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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
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Record and return to:
Evan R. Bachove, Esq.
FIELDS & BACHOVE, PLLC
4440 PGA Boulevard, Suite 308
Palm Beach Gardens, FL 33410

**CERTIFICATE OF RECORDING RULES & REGULATIONS FOR INDIAN CREEK
PHASE IV B HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Declaration of Covenants and Conditions for Indian Creek Phase IV B Homeowners Association, Inc. was recorded in Official Records Book 4367, Page 257, of the Public Records of Palm Beach County, Florida, and subsequently amended (hereinafter collectively referred to as the "Declaration"); and

WHEREAS, the By-Laws of Indian Creek Phase IV B Homeowners Association, Inc. were recorded in Official Records Book 4367, Page 269, of the Public Records of Palm Beach County, Florida, and subsequently amended (hereinafter collectively referred to as the "Declaration"); and

WHEREAS, pursuant to Article IV (4) of the By-Laws, the Board of Directors for Indian Creek Phase IV B Homeowners Association, Inc. (the "Association") has the authority to promulgate rules & regulations from time to time; and

WHEREAS, the Board of Directors did adopt previous versions of the Rules & Regulations which were never recorded, but the Board now wishes to record the Updated Rules and Regulations, as set forth herein.

NOW THEREFORE:

1. It is hereby certified that the attached Rules & Regulations were duly adopted by the Association and that said Rules & Regulations shall replace and supersede any previous versions of the Rules & Regulations, and that said Rules & Regulations are incorporated herein, and are hereby filed and recorded in the Public Records of Palm Beach County, Florida.

2. The Rules & Regulations attached hereto shall run with the real property subject to the Declaration, and shall be binding on all parties having any right, title or interest in the said real property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit and burden of each owner and occupant thereof, subject to any amendments recorded hereafter.

It is hereby certified that the foregoing Rules & Regulations were approved by the affirmative vote of not less than a majority of the Board of Directors at a board meeting on November 18, 2020.

IN WITNESS WHEREOF, the undersigned President and Secretary have executed this Certificate of Recording this 3 day of December, 2020.

INDIAN CREEK PHASE IV B HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

Witnesses:

[Signature]
(signature) Jordan Nobilc
(printed name)

[Signature]
(signature) JAMES HOTCHKISS
(printed name)

[Signature]
(signature) Jordan Nobilc
(printed name)

[Signature]
(signature) JAMES HOTCHKISS
(printed name)

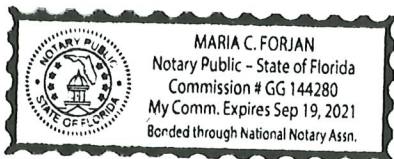
By: *[Signature]*
EDWARD YONKERS, President

Attest: *[Signature]*
Cathy Yonkers, Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3 day of December, 2020, by Edward Yonkers, as President, and Cathy Yonkers, as Secretary, respectively, of INDIAN CREEK PHASE IV B HOMEOWNERS ASSOCIATION, INC., who are personally known to me or have produced _____ as identification and who did take an oath.

Physical Presence: x
OR
Online Notarization: _____



(Notary Seal)

[Signature]
Notary Public
State of Florida
My Commission Expires:

INDIAN CREEK HOMEOWNERS' ASSOCIATION, INC. PHASE IV-B
(MONTEREY VILLAS)

Updated, 2020

RULES AND REGULATIONS

The following is a digest of various sections of our Homeowners' "Subdivisions Restrictions," as well as actions taken by the Board of Directors. It is the intention of the Board that these Rules and Regulations will be enforced and that violations could result in fines and/or civil action in any court of jurisdiction against those violators.

1. No illegal, noxious, or offensive activity shall be permitted, or anything which is a nuisance or source of embarrassment, discomfort, or annoyance to the neighborhood (loud music, barking dog, etc.)
2. One (1) dog of any size OR two (2) dogs up to a total of forty (40) pounds, one (1) cat and no more than four (4) birds. No other pets are permitted. Dogs must be kept on a leash at all times, and the pet owner **MUST REMOVE** dog excrement from any area. **Walk Dogs in area between sidewalk and road only. We have no Common Areas in Monterey Villas.**
3. No more than three (3) vehicles are allowed per villa (and **only** if there is a double driveway.) One vehicle **must** be parked in the garage. NO vehicles may be parked on the street overnight, and NO vehicle may block the sidewalk at any time- vehicles will be towed off-site at the vehicle owner's expense.
THERE IS TO BE NO VEHICLE PARKING ON ANY GRASS AREAS AT ANY TIME.
4. The garage door must be kept closed, except when entering or exiting the garage.
5. No commercial or recreational vehicles are allowed, unless:
 - a. Legitimate loading or unloading for work being performed
 - b. Such vehicle is parked inside the garage and completely screened from public view.
NO LOGO OR ADVERTISEMENT ON THE VEHICLE IS TO BE VISIBLE
6. Do not conduct any business, service repair, or maintenance for the general public from your property at any time.
7. No gas, propane, charcoal or other type of fuel container will be permitted on or about the outside of any villa unless enclosed on all sides by a screening approved by the Architectural Control Committee.
8. No exterior changes to the villa and grounds are allowed unless approved in advance by the Architectural Control Committee. Any proposed exterior change must be submitted to the Town of Jupiter Building Department for conformance with current building codes. Maintenance of a property owner's outside lights and/or changes is property owner's responsibility, and any changes must be submitted to Architectural Control Board.
9. No trash, garbage, debris, etc. shall be deposited or allowed to remain on any part of the property. There will be no fires or burning debris. (Garbage cans/bins must be out of public sight when being stored.)
10. No foil, newspapers, blankets, sheets, etc. are allowed on windows.
11. **Prospective Owners and Tenants** must complete a Purchase and Rental Information Sheet prior to taking occupancy of a Unit. This is for information and emergency purposes. This information must be kept current.
12. All restrictions run with the land and are incorporated in all Deeds.

ATTENTION HOMEOWNERS WHO RENT THEIR PROPERTIES:

You're responsible to provide a current list of these Rules and Regulations to all tenants.