



Amended/Restated Rules And Regulations of Olympia
Master Association, Inc.

(Effective November 16, 2022)

These Rules and Regulations of Olympia Master Association, Inc. (“Rules”) dynamically summarize the expected behavior and conduct for Owners, Residents, and Guests within the Olympia Project. These Rules do not cover every possible situation and the Board may proscribe discipline for breaches of conduct deemed not acceptable in today civilized society even where such conduct is not specifically listed.

AUTHORITY

Florida Statutes, Chapter 720, generally, and §§ 720.303 and 720.305, specifically. **Declaration of Covenants, Restrictions and Easements for Olympia (“Declaration”)** generally, and Articles 4.1, 4.2, 4.6, 4.7, 6.1, 6.5, 6.12, 8.3, 9.1, 9.2, 11(D), and 13(A,B,C,D), specifically. **Articles of Incorporation for Olympia Master Association, Inc.**, generally, and § 4.2, specifically. **ByLaws of Olympia Master Association, Inc.**, generally, and § 5, 5.1 (f,o,p,t), 9.3, 13, 18. **Architectural Design Development Standards or “Architectural Guidelines” of Olympia Master Association, Inc.**, generally. **Code of Ethics and Conduct of Olympia Master Association, Inc.**, generally. **Internal Operating Procedures of Olympia Master Association, Inc.**, generally.

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Rule 1. Definitions. Terms used are as provided in the Declaration, Articles, and By-Laws, unless otherwise defined and as the context permits.

- A. Construction. The terms “including,” “such as,” or “like” mean “including but not limited to” and do not indicate exclusive item lists. “Under ##” or “over ##” when describing Persons refers to age unless otherwise specified.
- B. Non-Attributable Vendors means Guests who, by the nature of their service, visit many homes following a single entry to Olympia (for instance, UberEats®, DoorDash®, pizza deliveries, FedEx®, UPS®, Amazon®, USPS®, school buses, pool/landscape/cleaning service providers). Ride-share services, real estate agents, appraisers, non-community property managers, and vendors visiting one or few Homes are not Non-Attributable Vendors.
- C. Olympia Personnel means Olympia’s Officers, Management personnel, and Traffic & Access personnel.
- D. Olympia Project means the entire planned residential community and development commonly known as “Olympia” including the Dwelling Lots, Master Common Areas, and Village Common Areas.
- E. Olympia Property includes all Improvements and personal property on the Master Common Areas and owned or leased by Olympia.
- F. Recreational Facilities are all those Improvements on Tract R-1, Olympia Phase 1, recorded at Plat Book 93, Page 135, Public Records of Palm Beach County, Florida.
- G. Village or Village Association refer to the 17 Village communities and their homeowner associations, or any of them as the context requires.

Rule 2. General Rules

- A. Access. Access to the Olympia Clubhouse, Swimming Pool, Cabanas, Children’s Play Areas, Sports Courts, Greenspaces, Roads, and other Master Common Areas is limited to Adult Residents, Minor Residents, and Guests of Adult Residents. Access to Master Common Areas may be limited further by time, age, or other criteria.
- B. Guests. Only Adult Residents may bring Guests into the Project and onto Master Common Areas. However, Adult Residents may permit an Adult Guest to accompany their Minor Resident to the Recreational Facilities. Adult Residents may register Minor Guests in DwellingLive or other Olympia access management system. Owners, Residents, and registering Adult Residents are jointly and severally liable for Guest conduct and violations of the Governing Documents and these Rules. Limits on numbers of Guests do not apply to Facility Rentals which shall be governed by the approved Facility Rental application form.
- C. Master Association Agents; Instructions. Seacrest Services, Inc., and Weiser are the Master Association’s Agents. All Persons must comply with instructions from Olympia Personnel including instructions to leave the Master Common Areas or any part of them (and as to non-Residents,

instructions to leave the Project). Any such instructions are final until reviewed and unless overturned by the Board of Directors (“Board”).

