

PALMA SOLA HARBOUR CONDOMINIUM

RULES AND REGULATIONS

Amended December 2018

Florida Condo law provides that **OWNERS, RENTERS**, and **INVITEES** must comply with the association's Declaration, By-laws and these Rules and Regulations, all of which are deemed to be part of any rental, loan or lease agreement. These documents are set forth on the condo web site at www.pshcondos.com.

The following Rules and Regulations have been drawn from the Declaration and By-laws and decisions of the Board of Directors.

Recreation facilities:

- The use of all recreation facilities is limited to owners, renters, guests who are in residence at PSH and current employees of PSH.
- All other persons who are daily guests and **not in residence** must be accompanied by a residing owner, renter or employee when using the recreational facilities.

Tennis courts:

- Close at Dusk.
- When players are waiting, play shall be limited to one hour.
- No pets are allowed on the courts.
- Tennis courts may only be used for racquet sports (no skateboards, rollerblades, etc.).

Pools and Pool Patio Areas:

- Both the large and the small pool close at dusk.
- No rafts or floating devices other than "pool noodles" are allowed in the pool.
- No diving or jumping from the sides of the pools.
- No pets are permitted on the patios or in pools.
- Children under 12 must be accompanied by an adult at all times.
- No glass containers are permitted at any time.
- No food is allowed on the patio/deck area within four (4) feet of the pool.
- No pool parties except with advance authorization from the **PSH Manager**.
- No infants in diapers may use the pools.
- No roller blades, skates, skateboards, bicycles or similar items are allowed on the patio areas around the pools or any other brick paver area.
- Everyone using the pool must shower before entering the pool.

Recreation Center Building:

- Closes at 10 p.m. except for functions approved by the association.
- The building is for the use of persons over 18 years of age, except at PSH Manager or Board authorized functions.
- No pets allowed in the recreational building.
- No wet bathing suits will be worn in the recreational building and foot wear must be worn at all times.
- Private use must be authorized in advance by the **PSH Manager**.

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- Use of the Recreation Center is limited to owners, renters, members of their families, their guests who are in residence overnight and PSH employees unless attending routine events or events which have been authorized in advance.

Roads and Parking:

- Roads and Parking are governed by section 25 of the Declaration of condominium of PSH, which can be viewed on the condo web site at www.pshcondos.com.
- Speed limit on Condominium property is **15 mph**.
- Only passenger vehicles are allowed to be parked on Condominium property. Passenger vehicles shall mean cars, station wagons, sport utility vehicles, golf carts, motorized wheel chairs, medically required personal transportation devices, passenger vans and passenger pick-up trucks, which are described in Section 25 of the Declaration. Motorcycles and motorbikes/scooters are not permitted on PSH property.
- Unit owners or renters shall not park or permit to be parked on Condominium property any commercial vehicles or recreational vehicles. For overnight parking (10 pm to 8 am) of passenger pick-up trucks the passenger pick-up truck must be parked in the driveway/carport of a unit.
- Vehicles on condominium property not in conformity with Section 25 of the Declaration will be removed at the owner's expense.
- The vehicles of all owners and long term (annual) renters on the condominium property will display a PSH sticker at all times.
- Vehicles, except golf carts, must not park or drive on the grass anywhere on condominium property.
- No vehicles shall be parked such that any portion of it extends into the traveled portion of the roadway.
- No vehicle may be parked which is not currently licensed, or which, in the sole opinion of the Board of Directors, is so deteriorated as to be unsightly.
- No overnight sleeping in parked vehicles.
- Please see section 25 in the Declaration for more parking rule details at www.pshconds.com

Common Elements:

- No trash or private objects of any kind are to be deposited or left on the Common Elements
- No advertisements, signs, or notices of any kind may be displayed on or in view from the Commons Elements unless approved by the PSH Manager.

Pets:

- Limit of 2 pets.
- Pit Bulls, Doberman Pinchers and Rottweilers are not allowed on PSH Condominium property.
- All pets must be carried or on a hand held leash when outside.

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- All pet owners shall be responsible for picking up and removing all droppings.
Note: There are 3 pet waste stations available in PSH
- The Board of Directors may order and enforce the removal of any pet that becomes a nuisance or an unreasonable source of annoyance to other occupants by reason of barking or otherwise.
- Pets shall never be tethered within the condominium property.

