

Return to:  
Palm Beach Grande Condominium Association, Inc.  
c/o Elaine Pietrzak, LCAM  
3900 Woodlake Blvd., Ste. 309  
Lake Worth, FL 33463

CERTIFICATE OF AMENDMENT TO THE RULES AND REGULATIONS  
FOR PALM BEACH GRANDE, A CONDOMINIUM

THIS CERTIFICATE OF AMENDMENT TO THE RULES AND REGULATIONS FOR PALM BEACH GRANDE, A CONDOMINIUM, is made this 25 day of June 2014, by the President and Secretary, respectively, of the PALM BEACH GRANDE CONDOMINIUM ASSOCIATION, INC. ("Association"), the condominium association responsible for the operation of Palm Beach Grande, A Condominium.

WHEREAS, the DECLARATION OF CONDOMINIUM OF PALM BEACH GRANDE, A CONDOMINIUM, has been filed in Official Records Book 21489, Page 1864, of the Public Records of Palm Beach County, Florida ("Declaration"); and

WHEREAS, the Declaration concerns that certain real property described as:

ALL OF PLAT NO. 1 OF LAKE CRYSTAL, A PLANNED UNIT DEVELOPMENT -P.U.D., LESS TRACT S-3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 140, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING THE SAME PROPERTY AS DESCRIBED IN EXHIBIT A OF THAT CERTAIN MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 9182, PAGE 1737 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; and

WHEREAS, the Rules and Regulations for Palm Beach Grande, A Condominium, are attached as "Exhibit 6" to the Declaration; and

WHEREAS, Paragraphs 11.1(d) and (g) of the Declaration provides that the Association and its officers shall have the power to amend the rules and regulations; and

WHEREAS, Paragraph 4.9 of the Bylaws provides that acts approved by a majority vote of the Board of Directors at a meeting at which a quorum of the Board of Directors is present shall be deemed acts of the Board of Directors; and

WHEREAS, amendments to the Declaration are hereby certified of record as notice to the current and future owners of the property subject to the Declaration of the contents of said amendments.

NOW, THEREFORE, the President and Secretary of the Association hereby certify the following:

1. That a meeting of the Board of Directors of the Association, called for the purpose of amending the Rules and Regulations, was duly noticed and held on the 14 day of May, 2014, in accordance with the Declaration and the Bylaws of the Association.

2. That at said meeting, a quorum of the Board of Directors was obtained and the members of the Board properly adopted by appropriate vote the Rules and Regulations attached hereto and incorporated herein as Exhibit "A."

3. That the adoption of the attached Rules and Regulations appears in the minutes of the Association and is unrevoked.

IN WITNESS WHEREOF, the undersigned have set their hands this 25 day of June, 2014.

PALM BEACH GRANDE CONDOMINIUM ASSOCIATION, INC.

Dartene Thompson  
First Witness

By: Gary Phillips  
Gary Phillips, President

Dartene Thompson  
Printed Name

Leonel Rojas  
Second Witness

ATTEST:  
By: Richard Bassoff  
Richard Bassoff, Secretary

Leonel Rojas  
Printed Name

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss:

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Gary Phillips and Richard

Bassoff, as President and Secretary, respectively, of Palm Beach Grande Condominium Association, Inc., who are personally known to me or who produced \_\_\_\_\_ as identification and who executed the foregoing instrument, after being duly sworn, acknowledged before me that they executed this document freely and voluntarily for the purposes herein stated.

WITNESS my hand and official seal in the County and State last aforesaid this 25 day of June, 2014.

Signature: \_\_\_\_\_

NOTARY PUBLIC,  
State of FLORIDA at Large

Printed name: Chester Pietrzak

SEAL:



CHESTER J. PIETZAK, JR.  
MY COMMISSION # EE 033100  
EXPIRES: December 17, 2016  
Served Five Budget Notary Services

Certified copy

**PALM BEACH GRANDE CONDOMINIUM ASSOCIATION,  
INC.**

**Proposed Amendments**

**RULES AND REGULATIONS  
EFFECTIVE MAY 2014**

**No loitering.** The Association does not allow gathering outside your unit, in stairways, stairway entrances, sitting in/on cars, hanging out in front entrance of any unit. Every unit has a patio or balcony for outside sitting/gathering/socializing. The Association does not allow anyone sitting, standing, or walking in the community with their shirt off or pants/shorts worn below the waist with underwear showing, this is for the respect of everyone in the community

**No littering.** Littering is prohibited within the community.

**Noise.** All noise must be kept to a respectable volume, to be determined in the sole discretion of the Association's Board of Directors. This includes, but is not limited to, music, TV, voices, dog barking, and the like. **Palm Beach County laws prohibit loud music/noise after 11:00 p.m.**

**Animals.** No Dangerous breeds of dogs are allowed in the community. Breeds such as Pit Bulls, Staffordshire Terriers, Pit Bull mixes and other breed considered to be dangerous by the board of directors, and the board of directors reserves the right to amend this section from time to time. All dogs must be on a leash and the owner/renter/occupant must pick up after their animal. No animal is to be left unattended on a balconies or terraces.

