

# **PALM CLUB WEST VILLAGE 1 CONDOMINIUM ASSOCIATION, INC.**

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## **RULES AND REGULATIONS**

Each dwelling unit owner, tenant, or Unit Owner or tenant's family, guest, invitees, or licensees shall be governed by the following Rules and Regulations, in addition to the obligations and duties set forth in the DECLARATION OF CONDOMINIUM, THE ARTICLES OF INCORPORATION, and the BY-LAWS of the community, along with any amendments thereto:

### I. General Rules:

1. No nuisance or any use or practice that is the source of unreasonable annoyance to other residents or which interferes with the peaceful possession and proper use of the Condominium Property by the residents is permitted. Noise from controllable sources, including but not limited to radio, television, instruments or voices that can be heard by adjoining units will not be tolerated.
2. There shall be no commercial use of the common elements Association property or limited common elements, including but not limited to auctions or yard sales.
3. No signs, including but not limited to "for sale" or "for rent" signs are permitted to be displayed from any unit, from any portion of the common element, limited common element, Association property or from within or on any vehicle parked on the property. -
4. No passageway or means of ingress and egress, including but not limited to sidewalks, entrances, passages, vestibules, stairways, corridors, halls (where applicable), and all of the Limited Common Property and Common Property must not be obstructed or encumbered by any object, including but not limited to carriages, velocipedes, bicycles, wagons, shopping carts, chains, benches, tables, or any other object of similar type and nature shall be stored therein.
5. The exterior of the dwelling units and patios, and all other areas appurtenant to the dwelling unit shall not be painted, decorated, or modified by any Owner in any manner.
6. Maintenance of the landscaping is the responsibility of the Association. Residents may not change the landscaping in any manner including but not limited to cutting grass, cutting down trees or shrubs, pruning or otherwise destroying foliage or plants. Any issues with landscaping should be reported, in writing, to the property manager.
7. Bicycles shall be stored only within designated areas. If bicycles are left on the Common Elements or Association Property, they will be removed and stored at the Association office for 5 consecutive days. If they remain unclaimed, on the sixth calendar day or such time thereafter, the bicycles may be disposed of in a manner deemed appropriate by the Association Board. If a bicycle is chained to a portion of the Common Elements, Limited Common Elements or Association Property, for more than five consecutive days, the Association will use bolt cutters to remove such attachment to its property and store and dispose of the bicycle in the manner outlined above.
8. No hanging or drying of clothes shall be allowed on balcony railings or on any part of the Common Elements.
9. Balconies and Patios are to be used for, including but not limited to outdoor patio furniture. Storage, including but not limited to boxes, storage bins or exercise equipment is prohibited.

10. Pursuant to Article 10.2 of the Declaration, Residents are required to maintain their units. However, in doing so, Residents may not sweep or throw, or permit to be swept or thrown from the unit's doors, windows, balconies or other locations, anything including but not limited to dirt, debris, refuse, water, etc.
11. During a hurricane warning, each Owner must prepare his dwelling unit by:
- a. Removing all furniture, potted plants, and other movable objects from his patio, terrace, and/or balcony.
  - b. Designating a responsible firm or individual to care for their dwelling unit should it suffer hurricane damage. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters should same have been approved by the Association.
12. No maintenance or repairs of automobiles shall be allowed on the property.
13. All garbage and trash must be placed in the containers provided by the Association, or disposed of according to the rules and regulations promulgated by the Association. Large items, including but not limited to furniture, appliances, and construction material must be left next to the dumpster no earlier than 24 hours before scheduled pickup.
14. No grills may be located or permitted on the enclosed patios. Barbequing shall be limited to the designated areas and no less than 10 feet from any buildings, and shall be subject to such rules and regulations as maybe promulgated from time to time by the Association.
15. Residents shall not play on or about the common property in any unruly or in any exceptionally noisy manner. All damage to common property shall be billed to the unit owner. Guests are the responsibility of the residents.
16. No watercraft, including but not limited to boats, jet-skis, etc. are allowed on any of the lakes. Only recreational fishing is permitted from the lake banks only by unit owners and their invited guests. Consuming fish from the lakes is prohibited as the Association cannot guarantee whether such fish are safe for consumption. No wading or swimming is permitted in the lakes.
- 17 No unit owner, tenant unit owner or tenant's family members, guests or invitees shall direct, supervise or in any manner attempt to assert control over any employee, vendor of the Association, or employee of the management company or request or cause any employee, vendor of the Association, or employee of the management company to perform any private business for the Owner. Employees, vendors of the Association, or employee of the management company shall never be sent off the condominium property by residents at any time for any purpose.
18. The Association shall have the power to specifically consent to or approve in writing any temporary waiver, exception, or change in these Rules and Regulations, provided however, any such consent or approval shall be revocable at any time without cause.
19. Undertaking construction work which generates excessive noise at the property line of inhabited residential land between the hours of 10pm and 7am are prohibited. Construction work other than minor repairs by a homeowner and work permitted to an owner builder shall be prohibited on Sunday unless it is deemed to be an emergency.

