

South Palm Beach Condominium Villas

4501 S. Ocean Blvd

Palm Beach, Florida 33480

Rules and Regulations for Owners and Renters

These rules and regulations are based upon three broad principles:

- _____ The use you make of the unit should not be an unreasonable source of annoyance to other unit owners/renters nor should it interfere with the peaceful and proper use of the property by any other condominium owner/renter.
- _____ No use by an owner or group of owners may hinder or encroach upon the lawful rights of other unit owners/renters.
- _____ Each owner, as a condition of ownership and occupancy of a condominium parcel, gives up a certain degree of freedom that he or she might otherwise exercise in a separate, privately owned home, for the benefit of the health, happiness and peace of mind of a majority of all unit owners.
- _____ 1. Cooking fats, oils and grease of any kind are not poured down the sinks or toilets; this can result in unnecessary and expensive plumbing bills. Place fats, oils and grease in an empty container and dispose in the trash.
- _____ 2. Trash must be in sealed plastic bags prior to disposal in a dumpster enclosure.
- _____ 3. Place cans, glass, plastics and newspapers and cardboard in recycle bins. Break down or cut up cardboard and plastic to reduce the volume. no plastic bags in recycling bins please
- _____ 4. Owners and renters are responsible for large item pick up. Waste Management picks up bulk trash on Thursdays and must be notified at least 48 hrs. prior for them to schedule a truck for pick up. Bulk items are not to be put out until the day of the pickup. Bulk items are not to be placed on top the dumpsters. Contact Waste Management at [561-547-4000](tel:561-547-4000) or email: cssouthfl@wm.com
- _____ 5. For major plumbing and or any other major problem contact Carlos Ramirez at CMC Management at 2950 Jog Rd Greenacres FL 33467 , Phone #561- 641-1016 Ext 113 or via email to : hernan@cmcmanagement.biz, (A plumber will then determine if the problem is a common area issue or one for the individual home owner. That determination will decide financial responsibility.)
- _____ 6. It is the responsibility of the owner to address and resolve any concerns regarding a renter and to facilitate the resolution of concerns presented regarding a renter as communicated by the management company.
- _____ 7. The common areas are not storage areas. Do not put anything under the stairs, i.e. bikes, beach chairs, coolers, etc. Do not leave personal property in the common area.
- _____ 8. The rear of the building may be used by owners, is for common use, but is not a storage area.
- _____ 9. All common areas, hallways and stairs and other areas must be free of obstacles of any sort.

- _____ 10. Respect your neighbors by playing music, televisions etc within the decibel range allowed by the Town of South Palm Beach.
- _____ 11. BBQ grills are allowed only in the rear of the building but must be 15 feet from the building.
- _____ 12. Owners must notify the Board thirty (30) days in advance of an intended sale or lease of an apartment.
- _____ 13. The owner must submit an application form, contact and rental/sales fee, \$100 for sale \$200 for rental, to the Board Secretary. All sales/leases must be approved by the Interview Committee prior to being occupied **without exception**. Only one rental per calendar year is permitted.
- _____ 14. All pets must be kept on a leash when outside of the apartment. Owners are required to clean up after their pets. Only pets belonging to owners are permitted on Condominium property. Only one pet per unit 26 pounds or less. **No Pets for Renters**
- _____ 15. Do not hang towels, rugs or clothing from the railings, balconies, or stairways of the buildings or in trees and shrubs.
- _____ 16 Use the laundry room in your own building. Empty the lint trap after use. For problems call 877-264-6622 and inform the management company.
- _____ 17. Remove clothes from the washer and dryer in a timely fashion and remove same from the laundry room when finished.
- _____ 18. Laundry room hours are from 8:00AM to 9:00 PM. Please time your wash and dry to end by 9 PM
- _____ 19. Each apartment is assigned one parking space.
- _____ 20. Guests park in **Guest** spaces only. **No Pickup trucks** are allowed to be parked on the property overnight.
- _____ 21. Owners and renters may not give permission to non-residents to park on our property unless the owner or renter is in residence. If the owner or renter wishes for the guest(s) to join them at the beach, the owner or renter must register the guests via text or email to the association; or, display the guest pass in the guest vehicle window. In addition, owners and renters may not provide the beach access code to non-residents.
- _____ 22. Car washing is allowed only at the west end of the parking lot where facilities are located.
- _____ 23. Shut off the electrical and water supply to the water heater when absent for an extended period. Put outdoor furniture indoors and secure all hurricane shutters or arrange for them to be secured. Or contract with someone to do this in your absence and give contact information to the maintenance person.
- _____ 24. Empty the refrigerator when away for an extended period of time.
- _____ 25. Provide a key to your unit to the Association to be used in emergencies.

- _____ 26. Do not walk to the pool with bare feet. Leave shoes at entrance to the pool.
- _____ 27 All beverages and food brought to the pool must be in plastic containers.
- _____ 28Smoking and alcoholic beverages are not allowed at the pool.
- _____ 29 Abide by the pool rules and “**No diving**”.
- _____ 30 Do not hang towels or beach ware over the pool fence and remove all personal belongings when exiting the pool area.
- _____ 31 Work done in any apartment must be done with a permit and/or by a licensed person when required by the Town of South Palm Beach. (See attached)
- _____ 32 Activities should be executed respecting the integrity of all the facilities and avoiding damage, or defacement, or misuse to same.
- _____ 33 No apartment shall be leased during the first twenty-four months from the date the apartment owner acquires title to the apartment.
- _____ 34. Visitors may stay for three weeks, after which time the owner must fill out a rental form and pay \$200 to the association. No one not named on your lease can move into the unit without board approval. Guests must be registered if staying longer than three days.
- _____ 35. When visitors/guests occupy an apartment when the owner is absent, the secretary will be informed prior to the arrival of the visitors/guests otherwise the guest are considered to be in the apartment illegally.
- _____ 36. Did you receive a copy of the Condo Documents? **For New Owner.**
- _____ 37. Absolutely no commercial business of any kind may be conducted on Condominium property.
- _____ 38. Temporary storage units, such as PODs containers, must be removed from Condominium property within 24 hours.
- _____ 39. Building water may not be turned off without notifying the association.
- _____ 39. Smoking is prohibited in the building Stairwells, Balconies and Walkways.

Signature: _____

Date: _____

Signature: _____

Date: _____