

TEQUESTA HILLS CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS - FINES IMPOSED IF VIOLATED



ADDITIONAL OCCUPANTS WITHIN UNIT

1. If unit found to have unapproved occupants, beyond 3-month period, a fine of \$100 up to \$1,000 will be imposed.

COURTYARD

1. New construction (extended storage sheds) within Courtyards is not permitted. Any questions, please contact Property Management Company.
2. Hanging items from balconies or on fences and/or storing items on balconies, is not permitted.
3. Personal items to be kept below fence height.

HOUSEHOLD TRASH/RECYCLING/CARTON DISPOSAL

1. Boxes, cartons, etc. **MUST BE BROKEN DOWN PRIOR TO DISPOSAL.**
2. **Bulk items are scheduled for pick-up Thursday mornings. DO NOT PLACE YOUR BULK ITEMS AT THE DUMPSTER UNTIL WEDNESDAY EVENINGS. KEEP BULK ITEMS WITHIN COURTYARD UNTIL WEDNESDAY EVENING.** Violators will be fined for each incident and you will be required to dispose of your bulk items at Solid Waste Authority located on Swa Road, Jupiter, Florida, if you do not comply.
3. **DO NOT block dumpsters or bins.**
4. Landscape trimmings **MUST** be put into dumpster.
5. If receptacle full or lid will not close, **LOCATE ANOTHER DUMPSTER FOR DISPOSAL.**
6. Construction debris **MUST** be hauled away. Dumpsters for household items only. Construction dumpster **MUST** be parked in your assigned parking space.
7. Hazardous waste (vehicle batteries, paint cans, tires, motor oil, etc.) **MUST** be disposed of at Hazardous Waste Disposal area.
8. **Use proper receptacles** for household trash and recycling (paper or plastic).

PARKING

1. Use **ONLY YOUR ASSIGNED PARKING SPACES.** **DO NOT** store vehicle in guest parking spaces or at pool area.
2. **INFORM GUESTS/VISITORS that parking is available at pool parking area. DO NOT ALLOW GUESTS TO PARK IN ROADWAY, UNMARKED PARKING AREAS, PARALLEL TO BUILDINGS OR ON GRASS,**
3. **ROADWAY PARKING STRICTLY PROHIBITED** unless loading/unloading vehicle. **Remove vehicle immediately after.**
4. **NO PARKING ON GRASS AT ANY TIME !**
5. **GUESTS PARKING** in parking lot entrances or within vicinity of your unit **IS NOT PERMITTED; ASSIGNED PARKING SPACES AND POOL/GUEST PARKING AREA MUST BE USED AT ALL TIMES.**
6. **"WARNING STICKER" APPLIED TO VEHICLE WINDOW AND TOWING WILL BE IN EFFECT IMMEDIATELY.**

PETS

1. **NOT ALLOWED IN POOL/POOL AREA/POOL DECK** as per Florida Department of Health. Service pets **MUST** be registered with Property Management Company and are only permitted on the pool deck.
2. **RESTRICTED TO SMALL DOMESTIC BIRDS, FISH, 1 CAT, 1 DOG; WEIGHT NOT TO EXCEED 20 POUNDS.**
3. No snakes or exotic animals; no commercial breeding permitted.
4. **MUST** be carried or leashed; outside of Courtyard, responsible attendant **MUST** have firm control of pet.
5. **YOU MUST PICK UP AFTER PET. VIOLATORS WILL BE FINED \$100 UP TO \$1,000 FOR EACH INCIDENT.**
6. If pet determined to be dangerous, it must be rectified. If non-compliant, pet must be removed after notification.
7. If pet determined to be noise nuisance, it must be rectified. If non-compliant, pet must be removed after notification.
8. Animal's owner and/or unit owner shall be liable for damages caused by animal.
9. If owner/tenant found to misled, neglected, or not acquired proper approval, Fining Committee will impose \$100 fine up to \$1,000 for each incident and/or Board of Directors will revoke tenant application.
10. Board of Directors has absolute discretion determining pets not in conformance with provisions.

POOL

1. Hours : Sun Up to Sun Down. **Pool strictly for use by residents/guests.** Follow posted pool rules.

SATELLITE DISHES

1. **MUST BE MOUNTED ON POLE WITHIN COURTYARD; NOT MOUNTED TO BALCONIES, FENCES, FLAT ROOFS, MANSARDS, AIR CONDITIONER ENCLOSURES, ETC.**
2. **COMPLETE ARC FORM AND RECEIVE APPROVAL BEFORE** installation of satellite dish. Dish must be insured under personal Homeowners' Policy. You will be liable for damage to property caused by dish in event of hurricane, etc.

