

FAIRVIEW VILLAS CONDOMINIUM ASSOCIATION,  
INC.  
RULES AND REGULATIONS  
(REVISED MAY 2001)

PREFACE

The following Rules and Regulations have been extracted from the Declaration of Condominium, Articles of Incorporation, the By-Laws of Fairview Villas Condo Association, duly adopted by the Board of Directors, are designed to ensure compatible, comfortable and harmonious living for all residents. These restrictions are for our mutual benefit in keeping with the rules of condominium living.

Unit owners shall conform and abide by these Rules and Regulations and shall be responsible for seeing to it that their lessees, guests, family members or any other persons using their property by, through or under them also comply.

Violation of these Rules and Regulations may subject the violator to any and all remedies to which the Association is entitled, including recovery of Attorney's fees for any action taken to enforce the Rules and Regulations.

GENERAL OBLIGATIONS

Unit owners shall maintain, in good condition and repair, their dwellings and all interior surfaces within or surrounding same.

EXPOSURE TO RISK OR VIOLATION OF ORDINANCES

Unit owners shall not permit or suffer anything to be done or kept in their units which will increase the rate of insurance on their building or the common elements, nor commit or permit to be permitted any nuisance, immoral or illegal act in their unit or on the common elements or limited common elements; nor interfere with the rights, comfort or convenience of other unit owners.

NOISE

Radio, television sets, stereos, any musical instruments shall be kept at a minimum volume between the hours of 10:00 p.m. and 8:00 a.m. so as not to disturb your neighbors. We also ask that the use of your washer and dryer units not be used past 10:00 p.m.

All other unnecessary noise (such as bidding goodnight to departing guests or slam-

ming of car doors and horn blowing) must be avoided between the hours stated. Doors, windows and kitchen cabinetry should be closed gently to avoid unnecessary noise. Running, heavy walking or jumping on floors, balconies, walkways and stairs is inconsiderate and must be avoided.

Unit owners must install adequate soundproofing material approved by the Board of Directors, in conjunction with any installation of tile on the second floor of buildings.

## PETS

All pets must be on a leash or carried whenever they are on common property or any condominium property, other than the individual's unit. No pets shall be permitted in the area of the pool facilities.

Unit owners shall be responsible for picking up after their pets. Excretion shall be placed in a secured container before placing in the waste bins. DO NOT throw loose excreta directly into the waste bins. Dogs shall be walked on the east side of the roadway when excreting.

A \$25.00 fine will be levied against residents not complying.

No pet shall be permitted on the condominium property which constitutes a nuisance. The Board of Directors shall have the sole discretion to determine whether a pet constitutes a nuisance and upon such determination, may order the animal removed, at the owner's expense.

## FACILITIES

The facilities of the condominium are for the exclusive use of the Association members, their lessees, resident houseguests and accompanied guests.

No guest or relative of any member or lessee other than a house guest or relative actually in residence shall be permitted to use the recreational facilities unless accompanied by a resident member of the family of such owner or lessee. Any damage to buildings, recreational facilities or other common areas or equipment caused by any resident or his or her guests shall be repaired at the expense of the unit owner responsible for the damage, or the owner of the unit where such resident or guest is staying.

## DESTRUCTION OF PROPERTY

Neither members nor their dependents or guests shall mark, mar, deface, engrave, damage or destroy any part of any building. Members shall be responsible for any such

damage if it occurs.

## COMMON AREA

Entrances, passages and driveways must be kept open and shall not be obstructed in any manner,

Please use sidewalks at all times. Do not walk on the grass or drive vehicles on the grass. Violation of this causes additional landscaping expenses.

Refrain from disposing of cigarette butts and trash in driveway, planted areas, walkways, poolside and flower beds.

No materials...for examples: cartons, bottles, discarded toys, bikes, motor bikes, etc. shall be allowed on any common areas (walks or grass).

Mats, rugs, carpets, laundry, towels and the like shall not be draped or hung over railings or patio fences.

There will be no plantings allowed on common grounds without the express written approval of the Board of Directors. Any plantings within the patio areas must be done with extreme care to guard against damage to the fences. Fences are common elements which we all share in the expense of maintaining.

Yes, I will help to keep our place clean.

## SIGNS

No sign, advertisement or lettering shall be displayed on or upon any part of the condominium property.

## GUESTS

No guest shall occupy a unit in the absence of the owner or lessee of the unit for a period in excess of thirty (30) days cumulatively in any twelve (12) month period. An owner or lessee of a unit permitting a guest to occupy the unit in his absence shall register with the Association, prior to such occupancy, the name of the guest, the intended period of the occupancy and any other information the Association may reasonably require.

## VEHICLE RESTRICTIONS

No boats, campers, trailers, motorcycles, trucks (other than panel or pick-ups of 1/2 ton or less), or unlicensed vehicles shall be permitted to be parked in our

parking areas, common areas or any other portion of the condominium property. Work trucks must have no visible signs, names and/or numbers exposed.

Motor homes may remain on the condominium property overnight when arriving late or departing early and should be parked at the south end of the property or along the east side of the roadway. The Board of Directors must be notified of such an occurrence in advance.

