the Declaration provides that the ARB shall have the following powers and duties:

B. To require submission to the ARB of two (2) complete sets of all plans and specification for any improvement or structure of any kind, including, without limitation, any building, fence, wall, swimming pool, enclosure, sewer, drain, disposal system, decorative building, landscape device or object, or other improvement, the construction or placement of which is proposed upon any lot in Vista Verde. The ARB may also require submission of samples of building materials proposed for use on any lot, and may require such additional information as reasonable may be necessary for the Board to completely evaluate the proposed structure or improvement in accordance with this Declaration and the Architectural Planning Criteria.

Should you desire to make any of the above mentioned changes, please fill out an ARB Application Form for Architectural or Landscape Change and return it to the management office for the ARB's review and approval. You can receive this application for by contacting the management office. This form must be accompanied by an illustrated plan of the proposed change.

Meetings of the ARB are held once a month. In order for your request to be considered at a particular meeting, your plans must be submitted one week prior to the scheduled meeting date. If you wish to appear at the ARB meeting in person, please contact the management office in advance for information concerning the meeting.

You may not commence structural or landscaping improvements or alterations to your property without prior written approval from the ARB. The Association is authorized to pursue legal action in an effort to halt construction of or disassemble unauthorized improvements. All attorneys' fees incurred by the Association in seeking to enforce the operative provisions of the Declaration will be assessed to and borne by the violating homeowner. Remember that ignorance of the requirements in the Declaration is no excuse for starting work without prior approval.

ANIMAL RULES

Pondapple Maintenance Association adheres to all Palm Beach County Leash and Animal Regulation Laws.

- **ANIMALS RUNNING LOOSE** Palm Beach County Animal Regulation Laws state: "It is against the law for unlicensed dogs and cats to be running at large or stray within any incorporated or unincorporated area of the county. Dogs must always be restrained by a leash or similar device when off the owner's property. Livestock must be confined by appropriate fences at all times. Female dogs or cats in heat (estrus) must be confined so that the other animals are not disturbed."
- **ANIMALS CREATING A NUISANCE** Palm Beach County Animal Regulation Laws state: "The Owner of an animal is in violation of the law when that animal habitually causes objectionable noises, destroys or damages the property of others, causes serious annoyance to a neighboring residence, or interferes with the reasonable enjoyment of one's property. Animal Regulation will investigate alleged violations when at least two notarized affidavit forms are received from unrelated residents living in the close vicinity of the nuisance animals. When such cases are processed for court action, those organizing the complaint must be prepared to serve as witnesses for the prosecuting state

attorneys. Affidavit forms are mailed upon request.”

PET OWNERS ARE RESPONSIBLE FOR REMOVING EXCRETA DEPOSITED BY THEIR ANIMALS IN PUBLIC AREAS OR THE PRIVATE PROPERTY OF OTHERS.

Clearly it is against the law to let your pet roam free in the community or allow it to defecate upon another’s property without your removing the excrement. Containers are placed around the community for easy disposal of wrapped waste.

Pets are wonderful additions to families yet they can cause hard feelings among neighbors if left uncontrolled. An uncontrolled pet is also unfair to those pet owners who do obey the leash law. Please be considerate and you will gain the appreciation of your neighbors.

ASSESSMENTS

Annual and special assessments are levied by the Association for the purpose of promoting the recreation, health, safety and welfare of Pondapple residents. These assessments cover cost of improvements to, and maintenance of, the common areas. The assessments are also used to cover payment of taxes on common areas, insurance premiums, labor, equipment, materials, utilities, services, management fees, maintenance, supervision and activities.

All homeowners receive, prior to the beginning of the fiscal year, April 1, payment coupons for 12 monthly payments. Payments are due on the first day of each month (April 1 through March 1) and are to be sent directly to the management office payable to the Pondapple Maintenance Association, in the return envelopes provided. It should be noted that failure to receive these coupons does not excuse your obligation to pay your assessments.

