

ROSS EARLE BONAN ENSOR & CARRIGAN, P.A.
Attorneys at Law
Royal Palm Financial Center
Suite 101
789 South Federal Highway
Stuart, Florida 34994

Deborah L. Ross
David B. Earle†
Elizabeth P. Bonan
Jacob E. Ensor
John P. Carrigan
Gary E. Simmons, Jr.
Kate E. Bradford

Mailing Address:
Post Office Box 2401
Stuart, Florida 34995
Telephone (772) 287-1745
Facsimile (772) 287-8045

†Certified Civil Mediator

Memo

To: Board of Directors
Liberty Bay Homeowners Association, Inc.
From: Jacob E. Ensor, Esq.
Subject: Certificate of Recording of the Rules and Regulations
Date: March 9, 2023

Enclosed is the original Certificate of Recording of the Rules and Regulations for your Association. The Certificate was recorded in the Palm Beach County Public Records; we have retained a copy for our file.

We recommend that you provide a copy of the recorded Certificate to each member of the Association by **April 1, 2023**. In lieu of providing a copy of the certificate to each member, you may provide a notice to each member that the certificate were adopted and recorded in Official Records Book 34151, Page 340, et. seq., of the Public Records of Palm Beach County, Florida. Additionally, the notice must state that a copy of the Certificate is available upon written request at no charge.

Should you have any questions, please do not hesitate to call.

JEE/ml

CERTIFICATE OF RECORDING
OF THE RULES AND REGULATIONS
OF

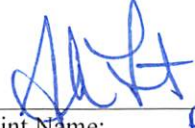
LIBERTY BAY HOMEOWNERS ASSOCIATION, INC.

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., as of February 7, 2023. These Rules and Regulations were previously recorded in the public records of Palm Beach County, Florida at OR Book 29811, Page 523, et. seq., OR Book 30958, Page 1684 et. seq., OR Book 31138, Page 947 et. seq., and OR Book 33436, Page 546 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 16th day of February 2023.

WITNESSES:

LIBERTY BAY HOMEOWNERS ASSOCIATION, INC.

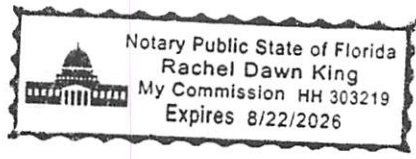

Print Name: Amanda Foster

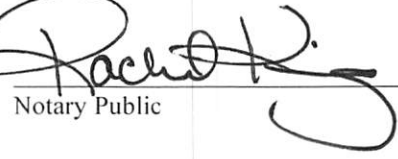
By: , President
Print Name: Joe Petrick


Print Name: Ricardo De Armas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of February 2023, 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: _____].

Notarial Seal





Notary Public

WITNESSES:

LIBERTY BAY HOMEOWNERS ASSOCIATION, INC.


Print Name: Amanda Foster

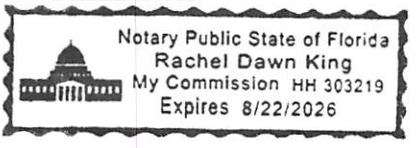
By: , Secretary
Print Name: Hazel Frost

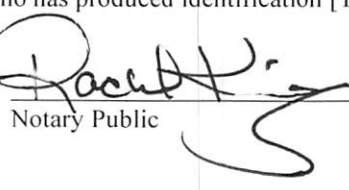

Print Name: Ricardo De Armas

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of February 2023, by Hazel Edwards 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




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 neat 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.

F. Fruit and Vegetable Trees. All fruit-bearing and vegetable-bearing trees and plants are prohibited.

G. Front Entry Doors. The list of approved front entry door styles is located on the community website. No other door styles are permitted. All front entry doors must be white.

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."