

TOWNHOUSES OF GOLF VIEW HARBOUR CLUB, INC.

Rules and Regulations

LEGAL

Unit Owner acknowledges that they have been provided a copy of the Declaration of Restrictions, Articles of Incorporation, By-laws and the Rules and Regulations and are required to abide by them. Unit owner may be assessed for enforcement costs incurred by the Association.

PARKING

1. Absolutely no parking on the grass. No parking on the streets between 12:00 A.M. (midnight) and 6:00 A.M.
2. Vehicles must be parked in a designated parking area. Each unit is assigned two parking spaces. Only one vehicle may be parked in each space. There is no guest parking, please arrange for offsite parking.
3. Parking unlicensed, inoperative, commercial vehicles, trailers, mobile homes, campers, camper cars, boats or any other recreational vehicles or items are not allowed.
4. Vehicles may not be repaired in the parking lots or streets. Unit Owner(s) shall be liable for the cost to clean up oil, gas, transmission fluid, etc.
5. Each unit receives two parking stickers and two parking hangtags. The parking stickers must always be visible when the vehicle is on Association property. Vehicles without a parking permit, parked in prohibited areas, or parked in violation of the Rules and Regulations will be booted or towed at the owner's expense.

BUILDING/UNITS

6. Unit number signs are for delivery and emergency personnel so that they can find your unit efficiently, they are not for mailing purposes. Mail will not be delivered if you use your unit number.
7. "For sale", "for rent" or any other types of signs are not allowed.
8. Do not paint the balconies.
9. Unit owners are responsible for any damage to the roofs from air conditioning companies or anyone else hired by the unit owner.
10. The Board must be provided a copy of the permit/permit number for any new air conditioning units prior to installation and must be advised of any maintenance.
11. The Board has the right to enter the patio area for repairs and maintenance.
12. Holiday decorations can be put up no earlier than one month before a holiday and must be taken down no later than one month afterwards.
13. An approved Architectural Review Board (ARB) form is required for any exterior alteration, repair, modification, or construction.
14. Any unit owner who owes the HOA more than \$1,950 and is over 90 days late will be referred to the HOA lawyer to start the debt collection process.

COMMON GROUNDS

15. Yard sales must be approved by the Board.
16. Garbage is to be placed out on Monday and Thursday nights after 6:00 P.M.
17. Recycling is picked up on Tuesdays. Large items, furniture, etc. will be picked up on Fridays.
18. Return garbage cans to your patio after pickup on Tuesday and Friday.
19. Pick up any trash left by garbage department.
20. Tampering with the sprinkler heads or any other part of the sprinkler system is prohibited; Unit Owner(s) shall be liable for any damage caused to the sprinkler system.
21. Children must always be supervised when playing on common grounds.
22. Toys, bicycles, etc., are not to be left on walkways, lawns, parking lots or streets.
23. Any damage caused by children on common grounds are the parents' responsibility and will be the responsibility of the Unit Owner.

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FENCE AREA

- 24. Planting outside of the fenced area must be approved by the Board.
- 25. Unit Owner(s) shall be liable for excessive damage to the fences.

DOGS AND CATS

- 26. Unit owners and tenants are required to walk their dogs and cats on a leash and pick up after their pets. This is a strict city ordinance, which could result in a fine.
- 27. Dogs and cats are not allowed to be left unattended on the patio. Boynton Beach city ordinance section 4.24(b) requires that adequate shelter must be provided. Violations will be reported to Boynton Beach Animal Control.

