

RULES AND REGULATIONS

I AUTOMOBILES

A) All residents must utilize their two (2) assigned parking spaces before parking any guest vehicles on inside of circle.

B) **NO** truck, commercial van, pickup, tractor, recreational vehicle, motorcycle, or loud or noisy vehicle, machine or device shall be used, operated, stored, or parked in any unit, parking area, street or other portion of the Condominium property.

C) Parking on the **grass** is not permitted at any time.

D) All vehicles will obey the 10 mph speed limit while on Condominium property.

E) **ILLEGALLY PARKED VEHICLES WILL BE TOWED.**

II RECREATIONAL FACILITIES AND COMMON ELEMENTS

A) To be enjoyed by all until 11:00 P.M., **HOWEVER**, pool hours are, ½ hour after SUN UP and ½ hour before SUN DOWN, in accordance with Palm Beach County Law.

B) Proper swim attire to be worn at the pool area.

C) No food or drinks are allowed in pool area. Radios, tape players and so forth must be used with earphones when being played at Pool or Common Area. No musical instrument playing is allowed at Pool Area.

D) Children are not allowed in pool area **UNLESS** accompanied by an adult. **NO SCREAMING OR RUNNING WILL BE PERMITTED.**

III SIGNS

Name plates approved by the Board may be placed on unit doors. No other signs may be displayed unless approved by the Board.

IV FENCES

May not be used for hanging any towels, garments, beach mats or rugs, etc.

V COMMON AREA

A) May not be used for storage of personal property, bicycles, toys, etc. Empty garbage and recycling receptacles, **MUST NOT BE STORED OUTSIDE UNIT**. Drying clothes outside of unit is **NOT** permitted.

B) Boats and trailers are not permitted on condominium property.

VI There shall be **NO ASSEMBLING OR DISASSEMBLING** of motor vehicles, except for changing of flat tires or battery replacement.

VII GARBAGE

A) **WEDNESDAY AND SATURDAY**

All garbage and trash must be tied in plastic bags and placed in the metal can **INSIDE** the trash receptacle for collection on **WEDNESDAY AND SATURDAY ONLY**. Any excess garbage must be bagged and placed on the circle for collection. **THE RESIDENT MUST MAKE ARRANGEMENTS WITH NICHOLLS SANITATION AT 561-546-7700 FOR PICK UP OF LARGE ITEMS SUCH AS APPLIANCES AND FURNITURE.**

WEDNESDAY

RECYCLE - PLASTICS, GLASS, ALUMINUM CANS, OTHER ALUMINUM PRODUCTS AND NEWSPAPER ONLY. These items are to be placed in the yellow basket and set out on the Common Area circle the night before or the morning of collection.

VIII ALTERATIONS

A) No work of any kind is to be done upon exterior walls or roof areas of any building without first obtaining the approval required by the Declaration of Condominium.

B) The use of radio or television antennas is **PROHIBITED**.

C) No glass doors or trapezoid windows shall be covered, except as approved by the Board, which shall be vertical blinds or fabric drapes. All draperies and approved blinds shall be lined with white or off-white material. **ALL WINDOW DRESSINGS SHALL BE KEPT IN OPTIMUM CONDITION.**

IX DISTURBANCES

A) Conduct by owners, their guests, friends, children or tenants, which interfere with the rights, comfort or convenience of others, **IS NOT PERMITTED**. This includes any nuisance, such as loud radios or Condominium Property which is a source of annoyance to others.

X GUESTS

A) The owners of units will be held fully responsible for the actions of their Guests and Tenants and shall take all action necessary, or required to see that their Guests and Tenants comply with the Declaration of Condominium, the Association By-Laws and the Rules of the Association.

XI PETS

A) No pet shall be allowed outside of the unit, **UNLESS LEASHED AND UNDER THE DIRECT CONTROL AND IN THE PRESENCE OF THE OWNER THEREOF**. No pet shall be allowed to create or cause any disturbance or nuisance of ANY KIND. The owner of any pet **SHALL BE LIABLE** for any and all damage caused by such animal to any property owned by the Association.

IN NO EVENT SHALL ANY PET BE ALLOWED AT OR UPON ANY RECREATIONAL FACILITY. (I.E. POOL AND POOL AREA) OPERATED BY THE ASSOCIATION.

B) **ALL RESIDENTS MUST PICK UP THEIR PET'S WASTE!!!!**
The unit owner will be held responsible for failure to obey this rule, whether pets owned by guests, friends, children or tenants. **THIS RULE WILL BE STRICTLY ENFORCED.**

C) **NO PET SHALL EXCEED A WEIGHT OF 25 LBS.**

D) NO more than two (2) dogs or two (2) cats or any combination thereof shall be allowed per unit.

E) Dog owners shall be required to provide proof of licensing and vaccinations to Association when such is required by County and/or Municipal Law.

XII US FLAG

A) Any unit owner may display one portable, removable United States Flag in a respectful way. Flag size shall not exceed three (3) feet x five (5) feet, mounted on a pole no longer than six (6) feet. Flag pole shall be placed in a secure wall bracket.

XI11 LEASE

A) No unit shall be leased for a term of less than one (1) month. Tenants may not sublet any portion of the unit. ALL TENANTS shall be required to complete a rental application for approval and SUBMIT A \$100.00 application fee, read the Association Rules and Regulations and sign a statement agreeing to abide by said Rules. All unit owners must notify Board of Directors with name of occupant of Unit.

XIV ARTICLE 13.4 - FINES

A) The Association may levy reasonable fines against a unit for the failure of the owner of the unit, its occupant, licensee or invitee, to comply with any provision of the Declaration, the Association By-Laws or Reasonable Rules of the Association.

Although the above Rules and Regulations, follow closely the Declaration of Condominium and the Association By-Laws, this in no way represents the above said Documents in their entirety. Therefore, other restrictions may apply.