

GRAND VIEW AT CRESTWOOD CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS:

1. It is your obligation to strictly adhere to our Rules and Regulations. Please report all violations to the Property Manager at the office or to a Board member. Unit owners are responsible for their guests and their tenants. Please make sure your guests and/or tenants are familiar with the Rules & Regulations of this community and that they abide by them. Violations of our Rules and Regulations may result in fines or other actions, and the Association is under no obligation to issue warning letters before taking steps to address aberrant actions or behavior.
2. A maximum of four (4) adults may occupy a unit with Board approval. A maximum of two (2) persons, to include children, may occupy a bedroom. Exceptions may be made on a case by case basis for babies under two years old.
3. **Facilities:** Any damage to buildings, recreational facilities, common elements or equipment caused by a unit owner, his family, guests or tenants will be repaired and paid for at the Unit Owner's expense.
4. **Fitness Center:** No one under the age of 18 is permitted in the fitness center without an adult present. NO guests are allowed in the gym. All rules are posted in the facility and must be observed at all times, including but not limited to:
 - a. The gym is open from 6 AM to 9 PM. If you are in the gym outside of these hours, you will be subject to a \$100 fine per incident and possible arrest for trespassing.
 - b. All equipment must be used in accordance with the posted instructions.
 - c. Smoking and alcoholic beverages are NOT permitted in the gym.
 - d. Proper attire must be worn at all times.
 - e. Equipment shall not be removed from the facility.
 - f. Please keep the fitness center safe and clean.
 - g. Report any malfunctioning equipment to the Property Manager or to a Board member.
 - h. The Association assumes no responsibility for injuries while in the gym or using the fitness center equipment. Do not use the gym if you disagree with any of these policies.
5. **Pool:**
 - a. No lifeguard is provided. All persons swim at their own risk. If this condition is not acceptable, do not use the pool(s).
 - b. The pool is open from dawn to dusk.
 - c. Children under the age of 18 must be accompanied by an adult at all times while in the pool area.
 - d. Appropriate swim wear in and around the pool is required. No cut-offs are allowed.
 - e. You may invite up to 2 guests to accompany you in the pool area. You must remain with your guests at all times while they are using the pool.
 - f. Glass is a safety hazard. Only unbreakable containers may be used in the pool area.
 - g. Suntan oils cause a major maintenance problem for our pool equipment. Please lather lightly and rinse off in the shower before swimming.
 - h. Health regulations prohibit pets in the pool area.
 - i. Profanity, horseplay, bicycle riding, skating, racing toys or harassment of others is not permitted.
 - j. You may not use the pool if you have a health condition, particularly conditions involving broken or abraded skin, cuts and communicable diseases.
 - k. Ropes and life rings are safety equipment, not toys, and must not be tampered with.
 - l. Loud music is prohibited.
 - m. Food items or alcoholic beverages are prohibited, unless authorized by the Board of Directors.
 - n. Pool users must identify themselves to security personnel, Directors or Association managers if so requested. Failure to do so will result in eviction and the possibility of fines.
 - o. Failure to follow Association rules may result in owners/tenant(s) being required to surrender their pool/gate key.
6. **Recreation Area(s):** Recreation areas are open from dawn to dusk. At no time shall any individuals under the age of 18 be permitted to access, loiter or use the pool, gym area, tennis courts or basketball courts unless accompanied by an adult supervising such minor. Recreation areas are for the use of residents only!
7. **Lakes and Canals:** All bodies of water in Florida have the potential to be inhabited by ALLIGATORS. Do not feed the alligators, as it is dangerous and illegal. Unaccompanied children and pets are not permitted to be near the lake bank. Swimming or boating is prohibited. If an alligator is seen, please call the Game and Fresh Water Fish Commission. Additionally, please do not feed the ducks, which are common to our lakes. Feeding ducks causes them to become aggressive and causes waste problems.

