

**PALM COURT CONDOMINIUM**  
**RULES AND REGULATIONS**

**PREFACE**

These rules are designed to make living in our condominium pleasant and comfortable. In living together, each of us not only has certain rights, but also certain obligations to other owners and/or residents. We must remember that the restrictions we impose upon ourselves are for our mutual benefit and comfort. The following rules do not supersede the Condominium Association Documents or any other legal obligations of the owners of Palm Court, Condominium.

These rules and regulations are authorized by the Declaration of Condominium.

Violations will be called to the attention of the violating member by the Board of Directors, (referred to herein as the Board). Disagreements concerning violations will be presented to and judged by the Board for proper action. The Board may establish a series of fines and penalties for violations of these rules, as amended from time to time; such fines shall become a lien upon the Unit of the violator in the same manner as liens based upon failure to pay assessments and such liens may be collected in the same manner as liens based upon failure to pay assessments.

Any notice of violation of violation should be directed to the Board or Officers. Residents should not attempt to correct the violations of others and perhaps cause hard feelings. The names of those making complaints will not normally be disclosed to those persons complained about.

As necessary, these rules may be changed from time to time in accordance with the Association By-Laws.

Owners are further charged with the responsibility for violations of the rules and regulations by any of their guests, immediate family or visitors. It is therefore the owner's responsibility to know that their guests, immediate family or visitors are fully acquainted with the Rules and Regulations.

**OCCUPANCY**

Palm Court is an apartment residence and is not to be used for any transient or commercial purpose. The Board has determined and requires that the intended use of an apartment be limited primarily for residence use. Any corporate use, shall be limited only to the family of the principal owner or officer, notwithstanding other uses herein mentioned. No immoral, improper, offensive or unlawful use shall be made of any apartment or of the Common Property, nor any part thereof, and all laws zoning ordinances and regulations of all governmental authorities having jurisdiction over Palm Court shall be observed.

No owner of any apartment shall permit anything to be done or kept in his apartment, or on the Common Property which will increase the rate of insurance on Palm Court or which will obstruct or interfere with the right of the other occupants of the building or annoy them by unreasonable noises, nor shall any such owner undertake any use or practice which shall create or constitute a nuisance to any other owner or any apartment or which interferes with the peaceful possession and proper use of any other apartment or the Common Property.

The number of persons permitted to occupy and apartment is:

2 bedroom apartment - 4 persons

Two occasional overnight guests will be permitted over and above occupancy levels.

### **RESIDENTS**

There is one resident classification: OWNER.

### **NON-RESIDENTS**

There are three non-resident classifications.

(1) MEMBERS OF IMMEDIATE FAMILY

Immediate family are owner's parents, adult brothers and sisters, adult sons and daughters, any of whom may be accompanied by their respective spouses and children.

(2) GUESTS

Non-residents but not members of immediate family.

(3) VISITORS

Non-residents and not overnight guests.

Owners may designate guest occupants of their apartments in their absence so long as the occupancy levels above referred to are respected and are not to exceed 60 days in a 12 month period. The use of an apartment by guests in owner's absence will necessitate the owner notifying the Manager of the building in writing at least one week prior to their intended arrival, giving their names (relationship, if any) and approximate length of their stay, stating also that these guests are not tenants and are not paying rent or any other consideration for the use of the apartment. Under no circumstances may these guests/occupants have overnight guests in the owner's absence, whether or not the number of overnight guests are within the permitted occupancy levels. All guests must abide by the same Rules and Regulations in effect for owner who are responsible for them and owner should advise their guests that their stay can be quickly terminated if any of the rules or regulations are violated.

## **PETS**

Second owners, members of the immediate family, guests or visitors are not permitted to bring pets of any kind or description onto the premises of Palm Court and admittance will be refused to any who attempt to do so. Original owners at the time of purchase only, are allowed one small pet (dog, cat or small domestic bird) 15 pounds or less, as to dogs and cats, (mature weight). When that one pet expires, it cannot be replaced. Owners of a pet, presently so authorized, are required to register the pet with the Association giving the breed, color ,age, Broward County animal license number and pet's name and weight. (In dispute, animal owners at the discretion of the Board of Directors, may be required to furnish a veterinarian's certificate that the weight of the pet does not or will not exceed 15 pounds). The Association must also be furnished with a veterinarian's certificate indicating that Pet has received all required shots.