- D. Nuisance. The Board construes these non-exclusive actions as nuisances when occurring within the Master Common Areas: (1) overt disrespect for others, including Olympia Personnel, Clubhouse attendants, property managers, gate officers, roving patrol officers, and officers, directors, and committee-persons in the performance of their duties; (2) fighting, (3) unpermitted alcohol use, (4) tobacco use (within the Recreational Facilities), (5) illegal substance use, (6) inappropriate or unwanted sexual contact; (7) inappropriate noise or conduct, particular, but not exclusively, in relation to the particular location; and any unlawful activity. Nuisances are prohibited on the Master Common Areas.
- E. Alcohol. No consumption of alcoholic beverages is permitted on any Master Common Area unless expressly permitted by the Board for a specific event, which permission the Board may arbitrarily and inconsistently grant or deny, and subject to any restrictions the Board may impose.
- F. Illegal Substances. No Person may possess, use, consume, distribute, transport, project, or leave any illegal substances. Illegal substances include tobacco and alcohol in the possession or control of a person not lawfully entitled to such possession or control.
- G. Smoking; Vaping. Smoking, vaping, and all other tobacco use is prohibited within the Recreational Facilities, Gatehouses, and other Master Common Areas where over 5 people have gathered.
- H. Trash. All trash must be placed in provided trash receptacles.
- I. Trees and Landscaping. No Person, without Olympia’s permission, may climb upon, cut, remove, or damage any trees, grass, shrubs, fences, or other landscaping. Any objects that have fallen to the ground may be removed by a Person at the Person’s sole risk, but never while and near working Olympia vendors. Coconuts may not be cut or removed from trees while attached thereto.
- J. Animals. Animals are not permitted within the Recreational Facilities. On other Master Common Areas, animals must be leashed, caged/crated, or carried and all animals must be picked up after. “Leashed” means the animal is on a leash held by a responsible, capable, and able person 12 years of age or older. This Rule 2.J does not apply to service and support animals when required by law and after a request for reasonable accommodation.
- K. Grills, Open Flames, Smokers are prohibited within the Recreational Facilities unless approved in advance by Olympia.
- L. Other Governing Documents. Violations by Owners, Residents, and Guests of these other Governing Documents are also Violations of these Rules: Florida Statutes, Chapter 720, generally, and §§ 720.303 and 720.305, specifically. *Declaration of Covenants, Restrictions and Easements for Olympia, Articles of Incorporation for Olympia Master Association, Inc.,*

ByLaws of Olympia Master Association, Inc., Architectural Design Development Standards or "Architectural Guidelines" of Olympia Master Association, Inc., Code of Ethics and Conduct of Olympia Master Association, Inc., the Internal Operating Procedures for Olympia Master Association, Inc.

- M. Posted Rules. All Persons must abide by rules and instructions posted with signage in the same manner as abiding by these Rules.
- N. Damage or Loss. No Person may damage any Olympia Property or injure any natural Person. Personal injuries and damage or loss of Olympia Property, whether caused by an Owner, Resident, or Guest, must IMMEDIATELY be reported in writing:
1. to Management all damage to or loss of Olympia Property, including Buildings, Landscape, Swing Gates, Gate Arms, Vehicles, Play Equipment, Furniture, and Audio/Visual Equipment, and
 2. to the property owner (if known to the Resident and otherwise to Management) all damage or loss of such property.
- O. Responsibility for Injuries, Damages, and Violations. Owners are responsible for injuries, damages, and violations they cause or allow and are jointly and severally liable with their Tenants, Occupants, Family Members, and Guests for injuries, damages, and violations caused or allowed by any of them. Residents are responsible for injuries, damages, and violations they cause or allow and are jointly and severally liable with their Co-Occupants, Family Members, and Guests for injury, damages, and violations caused or allowed by any of them. However, Owners and Residents will not be held responsible for Non-Attributable Vendors. Olympia may warn, fine, suspend, or ban entry into Olympia by such Non-Attributable Vendors or particular drivers.

Rule 3. Recreational Facility Access

- A. Eligibility. Access cards for Recreational Facility use may be issued to Resident 14 and older. Access cards for Residents under 16 must be approved by a Resident parent or guardian on an Olympia form.
- B. Certain Minors. Children under 14 must be accompanied by an Adult Resident or an Adult Guest of a Resident. The adult must remain with the child at all times when within the Recreational Facilities.
- C. Restrictions. Residents must display their access cards when using the facilities. Access cards may be used only by the Resident to whom the access card was issued. No Person shall:
1. use the Recreational Facilities while privileges have been suspended.
 2. give access to a Person whose privileges has been suspended.
 3. Loan, give, or let another Person use an Access Card.
 4. Providing false or misleading information Olympia Personnel for personal access purposes.

Rule 4. Master Common Property

- A. Chairs, tables, and furniture must be kept in, and not removed from, the rooms or areas as arranged and maintained by Management without specific permission from Management.
- B. Movie and audio/visual equipment may be used only by Olympia Officers, Social Committee, and Management for official Olympia use only, and by Village Association approved in advance by Management. People using such equipment must first undergo or obtain manufacture-based training. Movie equipment may only be checked out after showing proof of license for content to be played.