8. Noise: Please be respectful of your neighbors. Loud noise, barking dogs, music, the playing of musical instruments, singing or other sounds shall not emanate from your unit. Quiet time is from 10:00 PM to 8:00 AM, and must be strictly observed. Music or other loud noise that can be clearly heard in other units, or outside of a unit from five (5) feet or more away, is considered to be a violation of our noise restrictions.

9. Floors: No floor covering shall be installed in the unit other than carpeting, ceramic tile, marble or laminate/wood floor covering. If any such hard surface flooring is installed in second or third floor units, it must be set upon a sound-proofing bed approved by the Association PRIOR to the commencement of the work.

10. Obstructions: Sidewalks, entrances, driveways, passages, patios, courts, vestibules, stairways, corridors and halls on all common elements shall be kept open and unobstructed. Do not place rugs outside of your unit. Welcome mats are allowed. No signs, notices or advertisements shall be exposed. Nothing should be projected from windows. Trash shall NOT be placed outside of units. A violation to these rules will result in a fine being imposed and a \$25 cleaning fee will be added to the fine.

11. Children: Children shall not play in the public halls or stairways. Reasonable supervision must be exercised when children are playing on the grounds, especially around our lakes.

12. Destruction of Property: Neither unit owners, their tenants nor guests shall mark, apply chemicals or coatings, damage, destroy, deface or engrave any part of the building or common grounds. This includes attaching plywood or other material to the outside common walls in anticipation of a hurricane. Unit owners shall be financially responsible for any such damage.

13. Exterior Appearance: Do not paint, decorate or modify the exterior of any unit. No awnings, signs or any objects are to be projected from the unit. Draperies or other window coverings must be seen as white from the outside of the residence in order to create uniformity. Blinds must not be broken or unsightly, and broken windows or screens must be promptly repaired or replaced. Aluminum foil shall not be attached to windows so as to be seen from the outside of a unit. Small satellite dishes may be used with prior Association approval. However, such dishes may not be adhered to the building walls.

14. Vehicles: Vehicle maintenance, repairs, or similar activities are prohibited on the premises. No auto detailing or mobile washing is allowed on the premises. Vehicles may not be washed on Association property as waste water runs into our lake. All vehicles allowed into the Association grounds must have current license plates, registration, insurance, bar codes or guest passes. Unauthorized vehicles or vehicles in violation of Association rules are subject to being towed and violators fined. Dirt bikes, 4 wheelers and similar vehicles are not allowed on Association grounds. Boats, trailers and large RVs may also not be parked on Association property.

Vehicles in a state of disrepair or that have been wrecked may only be parked in closed garages. Vehicles with missing parts, broken windows, mismatched paint, areas repaired with Bondo and not painted or vehicles that have flat tires may not be parked on Association grounds. Such vehicles may be towed without notice.

Vehicles that have altered mufflers or have any type of exhaust system modification designed to make noise beyond what is normal for that vehicle may not be driven onto or parked on Association grounds.

15. Vehicle Requirements: All vehicles regularly parked on Association grounds by an owner and/or a unit owner's permitted occupants and/or tenants must be registered with the Association. A Vehicle Registration Form must be completed and be on file in the Association Office. Any vehicles not properly registered shall not be permitted to be kept on Association property and shall be subject to towing by the Association without notice or warning. Commercial vehicles may not be parked on the property unless they are in garages. Residents are required to have current insurance, registration papers and current license plates on their vehicles. A copy of a resident driver's license, insurance documents and registration papers must be provided to the Association.

Vehicles may only be parked in garages, in driveways appropriate to that unit by owners/tenants, or in guest/handicapped spaces (see #16). Driveways may not be rented to others and vehicles will not be parked perpendicular to driveways.

Bar code stickers will be provided to new owners upon approval of their application by the Board. Bar codes must be permanently affixed to vehicle windows. Loose bar codes will be removed from vehicles if discovered and the vehicle may be towed. There is a charge for bar codes. See the front office for details. The maximum number of vehicles per unit is two, unless the Board approves additional vehicles.

