

RULES AND REGULATIONS FROM THE CONDOMINIUM BYLAWS

Each Owner/Resident must read each item below acknowledging that you are aware of and agree to abide by these restrictions.

Sale & Rental

1. A unit may not be occupied by more than four (4) persons in a two (2) bedroom unit and three (3) persons in a (1) bedroom unit.
2. A unit may not be rented more than twice during any twelve (12) month period. No rental may be less than three (3) month term.
3. A written lease is required for each tenant and must be kept current at the Property Managers Office.
4. Renewal form must be submitted for approval prior to lease expiration date.
5. A screening fee of \$100 is required per each occupant. A married couple pay a single fee. Children under the age of 18 do not pay a screening fee.
6. A unit owner shall be jointly and severally liable with the tenant for damages done to the Condominium Property or Common Elements.
7. A unit shall be used for residential purposes only.
8. No business, profession, or trade of any type shall be conducted on any portion of the Condominium Property.
9. Upon the sale or transfer of title of any unit, the new owner is responsible to provide Property Manager with a copy of the transfer of Title or Warranty Deed.
10. There is a lien or lien right against each unit owner to secure payment of assessments or other monies coming due for the use, maintenance, upkeep or repair of the Common Elements.
11. I understand that at least one person included on a contract/Application for the purchase or lease of a unit at the Charter Club of Palm Beach Condominium must have a minimum credit score of 680. "If this requirement is not met, the association will not approve the application and the lease or purchase will not take place"
12. No unit owner/tenant shall make any alterations, decorations, repairs, replacement, change, nor paint, place screens, жалousies, or other enclosures on the patio or any parts of the unit, Common Elements, Limited Common Elements or Condo Building without the prior written permission from the association.
13. An Architectural review committee form must be submitted prior to any alteration to the units.
14. Outside cooking is only permitted in the picnic common area. It is unlawful to barbeque on the patio/balconies. (As per Florida Law it is a Fire Hazard).

Access to Units

1. The association will retain a pass/access key to all units for emergency purposes. New owners as well as new tenants must supply a current key to the unit to the Property Managers Office.

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Parking

1. Each unit shall have one (1) assigned parking space.
2. All vehicles in the parking area must have a current license plate at all times.
3. All vehicles must park **“head in parking only”**. If vehicle is backed in your vehicle will be immediately towed at owner’s expense.
4. All guest parking spaces are on a first come first serve basis.
5. All vehicles that park on the Association Property at any time must display a parking pass or guest parking hanger. (Overnight guest only). **There is a maximum of 2 permanent parking stickers allowed per unit.**
6. Guest parking hangers are required for all guest vehicles parked overnight and any rental vehicle. In the event a guest pass is used on any one vehicle for more than thirty (30) days in a year or fourteen (14) consecutive days, the Association will presume the guest is an occupant of the unit. They will no longer be provided with guest parking privileges and be required to comply with the screening process.
7. No maintenance or repairs to motor vehicles shall be made at any time on Condominium Property.
8. Vehicles referring to as working commercial vehicles are not allowed on the Association property at any time unless they are providing a service during regular business hours.
9. No lettering is permitted on vehicles.
10. No business vehicles are allowed. No trucks are allowed to have any debris stored in the back of the vehicle at any time. This is to include, but not limited to, pipes, ladders, building materials in or above the truck.
11. Any non-working vehicle must be removed from the property within twelve (12) hours.
12. Assigned parking spaces are for the sole use of the unit it is assigned to. Please instruct all guests they are to use the guest parking spaces only.
13. Future tenants/owners awaiting screening will not be issued a temporary pass.

Vehicles referred to as working commercial vehicles are not allowed on the association property at any time unless they are providing a service during regular business hours.

Vehicles that fail to abide by the parking rules and regulations are subject to towing at the owner’s expense.

Lawful use of Units/Unlawful use

1. No immoral, improper, offensive or unlawful use shall be made on any Charter Club Condominium Property.
2. **Sale and/or use of illegal drugs are not permitted on the Condominium property.** Immediate steps will be taken for removal of persons engaged in such activity from the Charter Club property as well as steps for their immediate prosecution.

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Balconies and Patios

1. All balconies and patios must be kept clear of debris, personal items, toys, bikes, exercise equipment, indoor furniture, cabinets, boxes, clothes, towels etc.
2. No garbage cans, supplies, or other articles, including but not limited to, flags and banners, shall be placed on the balconies or common elements.
3. No linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or any articles are to be hung or shaken from the balconies and patios, windows, doors or stairways.
4. No person shall allow anything whatsoever to fall from the balcony and patio, windows or doors of the premises.
5. Following are the only items allowed on balconies and patio:
 - a. Outdoor patio furniture and/or lamps.
 - b. Plants and flowers.
6. Roll down shades are permitted to shield from the sun. Shades must cover the entire open area and be wide enough that no seams are visible. They must be in a neutral color such as; natural, beige, almond, brown and white.
7. No lattices are permitted.
8. No sign, advertisement, notice or other lettering shall be exhibited from Windows, Balconies or patios.
9. Grills are not permitted (Florida Law).
10. All screens and aluminum shall be kept in good condition.

