

Rainberry Lake Rules & Regulations

* Declaration of Restriction and Protective Covenants for Rainberry Lake Homes, Exhibit I

* Declaration of Restriction and Protective Covenants for The Villas Documents, Exhibit E

Declaration of Use and Obligations of The Lake

- (a) Use of the lake is permitted only from 7 A.M. until midnight, seven (7) days per week.
- (b) Children under the age of sixteen (16) shall not use a motorized boat on the lake unless accompanied by a person at least sixteen (16) years of age.
- (c) All persons using the lake do so at their own risk.
- (d) The control lock at the north end of the lake may be operated by a remote transmitter issued by the associations. The operation of the control lock is subject to the regulations of the South Florida Water Management District and the Lake Worth Drainage District. One key, magnetic card, remote transmitter (or other gate opening device) may be issued or sold to each member having rights to use the lake, and same is not to be duplicated.
- (e) No boat shall be left in a stationary position for more than fifteen (15) minutes in an area customarily used for cruising. No boat shall be docked anywhere other than at a permanent dock authorized hereby.
- (f) No refuse of any kind is to be discharged into the lake.
- (g) Size of boat is not to exceed 19 feet in length.
- (h) The speed limit on the lake shall be five (5) miles per hour, and the speed limit in a canal shall be the maximum speed which does not cause a wake.
- (i) No boat shall cause or permit any oil or gas spills.
- (j) No water skiing (or jet skiing) shall be permitted anywhere on the lake.
- (k) Each association shall be responsible for the actions of its members.

* These above-mentioned documents were formed with an understanding between The Pines, Rainberry Homes and Centex over 40 years ago. The Villas of Rainberry then took ownership from Centex and the Lake Rules were placed into the Villas of Rainberry Rules and Regulations.

By rights granted in "The Rainberry Lake Home Owners Association Documents, Exhibit I & The Villas Homeowners Association Documents, Exhibit E – "DECLARATION OF USE AND OBLIGATIONS -of- RAINBERRY LAKE", the Rainberry Lake Governing Board shall promulgate the rules and regulations for use of the Lake in general, as well as the use of the Lake by guests. Said rules and regulations may be amended or supplemented by 75% of the Lake Governing Board.

In accordance with the documents and with the consent of the Associations the Lake Governing Board incorporated as The Rainberry Lake Governing Board Inc (Aug 2016). Said corporation was granted all rights and responsibilities enumerated under the Declaration of Use and Obligation of Rainberry Lake.

In accordance with the documents at the duly called meeting on April 3, 2023, the following rules were adopted by unanimous vote:

Rainberry Lake Rules & Regulations

Supplemental Rules & Regulations (v. August 2023)

- (l) As per the December 2019 update to the Catch and Release policy, the Lake is no longer strictly Catch and Release. Residents, family and non-paying guests, are to follow the Florida Fish and Wildlife regulations for freshwater fishing as outlined on the FWC website: <https://myfwc.com/fishing/freshwater/regulations/>
- (m) No member, resident lot owner shall copy, duplicate, transfer, lend, or allow usage of the key, magnetic card, remote transmitter (or other gate opening device) to any non-lot owner.
- (n) Rainberry Lake is for use by residents, family, and guests of the Pines, Rainberry Homes and Villas of Rainberry. Charter fishing with paid clients is absolutely prohibited. Paid charter fishing, commercial fishing or other for-profit business-use of the Lake is not permitted.




Enforcement

It is up to the respective HOA's to determine the method of enforcement of violations, including but not limited to, fines of \$250 for each incidence, relinquishing their right to the Lake key, magnetic card, remote transmitter (and other gate opening device), forfeiting their association voting rights, and the member's property may be subject to lien(s) to secure the repayment of said fines.

References

* These above-mentioned documents can be downloaded from your respective homeowner association's portal or from the Rainberry Lake Governing Board website located: <https://rainberrylakeboard.com/rules-regulations/>

Governing Board Officer Signatures:

President, Morris, Kathy 865 NW 21 st Way Delray Beach, FL 33445	Date: 8/7/23 Signature: 
Vice President, Jonson, George 2029 NW 15 th Place Delray Beach, FL 33445	Date: 8/7/23 Signature: 
Treasurer, Frenette, Joel 1200 NW 20 th Ave Delray Beach, FL 33445	Date: Aug 7 2023 Signature: 
Secretary, Silvia, Sherry 1420 NW 20 th Ave, 202 Delray Beach, FL 33445	Date: 8-7-2023 Signature: 