

LANDS OF THE PRESIDENT CONDOMINIUM 8A ASSOCIATION, INC.

GRATUITOUS LENDING AFFIDAVIT

The undersigned, owner(s) of the condominium unit number _____ in the Lands of the President Condominium 8A Association, Inc. located at _____ West Palm Beach, Florida, under the pains and penalties of perjury, does (do) hereby affirm and say that:

I (WE) am (are) allowing occupancy of said condominium unit by my (our) guest whose names and addresses are:

That only the above named persons will occupy for the approximate period of commencing _____, ending _____.

That my (our) relationship to the above named occupants is _____.

That I (We) have made no rental or lease arrangement for said occupancy and that no rent, remuneration, or consideration of any kind has been or is to be paid for said occupancy.

Signed under the pains and penalties of perjury this _____ day of _____, 20_____.

Owner _____

Owner _____

Return this form to:

GRS MANAGEMENT ASSOCIATES, INC.
3900 WOODLAKE BLVD, STE. 309
LAKE WORTH, FL 33463

LANDS OF THE PRESIDENT CONDOMINIUM 8A ASSOCIATION, INC.

NON-PAYING GUEST REGISTRATION

The undersigned Unit Owner _____ has authorized the following guests to occupy the above unit from _____ to _____.

1. Names of adults:

Name

Relationship to homeowner

Name

Relationship to homeowner

2. Names of children and ages:

Name

Relationship to homeowner

Name

Relationship to homeowner

3. Guest's home address: _____

4. Vehicles:

Model _____ Year _____ Color _____ License _____

Model _____ Year _____ Color _____ License _____

5. My guests will not bring any pets.

I have provided my guests with a written list of all rules and regulations as they pertain to the above unit and to the community.

Signed: _____

Dated: _____

Return this form to:

GRS MANAGEMENT ASSOCIATES, INC.

3900 WOODLAKE BLVD, STE. 309

LAKE WORTH, FL 33463

Phone: 561-641-8554 * Fax: 561-641-9448

For Office Use

Date Received: _____

INDEX

AIR CONDITIONING _____	3
ALTERATIONS _____	7, 12
APPLIANCES _____	3, 12
ARBITRATION _____	12
ASSESSMENTS _____	4, 6, 12
ATTIRE _____	8, 10
BARBEQUE GRILLS _____	7
BICYCLES _____	8
BIN STORAGE _____	10
BOARD OF DIRECTORS MEETING _____	11, 12
CHILDREN _____	3, 8
COMPLAINTS AND SUGGESTIONS _____	12
COOKING – OUTDOOR _____	7
DAMAGES – PROPERTY _____	6, 7
DECORATIONS _____	7
DISTURBANCES _____	3, 11
DOGS AND OTHER PETS _____	4, 8
ELEVATORS _____	10
EMPLOYEES' _____	2
EXTERIOR APPEARANCE _____	7, 12
FINES _____	2
GARBAGE DISPOSAL _____	3, 9

Initials

Initials

Date

GRATIS LENDING _____	5, 6
GUEST AND VISITORS _____	4, 5, 6
HURRICANE SHUTTERS _____	7
KEYS TO THE APARTMENT _____	7
LANDSCAPE _____	7
LEASING _____	3, 4, 5
MAINTENANCE AND REPAIRS _____	6, 7, 12
MAINTENANCE FEES _____	4, 6, 12
MOVING _____	10
OCCUPANCY RESTRICTIONS _____	2, 3
OUTDOOR COOKING _____	7
PARKING CONTROL _____	10, 11
PATIO/PORCHES _____	7
PETS' _____	4, 5, 8
POOL AREA RULES _____	8, 9
POOL HOUSE SOCIAL ROOM _____	9
RE-SALES _____	3, 4
RULE ENFORCEMENT _____	1, 2
SAUNA _____	9
SECURITY _____	7
SIGNS _____	4
STORAGE _____	10
TRANSIENT RENTAL TAX _____	5, 6

Initials

Initials

Date

TRASH ROOMS _____ 9

TV _____ 11

UNIT RESTRICTIONS _____ 2, 3, 7

UTILITIES _____ 6

VACANT UNITS _____ 3

VEHICLE RESTRICTIONS _____ 10, 11

WALKWAYS _____ 7

WINDOW DRESSING _____ 12

APPENDIX – FORMS

APPLICATION FOR APPROVAL OF SALE – Available from Management Company

APPLICATION FOR LEASE APPROVAL – Available from Management Company

Gratis lending affidavit – Attached

COMPLAINT/SUGGESTION FORM

Initials Initials _____
Date

**THE LANDS OF THE PRESIDENT
CONDOMINIUM 8A ASSOCIATION INC.
2950 PRESIDENTIAL WAY
WEST PALM BEACH, FLORIDA 33401**

RULES AND REGULATIONS

To: All Condominium apartment owners, occupants, present and future at the Lands of the President Condominium 8-A Association, located at Presidential Way and North Congress Avenue, West Palm Beach, Florida 33401.

