

PREPARED BY:
SIMON, SCHINDLER & SANDBERG, P.A.
DAVID L. LAURENCE, ESQUIRE
2650 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137
TELEPHONE: (305) 576-1300

**RULES AND REGULATIONS OF THE RIDGEVIEW LAKE
ESTATES NORTH HOME OWNERS ASSOCIATION, INC.**

The Rules and Regulations of the RIDGEVIEW LAKE ESTATES NORTH HOME OWNERS ASSOCIATION, INC., (hereinafter referred to as the "Association"), is made this 17 day of May, 1997.

WITNESSETH:

WHEREAS, the Association caused to be filed that certain Declaration of Covenants and Restrictions for the Ridgeview Lakes Estates North Home Owners Association, Inc., which Declaration was recorded on May 5, 1993 in Official Records Book 20633, Page 43, of the Public Records of Broward County, Florida (the "Declaration"); and

WHEREAS, on May 5, 1993, the Association adopted and recorded Bylaws of the Ridgeview Lake Estates North Home Owners Association, Inc. which provides powers and duties of the Board of Directors, more particularly identified in Section VI of the Bylaws; and

WHEREAS, the Declaration further provides the creation of a Committee known as the Architectural Review Board (the "ARB"); and

WHEREAS, on December 16, 1996, pursuant to a referendum of the Association, the Board of Directors adopted various Rules and Regulations.

NOW, THEREFORE, the Association does hereby certify that the Board of Directors of the Association, upon recommendation of the home owners within the Association, adopts the following Rules and Regulations as follows:

1. Garage Sales within the community shall be prohibited.

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2. The designated common non-public pet relief areas shall be limited to the front entrance of the community and the pet owner's yard only.
3. The Ridgeview Estates North Home Owners Association shall participate in the Town of Davie Community Crime Watch Program and the Board of Directors are authorized to pay the sum of \$5.00 per year, per house for such participation.
4. The Association documents shall be amended to permit absentee ballots during Home Owners Association elections.
5. The imposition of a late fee of \$20.00 per month shall be imposed on all assessments not paid within thirty (30) days from notification of the assessment.
6. The assessment billing period has been amended from 4 times per year to 2 times per year.
7. The Association documents shall be amended to provide for a procedure to authorize ballot issues for a community referendum by specifically providing that any individual ballot question be placed on the ballot: (i) only if the Board of Directors vote to place the issue on the ballot; or (ii) if five (5) home owners currently residing in the community sign a petition to place the question on the ballot;
8. The Association documents shall be amended to provide for the creation of a mediation committee consisting of three (3) members of the Association to assist home owners in resolving disputes within the Association if all affected parties agree to submit to voluntary mediation.

In the event of any conflict with any other provision within the Declaration of Covenants and Restrictions, Architectural Planning Criteria or Bylaws, the Rules and Regulations identified herein shall be controlling. In all other respects, the Declaration of Covenants and Restrictions, Bylaws and Architectural Planning Criteria is hereby confirmed, ratified and approved and remains unchanged and in full force and effect.

IN WITNESS WHEREOF, the Association, through its Board of Directors, has duly executed this document as of the day and year first above written.

RIDGEVIEW LAKE ESTATES NORTH
HOME OWNERS ASSOCIATION, INC.

By: [Signature]
Frank Horkey, President

Corporate Seal

By: [Signature]
Barbara Deaton, Secretary/Treasurer

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 16 day of May, 1997, by Frank Horney, as President of the **RIDGEVIEW LAKE ESTATES NORTH HOME OWNERS ASSOCIATION, INC.**

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

Lee Kugel
Notary Public, State of Florida.
(Print Name of Notary Public)
My Commission Expires 11/27/2000
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

Personally known or
Produced Identification
Type of Identification Produced

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 20th day of May 1997.

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1997, by Barbara Deaton, as the Secretary/Treasurer of the RIDGEVIEW LAKE ESTATES NORTH HOME OWNERS ASSOCIATION, INC.

Della Mae Cranks
NOTARY PUBLIC - STATE OF FLORIDA

Della Mae Cranks
(Print, Type, or Stamp Commissioned
Name of Notary Public)

Personally known [] or
Produced Identification []
Type of Identification Produced



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