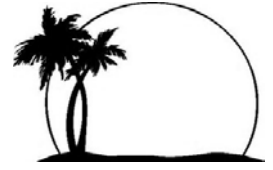


TEQUESTA HILLS CONDOMINIUM ASSOCIATION, INC.



**AIR CONDITIONING SERVICE/ROOF ACCESS/ROOF LEAKS**

1. Schedule A/C maintenance annually; ensure tie-downs are replaced, as needed; have A/C checked **PRIOR** to contacting Property Management Company. Owners will be charged \$250-\$350 for roofing contractor if leak found to be from A/C unit.
2. Notify contractor of protected access point to roof area. If non-compliant, contractor **WILL NOT** be permitted access to property.
3. Owners/tenants **ARE NOT** permitted access to roof decking. Licensed contractors **only** are allowed access.

**BALCONIES**

1. Balconies are not a storage area and are not to be utilized as such, including storage of window screens.
2. Dead foliage **MUST** be removed from potted plants. If owner/tenant can not maintain, remove potted plants from balcony.
3. Items are not to be attached to balconies. Hanging items (ropes, canopies, swings, etc.) **NOT PERMITTED**.

**COURTYARDS**

1. Extended storage sheds not permitted. Contact Property Management Company with questions/concerns.
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.
4. Foliage **MUST** be trimmed away from mansards/roofing/fencing. Association will trim and charge owner for services rendered.

**OCCUPANCY**

1. If unit found to have unapproved occupants, fine of \$100 up to \$1,000 per incident will be imposed.
2. Information **MUST** be up-to-date. Contact Property Management Company with changes.
3. **MUST** be approved by Board of Directors **PRIOR** to move-in-date
4. If tenant proves to be chronic violator, approval **WILL BE REVOKED**. Lease Renewals **WILL NOT** be granted.

**PARKING/GUEST PARKING/SPEED LIMIT/VEHICLE SIGNAGE/STORAGE/REPAIR**

1. Use **ONLY YOUR ASSIGNED PARKING SPACES**. **DO NOT** store vehicle in guest parking spaces or at pool area.
2. Resident parking at pool/guest parking area, on a daily basis, is a violation and fines will be imposed. Pool/guest parking area is for Building 16 residents/guests, community guests and pool use only.
3. **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.**
4. **ROADWAY PARKING STRICTLY PROHIBITED** unless loading/unloading vehicle. **Remove vehicle immediately after.**
5. **NO PARKING ON GRASS AT ANY TIME !**
6. **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.**
7. Resident parking of more than 2 vehicles not permitted.
8. Vehicle signage **MUST** be removed daily from vehicle.
9. Nothing to be stored on tops of vehicles.
10. Vehicle repair not permitted except in an emergency; no assembling/disassembling except for ordinary maintenance (tire change, battery). **NO DRAINING OF OIL PANS/CHANGING OF OIL** on premises.
11. **"WARNING STICKER" APPLIED TO VEHICLE WINDOW AND TOWING WILL BE IN EFFECT IMMEDIATELY.**

**PETS/WILD ANIMALS/FERAL CATS**

1. **NOT ALLOWED IN POOL/POOL AREA/POOL DECK** as per Department of Health. Service pets **MUST** be registered with Property Management Company and are **only** permitted on 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; **NOT** walked on grass other than immediately surrounding your Courtyard; attendant **MUST** have firm control of pet.
5. **OWNER OF PET MUST PICK UP AFTER PET. VIOLATORS WILL BE FINED \$100 UP TO \$1,000 FOR EACH INCIDENT.**
6. **Feeding of wild animals/feral cats prohibited.** Violations will be issued and fines imposed.
7. Store pet food in sealed container **AT ALL TIMES**. Pet food is **NOT** to be stored in Courtyard.

**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 IN COURTYARD, NOT MOUNTED TO BALCONIES, FENCES, FLAT ROOFS, MANSARDS, AIR CONDITIONER ENCLOSURES, ETC.**
2. **Complete ARC Form BEFORE** installation.

**SEASONAL PARKING**

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

**TRASH/BULK PICK-UP**

1. Trash Removal : Mondays and Thursdays.
2. Bulk Pick-Up : Thursdays.
3. Boxes, cartons, etc. **MUST BE BROKEN DOWN PRIOR TO DISPOSAL.**
4. **DO NOT PLACE BULK ITEMS AT DUMPSTER UNTIL WEDNESDAY EVENINGS. KEEP BULK ITEMS WITHIN COURTYARDS UNTIL WEDNESDAY EVENINGS.** 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.
5. **DO NOT block dumpsters or bins.**
6. Landscape trimmings **MUST** be put into dumpster.
7. If receptacle full or lid will not close, **LOCATE ANOTHER DUMPSTER FOR DISPOSAL.**
8. Hazardous waste (vehicle batteries, paint cans, tires, motor oil, etc.) **MUST** be disposed of at Hazardous Waste Disposal area.
9. **Use proper receptacles** for household trash and recycling (paper or plastic).