

# TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC.

## RULES AND REGULATIONS

The rules and regulations apply to all residents of Towne Park North and their guests. The term "resident" includes both owners and renters.

### PETS:

- Residents may have one dog (20 pounds or less) or one cat (10 pounds or less). Birds and fish are also permitted.
- Dogs must be on a leash and their waste must be picked up when outdoors.
- Pets are not allowed in the pool or clubhouse area. Also they must not be left locked out on porches.

### VEHICLES:

- Cars are to be parked in assigned spaces, head in, not backed in. Vehicles are not permitted on the grass at anytime.
- Residents are not permitted to perform vehicle repairs or maintenance on condominium property. Washing of residents' vehicles is permitted.
- Vehicles, which are no longer operable or not currently licensed, must be removed from Condo property. The registration sticker must be visible.
- Only vehicles classified as passenger cars may be parked on condo property. Vans without factory installed rear seats or with solid side panels are not allowed.
- Other vehicles not permitted in Towne Park include trucks, motor homes, boats, trailers and motorcycles. Also vehicles with advertising are prohibited. Any vehicle not allowed may be towed away.
- Vehicles of tradesmen and service personnel are permitted while they are doing their work or making deliveries.
- The speed limit must be observed.

### SALES AND LEASING:

- All sales and rentals must be approved by the Association.
- No "For Sale" or "For Rent" signs are permitted.
- Renters must contact their landlord for internal repairs.
- Owners relinquish their pool, clubhouse and recreational privileges while their Apartments are leased to other parties.
- Units may be leased by the owner with the following restrictions. Renters are required to submit an application to the Association for approval. *As per Florida Condo law*, no Condominium may be leased more than once within 3 consecutive months commencing with the first day of the rental. Annual renters must have a copy of the current lease on file with the association management company.
  1. Leased units may be occupied by only one family.
  2. No rooms may be rented.
  3. No transient tenants are allowed.
  4. Annual leases must be renewed at a minimum, every 2 years.
  5. If you, as an owner, are in arrears on your maintenance fees, the association will not approve a lease for your unit.

## POOL:

- No lifeguards are on duty. You use the pool at your own risk. Children under 12 must be accompanied by an adult.
- No glass is allowed in pool area.
- No running or horseplay in pool area.
- Shower before entering pool. Cover chairs and lounges with towels.
- Pool is open daily until 10:00 PM.
- Pool may not be reserved for private parties.
- Resident must accompany guests using the pool.

## CLUBHOUSE:

- No smoking inside the clubhouse or on the pool deck.
- No wet bathing suits in clubhouse.
- Activities sponsored by the Towne Park Association take precedence over private functions.
- The clubhouse may be reserved only for private functions.
- The facilities may not be used for business purposes or by clubs, political or religious organizations.
- Clubhouse must be reserved a week in advance with management, who will post Reservation Notice on clubhouse door.
- Signed agreement to reserve clubhouse must be accompanied by \$100. Deposit is refundable if clubhouse is left in good order.

## EXTERNAL PLANTING:

- Landscape committee is in charge of maintenance of our grounds and planting of shrubs and flowers.
- Residents wishing to contribute to the planting around their building must contact the landscape committee and may plant only with the guidance and approval of the landscape committee.

## ADDITIONS TO CONDOS:

- Only Board approved screen doors, security screen doors and hurricane shutters may be installed.
- Owners of second-floor apartments when making any changes must contact management.
- White must show at windows, patio doors and porch enclosures - including but not limited to blinds, verticals, curtains and drapes.
- Per the condo docs, external appearance changes, decorations and antennas are not permitted.

## GENERAL:

- No soliciting on condominium property.
- No hanging, drying or airing of clothes, towels, bedding, etc. on porches, walkways, railing or shrubs. Only doormats are permitted on walkways.
- No barbecuing is allowed on porches. BBQ grills must be at least 10 feet away from the building.
- Residents may not store personal items in the common areas.
- Residents/owners need to advise management who locally has a key to your condo in case of an emergency.
- Residents are advised to turn off your water at the shutoff when leaving your unit for a long period of time.
- Put all trash and garbage in dumpsters for Monday and Friday collection.
  1. Flatten all boxes.
  2. Put garbage in plastic bags.
  3. Please use the blue containers placed by the dumpsters for commingled recycling. Note: Styrofoam should not be placed in the blue bins.
  4. Furniture, appliances and large items that do not fit or will take up too much space should not be left at the dumpster. Individual residents are responsible to dispose of these items at the county's trash site on Hwy 714 in Palm City.
  5. No contractor may dump trash in the dumpster. They must remove it from the property.
- Building bulletin boards are for official Association notices - no advertising allowed. A bulletin board for private use is located in the clubhouse.
- Owners are responsible for any damages to the property by themselves, their guests or renters.