No vehicle which cannot operate on its own power or with expired plates shall remain on the condominium grounds for more than twenty-four (24) hours and no vehicle shall remain on the grounds which constitutes an eyesore. Such determination to be at the sole discretion of the Board of Directors. No motor vehicle oil changes, repairs or maintenance shall be made within the condominium property.

No vehicles are to be washed at Fairview Villas Condominium.

## PARKING

Residents must park heading in (not backed in) in the numbered spaces assigned to their unit. Parking in a guest space while their reserved space remains vacant is a violation of the parking privilege. Residents are only permitted to park a maximum of two (2) vehicles on the condominium property.

A unit owner cannot park in a parking space which has been allotted to another condominium building as it is part of the common elements which has been assigned to those unit owners who reside therein. This rule will be strictly enforced by the Board inasmuch as a unit owner parking in a parking space which is part of the common elements of another building would actually constitute trespassing on the other unit owner's property.

The parking area will not be used to store vehicles or any other objects for friends or relatives.

Speed shall be moderate at all times on our property: 15 MPH. Your personal safety is our major concern.

Temporary additional parking is located at the end of the drive and on the East side (dog walk) of the drive.

Vehicles parked in violation of the 'Vehicle Restrictions' 'Parking' regulations or any other provisions in the condominium documents, shall be subject to being towed at the owner's expense.

## SOLICITATION

There shall be no soliciting by any persons anywhere in the condominium, for any cause, charity or any purpose whatever.

## SALE OR LEASE

Reference is made to Article 23 of the Declaration of Condominium regarding the approval required for renting of units and sale of units. In conjunction with the approval process, the Board of Directors require the completion of certain screening forms. No unit owner may dispose of a unit or any interest in it by sale or lease without the approval of the Association. Upon approval of a renter by the Board of Directors, the Board has the option of reviewing the renter after the first six (6) months of the lease to determine if the renter is complying with the documents. If the Board determines that the renter has not complied with the documents, the Board will disapprove the remainder of the lease and the renter shall be required to vacate the premises, at their or the unit owners expense.

Subleasing is prohibited.

## LANDSCAPING

The Association shall be responsible for the care of lawns, trees and other plantings, except in those cases where unit owners have made modifications in the original landscaping. No such changed nor any other additions or removals, especially of trees, shall be made without express permission of the Board.

Plantings in and around patio areas shall not interfere with upkeep or cause structural damage to fence; plantings shall not use fences as support.

Watering of balcony plants should be done with extreme care so that there is no run off of water to the neighbor below.

## CHILDREN

The riding of bicycles and tricycles in the parking lot is prohibited, except when merely entering or leaving the premises.

The riding of bicycles, tricycles, skateboards, skates, scooters, etc. in the parking lot is strictly forbidden.

Use of the grassy area in the Southwest corner of the property may be used for leisure and quiet recreation.

Bicycles and tricycles may not be stored outside or in the stairwells. All other

items such as toys, baby strollers, etc. must be stored in the owner's apartment only.

At no time are toys, bicycles, tricycles, etc. to be left in the entrance hallways to the apartment or on the steps or common walkways. Not only may others trip and fall over such items, but even partial obstruction of these entrances, hallways and stairs could lead to the Association being fined by the Fire Inspector.

Children must have an adult eighteen (18) years of age or older with them at all times while in the pool areas because the Association does not provide a Life-guard.

For sanitary reasons, all children not potty-trained or in Diapers will not be allowed in the pool.

No toys, including swim fins, balls, rafts or other floating devices are allowed in the pool area. EXCEPTION; life preservers and water wings that are attached to the body may be used.

Visitors including children are permitted to visit and temporarily reside in units for periods not to exceed thirty (30) days total in any calendar year period. Daily babysitting services are included within this thirty (30) day limitation even if the child does not remain overnight.

## APPLICATION CHECKLIST

- DID YOU COMPLETE ALL PAGES OF THE APPLICATION?
- DID YOU READ AND UNDERSTAND THE ENTIRE APPLICATION?
- DID YOU INCLUDE A COPY OF YOUR LEASE OR SALES CONTRACT?
- DID YOU SIGN THE COMMON AREA SECURITY DEPOSIT AGREEMENT AND REMIT A CHECK IN THE AMOUNT OF \$100.00 FOR THE DEPOSIT?
- DID YOU INCLUDE A CHECK FOR \$100.00 MADE PAYABLE TO **FAIRVIEW VILLAS CONDOMINIUM ASSOCIATION, INC.**, FOR YOUR APPLICATION FEE?
- DO YOU UNDERSTAND THAT IF YOU HAVE A PROBLEM SPEAKING OR UNDERSTANDING ENGLISH YOU WILL NEED TO HAVE SOMEONE TO INTERPRET FOR YOU AT THE TIME THE INTERVIEW IS SCHEDULED?
- THE COMPLETED APPLICATION HAS BEEN RETURNED TO ASSOCIATED PROPERTY MANAGEMENT OF THE PALM BEACHES, INC.?
- IF YOU HAVE ANY QUESTIONS REGARDING THIS APPLICATION, YOU MAY CALL ASSOCIATED PROPERTY MANAGEMENT OF THE PALM BEACHES, INC., AT 561-588-7210. ASK FOR SUE KRAMER, PROPERTY MANAGER FOR FAIRVIEW VILLAS CONDOMINIUM ASSOCIATION, INC.