16. Guest Parking Spaces: Guests/Visitors parking Spaces are to be used only on a temporary basis. If overnight parking is needed, a guest pass may be obtained from the office manager. If guest passes are not properly displayed so that the information on the pass can be clearly read from outside of the vehicle, or guests overstay the time limit on the pass, their vehicle may be towed. Guest passes will not be issued if the unit owner or tenant(s) owe the Association money.

17. **Garages:** Garage doors must be kept closed except to enter/exit with a vehicle or to access stored items. Flammable items, to specifically include gas and oil, fireworks, ammunition, corrosive materials or any other items deemed hazardous or dangerous may not be stored in a garage. Additionally, perishable food items or items that might attract vermin or insects are not allowed. Vehicles parked in the driveway may not impede vehicular traffic.

Additional rules:

- a. Do not operate heavy or high voltage tools in your garage. The only electrical allowed to be used in your garage are a washer/dryer, garage door opener and lighting fixtures.
- b. Subletting or renting out your garage or the common area in front of your garage is strictly prohibited.
- c. Do not post unapproved signs on the exterior of the garage door.

18. **Cleanliness:** All trash and refuse from condominiums shall be deposited with care in trash receptacles intended for such purpose, at such times and in such a manner as the Association shall direct. Failure to properly place trash in the receptacles may result in significant fines. Garbage is NOT permitted to be left outside your unit. Keep all trash in your unit until you are ready to bring it to the dumpster.

19. **Terraces/Balconies:** Do not keep plants, pots or other movable objects on the ledges of the terraces. Do not hang objects from terraces, patios or window sills. Under no circumstances are barbecue grills permitted. Hurricane shutters may not be stored on the balconies, unless secured by metal straps approved in advance by the Association. Dogs or other animals may not be left on terraces/balconies unattended.

Satellite dishes, with Association approval, may be placed on terrace/balconies in weighted containers. Under no circumstances shall such dishes be adhered to exterior walls.

20. **Storage Areas:** Common storage areas are intended to be used to store hurricane shutters for third floor residents. Permission from management must be obtained prior to storing other items in common storage closets.

21. **Accessing a unit:** In the event the Association has a reasonable belief that a violation is occurring on or within a unit and/or a condition exists within a unit that may cause damage to Association property and/or another unit, the Association's representative(s) shall have the right to access and inspect a unit upon providing twenty-four (24) hours-notice to the Owner. The Owner's failure to provide such access to the Association and its representative shall constitute a violation of the Rules and Regulations. Notwithstanding the above, the Association reserves the right to enter a unit on an immediate emergency basis to correct a water leak or disable a smoke/burglar alarm that is disturbing other residents or any other issue deemed, in the sole opinion of the Board of Directors, to be an emergency. While the Association will endeavor to contact an owner prior to entering a unit, no prior notice is required for emergencies. If a locksmith is called to enable entry into a unit, the unit owner may be billed for such services.

22. **Bicycles:** Bicycles must be placed or stored in the designated storage areas or within the Unit. If residents desire to store bicycles in storage areas, permission must first be obtained from the Association. The Association reserves the right to deny access to storage areas or limit the number of bicycles that may be stored in these areas. Bicycles are specifically prohibited from being stored on balconies, terraces, breezeways and in hallways.

23. **Attire:** Unit Owners, their tenants, their families and/or guests shall not appear in or use the common areas, except in appropriate attire. Bare feet in any common area including, but not limited to, stairways and parking areas is prohibited, with the exception of the pool area.

24. **Maintenance/utility rooms:** No person may enter a maintenance closet, storage, electric or utility room without specific authorization from the Board.

25. **Roof:** Unit owners, their tenants, families and/or guests are not permitted on the roof for any purpose whatsoever.

