

The Parliament East COA Interview Reminders

Leasing: No apartment may be leased, Association may approve one or more leases at its sole discretion in the event of hardship to the owner. Only entire apartment may be rented. Lease may not exceed one year.

Hurricane Shutters: Each owner must have install hurricane shutters for all windows and sliding glass doors on their unit.

Proof of Insurance: Each owner shall obtain, maintain and keep a current copy of file with the Association, individual casualty and general liability policies insuring the property lying within the boundaries of their own unit and other areas of the common elements or limited common elements for which they have exclusive use. The insurance coverage limit shall be no less than \$100,000.00. Failure to provide Association with copy of a current insurance policy may result in the Association is obligated to obtain insurance coverage for your unit, this cost will be billed to the owner.

Units: Unit shall be occupied by the record owner(s), their family members, guests, servants as residence for no other purpose.

No children under the age of fifteen (15) are permitted to permanently reside at the property. Children under the age of fifteen (15) may visit the property as a guest for a period not to exceed a total of one (1) month during calendar year.

Partnership, trust or corporation must name one (1) member designated to voting member for the property. A voting certificate would need to be completed and provided to the management company.

The Board has the right to approve or disapprove each designated family in the same manner were a proposed lease.

At least one person residing at the property must be 55 years of age or older.

Loud Vehicle or Machine: No truck, van pickup, trailer, recreation vehicle or loud/noisy vehicle, machine shall be used, operated or parked on the condominium property. Only vehicles necessary for maintenance, care or protection of the property.

Nuisance: The use or practice is not allowed that may cause annoyance to occupants or guest which interferes with the peaceful enjoyment of other units or occupants. Condominium shall be kept in a clean sanitary condition and no rubbish or garbage allowed to accumulate nor any fire hazard allowed to exist.

No owner shall permit any use of his unit or make use of the common elements that will increase the cost of the insurance upon the condominium property.

Lawful use: No immoral, improper or unlawful acts are permitted in the property.

Guest: The owner of units shall be fully responsible for the activities and actions of their guest, invitee and visitors and make sure they comply with the association rules and regulations.

Pets: Pets are not permitted at the property.

Exteriors: All exterior alteration must obtain Board approval, which include windows, doors, hurricane shutters, etc.

Signs: Sign including "For Sale" or "For Rent" sign and other displays are not permitted.

Floor Covering-Abatement: All floors in the units except bathroom and kitchen shall be carpeted or insulated so as to abate the noise to unit below. In the event Board determines noise is unreasonable the owner at his expense shall take steps to abate such noise to the satisfaction of the Board.

Fines: The Board may levy fines up to \$50.00 per day for non compliance.

Keys: The association is required to a copy of the key to your unit. Only the owner of the property can permit

Sale – Upon receipt, a certificate of approval of the sale will be issued after Buyer has completed application form and attended the Welcome Meeting.

Seller to provide buyer with a copy of the association's document set. If one has not been provided to you, you can purchase the document set online at the Sea Breeze website or office for \$50.00. Website www.seabreezecms.com

Master Association: Once you have closed on your property you will need to provide the master association with a copy of your warranty deed to show proof you are owner of the property to obtain entry for you and your guest into the property.

Important Numbers:

Master Association	(561) 686-8689
Florida Power & Light	(561) 697-8000
AT&T	(888) 333-6651