POOL AREA

- 29. The pool shall be open from dawn to dusk.
- 30. No life guard on duty. Swim at your own risk.
- 31. Food permitted in covered cabana area only.
- 32. No glassware is allowed in the pool area.
- 33. Only residents or their approved guests are permitted to use the pool. Residents must accompany their guests.
- 34. No one under 16 years of age is allowed in the area without a supervising adult. An adult in the water must accompany children who cannot swim. It is the responsibility of the supervising adult to ensure that children observe the rules.
- 35. No running, diving, floats, or horseplay allowed.
- 36. No group activities are allowed without prior board approval.
- 37. Proper swimming attire is required to use the pool.
- 38. Everyone must shower at the pool prior to entering the pool. Shampoo and soap is not permitted.
- 39. No person under the influence of liquor or drugs is permitted in the pool area.
- 40. No bicycles, skates, skateboards, or ball playing permitted in the pool area.
- 41. Pets are not permitted in the pool or within the pool area.
- 42. Any person with a bandage or exposed open wound on any part of the anatomy shall not be permitted in the pool.
- 43. No furniture or strollers are permitted within four (4) feet of the pool.
- 44. All pool chairs and patio furniture must be returned to their proper position when moved. Reserving of patio furniture is prohibited.
- 45. Any person using oils or suntan lotion must cover pool furniture with a towel.
- 46. Anyone not continent, or toilet trained, must wear a rubber pant (or suitable pool diaper) when entering the pool.
- 47. Please keep the pool area clean by depositing all litter in proper receptacles.
- 48. Pool gate must remain closed at all times; use your key.
- 49. Mechanical equipment within the pool area must not be tampered with, any malfunction(s) should be reported immediately to Management.

ASSOCIATION APPROVAL FOR SALE OR LEASE

- 50. Applicants seeking approval from the association to occupy a unit may be denied if, as reasonably determined by the association:
 - a. All applicants have a credit score lower than 620, a record of financial irresponsibility, including without limitation, prior bankruptcies, foreclosures or bad debts, or the person does not appear to have adequate financial resources available to meet his/her obligations.
 - b. Any applicant that has a felony record of arrests, convictions, withholds of adjudication or institutionalizations within the past 10 years indicating their behavior may not match the values of the community or may be disruptive to the community.

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SUMMARY OF MAINTENANCE RESPONSIBILITY

Element	Unit Owner	Association	Notes
Roof		X	
Roof sheathing		X	Visible from 2nd floor crawlspace hatches
HVAC/Air conditioning unit	X		
HVAC/Air conditioner stands	X		
Eaves		X	
Common walls		X	
Concrete slab (first floor and patio)		X	
Balcony		X	
Windows	X		
Sliding glass doors	X		
Front door	X		
Hurricane protection/shutters	X		
Window and door frames		X	Caulk between the window/door frame and the concrete
Water intrusion		X	Fix leaks through roof, balcony, window frame, and caulking between the window/door frame and the concrete
Decorative shutters		X	
Painting exterior walls and balcony		X	
Interior sheetrock	X		
Interior joists, trusses, plumbing, electrical and HVAC ductwork	X		
Exterior plumbing, electrical and HVAC.	X		Faucets, pipes, sewer cleanouts, electrical outlets, etc.
Exterior dryer vent hoods	X		
Patio fence		X	Unit Owner is responsible for excessive damage. Fencing leaning more than 4 degrees or 5 inches
Patio gate		X	Unit Owner is responsible if the gate has been modified (i.e. a locking mechanism has been added)
Patio flooring	X		
Trees and bushes inside the patio	X		Must not extend beyond the patio or through the fence
Exterior street lights		X	
Trees and bushes outside the patio		X	
Landscaping		X	Grass, weeds, bugs, moles, etc
Landscaping, trees, bushes, paths, etc	X		Outside the patio done by the homeowner with Board approval
Parking spot bumpers and surface		X	Unit owner is responsible for excessive damage
Roads		X	The roads are private and not maintained by the city
Sign posts		X	The signs are private and not maintained by the city
Mailboxes & Locks		X	
Termite fumigation	X	X	The unit owners are responsible for sharing the cost, the association is responsible for enforcing timely cooperation
Rodent/pest control		X	Exterior
Rodent/pest control	X		Interior