

**RULE AND REGULATION OF THE BOARD OF DIRECTORS
OF FIORE AT THE GARDENS CONDOMINIUM ASSOCIATION, INC.
REGARDING GUEST USE**

WHEREAS, the Association has found that guests have been occupying units, who have not followed the restrictions and Rules and Regulations of the Association, and/or have been suspected to be illegal aliens and/or suspected of criminal activity within Fiore at the Gardens;

WHEREAS, the Association has found that Owners and approved Tenants are attempting to circumvent the screening/approval process for occupants of Units in Fiore at the Gardens;

WHEREAS, an approval process for such guests who become permanent occupants would enable the Association to interview such guests who become permanent occupants and to perform background checks, to protect the Association and its members.

NOW THEREFORE, the Board of Directors hereby adopts the following Rule and Regulation, as Rule 2(g) of the recorded Rules and Regulations:

(g) Guest Use.

(i) "Guest" means any person (other than an Owner or Approved Lessee) who is occupying a Unit, and who is physically present in, or occupies the Unit at the invitation of the Owner or other legally permitted occupant, without requirement to contribute money, perform any services or provide any other consideration to the Owner or Lessee in connection with occupancy of the Unit. A permanent occupant (defined below) of a Unit shall not constitute a Guest. Furthermore, an Owner of a Unit shall never be considered a Guest in the Unit he owns, unless the Owner is visiting a Lessee in the Unit.

(ii) No lessee or tenant may have a guest in the absence of the lessee or tenant. No guest may have another guest in his or her absence.

(iii) Any person who occupies a Unit in excess of thirty (30) days in any calendar year shall not constitute a guest and shall constitute a permanent occupant of the Unit. A permanent occupant must be approved by the Board of Directors, with the following procedures to apply:

Any Owner or Approved Tenant who intends on having a person occupy their Unit in excess of thirty (30) days in any calendar year must submit an application for approval of that person's occupancy on a form to be promulgated by the Board of Directors of the Association. The form shall include an acknowledgement as to the relationship with the Host; that the proposed permanent occupant has received a copy of the Declaration of Condominium, Articles of Incorporation, By-Laws and Rules and Regulations of the Association and agrees to abide by them, and such other reasonable information determined by the Board of Directors from time to time. The application documents shall be signed by each such intended adult permanent

occupant, who shall authorize the Association to perform a background check. Each such intended adult permanent occupant shall submit to an interview with a designee of the Board of Directors, which interview may not be conducted via telephone. Such intended adult permanent occupant shall submit to the interview within ten (10) days from the date of the Association's receipt of a fully completed and signed application and application fee. The Board of Directors shall have a period of fifteen (15) days from the date of its receipt of the signed application within which to approve or disapprove of the intended adult permanent occupant and communicate its decision to the owner. The date on which the Association either mails, faxes, e-mails or hand delivers the communication shall constitute communication of the Board's decision to the owner. If the Board of Directors disapproves of the application, then the intended adult permanent occupant shall not occupy the unit.

(iv) This Rule shall be effective on OCTOBER 9, 2010


(v) Guest Passes are required for all vehicles parked overnight on the condominium property which have not been approved as vehicles of an approved permanent occupant. This is for any visitor who is staying overnight and this includes rental vehicles. In the event that a guest pass is issued for a particular person or vehicle in excess of 30 days in a calendar year, the Association will presume that the guest is a permanent occupant of the Unit and will no longer provide guest passes, as such person must comply with the provisions of Paragraph ii, above. If a vehicle lacks a guest pass or the vehicle has not been approved as a vehicle of an approved permanent occupant, the Association may have the vehicle towed at the expense of the vehicle owner and/or unit owner.

(vi) In the event a Unit Owner fails to comply with the provisions of this Guest Policy, the Association has the right to pursue legal action to remove the unapproved guest or unapproved permanent occupant in the Owner's Unit, in addition to all other remedies available to the Association. If such action becomes necessary, the Association is entitled to recover its attorney's fees and costs pursuant to Paragraph 17.4 of the Declaration of Fiore at the Gardens, a Condominium and Florida Statutes, Section 718.303.

IN WITNESS WHEREOF, this Resolution is made this 16th day of September, 2010, in Palm Beach Gardens, Florida.

FIORE AT THE GARDENS
CONDOMINIUM ASSOCIATION, INC.

ATTEST: 
Secretary

BY: 
President