Pets must be leashed and/or carried when outside of owner's apartment in all portions of the building outside premises. Pets must be curbed and shall not be permitted on the grass, gardens and pool areas. "Accidental" droppings must be cleaned up by the individual pet owner. Dogs cannot be left unattended on balconies or walkways. Nuisance pets will not be tolerated.

**CHILDREN** are not permitted to run and play in the walkways, stairways, lobbies, recreation building or elevators. Children under the age of 6 years are not permitted to ride the elevators without adult supervision.

## **PROPERTY DAMAGE RESPONSIBILITY**

Owners, children, guests and visitors, shall not mark, mar, damage, destroy or remove any part of the building, equipment or furnishings, including all outside furnishings. The responsible **OWNER** shall pay the cost of restoring the area or property affected, such replacement or restoration must be to the satisfaction of the Board. Owners are further charged with the responsibility for any violations of the Rules and Regulations by any of their guests, immediate family or visitors. It is therefore the owner's responsibility to know that his or their guests, immediate family or visitors are fully acquainted with the Rules and Regulations.

## **PROCEDURE FOR SELLING**

In the event an owner plans to sell a subject apartment, said owner shall obtain detailed procedural forms from the Board of Directors. It is mandatory that instructions set forth in these forms be complied with in order to sell an apartment. No apartment may ever be rented.

## **ABSENCE OF OWNERS**

Even for absences of a short duration, for the residents' own protection, the Association should be Notified of departure and planned return date. The Association must be informed in writing if the apartment is to be serviced in any way during the resident's absence, and what services are to be expected. The Association should be informed, in writing, as to what arrangements have been made with reference to mail, parcels and other deliveries. Palm Court, its officers and/or employees will not be responsible for any loss or damage resulting from any resident's authorized admissions to resident's apartment. Furnishings, loose carpeting, etc., must be removed from the balconies during an extended absence.

## **RIGHT OF ENTRY**

The general personal safety of all and the prevention of loss and damage to contents due to fire or water line breakage, requires that a key for each lock for each apartment be deposited with the Association for the purpose of emergency entry. Failure to provide such a key makes an apartment owner totally responsible and liable for resulting injuries, loss of life and property damage. Further, Palm Court will not be responsible for damage resulting from forced entry.

## **DOORS, WALKWAYS, BALCONIES AND FIRE TOWERS**

It is a strict rule of the Fire Department Regulations of the City that all fire exit doors be kept closed and locked, allowing exiting from the building, but no entrance back into the building. To conform properly to this regulation, it is no possible to permit anyone in the building to have any means of getting into the building through the fire exit doors. There are NOT EXCEPTIONS to this rule. Passages, elevators, staircases, walkways and common elements, must not be obstructed in any manner. Rugs, mats plants (real or artificial) etc., may not be placed in walkways outside doors. (Temporal seasonal decorations on entrance doors excepted, providing ordinary safety and Fire Department Regulations are respected).

It is not permissible to drape or hang anything from the windows or walkways railings. No shaking of rugs, mops, table cloths, etc. from windows or walkways is permitted. Clothes lines or drying racks of any description are not to be employed for the purpose of airing or drying clothes, bathing suits, other apparel or furnishings. Throwing of any objects, cigars, cigarettes, etc., or sweeping dirt or water from walkways is not permitted. Waterproof containers must be used for all potted plants. No alterations or painting of outside apartment walls, doors, windows or balconies permitted. Platinum color, tinted plastics on inside of window is permitted; however, the use of Mylar type foil or aluminum foil or any other substance or material other than blinds or drapes in windows is not permitted. To alter the outside appearance of any windows in any apartment (except inside draperies and drapery material) must be approved by the Board. Cooking of any sort on balconies or walkways by whatever means is strictly prohibited

## **ROOF**

The roof area is off limits to all persons, except authorized building maintenance and service personnel.

## **TRASH DISPOSAL**

All trash and refuse which the kitchen sink food waste disposer will not process must be securely bagged and tied in paper or heavy plastic bags and placed in the trash chutes between 8:00 A.M. and 9:00 P.M. All containers too large for the trash chute, must be taken to ground level trash room. Dust cloths, mops, vacuum cleaner bags, etc., must be shaken in the trash room or emptied down trash chutes. Cigar butts and cigarette butts must be extinguished before bagging.