**Alcohol not permitted outside of your Unit.** Open containers containing alcohol is strictly prohibited within the community.

**Illegal drugs not permitted.** Illegal drugs are strictly prohibited within the community.

**NO Playing in the parking lot.** There shall be no playing in the parking lot. The parking lot is for vehicular traffic and is not a play area.

**Pool.** Owners and tenants must have a pool key with a tag on them when at the pool area. There is a limit of two (2) guests per family in the Pool area.

No pets are permitted in the pool area.

NO ONE under the Age of 14 will be permitted without parent/guardian supervision.

No diapers (including, but not limited to swim diapers) are allowed in the pool. All children in the pool must be potty trained and all adults must not suffer incontinence.

There may be additional pool rules posted at the pool, which may change from time to time.

**No alcohol or illegal drugs, food or barbeques are permitted in the pool area and no parties are allowed in the pool area.**

**Car washing and repairs.** Washing, detailing or repairing vehicles on Association property is strictly prohibited. Any commercial repair and/or detailing service violating this rule shall be considered a trespasser.



**Parking Permits/ Vehicle Tags.** Every vehicle authorized to park in the community must have a valid parking sticker placed on the left side of the front windshield. Every vehicle must have a current tag/license plate. Violations may result in the vehicle being towed at the owner's expense. Visitor passes may be issued upon request with property manager.

**Renting/Leasing Units.**

The following requirements must be met in order to lease your unit:

1. A complete rental information packet (obtained at management office or online at [www.banyanproperty.com](http://www.banyanproperty.com)) is submitted, which shall include at least the following:
    - a. a copy of the lease,
    - b. a professional criminal background check, and
    - c. fee imposed by the Association, if any.
  2. The prospective tenant(s) must attend an orientation meeting with the Association's property manager at least five (5) days prior to move-in. The purpose of the orientation is to welcome the tenant(s) and give them information about the community including pool and gym keys and to get a car sticker(s).
- II. The Association may have the right to deny a lease
1. Should any tenant be deemed to have had any criminal activity within the last two (2) years,
  2. If the owner(s) is delinquent in payment of assessment, or
  3. If the owner(s) is in violation of any of the Association's Governing Documents and/or Rules and Regulations.
- III. In addition to any other remedy, the Association may have the right to
1. Evict the tenant(s) for failure to comply with the requirements in I and II above, and
  2. Collect rents from tenant(s) directly if Owner are or become delinquent in the payment of maintenance assessments.

**All leases must be in writing and for at least one (1) year in length. No short term leasing is permitted. No subleasing is allowed. Individual rooms cannot be rented and there can be no more than one (1) family renting a unit at any given time.**

**Satellite Dishes:** All Satellite dishes must have approval from the Association, through its Property Manager, prior to installation. The Association reserves the right to amend the following current requirements:

1. All satellite dishes must be installed on a removable platform.
2. No satellite dish can be attached to Association common areas (including, but not limited to, condominium building including railing, patio, balcony, and the like).

Any satellite dish installed without prior permission may be removed by the Association, the cost of which shall be borne by the Unit Owner(s).

**Patios/Balconies must be kept clean and neat.** The exterior of units must be kept in clean and neat condition at all times. Only furniture that is specifically designed for outdoor use is permitted to be kept on patios/balconies, which outdoor furniture must be kept in clean and neat condition.

**GRILLS/Flammables.**

1. Electric grills are permitted on 2<sup>nd</sup> floor balconies, and.
2. Charcoal is permitted on ground floor only and must be kept at least 10 feet away from the building.
3. Gas Grills and Tanks are strictly forbidden anywhere within the community.
4. No storage of flammables are permitted anywhere on property.

**Miscellaneous**

1. No items are allowed to be collected outside of units, including, but not limited to, trash, garbage bags, boxes or any other material.
2. No bikes, motorcycles or personal items are permitted in hallways/breezeways.

**Take Trash to Dumpsters.**

All residents must take their trash to the dumpsters. Bulk pick up is every **Wednesday** (subject to change). Do not leave bulk items next to dumpster on the **south side of the community**. Bulk items (such as furniture, appliances) must be placed at the dumpster on **the north side of the community**.

**NONCOMPLIANCE/VIOLATION** of any provision of the Association's Governing Documents and/or Rules and Regulations may result in fines as allowed by Florida Statutes and other legal process, which can become quite costly to owners and/or tenants.