I. General Information

1. Rules and Regulations, as amended, as well as additions thereof are set out herein. These were approved and duly adopted by the Board of Directors of the Lands of the President Condominium 8-A Association, Inc. (hereafter referred to as The Senate), on April 5, 1984. They are supplemental to the basic documents of The Senate, which include The Declaration of Condominium, Articles of Incorporation and By-laws published prior to this date.
2. The Senate offers a regulated lifestyle, one which creates a pride of ownership and a benefit to the community. It is intended for your quiet enjoyment. It is solely for the use of unit owners their guest and their lessees, when approved by separate action by the Board of Directors (hereafter referred to as the Board).
3. Apartment owners should familiarize themselves with the following rules, as well as the Condominium Documents. It is the responsibility of each owner to inform guests and their lessees of all rules and regulations. Owners should make this document available to them and demand compliance.
4. Revisions to these rules may be made if and when they become obsolete, prove inequitable or fail to cover existing situations. Changes must be in writing and furnished to each owner. Suggestions for changes or other matters requiring action should be submitted to the Board in writing. At all times the Board has a duty to reflect the wishes of a majority of the owners in accordance with the law and the documents. The Board is responsible for enforcing the rules; however any owner may "as a good neighbor" politely call attention to rule infractions, either to the rule violator or in writing to the Board.
5. Rule Enforcement

II. Rule Enforcement

1. The Board asks and expects full cooperation in the observance of these rules. The Condominium Act, Declaration of Condominium, By-Laws and Articles of Incorporation specifically authorize such restrictions and the courts have commented on their necessity. Their purpose is to make the Senate a pleasant place in which to live, one that will preserve and protect the property and its inhabitants. No regimentation is intended. Condominiums throughout the State routinely use rule booklets to administer the affairs of the condominium. It is for the benefit of a majority of the owners that this document is published.
2. Observance of these rules is incumbent upon each owner. They are responsible for their own behavior and that of their guests, lessees and employees (maids, housekeepers, cleaners, repairmen and the like). Violations will be called to the attention of the violating owner or other person, for whom he is responsible, who is committing the act. Disagreements concerning violations will be presented to and judged by the Board. If the conduct, determined by the Board to be a violation does not cease and desist upon prior notification in writing to the owner, then proper legal action, including injunction or suit for damages, through due legal process may be instituted in accordance with the provisions of the Condominium Act, Florida Statute Chapter 718.

Initials

Initials

Date

3. All attorneys' fees, filing fees and other expenses incident to the enforcement of these rules by the institution of legal proceedings shall be paid by the violating owner. Acceptance of the warranty deed from seller to buyer shall be considered due notice of compliance with these rules. Their disregard can lead to liens and foreclosure.
4. The Board may authorize fines of up to \$100.00 per day against owners who persist in overt, gross or repeated violations after being warned. The designated management agent or legal counsel may be instructed to notify the responsible party of the amount of the daily fine and its duration and basis for it. Failure to then comply will result in legal proceedings as described above. The President of the Board is hereby empowered to act independently on such matters to protect the condominium. Board approval of each individual case in advance of timely action is not necessary.
5. It is the official duty of Board members to admonish violations whenever they observe any departure from these rules and regulations. They are fully empowered by the Florida Condominium Act and the basic Documents of the Senate to enforce same. They were elected to establish and maintain control over all condominium matters. Anyone who accepts office on the Board should make this a firm resolve.