## **SOLICITATIONS**

There shall not be soliciting of any nature, charitable or commercial for any purpose whatsoever, by any persons anywhere in the building or on the premises. Worthwhile charitable and community funds drives will be conducted by first class mail. Residents participating in such drives must observe this regulation.

## **MAINTENANCE SERVICE**

All requests for service must be made to the Association. In the case of emergencies, which may result in damage to other apartments or common areas, the Association must be notified immediately and the Association will take any action necessary.

## **VEHICLE PARKING**

Only passenger type vehicles (including station wagons) are permitted to park in the parking spaces. No boats, boats on trailers, trailers, motor homes, campers, commercial vans, motorcycles, mopeds or the like are permitted on the premises. (Cargo trailers may be parked on the premises for limited periods of unloading provided arrangements have been made in advance with the Association). No defective mufflers, "cut-out", "Hollywood" type mufflers, etc., are allowed on the premises. For the safety of all, drivers are to move through all parking and driving areas at a maximum 5 miles per hour speeds. All vehicles must park "head-in" only as all parking spaces are laid out for this type parking.

## **REPAIRS TO AUTOMOBILES**

The repairing of automobiles on the grounds is strictly prohibited.

## **MOTORCYCLES**

It is strictly prohibited to ride a motorcycle on the grounds.

## **RECREATION AREA**

The recreation area is for the sole use of all owners. No parties or events may be scheduled which are for the benefit or pleasure of any outside group or organization. All planned events must be processed through the Association. A reservation form must be filled out for approval and submitted with a \$50.00 deposit required to cover cleaning and any possible damage (in dispute, the Board will decide the extent of the damage and the cost). A guest list for all social events must be registered, in duplicate, with the Association at least one day in advance. The social Committee may schedule social events, open to all residents and their guests, limited however, to the capacity of the facility. All plan events must be approved by the Association. The Association or its Board shall not be responsible for liabilities arising out of any affair.

## **NOISE**

Residents shall be considerate of their neighbors and not create any unnecessary noise. Particular care shall be exercised if a radio, television, hi-fi or musical instrument is used in the morning prior to 10:00 A.M. or in the evening after the hour of 11:00 P.M. Boisterous noise and blaring music will not be tolerated.

## **SWIMMING POOL**

1. A shower is required at the pool area before entering the pool. Anyone who leaves the area and returns must shower again before entering the pool.
2. It is against the Board of Health Regulations for anyone with an infection to enter the pool. Anyone with a skin, ear or other infection is forbidden to use the pool.
3. Bathing caps are option for males and females with long hair while in the pool. (Cut-offs and “t” shirts are not permissible, only conventional bathing attire is permitted).
4. All sun tan oils, creams and other lotions must be removed before entering the pool. When using patio furnishing in bathing attire, underlying toweling must always be used.
5. Chaise lounges shall not be reserved over long periods of non-use by placing towels or other articles on them.
6. No objects of any kind including rafts, floats, flippers, snorkels, masks, toys, etc., are permitted in the swimming pool, except float aids that are attached to the bather’s body.
7. Running, jumping and playing games around the pool area is prohibited.
8. No food, or drink in bottles, or glass containers of any description is to be taken into the swimming pool or patio area.
9. No pets of any kind are allowed in the swimming pool or around the patio area.
10. The swimming pool will be open from 10:00 A.M. to 10:00 P.M. daily. (Winter Season – closing hours will be posted during the Winter Season).
11. Anyone using the swimming pool area is required to do so in a manner considerate of others. Obnoxious behavior will not be tolerated.
12. Do not remove furniture from Pool Deck.
13. Children permitted pool privileges are expected to conduct themselves as adults in every manner. Since it has been agreed and understood that Palm Court will not provide any attendant specifically for the pool area, children under six (6) years of age, or unable to swim, must be accompanied by an adult when visiting the pool area.
14. The Swimming Pool Area must be left in a clean condition for the mutual benefit of all Residents.

### **NOTE:**

#### **LARGE ITEM REMOVAL**

To discard large appliances, furniture etc., take items to the transfer station on Wiles Road.

They will not accept items that are in a u-haul truck.

Take Wiles Road west to the end, the transfer station is on the left. They are open on Saturdays and Sundays from 8:00a.m. to 4:00p.m.

They may ask you for your drivers license, to verify the city in which you reside. This is a Coral Springs resident dumpster, only.