

Village of 800 Place

Condominium Association, Inc.

**Rules and Regulations
(Revised July 2013)**

Village of 800 Place Rules and Regulations

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I. Introduction

These Rules and Regulations take precedence over all the "Rules and Regulations" issued and/or published prior to this date. However these Rules and Regulations do not supersede the Declaration of Covenants and Restrictions for The Village of 800 Place and amendments of any addenda to the Declaration of Covenants and Restrictions for the Village of 800 Place, Articles of Incorporation for the Village of 800 Place Condominium Association, Inc., and/or subsequent amendments to any of the aforesaid documents approved by the Village of 800 Place Condominium Association, Inc.*

All property owners in 800 Place should familiarize themselves with the aforesaid documents. It is the responsibility of each property owner to inform all guests and lessees of the Rules and Regulations. The Board of Directors and the Property Manager will be primarily responsible for the enforcement of all Rules and Regulations and make a copy of the Rules and Regulations available to all lessees. However, any property owner may "as a good neighbor" politely call attention to rule infractions-either to the person violating the rule, to the manager, or in writing to the Board of Directors.

Observance of these Rules and Regulations by property owners, their families, lessees, guests and employees of property owners is the responsibility of the property owners. Violations will be called to the attention to the violating property owner or other person. Disagreement concerning violations will be presented to and judged by 800 Place Board of Directors for necessary action. If the conduct is in violation and does not cease and desist upon notification by 800 Place Board of Directors, the Board shall have the right to enforce the provisions of the aforesaid documents through the institution of legal proceedings by seeking an injunction or other available judicious action from a court of competent jurisdiction.

Attorney fees, filing fees and other expenses incidental to the enforcement of the aforesaid documents by the institution of legal proceedings shall be paid by the owner for the property guilty of violating these rules.

Revision of the Rules and Regulations will be made if and when the current rules become obsolete, inequitable, or fail to cover existing situations. Suggestions for such changes must always be submitted in writing to the Board of Directors for their consideration. Revisions must be approved by a majority of the Board of Directors.

II. General Restrictions

Financial Responsibility

Each owner is financially responsible for his or her share of the maintenance of the clubhouse and all adjacent facilities and all general common areas. The marking, marring, damaging or destroying of any part of the properties within 800 Place will not be tolerated. The cost of any repairs will be assessed against the offending property owner and/or lessee responsible for the damage.

Sales and Rentals of Properties

All maintenance payments must be current to permit rental or sale of unit. A property owner who wishes to sell or lease a unit must file an "Application for Occupancy" with the office manager. Then the Board will set up an appointment with prospective occupant to be interviewed by select members of the board for approval.

Before residency can be approved, each occupant must be interviewed. A \$50.00 non-refundable fee as determined by the board of directors must accompany the application, along with a signed lease. This must be done before any resident(s) can move into unit.

If this is not done and occupant(s) move in, the owner of the unit will incur a fine of fifty dollars per day, until the application, copy of lease and application fee have been submitted and approved.

800 Place does not allow lessees to sublet unit. A new "application for occupancy" must be submitted to the Board for approval and the lease will be considered a second and final rental for the calendar year.

A two (2) bedroom apartment may be permanently occupied by no more than four (4) individuals. A one (1) bedroom apartment may be permanently occupied by no more than two (2) individuals.

All units are for residential purposes only. Units may be leased subject to the applicable rules. The lessee may have guests while in residence. However, occupancy by any other person (s) while the property owner or lessee is absent is permitted only when the Board of Directors is notified prior to said occupancy.

Leases are limited to a minimum of three (3) 1month duration and up to one (1) year. No more than two (2) leases per year will be permitted. Units may not be rented to persons with cats or dogs. The Board must be notified if a lease is renewed.

When a property owner leases his/her property, he/she relinquishes to the lessee for the term of the lease, the privileges he or she would normally exercise with respect to the recreation, storage room and parking in 800 Place.

Signs, Parking, Noise, Solicitations

No "FOR SALE", "FOR RENT" OR "FOR LEASE" signs are permitted in 800 Place; a 3" X 5" card may be posted on the bulletin board at the clubhouse (pool area) or the mailbox station in each building. These boards are not for advertising!!

Residents are assigned one (1) reserved space per unit. Additional cars must be parked in guest spaces. Only one vehicle per licensed driver is permitted. All vehicles must have valid registration, be road worthy and are subject to the approval of the Board of Directors and must have a parking sticker. Parking of vehicles such as campers, motor homes, trucks (excluding pick-ups), commercial vehicles, boats and trailers is prohibited. No writing on vehicles parked overnight, on holidays or on weekends (with the exception of Police vehicles). No back-in parking will be permitted without approval from the Board of Directors. The owner or operator of any vehicle that drips excessive oil or grease, creates a nuisance, parks in another resident's assigned space, is a safety hazard or is inoperable for an extended period of time (48 hours) will be requested to remove such vehicle by the Property Manager and/or the Board of Directors. If the owner does not remove the vehicle as requested, the vehicle will be removed at the owner's expense by Gold Coast Towing.