III. Unit Restrictions

1. Apartments are for residential use only. Each of the units shall be occupied by an owner(s) and members of their immediate family (as below defined), their servants and guests or approved tenants. Children must be accompanied by an adult when using any recreational facility such as the pool.
2. Occupancy is governed by the housing code of the City of West Palm Beach. No more than one single family can occupy the same premises on a permanent basis. One family is defined as those related by blood or marriage. One or more persons related by blood, marriage or adoption constitute a single family. So does two unrelated persons living and cooking together as a single housekeeping unit. In addition, no owner shall allow occupancy of more than six (6) residents in a two bedroom unit. This includes owners and their guests, lessees and their guests or whatever. This means there are no co-owners, no co-lessees, no joint owners, and no joint lessees of separate families permitted as co-occupants. In particular, it restricts the use of units owned by Corporation(s) and those owners who have been approved by the Board.
3. Homeowners are required to own a minimum of one (1) year prior to renting. After the (1) one year waiting period, homeowners are allowed to lease their unit twice per year. No unit shall be leased for less than three (3) months. No unit shall be leased more than two (2) times in any twelve month period. Such twelve month periods shall commence on the first day of the calendar year. NO units may be sub-leased. Renewal of leases, for whatever period (annual, seasonal or other) are subject to the same procedure as when originally approved, except that no fee will be charged.
4. Children shall not be permitted to play or loiter in the hallways, stairways, elevators, walkways, driveways, parking areas or any other common area.
5. Limit the use of kitchen appliances that make noise (washers/dryers and garbage disposals) so as not to disturb neighbors who may be sleeping. Reasonable hours for such usage would be 9:00AM until 10:00PM.
6. No installation, repair or maintenance work requiring hammering or drilling, sawing or other similar noise-making shall be permitted after 10:00PM or before 8:00AM and at no time on Sundays or holidays. Entrance doors, interior doors and cabinet doors shall be closed with care to make the least possible noise. Self adhering felt pads are available at hardware stores for easy installation by owners.
7. Air conditioning units, water heaters and water supplied appliances are the responsibility of the owner. Damage(s) to neighboring units due to faulty appliances are the responsibility of the owner whose appliance malfunctioned. They should be serviced at regular intervals to insure proper operation and prevent damage to other units. This is singularly directed toward upper story owners.
8. Any unit that is vacant for seven (7) days or more MUST shut off the water valve to the unit. This valve is located in the hot water closet. Air conditioner must be let on but can be set at 80 degree. This is to prevent dangerous mold if any moisture is in the unit. *

*Approved by Board vote 8/20/2002

Initials

Initials

Date

IV. Sales, Leases and Gratuitous Lending of Apartments

1. Resale – Owner(s) who wish to sell their apartment must have the prospective buyer(s) submit an application for approval of resale (available from the management company) with a copy of the Contract for Sale to the Board at least 30 days prior to the closing date of the sale. Investigation shall be made into the financial resources and personal character of the buyer(s). The Florida Condominium Act requires complete disclosure of documentation pertinent to the resale of the condominium unit. Owners, therefore, must provide prospective purchasers with a copy of the Declaration of Condominium, By-Laws, Rules and Regulations and other information dealing with the maintenance charges and similar budgetary data. The application shall be submitted to the Board for prompt attention. Their approval in recordable form is required to legally transfer title at the closing of the sale.

No unit owner shall sell or lease, nor shall approval e given until and unless all fees and assessments due are paid to the satisfaction of the Association.

The purchaser shall certify the number of persons who will occupy the unit after resale and certification that he has no pets. A sale which would result in a pet occupying a unit shall not be made, and if made, shall be disapproved. Resale to a corporation, company, partnership or any business or commercial organization is prohibited.

No entity may acquire title to more than two units at the Condominium. This does not apply to institutional mortgages.

In April, 1999 the Condominium Documents were amended to require that no owner shall have a mortgage or combination of mortgages that exceed 80% of the property value.

2. The use of “For Rent”, “For Sale”, “open House” and similar signs are prohibited, both outdoors and visible through windows.
3. Leasing – Owners may lease their apartment no more than two (2) times in any twelve month period. Such twelve month periods shall commence on the first day of each year. The dates of occupancy stated in the lease shall be used to determine the year the lease will be counted in. The West Palm Beach Zoning Ordinances and the Declaration limit occupancy to the lessee and his family and occasional guests. Pets and sub-leasing are prohibited. No unit may be leased to a corporation, company, partnership or any business or commercial organization. Owners remain financially responsible for the actions o their lessees. Owners must also provide their lessee with the same regulatory data as for a resale. A copy of the lease, together with an application for approval (which shall clearly list those persons who will occupy the unit. Only those named on the application may occupy the unit overnight and certification that the leases has been provided a copy of the documents and agrees to abide by same must be submitted to the board at least thirty (30) days prior to the scheduled date for occupancy. The lessee may not occupy the unit until Board approval has been received by the owner. This also applies to the extension of leases with the same lesser and lessee.

