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Palm Beach County, Florida  
Joseph Abruzzo, Clerk  
Pgs 0546 - 5487 (3pgs)

**CERTIFICATE OF RECORDING  
OF THE RULES AND REGULATIONS  
OF**

**LIBERTY BAY HOMEOWNERS ASSOCIATION, INC.**

The undersigned, the President and Secretary of Liberty Bay Homeowners Association, Inc. do hereby certify that the attached document is a true and accurate copy of the Rules and Regulations of Liberty Bay Homeowners Association, Inc. *Recorded in official Records Book 29811, Page 523 et. seq., official Records book 30958, Page 1684 et. seq., and Official Records Book 31138, Page 947 et. seq.*

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, and its Secretary and its corporate seal affixed this 14 day of March 2022.

WITNESSES:

LIBERTY BAY HOMEOWNERS ASSOCIATION, INC.

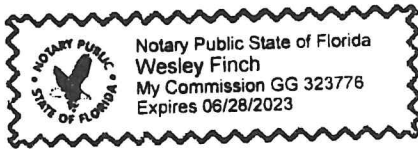
*[Signature]*  
Print Name: Jennifer Mendocza  
*[Signature]*  
Print Name: William VALEGO

By: *[Signature]*, President  
Print Name: JOE PETRICK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of March 2022, by JOE PETRICK, as President of Liberty Bay Homeowners Association, Inc.  who is personally known to me, or  who has produced identification [Type of Identification: \_\_\_\_\_].

*[Signature]*  
\_\_\_\_\_  
Notary Public

Notarial Seal

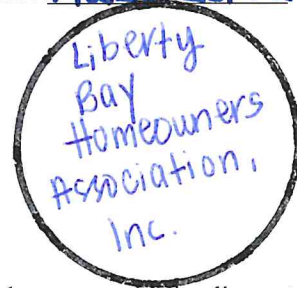


WITNESSES:

LIBERTY BAY HOMEOWNERS ASSOCIATION, INC.

*[Signature]*  
Print Name: Jennifer Mendocza  
*[Signature]*  
Print Name: William VALEGO

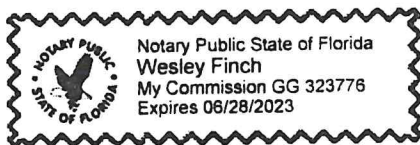
By: *[Signature]*, Secretary  
Print Name: Hazel Edwards - Frost



STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11 day of March 2022, by HAZEL FROST, as Secretary of Liberty Bay Homeowners Association, Inc.  who is personally known to me, or  who has produced identification [Type of Identification: \_\_\_\_\_].

Notarial Seal



*[Signature]*  
\_\_\_\_\_  
Notary Public

Dear Liberty Bay,

These proposed Rules and Regulations originate in the Briar Bay Master Association's Declaration and are already rules in which the community is asked to adhere. These Rules have been considered by the Board of Directors for the purpose of authorizing Liberty Bay Homeowner's Association, Inc. and its management company in the enforcement thereof. Additionally, it is the desire of the Board of Directors to provide clarity to what constitutes "first-class appearance" as determined by the Board permitted in Liberty Bay Declarations 4.1.1., "*Any determination as to what constitutes a 'first class appearance' shall be made by the Board in its sole discretion.*"

LIBERTY BAY HOMEOWNERS ASSOCIATION, INC.  
RULES AND REGULATIONS

1. PROPERTY USE:

A. Air Conditioning Units:

ONLY central air conditioning units are permitted without the prior written consent of the Approving Party.

B. Basketball Backboards:

Only professionally manufactured basketball backboards are permitted, which must be installed on black poles, with a white or clear backboard, and MUST be approved by the Approving Party. No garage or roof mounted basketball backboards are permitted. No portable basketball backboards may be kept outside of a unit overnight.

C. Garbage and Trash:

Garbage, trash, refuse or rubbish shall be regularly picked up, shall not be permitted to unreasonably accumulate, and shall not be placed or dumped on any portion of the subject property, including any common area, not intended for such use, or on any property contiguous to the subject property. Garbage, trash, refuse or rubbish that is required to be placed along any road or in any particular areas in order to be collected may be so placed after 5 p.m. on the day before the scheduled day of collection, and any trash facilities must be removed on the collection day. Except when so placed for collection, all containers, dumpsters or garbage facilities shall be kept inside a unit or other area intended for such use which shall be fenced-in area and screened from view in a manner approved by the approving party and kept in a clean and sanitary condition. All garbage, trash, refuse or rubbish must be placed in appropriate trash facilities or bags. No obnoxious or offensive odors shall be permitted.

D. Outside Storage of Personal Property:

The personal property of any resident of the subject property shall be kept inside the resident's unit or a fenced or a walled-in yard, except for tasteful patio furniture and accessories, Bar-B-Q grills, playground equipment APPROVED by the Approving Party, and other personal property commonly kept outside, which must be kept in the rear of the lot and must be near appearing and in good condition.

E. Swimming Pools:

No above-ground swimming pools, spas, or the like, shall be installed without the consent of the Approving Party.

2. PARKING RULES

*(These rules are in addition to what is currently found in the Liberty Bay Declaration 5.5.4 & 5.5.5. Vehicles found in violation are subject to be towed and/or immobilized by the use of vehicle immobilizers (also known as boots) without notice at the owner's expense.)*

A. Street parking prohibited 1 a.m. – 6 a.m.

B. Street parking prohibited at all times on Bollard Road from Celebration Blvd intersection to the Commodore Court intersection.

C. Street parking prohibited at all times on both Commodore Court cul-de-sacs.

D. No vehicle, or any portion of the vehicle, shall be on or over the grass at any time. No vehicle shall straddle the grass. Any vehicle parked in violation of these rules may be towed or booted.”