SPEEDING/VEHICLE OPERATION

1. **DRIVE SLOWLY.** Observe speed limit within community.
2. Vehicles **MUST** comply with traffic regulations. COA has right and authority to prohibit violators from property.
3. No individual without a valid license, proper insurance or is under age 16 may operate a vehicle on property.

SEASONAL PARKING

1. **MUST** park in assigned parking space; **NOT** at pool/guest parking area.



VEHICLES - GENERAL

1. **NOTHING** stored on tops of vehicles.
2. **NO DISPLAY** of logos. If magnetic, remove and place in vehicle.
3. No repair of vehicles except in emergency; no assembling/disassembling of vehicle except for ordinary maintenance such as changing of tire, battery, etc. **NO DRAINING OF OIL PANS/CHANGING OF OIL.**
4. Horns shall not be used while on property, **except** in safety situation.
5. Vehicles **MUST BE** maintained; not create an eyesore.
6. Vehicle operators causing damage will be required to pay for damages and fined for any violation thereof.
7. COA requires vehicle identification, registration, and proof of insurance on all vehicles.
8. COA shall have absolute discretion when determining if vehicles are not in compliance.
9. Approved vehicles **MUST NOT BE** replaced with non-compliant vehicles.
10. BOD shall have absolute discretion to determine non-conformance with appearance of community. BOD may grant exceptions to restrictions for medical reasons upon prior written approval.
11. If owner/tenant found to mislead, neglected, or not acquired proper approval, Fining Committee will impose \$100 fine up to \$1,000 for each incident and/or Board of Directors will revoke tenant application.

VANS ALLOWED ON PROPERTY

1. Only if **not used** to transport cargo, **not used** for commercial purposes; vertical extension on roofline prohibited; other custom-made body features other than standard factory issue is prohibited.
2. **Do not display any logo.** If magnetic sign, remove and place within vehicle.
3. Vans are to be equipped with windows/seats; not to be outfitted with living quarter facilities.
4. Van replaced with another van, same regulations and procedures apply.

TRUCKS

1. **Resident grandfathered trucks permitted.**
2. **Exposed materials/supplies not permitted.** Items **MUST** be in bed of truck unseen, with exception of service vehicles temporarily on property servicing units.
3. Truck parking **NOT PERMITTED** from 11pm to 7am.

VEHICLES/PASSENGER AUTOMOBILES ALLOWED ON PROPERTY

1. No emission of loud engine noises, loud exhausts or noisy mufflers.
2. No parking and idling with motor running and/or radio heard by others.
3. Must be equipped with complete bonafide factory design passenger bodies.
4. Mopeds, other powered bicycles, allowed but must be stored within Courtyard when not in use; do not emit excessive noise.
5. Bicycles and tricycles allowed but must be stored within Courtyard when not in use; **children not permitted to tow bicycles and/or skateboards, etc.**
6. Jeep, provided they have a standard factory canvas enclosure.

VEHICLES NOT ALLOWED ON PROPERTY

1. Van type vehicles not conforming to above.
2. Trailer or device transportable by vehicular towing.
3. Agricultural vehicles, ladder trucks, broken component vehicles, vehicles with engine leaks, rusted/unsightly vehicles, vehicles with more than one (1) color body, vehicles without or having incomplete bodies, limousines/stretch limousines, paneled trucks (without windows), vehicles with altered factory height/width, vehicles lacking factory exhaust systems, diesel trucks, duellies (double wheel axle), vehicles with more than four (4) tires, dune buggies, dump trucks, truck trailers, buses, travel trailers, **boat trailers with or without boats**, motorcycle delivery wagons, collapsible campers, recreational vehicles, mobile homes, motor homes, truck-mounted campers attached or detached from truck chassis, swamp buggies, and commercial vehicles.
4. Vehicles not mechanically operable or not currently licensed for use.
5. Automobiles converted to different type of motor vehicle by replacing original body or by modifying exterior and/or interior.
6. Motorcycles of any kind. Grandfathered motorcycles allowed but **MUST NOT** emit excessive noise or become noise nuisance.

HOMEOWNERS :

IF YOU HAVE ANY QUESTIONS OR CONCERNS, OR WOULD LIKE TO OBTAIN A COMPLETE SET OF RULES AND REGULATIONS, CONTACT THE PROPERTY MANAGEMENT COMPANY