The lease of any condominium unit shall be approved by a majority of the Board of Directors or by a member of the Board of Directors together with a representative of the Management Company.

Within thirty (30) days after receipt of proper notice the Association shall approve the transaction, disapprove the transaction for cause, specifying the cause in the notice of said disapproval or disapprove the transaction without cause. The owner must request in writing, with his application to lease or sell, that in the event of disapproval without cause, the Association furnish a purchaser ore lessee approved by the Association and give notice to the owner. Without this request, the association shall be under no obligation to furnish a substitute purchaser/lessee.

Initials

Initials

Date

4. **Gratis Lending** – A gratis lending is the occupancy of a unit by someone other than the owner or the owner’s immediate family, without the owner present, unsupported by consideration or for a nominal consideration. Approval of the Board for a gratis lending is obtained as follows: Non Family Members – This shall be counted as a rental would be. This requires Board approval, in addition to written permission of the owner(s) prior to occupancy. Request for Board approval must be submitted on a fully executed affidavit for gratuitous Lending form (copy attached). These forms are available from the management company, the completed affidavit should be presented to the Board well in advance of your guests scheduled arrival so as to avoid any hindrance or embarrassment in their anticipated access to and use of the Senate facilities.

It should be noted that all provisions of the City of West Palm Beach ordinance governing single family dwellings will apply to all gratis lending situations.

Guests and visitors shall not be permitted to bring any pet onto the premises of the Senate, except that Seeing Eye dogs shall be exempted per Americans with Disabilities Act provision.

Owners remain financially responsible for their guest’s behavior and actions and must instruct them in th proper use of parking spaces, recreational areas, trash disposal and other rules.

Owners will be held accountable for any unacceptable conduct of their guests while on the premises.

5. **Policy** – There is a \$100.00 fee for Board approval of resale’s and leases. There is no fee involved for the gratis lending of an apartment. The purpose of these rules is to maintain a community of congenial residents who are financially responsible. In this way the property value of all owners will be protected. The rules are similar to and patterned after procedures in affect at other Florida condominiums. The cooperation of all owners is therefore expected as a matter of self-interest and in fulfillment of their responsibility as owners of valuable property at the Senate.
6. **Local Sales Tax/Transient Rental Tax** – are now in effect on revenue obtained from unit leasing. The following is an important notice quoted verbatim form the Department of Revenue, State of Florida:
 - A. On July 19, 1982, the Attorney General of Florida issued an opinion (082-51) that single condominium units are subject to the transient rental tax imposed by Section 212.03, Florida Statutes.
 - B. Effective January 1, 1994, all single condominium units which are offered for rent for periods of six (6) months or less are subject to the 10% tax on rental proceeds. Additionally, those condominium units located in counties that have imposed the local option tourist development tax are subject to the tax. Palm Beach County has a 1% additional tax for a total of 11% tax.
 - C. The Department of Revenue has determined that the tax on the rental proceeds may be collected and remitted in either of the following ways:
 - (1) Where single units are offered for rent through an agent, broker or association such agent, broker or association may register with the Department and collect and remit the appropriate taxes. (2) Where the unit owner makes direct rentals, the unit owner shall register with the Department for the purpose of collecting and remitting the tax.
 - D. In either event, the unit owner is ultimately responsible to see that proper taxes are collected and paid to the State.
 - E. For additional information or to obtain an application for a Certificate of Registration, please contact the Florida Department of Revenue at the location most convenient to you. Application should be made as soon as possible to avoid penalty and interest.

Initials Initials _____
Date

V. ABSENCE OF OWNER/LESSEE

1. The designated managing agent should be notified, before departure, whenever a unit is going to be unoccupied for more than two (2) weeks. An emergency telephone number and address should be furnished. Notice of the vacancy will be on file so that any required “away-care “measures, such as emergency conditions, security checks, etc., can be employed for protection of the premises and its contents. If possible, a re-occupancy date should be given.
2. If an owner intends to allow occupancy of his unit during his absence the procedure for gratis lending or leasing is applicable. The owner must instruct such person(s) in the rules must furnish him with a copy of the rules herein and is responsible for any possible damage to common elements caused by their behavior. The Board will determine the cost to repair any damage arising from misbehavior and will assess the owner accordingly. Any such assessment will be over and above the regular maintenance charges. Failure to respond to such an assessment may result in a lien for all costs, plus attorney fee being placed upon the unit.
3. Owners are responsible for notifying utility companies to shut off and restart, telephone and electricity, as they determine advisable. Water heaters should be switched off internally. Water supply to washing machines and dishwashers should also be shut off.

