

# **SANDALFOOT SQUIRE PHASE 2 CONDOMINIUM ASSOCIATION, INC.**

## **RULES AND REGULATIONS**

It is the purpose of your Association to maintain a economically well-managed condominium community and it is believed that these rules and regulations will aid in this purpose.

These rules and regulations are applicable to all owners and guests.

Every effort has been made to insure that these rules and regulations are in compliance with the Governing Documents of the Association; however, if there is a conflict between the rules and regulations stipulated herein the Governing Documents of the Association or Center shall take precedence.

In consideration of one another's interests and to insure the general welfare of all, it is important that residents and guests be familiar with and responsible for compliance with these rules and regulations; PLEASE READ THEM.

Unit owners shall advise their guests, visitors, and members of their families of these rules and regulations.

Your Board of Directors will welcome the assistance of all owners in the enforcement of these regulations. May we urge all persons to comply with the rules and regulations and to respect all hosts attempting to enforce these rules and regulations.

THE RULES GOVERNING THE GENERAL CONDUCT OF ALL RESIDENTS AND GUESTS IN AND AROUND THE COMMON ELEMENTS AND ASSOCIATION PROPERTY OF SANDALFOOT SQUIRE PHASE 2 ARE ESTABLISHED AND ENFORCED BY THE BOARD OF DIRECTORS, AND MAY BE AMENDED FROM TIME TO TIME BY THE BOARD.

REPEATED VIOLATION OF ANY OF THESE RULES WILL BE REFERRED TO THE ASSOCIATION'S ATTORNEYS FOR PROPER ACTION. PURSUANT TO THE ASSOCIATION'S AMENDED DOCUMENTS, UNIT OWNERS WILL BE RESPONSIBLE FOR LEGAL FEES INCURRED BY THE ASSOCIATION IN ITS EFFORTS TO COMPEL COMPLIANCE.

## FACILITIES

The facilities of Sandalfoot Squire Phase 2 are for the use of unit owners, approved tenants, unit owners' and tenants' immediate families, and guests as noted and qualified herein.

## BUILDING AND HOUSE RULES

1. To insure your comfort and that of your neighbors, radios, and television sets should be turned down to a reasonable volume between the hours of 11:00 P.M. and 9:00 A.M.
  
2. Repair work involving hammering, sawing, etc. that can be heard outside of your unit, must be done between the hours of 9:00 A.M. and 6:00 P.M. Monday through Saturday only. Construction prep work such as sawing, grinding, cutting, etc. may not be done on catwalks, stairwells. Work that cannot be confined within the unit may only be done in the parking lot or in a grassy area. Unit owner remains responsible for clean up. This includes removal of all construction debris and materials from the property. Any owner, other than a ground floor unit who wishes to install a hard flooring surface such as tile, laminate wood etc is required to obtain association approval and must provide proof of appropriate soundproofing. Request forms are available in the office or from the management company.
  
3. Condominium units or common elements may not be used for business or any Commercial use whatsoever
  
4. Occupancy of a unit on a permanent basis is limited to four (4) and those individuals who have been screened and approved by the Association. Individuals in excess of this number may be permitted to visit and temporarily reside in a unit for periods not to exceed 60 cumulative days within a rolling 12 months period. Guests that reside in a unit for more than 60 cumulative days will be considered permanent residents subject to the Association's screening and approval process.
  
5. Unit owners who intend to permit others to occupy premises while they are away must notify the Association in advance, in writing giving names, relationship, and ages of guests, plus length of stay. Length of stay not to exceed 60 cumulative days. Such occupants must abide by all the rules and regulations herein. To the extent provided by law, the Owner shall be responsible for the acts and omissions, whether negligent or willful, of his Guests occupying his or her Unit, and in the event the acts or omissions of any of the foregoing shall result in any damage to the Common Elements or Association Property, or any liability to the Association, the Owner shall be liable to the Association for same. Furthermore, any violation of any of the provisions of the Declaration of Condominium, of the Articles of Incorporation, the By-Laws, or any Rule or Regulation, by any Guest shall also be deemed a violation by the Owner, and shall subject said Owner to the same liability as if such violation was that of the Owner.
  
6. Children are not to play on the catwalks, stairways, parking lot and are not to interfere with the operation of any other Association equipment.