Delinquent payment of assessments will not be tolerated and failure to pay your assessments on a timely basis could result in expensive litigation and the recordation of a lien against your property.

GARAGE DOORS

Garage doors must be closed except for entering and exiting.

GARBAGE COLLECTION

Palm Beach County Sanitation provides garbage collection service on the following days:

Garbage Pick-up	Wednesday and Saturday
Unbundled Yard Trash	Wednesday
Newspaper & Recycled Items	Saturday

PLEASE NOTE THAT TRASH CANS CANNOT BE STORED IN SUCH A PLACE THAT THEY ARE VISIBLE FROM THE ROAD. THEY MUST BE STORED BEHIND FENCING.

No containers may be placed at the curb for collection prior to the evening before scheduled pick-up.

GENERAL MAINTENANCE

The Association is empowered to provide exterior maintenance upon any lot requiring same when necessary in the opinion of the Board of Directors so as to preserve the beauty, quality and value of the neighborhood. This includes, but is not limited to, backyard maintenance, pool maintenance, and building and roof painting/cleaning. The cost of such maintenance shall be assessed against the homeowner.

LAKESIDE PATHS

The use of the lakeside walking/bike paths for motorized vehicles is strictly prohibited except for authorized maintenance vehicles.

LAUNDRY

The hanging of laundry of any kind is prohibited.

MAILBOXES

Maintenance of mailboxes in Pondapple is the responsibility of the Homeowners' Association. If your post or box needs repair, please contact the management office. No stickers or adhesives are permitted on posts or boxes.

MAINTENANCE PROBLEMS IN COMMON AREAS

As in any active community, the common areas of Pondapple are subject to use requiring normal maintenance and care. These areas (our park, playground, lakes, paths and grounds bordering Powerline) belong to you and your neighbors. If you are aware of a maintenance problem, please report it to the management office.

NEWSPAPERS

Newspapers should be removed from lawns or driveways so that prolonged absences do not invite prowlers.

PARKING

Parking and driving on the grass costs the Association many dollars in repairs. Please park on the pavement.

The parking or storage of commercial vehicles, recreational vehicles, vans, pickup trucks, boats, motorcycles, mopeds, trailers or vehicles with advertising or information on them is prohibited, except in a garage totally isolated from public views. Additionally, such vehicles are not to be parked on driveways, common areas, or lawns within Vista Verde.

RENTERS AND GUESTS

All tenants, resident guests and transient guests are bound by every rule, regulation, covenant and restriction applying to homeowners. While renters and guests have no vote in Association elections, their cooperation and assistance in conforming to Pondapple rules and regulations will be expected.

SECURITY

Pondapple and our homes are as vulnerable to crime as any other unprepared residential area in Boca Raton. Awareness of everyday life in our neighborhood is a step in the direction of crime prevention. Being "aware" provides security. If people have an awareness of their surroundings, they will take proper action and call police if something suspicious happens. The security of our neighborhood increases dramatically with such awareness.

Make a point of getting to know the neighbors adjacent to your property, their routines and home telephone numbers. Do not hesitate to report anything suspicious. The Palm Beach County Sheriff Department is very responsive.

SIGNS

No signs of any kind may be displayed for public view except an "open" sign may be displayed whenever a homeowner or sales representative is in attendance. The size and design of the sign is subject to ARB approval.

STREET LIGHTS

Street lights are owned and operated by the Homeowners Association. If you find your street lights are out or damaged, please notify the management office.

VANDALISM

The playground and park area seem especially prone to thoughtless vandalism. If you witness a destructive or negligent act resulting, or likely to result, in damage to Association property either attempt to stop it yourself or report it to a Board member or the management office.

PLEASE NOTE

This synopsis of a synopsis (1985) as outlined above is in no way to be construed or interpreted as all of the Restrictive Covenants at Vista Verde, either in whole or in part. The synopsis is provided for information only. It is the responsibility of the homeowner to read and understand the full text of the Declaration of Covenants and Restrictions for Vista Verde.