Windows & Doors

11. Window coverings must be a neutral in color and hung in such a manner as not to be unsightly from the outside of the unit. You must have verticals or horizontal blinds.
12. All window coverings must be kept in well cared for appearance. Not partially falling off the window
13. No signs, advertisement, notice or other lettering shall be exhibited from the windows and or doors.
14. No foil or other material shall be used to cover any windows and/or doors.
15. All window screens shall be kept in good condition and replaced if missing, bent or damaged.
16. All windows shall be kept clean.

Outside Cooking and Picnics

1. Outside cooking is only permitted in the picnic common area. (Florida law) It is unlawful to barbeque on the patio/balconies. (Fire Hazard)
2. Residents are responsible to clean and pick up after using and common areas.

Pool Rules

1. No children under the age of 18 are permitted in the pool area without an adult.
2. Smoking/vaping is allowed only in the designated area. Cigarette and cigar butts must be placed in receptacles provided.
3. All bathers must shower before entering pool as well as after the application of suntan oil or lotion.
4. There shall be no running, jumping boisterous conduct in and around the pool.
5. Beach balls, diving equipment, floats air mattresses or similar devices of any kind are forbidden in the pool except for safety floatation devices for infants and small children. Donuts are not considered safety equipment; noodles may be used in the pool.
6. All infants with diapers must wear swimmers.
7. No food or glass containers of any kind are allowed in the pool area.
8. No bikes, skateboards, or similar devices are allowed beyond the pool fence area.
9. No beverages are allowed in the pool area.
10. NO ANIMALS ALLOWED INSIDE THE POOL FENCE AREA.
11. NO towels or other articles are allowed to be hung on the fence.
12. There is no reserving of chairs, tables or lounges.
13. Proper swimwear is required to enter the swim area. Cut-off jeans are not allowed for swimming.
14. All unit owners/tenants are responsible to advise their guest of the pool rules.
15. No diving or jumping into the pool.
16. No parties are allowed at the pool at any time.
17. NOBODY is allowed to grant access to a person without a pool key to the pool area, unless it is a member of your party.
18. Violators of any of the above Pool Rules will have the pool key deactivated for 30 days for the first offense, 60 days for the 2nd offense, and 90 days for the 3rd offense.
19. A maximum of 5 guests per apartment are allowed at the pool.

All persons using the pool area do so at their own risk. The Charter Club of Palm Beach Condominium Association Inc., is not responsible for accidents or injuries. The association reserves the right to deny use of the pool and spa to anyone at any time that fails to abide by the rules and regulations of the pool area.

SUB-LETTING OR SHARING UNIT

1. Payment of a \$100.00 screening fee payable to "Charter Club" is mandatory for each applicant unless it is husband/wife and/or children under the age of 18.
2. Processing fee of \$30 per package payable to "CMC Management" is mandatory.
3. Completed application is required per additional person.
4. Security deposit of \$500.00 for Common Element deposit (paid by owner) is required.
5. Approval from the Association is required .

VEHICLE INFORMATION DISCLOSURE
COMMERCIAL VEHICLES PROHIBITED

Commercial vehicles are not accepted to be parked on the Association property outside of office hours. I/we further agree that we will display a parking permit (2 are allowed-first one is free, second one is \$25) on the bottom driver's side rear window. A single "guest pass" can be purchased for \$25 and must be used (attached to the rearview mirror inside the car) if a guest is to stay overnight. Guest pass is valid for 7 continuous days and up to 30 days per year.

Commercial Vehicle definition/examples:

- Vans must have side windows and passenger seats.
- No marketing decals, lettering, solicitation signs, phone numbers, or web addresses/websites may be displayed on a vehicle (not even covered signs).
- No pickup trucks longer than 233".
- No pickup trucks known as super duty, extended bed, or larger than ¾ ton pickup, etc.
- No trucks with any debris, tools, or machinery stored in the back of the vehicle at any time, for example: pipes, ladders, building materials in or above the truck.
- Pickup Trucks with tool boxes on the pickup bed are allowed as long as they don't have any signage.

Parking permits must not be altered.

Vehicles not conforming to the above rules will be towed at owner's expense.

MOVING IN AND OUT RULES

1. Must notify Property Manager of moving in/out date.
2. Move in times are between 8am through 8pm Monday through Sunday.
3. Backing in a moving truck or any other vehicle into building entrances is prohibited, you will be charged for damage to common elements if not adhered to.
4. Moving truck cannot be on property after 8pm unless Property Manager issues a temporary parking pass. Vehicle cannot be backed in or it will be towed at owner's expense.
5. The stairs and hallways must be covered to protect from damage. Do not damage railings or walls. Any damages will be charged as a violation to the unit owner.
6. Personal property cannot be disposed of in and around dumpsters or left anywhere on condominium property. Large boxes must be broken down and placed in the proper receptacles.

➤ Florida Power and Light	561-697-8000
➤ Water-Palm Beach County	561-740-4600
➤ Garbage	561-471-6110
➤ Towing	561-832-7878
➤ Managers Office	561-641-0730
➤ Management Company (CMC) Office	561-641-1016
➤ Comcast	800-266-2278

Basic cable is paid for by the association but you must apply and open an account in your name

- Do not forget to get your mailbox key. If you do not you will need to go to the Greenacres Post Office and make arraignments (\$) for them to put a new lock on your mailbox.
- You also need to stop by the Property Managers Office to pick up your parking pass before you move in. If you do not you will need the towing company's number above

I agree to follow the rules and regulations to move in or out of the unit.