7. Proper rules of sanitation must be observed. There must be no littering. All refuse and trash must be placed in a tightly closed trash bag before placing in dumpster. All trash must be placed inside a dumpster not on the ground. All newspapers, magazines, cans and bottles must be placed in special designated recycle bins inside the dumpster area; such items should not be dropped into trash or on the ground. All boxes and/or cartons must be flattened before placing them inside a dumpster or recycle bin. Large bulk items such as appliances, furniture, etc. may not be left in or around the trash area; owners must make arrangements for removal from property. Trash bags are not allowed on the walkways by unit doors at any time, all trash must be placed inside the dumpster.
8. Unit owners may not plant trees, shrubs, etc., on the common elements. This is not allowed in the front of units and is not allowed in the back of units. If any plantings have been made after this letter they will be removed.
9. Bicycles may not be kept or locked on common areas which includes parking lots, walk ways, in the grass or in front of unit doorways.
10. Common elements (such as the entrances, vestibules, stairs etc.) shall not be obstructed, littered, defaced in any way. Rugs or doormats must not be placed outside of your doors in the common area on the catwalk. Furniture, even for temporary seating, may not be placed on catwalks, as such placement is in violation of safety and fire codes.
11. No exterior structural changes are to be made without the written approval of the Association. Before a unit owner attempts to hang or place anything on the common walls, prior approval must be obtained from the Association, in writing. No reflective foil or any other material may be used on patio doors or windows without written permission of the Association. Rugs, tablecloths and any other item should not be shaken or cleaned in any area of common elements.
12. Signage of any type is not permitted to be displayed anywhere within the community.
13. Sandalfoot Squire Phase 2 is a “No Pet” community, subject to Federal, State and Local Laws and Ordinances. Owners nor guests may bring pets to Sandalfoot Squire Phase 2. The policy on pet ownership by unit owners are adequately covered in the Governing Documents.
14. Barbecuing is not permitted on patios or common areas, except in areas provided for that purpose. When using the association’s barbecue facilities, owners and their guests must adhere to the posted rules and guidelines.
15. Emergency and Association Access to your Apartment: The whereabouts of your key should be on file with the Association. “Pursuant to Section 718.111(5) of the Florida Statutes, the Association, or their authorized representative, has an irrevocable right of access to each Unit when necessary to prevent damage to the Common Elements or to a Unit or Units, and if a key cannot be obtained in case of emergency, the door may be broken down and must be repaired at the unit owner’s expense.” If time permits, a locksmith will be engaged and the cost of this service will be assessed against the unit owner.

16. Proper attire should be worn at all times in all common areas, covering garments and shoes are required to be worn in all areas except inside of the pool area.
17. Smoking is not permitted in any common indoor area, this includes balconies stairs and walkways. Smokers should be considerate of other residents and guests when smoking in any other common area.
18. Vehicle washing is limited to the car wash areas only.
19. Owners should turn off their main water valve when they are away from their unit for any extended period of time (in excess of 24 hours). Main shut off valves should be exercised several times a year to ensure proper functioning.
20. Protective pads must be used to protect the stairway surfaces when moving large bulk items such as furniture, appliances, building material, etc. Any damage made to the stairs or walkways can be charged to the unit owner.
21. Owners who wish to install hurricane or storm protection must obtain written Association approval. Shutters cannot be placed or closed until a hurricane or storm warning has been issued for Palm Beach County and must be removed within 48 hours after the threat of the storm has passed.
22. Failure of an owner to properly maintain their unit whether they are in residence or away may be construed as negligence as it may result in significant damage to common elements and other units.
23. All unit doors must be painted the same color. Contact the property management company if your door is the wrong color and you need the information for the correct color.

### **PARKING**

1. Campers, mobile homes, motor homes, boat trailers, house trailers and trailers of every other description are prohibited from being parked or stored anywhere upon the Sandalfoot Squire Phase 2 properties overnight.
2. Overnight parking shall mean vehicles on Patio property between the hours of 11:00 P.M. to 6:00 A.M.
3. All vehicles parked on Sandalfoot Squire Phase 2 property overnight must display a properly placed and valid resident or rental decal in the driver side rear window or a visitor pass at all times. Any vehicle that does not have a valid decal or visitor pass may be subject to towing at the owner's expense.
4. Vehicles may not be parked in such a way as to obstruct the free flow of vehicles or pedestrian traffic through, over or upon roadways, walkways, dumpster driveways or building entrances.
5. Derelict, abandoned or junked vehicles may not be parked/stored anywhere on Patio property. A junked vehicle is a vehicle that has obvious body damage, broken windows, deflated tires or flat tires, all of which are not allowed and subject to towing.
7. Any vehicle parked on Sandalfoot Squire Phase 2 premises must reflect a proper current

- registration or license plate in the proper license position.
8. Motor vehicles may not be serviced, repaired, disassembled or assembled anywhere on Sandalfoot Squire Phase 2 property except in emergency situations. Jump starting and/or changing of flat tires shall be considered an emergency. Replacing the oil or brakes is not allowed.
  9. Parking on the streets or any landscaped area is prohibited. Double parking is not allowed.
  10. The Association's roadways and parking lots may not be used for giving or receiving driver training.
  11. Non-conforming vehicles will be towed away at the owner's expense and liability.
  12. Car washing is restricted only to the designated area.
  13. Vehicles are not permitted to create any noise nuisance to the community (i.e., excess horn blowing, loud audio equipment, etc.)
  14. Non-resident vehicles may not be stored on community property for more than 24 hours, unless a valid guest pass has been obtained.
  15. All vehicles to be parked "head in" only. (No backing into spaces.)
  16. Car protective covers are not allowed to be placed over any vehicle at any time.
  17. Parking in front of no parking areas is prohibited.