

## RULES AND REGULATIONS FOR THE PALMS CONDOMINIUM

Condominium living requires that each owner regulate the occupancy and use of their unit and the common elements so as not to unreasonably or unnecessarily disturb any other resident in the occupancy and use of their unit. With this in mind, certain initial rules and regulations have been established by THE PALMS CONDOMINIUM ASSOCIATION, INC, to protect each owner's right to the quiet enjoyment of their property.

These Rules and Regulations are as follows:

1. Each unit owner, at his own expense shall maintain in good condition and repair his unit and all interior surfaces within or surrounding his unit (such as the surfaces of the walls, ceilings, floors), and maintain and repair fixtures, including the air conditioning system and all appliances in his unit.
2. Units shall be used only for residential purposes, as a single family private dwelling for the unit owner, the members of his family and social guests and for no other purposes. Units may not be used for business use or for any commercial use whatsoever.
3. One pet, which may be only a small caged bird, a cat or a dog, twenty-five (25) pounds or under, may be kept in a unit. No breed considered by The Board to be of an aggressive nature shall be kept in a unit. No pets shall be permitted on any condominium property (other than in a unit) unless leashed or caged, as appropriate. All pets shall be walked only on condominium property along the fence line of the back side of the parking areas, designated by the condominium association. Owners **MUST** clean up after their own pets. No pets shall be permitted in any recreation area at any time. Any unit owner or tenant who keeps a pet shall hold the association harmless against any and all claims, debts, demands, obligations, costs and expenses which may be sustained or asserted against the association or the board of directors because of acts of any such pet committed in or about the condominium, and the unit owner will be responsible for repair of all damage caused by such pet.
4. Common elements shall not be obstructed, littered, defaced or misused in any manner, including cigarette butts. **Smoking is not permitted in the breezeways.** Cigarette's are not allowed to be disposed of into any common areas of the property, especially areas around the patios and walkways. Ashtrays must be kept on an individual unit's patio or balcony, not in the breezeways and must be kept clean. An owner can be fined if anyone is found littering, defacing or misusing the common elements. The breezeways or stairs are not an area for sitting or storage. Do not sit in the breezeways or on the stairs nor store items there.
5. All flooring must be approved by the Board of Directors. No structural changes or alterations shall be made in any unit. except upon approval, in writing, by the Board of Directors of the association and the approval of the institutional first mortgagee, if any, encumbering said unit.
6. No unit owner or occupant of a unit shall post any advertisement or posters of any kind in or on the unit or the condominium property except as authorized, in writing, by the board of directors of the association.
7. No clothes line or similar devices shall be allowed on any portion of the condominium property by any person, firm or corporation without the written consent of the board of directors of the association. No rugs, etc., may be dusted from the windows of the units. Rugs, etc., may only be cleaned within the units and not in any other portion of the condominium.

8. No unit owner or occupant shall make or permit any disturbing noises by himself or his/hers family, servants, employee, pets, agent, visitors or licensees nor permit any conduct by such persons or pets that will interfere with the right, comfort or conveniences of others unit owners or occupants. No unit owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio, or sound amplifier in the Unit in such manor to disturb or annoy other residents.

9. No owner or occupant of a unit shall install wiring for electrical or telephone installations, nor install any type of television antennas, machines or air conditioning equipment, etc., except as authorized; in writing by the Board of Directors of the Association.

10. No flammable, combustible; or explosive fluids; chemical or substance shall be kept in any unit or storage area, except such as required for normal household use

. This section specifically forbids the use of any grill on the community property other than those furnished by the Association.

11. Attic access is only for maintenance and service personnel authorized by the Association

12. Waterbeds are not to be permitted without the prior written approval of the Association.

13. Dumpsters and dumpster areas are for household garbage only. Do not place construction debns, furniture, carpet, boxes and like items in the dumpsters. If children are not tall enough to open the dumpster lid, it is the responsibility of the parents. All garbage is to be disposed of INSIDE the dumpster. Do not leave garbage on the outside of the dumpsters, All boxes must be broken down and placed in the recycle containers.

14. The Association may levy reasonable fines against a unit for the failure of the owner of the unit or its occupant, licensee, or invitee, to comply with any provision of the Declaration, the Association Bylaws, or reasonable rules of the Association. No fine will become a lien against a unit. No fine may exceed \$100 per violation. However a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall the aggregate exceed \$ 1,000. No fine may be levied except after giving reasonable notice and opportunity for a hearing to the unit owner and, if applicable, its licensee or invitee. The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine,, the fine may not be levied. The provisions of this subsection do not apply to unoccupied units.

15. Only two exterior chairs,one table and two potted plants are allowed to be stored on patios and balconies

16. Wrist bands must be worn to have access to the pool area. Only Owners in good standing, with accounts in arrears of less than 90 days, will receive wrist bands. All tenants with owners in arrears will not have access to the pool until such time as the account is brought to current. No children under the age of 13 can be at the pool without an adult. Visitors' can only be at the pool with a resident of The Palms Condo. Do not leave your children unattended in the pool area.

17. Parking is for the use of automobiles and passenger trucks. No commercial trucks, those with racks, advertising or any other commercial use are allowed. Automobiles are not to have any sign other than a bumper sticker affixed to the vehicle and advertising of any kind is forbidden. All vehicles must be registered with the Association. Vehicles must display the Associations assigned decal in their front windshield, driver's side near the bottom.

18. No signage other than one for sale or for rent sign is allowed and must be approved by the Board. No other pictures, flags or signs are allowed in the windows or doors.

19. Only beige or white curtains or blinds are acceptable in the community windows or Sliding Glass doors. No bed sheets, towels or any other item is a suitable replacement.

The Board and Committees will be strictly enforcing the Rules and Regulations to protect each owner's right to the quiet enjoyment of their property and safety.

THE PALMS CONDO ASSOCIATION / INC OF PALM BAY  
P.O. Box 60277 Palm Bay, FL 32905

Office: 321-327-7991

Email: thepalmscoa@cfl.rr.com

#### Lease Application Approval Process Check Off List

Building: Unit: \_

Owner: Agent: \_

Owner phone: Agent phone: \_

#### MUST FOLLOW & COMPLETE ALL REQUIRED INFORMATION LISTED BELOW:

Owner(s)/Buyer(s)/Property Managers must inform potential tenant(s) that the Association may require a ten (10) day application/lease review process. The Association anticipates that lease applications prepared by Property Management/Realty companies will require minimal time to review and process for approval. Under no circumstance can the potential tenant(s)/buyer(s) move into the unit without Association approval.

Owners(s)/Buyer(s)/Property Managers must inform potential tenant(s) of background check requirements. A background check will be run on each applicant by the Property Manager and or Owner for The Palms Condominium Association and their references and contact information and attach with application.

The Application copy of a signed lease and lease addendum and background check will be submitted to The Palms Condominium Board of Directors with a payment of check/MO/cash for \$50 per tenant(s) made payable to "The Palms Condominium Association." (Two tenants with no marital status =\$100. \$50 total for a married couple). Should The Palms Condominium Association have to provide the background check an additional cost of \$100 must be provided with the application.

Owners or their property managers/agents must supply the applicant(s) with a copy of the Association's Use Restrictions of the Declaration and the Rules & Regulations of the Board.

Owners of their property or managers/agents must fill out the attached Associations Lease Approval Application, which must be signed by the Owner as well as the Agent and Applicant.

Owners or their property managers/agents must have a legible copy of a recent Photo 10 of all applicants attached to the application I. E. valid Driver License or valid State Identification Card. Foreign Applicants must supply a legible copy of photo 10 such as a Passport, Visa and or Student Permit.