26. **Solicitation:** There shall be no solicitation by you or others anywhere on the premises for any cause, charity or for any other purpose whatsoever. Yard sales or garage sales by residents are prohibited, unless authorized in writing by the Board.

27. **Common Facilities:** Unit owners are requested to cooperate with management in the use of common facilities where more than one organized activity is scheduled at the same time.

28. **Hurricane Preparations:** Each unit owner or tenant who plans to be absent from his unit during the hurricane season must prepare his unit prior to departure by:

- a. Removing all items from the patio, terrace or balcony

b. Designating a responsible firm or individual to care for your unit during your absence.

29. **Pets:** All dogs are to be registered with the Association through the completion of a Pet Registration Form. Newly acquired dogs must be registered within 5 calendar days of being brought onto the property with all paperwork complete. No dog shall exceed sixty-five (65) pounds in weight, presently or when mature, and no more than two (2) dogs may be in a unit at one time. Residents are not allowed to allow dogs not registered with the Association to be on the property or "dog sit" dogs owned by others. Only your dogs(s) may be on the property. The following breeds, regardless of their weight are not allowed: Pitbull Terriers, Staffordshire Terriers, Rottweilers, Presa Canario, Chow Chows, Doberman Pinchers, Akitas, Wolf-hybrids, Pitbull mixes, Mastiffs, Cane Corsos, Great Danes, Alaskan Malamutes, Rhodesian Ridgebacks, Laikas and Siberian Huskies.

Despite these restrictions, the Association will allow with documentation, service, comfort or guide dogs, in compliance with all applicable State and Federal Laws. However, if dogs on the prohibited list are utilized as service, comfort or guide dogs, liability insurance in the amount of at least \$200,000 must be secured prior to bringing said animal onto Association property. A copy of the insurance policy must indicate that this particular dog is covered for liability purposes. If the insurance verbiage is generic, then a letter from the insurance agent stating that the dog in question is covered for \$200,000 worth of liability insurance will suffice. For residents who have dogs not on the prohibited list, general liability insurance of at least \$100,000.00 must be maintained and a copy of said insurance must be on file with the Association manager. All dogs must have current Palm Beach County license tag unless a Palm Beach County veterinarian certifies that the dog is too old to get a rabies shot.

All dogs must be either on hand-held leashes or in containers while outside of a residence. Each unit owner or unit occupant must immediately clean up pet waste and fix any damage caused by their pets. Pets that are disorderly or not on leashes create a nuisance. Animals found running loose on the property may be reported to the appropriate animal authorities without notice and removed from the complex. Fines will be levied against owners or tenants for violations of these rules. Snakes or poisonous animals/reptiles are not allowed in units or on Association grounds.

There are various doggie stations around the community with doggie bags, so please PICK UP after your pet. Violators are subject to fines for not complying with this rule.

The total number of pets permitted per unit (dogs, cats, birds, etc.) is two (2). Large parrots or other animals that make noise that can be heard outside of a unit are not allowed.

30. **Water Beds:** No water-filled furniture is permitted.

31. **Smoking:** Smoking, which by definition includes vaping, is not allowed in the hallways, on patios or balconies, in the clubhouse, in the pool areas, in the gym or on Association common property. Smoking is only allowed for owners in their units or by tenants in their leased units with the express permission of their landlords. Residents may not leave ashes or smoking debris outside, on patios or balconies, on common property or the property of others. Significant fines will be imposed, without a warning notice for violations of this policy. To reiterate, smoking is PROHIBITED on balconies, on sidewalks or on or in any area of Association property.

32. **Guests:** Absent unit owners or tenants shall notify the Association in advance and by written notice, of the arrival and departure dates of guests who have permission to occupy the unit in the absence of the owner. Unit owners and lessees must have such guests check in at the management office upon arrival. The Board reserves the right to limit the duration of the guest visits when the owner or lessee is absent. Unless otherwise approved by the Board, guests may stay no more than two (2) weeks total per year, if the owner or lessee is not present. Failure to notify the Board of unaccompanied guests will result in significant fines to the unit owner.