Rule 5. Vehicles

- A. General.
 - 1. No Person may provide false or misleading information to Olympia Personnel for vehicle access purposes.
 - 2. No Resident may Operate or Park a Vehicle, which has not been registered at the Clubhouse, for more than 5 days inside the Project.
 - 3. Nothing shall be placed upon the face of a vehicle license plate within the Project except as required by law or government agency rule.
- B. Parking.
 - 1. Parking is prohibited between 12:00 AM and 4:45 AM at the Clubhouse unless authorized by Management in writing.
 - 2. Parking on Master Common Area roadways is prohibited without written Olympia approval before an event or activity.
- C. Operating.
 - 1. Speed. All Drivers must obey Speed Limits, posted or otherwise. Throughout the Project, the Speed Limit is 15 miles per hour unless:
 - a. otherwise posted, such as on Fatio Blvd., where it is 30 miles per hour.
 - b. approaching a STOP sign, YIELD sign, SCHOOL CROSSING sign, or other traffic control device requiring, by its nature, a slower, safer speed.
 - 2. Traffic Control Devices/Instructions. All Drivers must obey all:
 - a. Traffic Control Devices including STOP signs, YIELD signs, SCHOOL CROSSING signs, Swing Gates, Gate Arms, and Caution Cones.
 - b. Instructions from Olympia including those given (i) verbally or in writing and (ii) by Olympia's Officers, Management, Traffic & Access Vendor, Olympia-designated Person in traffic vests, or law enforcement officers.
 - 3. Gates. No Driver may drive around or under Swing Gates or Gate Arms.

- D. Golf Carts and Off-Road Vehicles must not be operated or parked anywhere within the Olympia Project except,
 - 1. Within closed garages,
 - 2. with the Village's permission, on Village Common Areas, and
 - 3. on Master Common Areas, for official Olympia business only, by Olympia's authorized Officers, Management, Landscape, and Traffic & Access personnel.
- E. Low-Speed Vehicles must:
 - 1. be registered under Florida law,
 - 2. be registered with Olympia as with other vehicles,
 - 3. only be operated by drivers licensed to operate motor vehicles in Florida,
 - 4. only be operated on roadways, driveways, and parking lots, and
 - 5. not be operated on sidewalks, grass, sports courts, playground, or other non-roadway/parking surfaces.
- F. Recreational Vehicles and Vessels, and Trailers must:
 - 1. only enter the Olympia Project via the Lyons Road Gate,
 - 2. not be stored or parked in the Master Common Areas, and
 - 3. not be kept longer than 12 hours nor overnight between 10:00PM and 6:00AM within the Olympia Project unless parked inside the garage with the door closed.

Rule 6. Pool & Pool Deck

- A. Age Restriction. Children under 12 are not allowed in the Pool & Pool Area without supervision of their Resident or Guest Adult.
- B. Guests.
 - 1. A Resident may authorize an adult Guest, temporarily staying in their home access to the pool and pool area. The Resident must call or personally appear at the Clubhouse and note the name of the Guest(s).
 - 2. Each Dwelling Unit is allowed 6 Guests at any one time.
 - 3. Residents are responsible for the conduct of their Guests.
- C. General.
 - 1. All Pool & Pool Deck users must obtain a wrist band from the Clubhouse front desk and wear it at all times in the Pool & Pool Deck Area.
 - 2. Olympia sets pool, spa, and Clubhouse operating hours.
 - 3. Olympia sets when the pool heating season begins and ends and the proper temperature to be maintained.

D. Prohibitions.

1. Swimming instruction is prohibited, except that Resident parents / legal guardians can quietly provide instruction to their Resident Minor children.
2. Glass bottles, alcohol, and smoking are not allowed.
3. Noise should be at a level that does not disturb others.
4. No running, horseplay or ball playing in the pool or deck areas. No diving or jumping into the pool.
5. Animals are not allowed in the pool, deck, or child play areas. Diaper stage persons must wear a swim diaper at all times.
6. No diving equipment is allowed.
7. Climbing over gate to gain pool or spa entry is prohibited. Allowing entry to unauthorized Persons is prohibited.

Rule 7. Spa

- A. Age Restriction. No Persons under 16 are allowed.
- B. Time of use. Those in the spa should be courteous to others waiting. No one person should exceed 15 minutes of use when others are actively and noticeably waiting.
- C. Prohibitions.
 1. Glass bottles, alcohol, and smoking are not allowed.
 2. Noise should be at a level that does not disturb others.
 3. No running, horseplay, or inappropriate activity.
 4. Animals are not allowed in the spa or spa area. Diaper stage persons must wear a swim diaper at all times.
 5. Climbing over gate to gain pool or spa entry is prohibited. Allowing entry to unauthorized Persons is prohibited.