VI. ABUSE OR DESTRUCTION OF PROPERTY

The marking, moving, damaging, destroying or defacing of any part of the common elements will not be tolerated. The cost of repairing or replacing any such damage will be assessed against the owner responsible. Such damage will be assessed against the owner responsible. Owners are responsible for their guests, visitors and lessees.

VII. EXTERIOR APPEARANCE

1. To paint or otherwise decorate or in any way to change the appearance of any portion of the exterior of the buildings without prior written Board approval is forbidden. Hurricane shutters may be installed at the owner’s expense providing they are approved in writing by the Board. Prior to contracting or purchasing you must obtain written Board approval and make sure the supplier is familiar with the specification and has the required liability insurance coverage.
2. No alteration or addition to the existing landscaping is permitted without prior written approval of the Board.
3. No clothing, rugs, towels, clothes lines or other such items are permitted to be aired/hung on railings, porches, lawns or exterior of the building.
4. Cooking with barbecue grills or other devises is not permitted on any porch, patio or anywhere on the common elements. No glass containers are allowed in the common areas at any time.
5. Chairs and lunges are not permitted on the common areas.
6. Fire regulations forbid the presence of any obstructions in stairways or on the catwalks. This includes furniture, plants, bicycles, etc. if they will impede or obstruct egress from or ingress to apartments.

VIII. UNIT AND BUILDING SECURITY

1. Owners are encouraged to install “Medeco” type or equivalent door locks as a protection of their units. Any reputable locksmith can furnish additional information about front door security.

Initials

Initials

Date

2. The condominium association is authorized to retain a door key to each apartment. Owners should provide the association with a door key for use in case of an emergency. If an owner does not provide a key the association has the right to authorize entrance by any means and at the expense of the owner, in an emergency. Referenced Florida Statute 718.111.
3. The association also has the irrevocable right (reference Florida Statute 718.111 (5) to access each unit during reasonable hours, when necessary for the maintenance, repair or replacement of any common elements. The same applies to access for making emergency repairs necessary to prevent damage to another unit or units of the common elements.

IX. PET CONTROL

1. No pets are permitted.
2. No pets, except Seeing Eye dogs, are to be brought into the building by guests or lessees at any time. Owners should inform their guests and lessees.

X. POOL/POOL HOUSE/SAUNA

1. Rules for pool operation can be found on two signs in the pool area. Owners should remind their guests of these rules to avoid confrontation and embarrassment should violations occur. Basically the rules are as follows:
 - A. Pool hours are 8:00am to 10:00pm
 - B. Shower is mandatory before EACH pool use to comply with the county health ordinance. This is to help keep the pool clean and free from suntan oils, etc. A shower after pool use is recommended to rinse the body and hair of chlorine and other chemicals in the water.
 - C. No running, jumping or diving into the pool. The Board will not accept responsibility for any personal injury resulting from such misbehavior.
 - D. Bathing caps are required for persons of either sex with hair below the earlobe.
 - E. Children in diapers or not toilet trained are not allowed in the pool for sanitary reasons. Water wings or life jackets for children are permitted.
 - F. No pets, bicycles, carts, etc. are allowed in this area.
 - G. Pool and deck side furniture must not be taken out of the pool area. Table umbrellas should be lowered to prevent wind damage and chairs replaced at the table and /or in orderly group's before leaving.
 - H. Swim at your own risk. Unattended children under twelve (12) are NOT allowed in the pool.
 - I. Use trash containers for all refuse.
 - J. Balls, floats, air mattresses, underwater gear (such as snorkel masks), et c. are not permitted in pool. Ball playing, throwing objects or games involving running, shouting or skating are forbidden. No skateboards are allowed.
 - K. A towel spread over the patio furniture to them free of body and suntan oil, is required.
 - L. Top covering and footwear to and from the pool are required.
 - M. Rest rooms adjacent to the pool are for the use of owners, guests and lessees. Cooperation is essential in keeping them clean. Turn out lights when leaving.
 - N. A small radio is permitted, unless there are complaints. Keep the volume low or use earphones, so as not to annoy other residents.
 - O. Glassware of any kind is not permitted in the pool area.
 - P. Wheelchairs are permitted.