33. **Screening for Criminal Activity:** All residents over 18 must be screened for criminal activity. Specifically, if a resident who was living in the complex prior to turning 18 turns 18, then that person must complete the screening process by contacting the front office when that person turns 18 years of age. Failure to do so in the case of an owner will result in recurring fines, and failure to do so by a tenant will result in recurring fines levied against the owner of said unit. In addition, an eviction process may be instituted against the tenant(s) who refuse to comply with this mandate. If the tenant(s) are allowed to stay, which is at the sole discretion of the Board of Directors, and is not subject to review by others, their lease will be disapproved for renewal.

34. **Leases:** A unit owner may only lease their unit if they do not reside in the unit. Unit owners may not live in the unit and lease a room or portion of their unit. No lease can be for less than six (6) months and owners and tenants must sign a statement indicating that if tenants leave before the six (6) month period is over, they will pay a two (2) month rent penalty. Additionally, a unit cannot be leased for more than two (2) times a year.

Leases must be submitted to the Association Manager prior to moving in. The lease will be approved or disapproved by the Association within twenty (20) calendar days. An expedited approval process is available.

Renewal leases for the same tenant, with no change in residents, will not need to be reapproved unless the owner is not current in all fees owed to the Association or the Association has informed the owner that any lease renewal must be reapproved. This situation could conceivably occur if the tenant(s) has caused disruptions or failed to follow our **Rules & Regulations. Despite the foregoing, a current lease must still be on file in the Association office. This is the responsibility of the unit owner. Additionally, a unit owner must provide current phone numbers and email address for both themselves and their tenant(s).**

35. Unit owners who are not residents are required to keep their mailing address, email addresses and phone numbers current.

36. Civil discourse is our standard and unit owners, tenants and guests are required to treat each other, staff members, members of the Board of Directors and security personnel with respect. Harassment, screaming, yelling, loudly arguing with staff, Board members or security personnel may result in significant fines. The use of profanity in dealing with staff members, security personnel or members of the Board is especially egregious and will result in fines. Adult residents are just that - adults. They are expected and required to act appropriately.

37. Owners and residents are required to voice any complaints on matters concerning general issues at the Association to the Board through our management company, prior to contacting outside entities. This will allow the Board the opportunity to correct actual problems or determine, at the sole discretion of the Board, whether said complaints are legitimate.

This restriction does not pertain to situations where the police need to be called to address immediate issues. In that case the individuals involved are responsible for their own actions. However, the Board, in the aftermath, may become involved to determine if Association rules were broken.

If after the Board responds to complaints, and the Board will attempt to do so in a reasonable time frame, and the individual(s) still feel that they are not satisfied, they may contact whomever they desire. However, these individuals should fully understand that the Board will defend the Association and seek legal redress and full compensation, to include legal fees and administrative expenses, for all expenditures in dealing with frivolous or vindictive complaints.

Fines will be issued to individuals on a per day basis, up to a max of \$1000 per incident, if the Association, in its sole judgment, determines that: 1) the complainant did not contact the Board first and the Association was harmed; 2) the complainant did not allow the Board the opportunity to resolve the perceived problem; 3) the complaint is false, frivolous or vindictive in nature; and/or 4) the complainant caused harm to the Association through their action(s).

The foregoing excerpts from the rules and regulations are subject to amendment as provided in the Declaration of Condominium Rules and Regulations of Grandview, the Articles of Incorporations and Bylaws of the Association.

These rules are designed to make living conditions pleasant and comfortable. These restrictions imposed are for the mutual benefit of all. Violations of these rules should be reported to the Association.

I have read and understand these rules and regulations and by my (our) signature(s) below, promise to abide by them.

Date _____ Unit Address _____

Purchaser or Lessee Name _____

Signature _____

Purchaser or Lesser Name _____

Signature _____