Villas:

- No structural additions or changes are allowed (including color changes) affecting the exterior of any unit or its appearance without prior consent from the Board of Directors. Villa Modification application forms are available from the office or from the PSH Website.
- Unit keys **must be provided** to the Office for **all** outside doors in order that the Condominium staff may have access in case of an emergency.
- No advertisements, signs or notices of any kind may be displayed on any unit or vehicles.
- Nothing that will increase insurance rates, interfere with the rights of other owners, or constitute a public nuisance (noise or otherwise) will be permitted.
- Units may be used for residential purposes only.
- Garments, rugs, laundry and similar items may not be hung from windows or on patios or porches.
- Carports must be kept neat and clean and not be used for storage except in approved permanent built-in cabinets. No vessels may be stored in the carport of a Unit unless such vessels are inside an approved carport storage cabinet. This includes, without limitation, canoes, kayaks, inflatables, and all other motorized or non-motorized vessels.
- No fences may be built or placed around patios unless they are approved by the Board of Directors and must be standard condominium color and style.
- From June 1st to November 1st (hurricane season) all Carports and open Patios will be free of all patio furniture, barbecue equipment and potted plants, etc. when the unit is not occupied.
- Pest control inside the condo unit is the responsibility of the unit owner. The association will take corrective action only if the owner, renter, occupant has previously taken all reasonable care for pest control. Termites are the responsibility of the association.
- In order to avoid or limit possible damage to a unit, if a unit will be vacant for more than 30 days, the unit owner should ensure that the unit is inspected and the inspection documented and dated by a competent person. This check should include, but is not limited to, checks for such things as, any evidence of pest problems (termites, rodents etc.), a check for any water intrusion (roof leaks, window/door leaks, plumbing fixture leaks etc.). The suggested frequency for these checks is once per week. All issues or concerns found during these inspections should be reported to the PSH Office immediately. When left vacant, the water must be shut off at the outside main supply and the water heater

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electrical breaker turned off. The HVAC unit must be left on with the thermostat set at no more than 80 degrees to prevent mold from growing. Once every 30 days the water must be turned back on and all toilets in the unit flushed and then the water turned back off at the outside main. This is to protect our cast iron sewer pipes. The costs of any damage to the unit, an adjacent unit or any common element portions of the building caused or worsened by the Unit Owner's negligence in failing to have the unit checked will be the responsibility of the Unit Owner. As per the PSH Declaration 8.01 (e) "All damage to the Common Elements caused by the negligence or intentional acts of a Unit Owner shall be repaired by that Unit Owner".

- No work is allowed by contractors on Sundays and after 6 p.m. on all other days except for emergency work.

Realtors:

- Realtors having an open house must contact the PSH Office to get the "Open House" gate code for access to the PSH property and post a sign at the gate giving this code. NOTE: The code only works from 10:00 am to 4:00 pm on Saturday and Sunday.
- If placing a for sale sign on the Common Element abutting Cortez Road, these signs shall be displayed only on weekends between 10 a.m. and 4 p.m. During open houses, additional signs may be displayed on condominium property directing people to the unit having the open house.

Storm Shutters

- Per State law, all unit owners of a condominium are permitted to install permanent storm shutters on windows and doors to provide a degree of protection to interior contents and finishes during a hurricane. To that extent, and without prejudice to any owner wishing to install storm shutters, the Board may from time to time issue rules governing the installation, appearance and operation of same.
- Owners must have Board approval of type and color before installing shutters.

Plantings:

- All requests for plantings except for annuals or potted plants must be submitted on a Request for Villa Modification Form and requires approval from the PSH Landscape Committee.
- Limited Common Element Plants except trees may be placed up to 10 feet from the rear of the building as originally constructed provided they do not adversely affect any other unit. Plants and trees may be placed up to 8ft. from a corner (end units only). All such plantings and trees shall be maintained by the Association which shall, at the discretion of the Board, be trimmed and/or removed if deemed detrimental to the buildings.
- Common Elements Plants may be placed up to 6 ft. from the front and sides (end units only), expanding out to 8 ft. from the corners (end units only), and up to the front edge of the carport. All such plantings and trees shall be maintained by the

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Association which shall, at the discretion of the Board, be trimmed and/or removed if deemed detrimental to the buildings.

