

Condominium “C” at Palm Aire

RULES AND REGULATIONS

For Owners, Guests, and Tenants.

These Rules and Regulations have been established to assure pleasant and harmonious enjoyment for all residents, guests and renters, and supplement those contained in the Declaration of Condominium and the By-Laws.

Recreation facilities, equipment and other personal property are for the exclusive use of owners, guests and renters.

EACH OWNER SHALL BE RESPONSIBLE FOR THE OBSERVANCE OF THESE RULES AND REGULATIONS BY THEIR GUESTS AND RENTERS.

1. GUESTS AND RENTERS - In the owners' absence -

Owners shall notify the Board of Directors in writing of the name, number of people, the arrival and departure dates. No rentals shall be made to groups of three or more unrelated males or females. Rentals must be approved by the Board of Directors. **Owners shall display these rules and regulations prominently so that guests and renters will abide by them.**

2. RENTALS

No owner may rent his unit for a period of less than one month. Renters shall notify the Association President/Association Manager within a reasonable time upon arrival.

3. CHILDREN

Minors are not permitted to occupy a unit unless a parent or other responsible adult is in residence at the same time.

4. PETS

Limited to 1 small dog or 1 cat per unit. A small dog is defined as one weighing 20 pounds or less. Any animal which becomes a nuisance to other unit owners shall be removed. Any owner acquiring a unit after May 1, 1981 must have written permission from the Board of Directors to keep a pet on the premises. Pets must be kept on a leash when outside the unit. Excretions must be picked up by the owner and properly disposed of.

5. NOISE

Out of consideration for others, the noise level of party conversation, radios, televisions, record players, musical instruments etc. must be kept at a reasonable point at all times. Any pet causing a nuisance or unreasonable disturbance shall be removed from the premises.

6. PASS KEY

Owners must give duplicate keys to the association maintenance manager for use in case of emergency. Florida law requires this.

7. RAILINGS

Railings must be kept clear at all times and may not be used for drying or airing towels, bathing suits, clothing, household furnishings, or golf equipment.

8. TRASH -Apartment buildings-

Refuse and garbage shall be deposited only in garbage cans/containers within the areas provided for the apartment buildings. Garbage must be bagged and tied in plastic type bags.

9. PARKING

The designated asphalt parking areas are restricted to conventional passenger type vehicles & golf carts. No boats, trailers, campers, motor homes or other recreational vehicles may be parked on the premises for more than 24 hours. Parking on or driving over the common grassy areas is strictly prohibited. Equipment required to maintain the various elements of the Association property are exempted, but should check for locations of irrigation devices. Commercial vehicles may be parked only during the time they are actually servicing units or common elements.

10. RECREATION AREAS

All persons using the pools or other recreational facilities do so at their own risk. This association is not responsible for accidents or injuries.

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All guests or renters must be accompanied by members or have some member related identification. Guests who are not house guests may use the pools not more than twice a month.

All persons **MUST SHOWER** and remove suntan oil before entering the pools.

Proper swimming attire must be worn when using the pools (cut-off jeans are not proper swimming attire). Anyone with a problem with incontinence must wear “leak proof” pants, especially sold for such purposes.

Children under the age of 12 must be accompanied by a parent or other responsible adult. For health and sanitation reasons, children not toilet trained may only use the pools if they are wearing special “leak proof” pants, especially sold for such purposes.

Food and alcoholic beverages are not permitted in the pool areas.

Pets are not permitted in the pool areas.

Except for life-belts or other swim aids for children, floats, balls and equipment made of Styrofoam are not permitted in the pools.

Only non-breakable containers for non-alcoholic beverages, lotions, etc. are permitted in the pool areas.

After using chairs and lounges - please replace in proper position.

No rough play, running, ball playing or excessive noise is permitted. Only radios with headphones may be used in the pool areas.

It is every owner’s duty to see that the above rules are observed and to request compliance by members, guests, and renters.

11. MAINTENANCE AND SUGGESTIONS

All requests for repair or maintenance must be made in writing and submitted to the association maintenance manager.

12. ALTERATIONS

No plantings outside the building overhang or building alterations are permitted unless approved by the Board of Directors.

13. SALES - LEASES

No sale or lease of a unit is valid without the prior written consent of the Board of Directors. Forms for such consent will be supplied by the Association.

14. SIGNS & LIGHTING

No unauthorized sign is permitted to be displayed on the premises. No exterior lights may be installed on buildings or grounds.

15. WATER

Water to any unit must be turned off when the unit will be unoccupied for a period of 3 days or more. Unit water is not to be used for the irrigation of plantings. Exceptions will be allowed by permission of the Board in the case of new approved plantings. Unit water is not to be used for the washing down of any limited common areas, such as driveways. Washing of cars is not to be done more than twice a month, or as further limited by County rules.

PENALTIES

It is the intention of the Board of Directors to strictly enforce these Rules and Regulations. Violations shall be subject to the penalties provided in the Declaration of Condominium and the By-Laws, including civil court actions and liens on units.

Adopted by the Board of Directors on 14 April 1981; Amended on 26 October 2006;
Amended on 29 May 2008; Amended on March 26, 2009; Amended on April 12, 2012.