Rule 8. Fitness Center

- A. Age Restriction. No Person under 14 is allowed inside the fitness facilities unless inside the waiting room area. Residents and Guests between 14 and 17 years old are allowed with (1) written permission (on an Olympia form) of the Minor's Resident parent or legal guardian and (2) a Youth Access Card.
- B. Guests. Adult Residents only may bring 1 Guest per Dwelling Unit.
- C. Sign-In. All Fitness Center users must sign in at the Clubhouse front desk.
- D. Restrictions.
 1. No Person may use an individual piece of equipment for more than 30 minutes if other Person is awaiting to use that equipment.
 2. Glass bottles, alcohol, and smoking are not allowed.

3. Each Person must wipe down equipment immediately after use.
4. Shirts, shoes, and other appropriate attire must be worn at all times.

Rule 9. Indoor Sports Courts

- A. Age Restriction. Residents and Guests between 14 and 17 years of age are allowed with (1) written permission (on an Olympia form) of the Minor's Resident parent or legal guardian and (2) with a Youth Access Card.
- B. Guests. Adult Residents only may bring 1 Guest per Dwelling Unit.
- C. Permitted Activities. Pickleball, Basketball, Volleyball, Badminton, Martial Arts are allowed subject to schedule published by Management.
- D. Restrictions.
 1. Sneakers must be worn at all times. No other shoes allowed.
 2. Each resident must obtain and display a wristband while using the indoor basketball courts.
 3. No person entering the courts should be wet or have anything on their person that can cause any safety concerns.
 4. Glass bottles, alcohol, and smoking are not allowed.
 5. No food or drink is allowed other than drinks in sealed, closed water bottles.

Rule 10. Outdoor Sports Courts

- A. Generally.
 1. Age Restriction. Residents and Guests between 14 and 17 years of age are allowed with (1) written permission (on an Olympia form) of the Minor's Resident parent or legal guardian and (2) with a Youth Access Card.
 2. Guests. Adult Residents may bring 2 Guest per Dwelling Unit.
 3. Instruction. Instruction is allowed before 6:00 PM each day but is limited to one hour, and Instructors must wait one hour between lessons. Tennis Instruction is limited strictly to Court 1. This Rule 10.A.3 does not apply to Minors being taught only by their parent or legal guardian. All Instructors must:
 - a. Enter into a written agreement with Olympia including an acknowledgement of these Rules.
 - b. Sign in at the Clubhouse each day on which they provide Instruction within the Olympia Recreation Facilities.
 - c. Abide by Management's Court scheduling.

B. Sports Court Restrictions.

1. Bicycles, rollerblades, skateboards, strollers, kiddie wagons, alcohol, glass bottles, motorized vehicles, and animals are not allowed on the Sports Courts.
2. All debris must be placed in the trash receptacles. No smoking on the Sports Courts.
3. Play limit is one hour, unless otherwise noted.

C. Basketball Courts.

1. Only basketball play is allowed.
2. Hanging on the nets or rims is prohibited.

D. Volleyball Courts

- a. Only volleyball play is allowed.
- b. Sitting or leaning on the nets is prohibited.

E. Tennis / Pickleball Courts.

- a. Only tennis and pickleball play is allowed subject to Management scheduling.
- b. Sneakers or tennis shoes only may be worn.
- c. Sitting or leaning on the nets is prohibited.
- d. Pickleball ‘sign-in’ and time usage is governed by the “paddle placement system.”
- e. Use of the dual-use tennis/pickleball are allowed subject to schedule published by Management.
- f. Instruction is limited strictly to Court 1.

Rule 11. Lakes

A. Lot’s Lakeshore. The Lot’s Lakeshore is that part of the Master Common Areas bordering the Lakes in an area bounded by (i) the straight extension of the Lots’ side boundary lines, the (ii) said Lot’s rear boundary line, and (iii) the Lake nearest the said Lot.

B. Restricted Activities.

1. A Resident may only fish or launch & recover watercraft within the Resident’s Lot’s Lakeshore.
2. No fish may be taken from the Lakes but must be returned to the Lake (“catch-n-release”).
3. No combustion engines are allowed on the Lakeshores or in the Lakes.
4. Residents may keep one watercraft within the Lakeshore but such watercraft, including photograph and identifying information must be registered with Management.

Rule 12. Playground & Waterpark

- A. Age Restriction. Minors under 14 must be with a Resident or Guest Adult.
- B. Guests. Approved Guests may accompany children to the Playground. Each Dwelling Unit is allowed 2 Guests at any one time.
- C. Prohibitions. Bicycles, skateboards, and similar items glass bottles, alcohol, and smoking are not allowed.