A designated area for washing cars is properly marked adjacent to the clubhouse; there is an electrical outlet behind the bushes for cleaning inside of car. Clean up the area and turn water off at the tap after use. This is a restricted parking area. Major repairing of any vehicle is not permitted at 800 Place. Excessive noise from motor vehicles is not permitted.

There shall be NO SOLICITING or door-to-door canvassing anywhere in 800 Place for any cause, charity, or any other purpose whatsoever, except as authorized by the Board of Directors.

All stereos, musical instruments, radios and/or television sets must be played at moderate volume and low volume after 10 PM.

Pet Restrictions

No pets other than domestic animals such as dogs, cats, birds or fish will be approved. Noisy birds (parrots, mynah birds) are not acceptable. Only one dog or cat per unit is permitted. By Resolution of the Board of Directors, effective September 26, 2011; Each owner may have one (1) domestic dog or cat not exceeding 50 pounds at maturity. Dog breeds NOT permitted are Akita, Staffordshire Terrier (Pit Bull), Rottweiler, Presa Canario, Chow Chow, Wolf Dog Hybrid and Doberman Pinscher.

All pets must be registered with the Association by submitting a Pet Registration Form. All pets are required to be vaccinated, licensed by Martin County and have a veterinarian statement as to weight. All information required must be on file with the Association.

All pets must be kept on a leash at all times and under proper control when they are outside. This includes cats. The pet owner is responsible for the immediate removal, in a sanitary manner, of deposits left by their pet.

Pets are not permitted in or around the pool area, in the clubhouse and on the tennis court.

Renters, visitors and guests are not permitted to have pets at 800 Place.

III. Clubhouse and Recreation Areas

Clubhouse

The clubhouse hours are from 6:30 AM until 11 PM, the clubhouse is a "NO SMOKING" facility. The clubhouse and facilities are restricted to 800 Place residents and their guests. The clubhouse is not open to the public. It may be used for meetings called by the Condominium Association or property owners for the purpose of discussing property owner's business or functions sponsored by the Association, the owners or lessee. Persons under the age of 18 years, utilizing the recreational facilities (clubhouse, billiards, sauna, pool, shuffleboard, and/or tennis court) must be accompanied by an adult at all times. The owner or lessee of a unit may have up to three (3) guests utilizing the recreational facilities. An owner or lessee of a unit may only have more than three (3) guests utilizing the recreational facilities upon prior written approval from the Board of Directors.

Doors are kept locked; entry is made by use of your key. Use only the necessary lights and turn them off when you leave. The dress code for the clubhouse requires proper footwear and full body cover. No wet bathing attire is permitted. No pets are allowed in the clubhouse.

The Property Manager and/or Board of Directors will schedule all events to be held in the clubhouse. Private functions may not have sole use of the pool. An application along with a \$100.00 deposit and proof of liability insurance is required for property owners/lessee having a private party. The owner/lessee having party must be present at all times. All parties must end by 11 PM. Cleanup must be completed by 10 AM the following morning. If not cleaned properly, any damage and/or loss of property- the cost will be deducted from deposit. Upon determination by the Board of Directors that clean up requirements have been met and there has been no loss or damage, the deposit will be returned.

There will be NO PARKING in assigned spaces, FIRE LANES or in the grass.

Violators will be TOWED!!

Rev 7/30/2012 Clubhouse Hours

Billiards

Play should be limited to one (1) hour if others are waiting to play. No food or drinks are allowed on the table.

Sauna

Read and follow operating instructions before using. No one under 18 allowed without a resident adult. Turn off the heater, fan and lights after use.

Swimming Pool

The pool hours are from 6:30 AM-10:00 PM, it is heated from October 1st through May 1st. Use of the pool is restricted to property owners/lessees and their guests. Persons using the pool do so at their own risk. 800 Place does not provide attendants or lifeguards and therefore is not responsible for any persons using the pool. Everyone must shower before entering the pool. All suntan lotions etc. must be removed by shower upon re-entering pool. Please cover the chairs with towel to prevent oil stains while tanning. When the pool is crowded, please refrain from using noodles and/or other pool floatation toys. Life-saving equipment is for emergency use only. No running or horseplay around or in the pool will be tolerated. Persons who are not completely toilet trained are prohibited from using the pool.

Persons having any type of skin disease, sores, inflamed eyes, colds, nasal or ear discharge are excluded from using the pool. Proper bathing apparel is required.

There is to be NO GLASS (bottles or dishes) in the pool area. There is NO SMOKING in the pool area. Please remember to return all furniture to its proper location and close all umbrellas.

The Property Manager and/or Board of Directors is authorized to eject any person or persons from the pool area for objectionable behavior, improper dress, loud music or non-compliance with the above rules and those posted at the pool. Pets are not permitted in the pool area.

Shuffleboard

Return all discs and sticks to the rack provided; do not walk on the courts.

Tennis Court

The tennis court is for the exclusive use of 800 Place residents and their guests.

Proper tennis attire must be worn. Time is limited to one (1) hour if others are waiting to play. No glass, chairs, playpens, dogs etc., are permitted on the tennis court.

