



FAIRWAY PALMS II

6539 SE Federal Highway
Stuart, FL 34997



Rules and Regulations

The following are the rules of the Fairway Palms II Condominium Association, hereinafter referred to as the Association.

1. In order to enhance the beauty of the property and for safety purposes, all sidewalks in the common areas must not be obstructed or encumbered. That is, nothing will be placed upon, or stored upon sidewalks.
2. Bicycles shall be stored only in condo units, or in bicycle racks located on condominium grounds.
3. No garbage cans, supplies, plants, chairs, or any other articles shall be placed on entry way balconies. No linens, clothes, clothing, curtains, rugs, or laundry or other articles shall be shaken or hung from any balcony or other part of the common elements of Association property.
4. To provide a healthy environment for all, and in order to eliminate odors and vermin, all garbage must be placed in plastic bags and be deposited in dumpsters located throughout Association property. Recycling receptacles shall be used for recycling material only. Cardboard boxes shall be broken down before being placed in recycling receptacles.
5. No construction debris is to be deposited in any trash containers on Association property. Contractors, or persons making repairs or remodeling of units, are responsible for removing all construction materials from Association property. Dumping of construction debris anywhere on Association property will be subject to a \$250.00 fine.
6. No furniture or other household items shall be deposited in Association dumpsters or left on Association property. An owner or tenant having furniture or other items to be disposed of must arrange for such items to be removed from Association property at their own expense. Dumping of furniture or other household items anywhere on Association property will be subject to a \$250.00 fine.

7. No vehicles other than automobiles, vans, or pick-up trucks without commercial signage thereon shall be permitted to park on Association property, except for the purpose of making deliveries or providing repair services to a unit. Police or fire emergency vehicles are expressly exempted from these provisions.

Exceptions: Parking of non-commercial vans, boats, boat trailers and recreational vehicles may be parked in the overflow parking area, with permission of the Board of Directors (BOD). Refer to the Rules and Procedure for Overflow Area Parking Permits document for the criteria associated with parking in the overflow parking area.

8. All vehicles parked on Association property by owners or tenants must be registered with the Association, and a parking permit must be attached to the left side of the rear window of the vehicle. Vehicles not registered are subject to being towed without notice. Each parking space shall only accommodate one (1) vehicle at a time.

9. Properly registered and permitted vehicles must be parked in the designated parking spots assigned to the unit. If the owner or tenant has more than one vehicle, and the unit is assigned only one parking place, the second or subsequent vehicle must be parked in a guest spot. In no instance should any owner or tenant utilize more than two (2) guest spaces for more than a 48 hour period. In other words, any owner or tenant that has more than two (2) vehicles parked in guest spots is subject to have the third and subsequent vehicles towed from the property. Parking in spaces assigned to other units, or on the grass, will subject the illegal parker to imposition of a fine and/or towing of vehicle without notice.

10. Vehicles shall not be backed in to parking places.

11. Any vehicle that cannot operate under its own power shall not remain on Association property for more than 24 hours. No vehicle repairs shall be performed on Association property except in emergencies, and except as otherwise provided in the Declaration of Condominium. Any vehicle that leaks excessive fluids onto the parking lot surface will be subject to being towed and the unit owner associated with the vehicle will be subject to a fine in an amount to clean and repair the parking lot surface.

Any vehicle without valid registration and insurance, including beach buggies, All Terrain Vehicles, and similar "off road vehicles" shall be deemed to be unable to operate under its own power, and will not be permitted to park on Association property. Any such vehicle parked on Association property will be subject to being towed off premises at owner's expense.

12. In order that all residents may have the quiet enjoyment of their property, no resident shall make or permit any disturbing noises on the Association property by himself, his family, employees, agents visitors and licensees, nor do or permit anything by such persons that will interfere with the reasonable rights, comfort or convenience of all residents.

13. Repairs and renovations to units should not commence prior to 8:00am, and should terminate no later than 6:00pm.
14. No satellite dish installation may be done without the express written approval of the Board of Directors. Installations made without such approval will be removed. Refer to the Rules Regarding Satellite Dish Installations for additional criteria related to their installation.
15. Nothing may be erected or installed on the roof, or the exterior walls of buildings. No alterations of any kind may be made to the exterior of the building, except by order of the Board of Directors. No for sale or other signs of any type shall be displayed in any window of any unit, or on any building surface.
16. No plywood sheeting or temporary hurricane shutters may be fastened to any building. Violators will be subject to a monetary fine and/or charges for necessary repairs.
17. Permanent hurricane shutters of a type and color approved by the Board of Directors may be installed by a licensed contractor with a permit issued by Martin County; and, with written permission of the Board of Directors. Information regarding specifications and color is available in the Association office.
18. Pets are permitted in units occupied by owners only. A two animal maximum is imposed, and no animal shall become a nuisance or they will be ordered to be removed by the Board of Directors. All pets must be leashed while on Association property. All pet waste must be picked up and properly disposed of, failure to do so will subject violators to a \$25.00 fine per occurrence.

Rental tenants are not permitted to have pets. Landlords that allow renters to move in with pets shall be subject to being fined \$25.00 per day up to a maximum of \$1000.00 for each day the pet remains on Association property.
19. Absolutely no planting, mulching, adding of decorations etc. shall be allowed by owners or tenants, on any of the common grounds of the Association. All landscaping shall be the responsibility of the Association, and will be under direction of the Board of Directors.
20. In accordance with provisions of the Florida Fire Prevention Code, no gas grills, hibachis, or similar items, including electric grills, may be used on Association property. Persons wishing to barbecue may use the barbecue grill located by the Association office. Violations are subject to a fine and confiscation of grills etc.
21. No business of any type is to be conducted from any unit, or anywhere on Association property.