Rule 13. Meeting Rooms. Meeting Rooms may be used as scheduled by Management. Priority of use is, in this order, (1) Board and Committees, (2) Liaison Groups, (3) Village Boards and Committees, (3) Residents. “Horseplay,” glass bottles, alcohol, and smoking are not allowed.

Rule 14. Passageways & Lobby. “Horseplay,” glass bottles, alcohol, and smoking are not allowed.

Rule 15. Manager’s Office. No one is allowed into the Management office unless approved by the Property Manager or President/CEO.

Rule 16. Election & Annual Meeting

- A. Meeting Date, Time, Place. The Election and Annual Meeting shall take place at 6:30 PM on the second Wednesday of December at the Villa Olympia Clubhouse unless otherwise set by the Board.
- B. Voting. Ties. In the event of a tie vote which must be resolved to determine an election, the tied candidates will be asked to confer to determine if anyone of them will withdraw their candidacy and if there remains only one non-withdrawing tied candidate, that candidate shall be considered elected. If such conference is impossible or does not resolve the tie, then the tie shall be resolved first by the just-elected Directors by majority vote, or (b) drawing lots, flipping coins, or other common game of chance.

Rule 17. Collections

- A. Late Notices. Management shall send a statutory notice of late assessment 30 to 60 days after an Owner becomes delinquent in paying Assessments.
- B. Delinquency. Assessments and Installments on Assessments are due on the first day of each month, and they are deemed delinquent and unpaid on the day after the Assessment or Installment is due.
- C. Administrative Late Fees. A late fee shall be applied to the Lot’s ledger account for each Delinquent Assessment, effective after the 30th day following the Due Date. Late fees are deemed applied as a matter of the passage of time regardless of when or if actually entered upon the ledger.
- D. Interest. Interest at the highest rate allowable by law shall apply to Delinquent Assessments. Interest is deemed applied as a matter of the passage of time regardless of when or if actually entered upon the ledger.
- E. Recreational Facility Use Suspension & Access Card Deactivation. Access to Recreational Facilities will be suspended, and Access Cards will be

deactivated for all Residents of a Lot while the Lot's Owner is delinquent in the payment of any Assessment until no more than 5 days after such delinquency is reduced to zero.

- F. Voting Rights Suspension. Voting Rights (1) may be suspended for any Owner Delinquent in paying Common Assessments for over 90 days and (2) are automatically suspended for any Owner Delinquent paying any other Assessment for over 30 days. Suspensions automatically terminate once all past due Assessments and all other sums then due are paid in full.
- G. Referral to Counsel. When an Owner is Delinquent for any Lot for more than 90 days or more than \$1,000.00, all of the Owner's Lots will be referred to Olympia General Counsel for appropriate legal action which may include (1) liens, (2) tenant rent demands, or (3) foreclosure, damages, surplus, bankruptcy, probate claims.
- H. Payment Arrangement Parameters/Procedure. Payment arrangements are available by contacting General Counsel. Proposed payment plans more favorably considered include those for which the Owner has not previously defaulted on a payment plan, and which schedule the Delinquency to be reduced to zero while paying future Assessments timely. Payment Plans must be approved by President/CEO and Senior Vice-President/CFO.
- I. Debt Information. As for unpaid Assessments, each Lot has one debt which may include unpaid Assessments, interest and late fees, attorney's fees, and other expenses incurred in collection.
- J. Application of Payments. Payments are applied to, in this order:
 - 1. sums advanced by Olympia for real estate taxes or senior liens in order, in Olympia's sole discretion, to preserve and protect its lien or lien rights,
 - 2. interest and late charges,
 - 3. expenses and attorney's fees incurred in collection of Assessments including those incurred in defending mortgage or lien foreclosures,
 - 4. other money owed to Olympia for the enforcement of its lien,
 - 5. unpaid Assessments, in the inverse order such Assessments were due.

Rule 18. Occupancy Violations. Non-Owners may not occupy a Dwelling Unit within a Village without that Village Association's approval. Residents and Owners and must comply with all conditions of such approval.

Rule 19. Fines & Suspensions. Violations of these Rules, the Declaration, Articles, or By-Laws may result in Fines (which are deemed Individual Assessments) and Common Amenity use suspensions:

- A. Fines. Up to a \$100 fine per occurrence or Violation, and up to \$100 per day for continuing or repeated Violations, up to \$1,000.
- B. Suspension. Suspension of any use of the Recreational Facilities and Resident Lane Gate Access by the Violator and the Dwelling Home household

associated with the Violator for up to 30 days per occurrence or Violation and longer for continuing Violations until the Violation is cured.