## II. PARKING

1. The parking or storage of automobiles, except upon paved areas in assigned parking spaces, is prohibited. The storage of other vehicles is not permitted, unless in use for emergency service.
2. Residents, their guests, or their vendors may not park on the grass in any area at any time. This includes moving in or moving out, or having work performed by outside vendors.

3. No commercial vehicles, boats, boat trailers, house trailers, motor homes, camping trailers, motor scooters, go carts, motor bikes, or other vehicles, whether recreational or otherwise, except four wheel passenger automobiles shall be parked on Palm Club West Village 1 property without the written consent of the Association, which consent may be withheld arbitrarily.
4. All resident vehicles must display a parking permit on their vehicle as specified by the Board. Decals are not transferable and are distributed by the Property Manager. Resident Guest tags are valid for 72 hours for visiting guests. Guest hang tags are available from the Property Manager during posted business hours. Hang tags must be displayed on the rear view mirror and visible on the rear view mirror from the outside. Vehicles displaying a Resident Guest tag for more than thirty (30) days within a six (6) month period will be in violation and will be subject to towing.
5. Vehicles without proper parking stickers or guest hang tags are subject to towing at the owner's expense if found parked on the property between the hours of 6am and 8am.

### III POOL AREA, RECREATIONAL AREAS, CLUBHOUSE

#### A. Pool Area

1. The pool is open from 9:00am until 10:00pm.
2. No Lifeguard is on duty at the pool. All persons use this facility are their own risk, and must comply with all rules and regulations. No one should swim alone. Another person should be in the pool area readily available in case of emergency. Due to the danger involved, the pool should not be used, nor should owners, tenants, or guests sit on the pool deck during periods of lightning.
3. Children under the age of 14, or older children who cannot swim, must be accompanied by a parent or guardian for the child's own safety.
4. Unit owners and tenants are responsible for their family members, and guests while using the pool. Running, pushing, wrestling, ball playing, or causing undue disturbance in or about the pool area will not be tolerated.
5. No Diving.
6. No rafts, floats, or thrown toys are permitted in the pool. However, young children may wear water wings or other flotation devices. For the child's safety, children using these devices must be supervised by a designated responsible adult at all times.
7. No wheeled vehicles or devices are permitted in the pool area at any time, except baby strollers, and devices to assist handicapped or disabled persons, including but not limited to wheel chairs and walkers.
8. No more than four (4) guests per unit are allowed to use the pool area at one time.
9. Only swimsuits may be worn in the pool. Cut off shorts, etc. are not allowed. Any incontinent individual must wear leak proof/water proof undergarments when using the pool.
10. The consumption of food within the pool area is only allowed under the canopy area. All beverages must be in plastic containers and all food on plates. No glassware of any type is allowed.
11. All trash must be disposed of in the receptacles provided.
12. There is No Smoking in the clubhouse or pool area. Smoking is permitted in the designated area.
13. All persons must shower and remove sand, non-waterproof tanning creams and oils before entering the pool.