Keys

Each unit has been issued one (1) key that opens the clubhouse, tennis court and pool. It is the unit owner's responsibility for the distribution and control of this key. When duplication is needed, there is a charge of \$25.00. Only one (1) key is allowed per unit.

The key identifies a permanent resident of 800 Place. It is to be in your possession when using the recreational facilities. Guests must be in the company of the owner/lessee at all times when using the recreational facilities.

Upon vacating a unit, lessees must return keys to the owner or his authorized representative. Each occupant should be in possession of five (5) keys: unit, storage room, mailbox, clubhouse and laundry room.

IV. Buildings

Building Exterior

Change to the exterior appearance of apartments by way of permanent additions, painting, decorating or any other type of alteration, including apartment entrances and walkways must be approved by the condominium Board of Directors prior to the start of any work. Painting of the completed work must conform to the existing color decor of the building.

Screen doors shall be allowed upon application and approval of the Board of Directors as specified by type and size. Screen porches may be enclosed only with the permission of the Board of Directors. The side of the enclosure facing the exterior of the building must be the same shade and color as the exterior of the porches. Storm shutters and sunshades may be installed on the interior of the patio.

Exterior windows and entrance doors to the apartments may not be changed in color. Any use of sun control film applied to windows must have approval of the Board of Directors. Screen porches must be kept in good repair or the Board of Directors will have it repaired and the owner will have the responsibility for the cost. Porches are not a storage area and should be kept neat at all times. No clothes lines may be put up if visible from the exterior. No laundry, swimsuits, towels, cleaning materials, bedding, etc., may be placed outside the unit or on the balcony railings.

No owner of a first-floor unit shall plant or maintain foliage that in any way obstructs or interferes with the visibility from the unit above, unless the owners of the obstructed units give written approval. Plantings around the exterior of any building must be approved by the Board of Directors and must not impede ingress or egress. Feeding of any animals, wild or domestic, outside your unit is not permitted.

Cooking grills (all types) cannot be used on porches or walkways. Outside grills must be kept at least 20 feet from buildings, walls and vehicles. (Stuart Fire Code 8-17 and 8-18.)

Laundry Rooms

Laundry room hours are between the hours of 7 AM and 10 PM and are for the use of residents and their guests only. Heavy items (rugs, blankets, etc.) should not be washed or dried in these machines. Plastics are not to be put into dryers. Please make sure machines are unloaded when cycle has finished, clean the dryer lint trap and wipe machines after each use.

Trash/Recycling

Household trash must be placed in plastic bags, make sure they are secured and placed in the nearest dumpster with available space. Do not leave furniture, appliances or any other bulky items in the dumpster area, these items must be removed by the city sanitation department. When purchasing new appliances or furniture make arrangements for delivery truck to haul away old items.

Recycling items may be mixed (glass, aluminum and paper) and placed in the recycling container. Break down boxes before placing into dumpster.

Storage Area

A storage area has been provided for all condominium unit residents. All aisles must remain clear with stored items placed within your individual stall. Insurance and fire codes require that no volatile liquids (paint, paint thinner, lacquers, etc.) be placed in the storage areas. Any items left in the aisles will be disposed of by 800 Place.

Floor Coverings

All owners of upper units must submit a written request to the Board for changing existing floors with tile and wood. This request must be accompanied by Soundproofing Specifications that meet the standard set by the Board. These specs are available at the office. The request will be discussed at the next board meeting. The owner will be advised of approval or rejection.

Drains

It is the responsibility of each resident to inform the property manager or office immediately if drains in your apartment become sluggish. It is very important if you are closing your unit for an extended time that you arrange someone to check on it periodically.

Access to Apartment

All residents are required to supply a unit key to the office. If a resident changes or alters the locks on apartment entrance doors, the Property Manager, Board of Directors or office must be informed and furnished with a key to the new lock. If a key is not available, the Board of Directors and/or the Property Manager has the right to authorize entrance into the residence at the owner's expense, in case of an emergency.

V. Addendum to Rules and Regulations

It is recommended that the following items be read carefully and addressed.

1. The main water valve in your unit must be turned off when going away (even for a weekend). The turn off valve is behind the water heater in appliance closet. Also, turn off circuit breaker for hot water heater.
2. All residents should have insurance to cover unit. You are responsible for damage you cause to other units and common elements.
3. Every resident should have and consult the current Rules and Regulations.
4. Spraying of unit for pest control is your responsibility. It should be done monthly and thoroughly upon change of occupancy.
5. Use garbage disposal and dishwasher. Lack of use causes water leaks due to drying of gaskets and hoses.
6. Do not pour grease down kitchen sinks.
7. Make sure that all of your correspondents know your complete address, including building and unit number: for instance, 2-8, the Post Office will not deliver mail without the unit number.
8. Know your parking space and use it. There is NO back in parking.
9. DO NOT WASTE WATER. Check faucets and toilets drips, a toilet tank should fill in less than one minute.
10. Every unit should have a functioning smoke alarm.