Transfers (Loan) and Permitted Occupancy:

- A unit may be occupied only by the following persons; owners, renters, or **anyone** to whom the unit is loaned by the owner.
- Children without an accompanying adult family member must be at least eighteen years of age.
- If a unit owner wishes to rent or lease his unit he must submit to the **PSH MANAGER**, for approval by the Board of Directors, a **COMPLETED** and **SIGNED** "APPROVAL FOR RENTAL OR LOAN FORM" along with the applicable Application Fee at least fifteen (15) business days before the occupancy.
- Unit owners **MUST** provide a copy of the current Rules and Regulations to renters. Any rental, lease or other use not approved by the Board is void and unenforceable.
- A rental or lease may not begin for two (2) years following the sale of a unit.
- A unit may not be leased, rented or loaned together such that a total of more than two (2) rentals, leases or loans begin in any calendar year, and then only in conformity with the Declaration of Condominium and Rules. Rentals must be for a minimum of 30 days and for no longer than one (1) year. The rental may be renewable at the end of the year if approved by the Board of Directors and no rental fee is required. If a lease is in effect on a unit that is sold that existing lease will not be renewed or a new lease approved during the two (2) year period starting from the time of the sale of the unit.

Docks and Waterways:

- A unit owner may build a dock at their seawall only after prior written authorization of the Board of Directors and subject to any specifications the Board may impose. Note: The cost of removal and replacement of the dock and any associated equipment, davits, lift etc., if required to allow the Association to perform maintenance or repairs to the Seawall is the responsibility of the unit Owner.
- All vessels docked overnight at PSH must have a current Certificate of Registration for the vessel, and a copy must be filed with the Association, together with the current contact information and emergency contact information for the owner of the vessel. Only vessels owned by PSH owners, renters or their guests may be docked overnight at PSH (note; guests must be in residence at PSH).
- If the vessel docked overnight is being rented by the unit owner, renter or their guest, then, in addition to the Certificate of Registration, a copy of the rental agreement must also be filed with the Association.
- Docks may be rented or used by another owner or renter with the approval of the Unit Owner.
- No overnight sleeping is allowed on a moored or anchored boat within Palma Sola Harbour. This applies to unit owners, renters and guests.

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- Liability for docks is the owners' responsibility as they own the docks.
- There shall be no cleats or objects of any kind mounted to any part of the sea wall within the confines of Palma Sola Harbour. There shall be no objects installed behind the seawall for purposes of securing a vessel or attached to the dock for support. Any cleats or other devices presently installed shall be removed.

Work Orders:

- A written work order form must be filled out for any repair work or service that is required for which the Association is responsible. Work Order Forms are available in the PSH Library and on the PSH Website.

Golf Carts and Small Electric Vehicles:

- Owners may own and operate golf carts on condominium property providing the following is complied with:
- Only battery powered golf carts or handicapped transporters can be used.
- Liability insurance is the owner's responsibility.
- Operation must be in a safe manner. The owner is responsible for the safe operation of the vehicle at all times.
- Children under 16 must not operate golf carts or electric vehicles on condominium property at any time.

Unattended Vehicles:

- Authorized unit occupants who leave their vehicles unattended for a period in excess of 30 days on Condominium property shall provide the vehicle keys with the **PSH Manager** or advise where the keys may be located in order that the vehicle may be moved if required in case of fire or necessary unit maintenance.

Garbage Collection and Recycling:

- Collection of garbage by the condominium staff is scheduled for Mondays and Thursdays starting at 9 am. Garbage must be double bagged and tied securely in plastic bags. Garbage for pickup must be placed at the end of the driveway and not left on the grass beside the driveway. If left out overnight, it must be placed in a covered container. If a special pickup is required, please notify the office. **Do not deposit garbage at or around the compactor.**
- Items approved for recycling may be put in the recycling container in the maintenance area. Items not approved for recycling such as plastic bags, building material and other waste must not be placed in the recycling container but placed out with the regular garbage for pickup.

Rule Violations:

- Any Owner or Occupant found in violation of any of the above Rules or any other terms of the Condominium Documents will be liable for any fines imposed as per Section 28 of the Declaration of Condominium.