14. There will be no reserving of lounges or chairs. No lounges, chairs or other property of the Association is allowed to be removed from the pool area.
15. Persons with skin rashes, abrasions, open cuts, or communicable diseases are not permitted in the pool.
16. No pets are allowed in the pool area.
17. The spa is kept at temperatures in the 102 to 104 degree range. These temperatures pose a significant health risk to small children, at risk adults, and people using drugs and/or alcohol. Children under the age of 12 must have adult supervision for their safety. All users are cautioned not to spend extended time in the spa.

## **B. Clubhouse**

1. The Clubhouse and kitchen are reserved for special events only. Therefore, reservations must be made through the Property Manager for reserving this area.
2. The Clubhouse may be reserved twice within twelve (12) months by residents of a unit, as long as unit is current with maintenance. Reservations are subject to security deposits, fees, and acceptance of the terms of the Clubhouse Rental Agreement.
3. No bare feet or wet bathing attire will be permitted in the Clubhouse.
4. There is no smoking allowed in any area of the Clubhouse. -

## **C. Recreational Facilities**

1. The tennis court and shuffleboard area will be available on a first come, first serve basis, with a one hour time limit when players are waiting.
2. Owners will be held responsible for the actions of their guests, family members, or tenants. All are requested to keep noise to a minimum.
3. Guests of owners or tenants may only use the recreational facilities when accompanied by their hosts. Guests unaccompanied by unit owners or tenants are not permitted to use the Recreational facilities and will be asked to leave.

## **IV. GROUNDS**

1. Please be careful walking, playing, or participating in any activity on the grounds. There are hazards such as sprinkler heads, valves, electrical outlets, hoses, etc. in these areas.
2. Residents are asked to promptly report any suspicious person, incident, or criminal activity to the Palm Beach County Sheriff's Office and to the Association.

## **V GRIEVANCES**

All complaints, suggestions, or recommendations, regardless of their nature, including but not limited to, the manner in which the condominium is being maintained and the manner in which the Association is being run must be in writing and sent to the attention of the property manager or the Board of Directors of the Association. All such correspondence will be handled in a confidential manner unless the situation requires otherwise.

## VI PETS

1. A common household pet. Such as a dog or cat, is permitted to be maintained in the Unit, provided such pet weighs less than twenty-five (25) pounds at maturity and does not cause a nuisance. No more than one (1) dog or two (2) cats or one (1) dog and one (1) cat in any Unit at any time. With the application you must submit a photo of the pet, and current veterinary immunization records. Certain breeds are restricted.
2. Pets cannot be tied or chained up outside of a unit, within the limited Common Area, or left unattended on a balcony or patio.
3. All pets will be walked in the posted "pet walk" areas, must be leashed, and the owner must immediately clean up after the pet

## VIII. INSURANCE

1. All condominium and townhome owners are subject to the regulations of Florida State Statute 718 governing Condominiums and the responsibilities of owners. It is the responsibility of unit owners to obtain insurance (similar to that provided by insurance form HO-6) to protect their possessions, as well as the interior of their units. **The Association is not liable for internal decoration or features beyond plain, unfinished drywall. Such insurance should also protect the unit from the liabilities that exist from normal ownership and use of laundry: machines, water heaters, air conditioners, and plumbing fixtures.** It is also strongly recommended that all tenants have insurance (similar to that provided by insurance form HO-4).

Any failure to adhere to the Rules and Regulations as well as the provisions found in the Declaration, Articles and Bylaws may result in the Association taking enforcement action against the unit owner and/or tenant as outlined in Article 17 of the Declaration of Condominium and as permitted by Chapter 718, Florida Statutes, each of which may be amended from time to time.