 Initials Initials Date

- Q. Chairs, lounges and/or tables may not be “reserved” for the day by placing towels, etc. during busy times. They are community property and as such others may feel free to use these facilities, including removing towels, etc. unless they are occupied. Be considerate of your neighbor and he’ll be considerate of you.
- 2. Sauna room shall be used at the user’s risk. Instruction for operation and use of the sauna baths are posted near the entrance door. Water is not to be put on the sauna rocks.
- 3. The pool house social room may be reserved for private parties on a first come, first serve basis. Reservations should be made one week in advance. There is a \$50.00 deposit that must be paid at the time of reservation. This shall be returned in full if the pool house is left in good and proper order otherwise deductions may be made for repair/clean-up, if such are necessary. Parties or gatherings cannot exceed thirty-six (36) persons.
- 4. The owner reserving is responsible to clean up and leave the pool house including the bathrooms in good condition.
- 5. If music will be provided at the party it may only be within the confines of the pool house.
- 6. Instruct guests where to park which is in the spaces on the street side of the parking area.

XI. TRASH ROOMS

- 1. Use your kitchen garbage disposal unit for all discarded food that the machine can handle. No raw garbage is to be deposited in the trash chutes or dumpster container.
- 2. All non-edible trash for deposit in trash chutes must be in securely tied plastic bags. No loose rubbish is to be thrown into the trash chutes.
- 3. Newspapers, glass and aluminum cans, should be placed in the recycle bin. They are located on the first floor of each building near the stairs. Cartons should be securely bundled and placed in the appropriate recycling bin.
- 4. Do not throw bulky items down the trash chute. Large items such as furniture, mattresses, large cartons, etc are the disposal responsibility of the owner or lessee and are not be place in the trash room.
- 5. The Board provides regular exterminator service for the common elements including the trash rooms, the chutes and the rubbish closet on each floor and storage areas. The cost is included in your maintenance. The same service is also provided for each apartment.

XII. STORAGE AREAS

- 1. There is one storage room in each building by the 104 unit. Each unit is entitled to use the storage area. No volatile liquids, paint thinner, paint or lacquers may be placed in the storage area. Tires and similar combustibles are not permitted. No articles of any kind will be permitted to be stored in stairways or stairwells or on the walkways. Loose storage of items is restricted.
- 2. These areas are subject to inspection by the City Fire Marshall.
- 3. No smoking is allowed in the storage rooms.

XIII. ELEVATORS

- 1. In the event of power or mechanical failure the elevator may stop between floors. First, do not panic. The elevator is equipped with an emergency telephone and help will be there soon. There is a chrome box on the wall labeled “Emergency Telephone”. Open the box and pick up the phone. An operator will respond to you immediately. Tell the operator you are in an inoperable elevator at (your address). The operator will immediately get help for you.

 Initials Initials Date

2. Interior elevator protective pads are available for each elevator. The maintenance people must be notified before a move-in or move-out commences so that the pads can be hung in the elevator. Unit owners will be held responsible for any damage caused by their moving company.
3. In case of fire, do not attempt to use the elevator. An automatic system will cause elevators to proceed to the first floor, open their door and not be responsive to call buttons. Flashers will also go into automatic operation on each floor as warnings. Use the stairways only, in case of a fire.
4. No smoking is permitted in the elevator.
5. No bare feet are allowed in the elevator.
6. Cover-ups are required over bathing attire in elevators.

XIV. PARKING CONTROL

1. Owners and their guests should park only in those areas designated for parking. Horns should not be blown in driveways and parking areas. Automobiles must be pulled in fully to the parking bumper stop. Be careful of your neighbor's car and he'll be careful of yours.
2. Parking of trailers, trucks, mobile homes, vans, boats, motorcycles, mopeds, vehicles determined to be eyesores by the Board and other such vehicles are prohibited. Overnight parking of said vehicles may be authorized by an officer of the Board of Directors for a night or two when warranted.
3. Repair and service trucks are accepted for short durations.
4. Mopeds and motorcycles may NOT be parked on the premises.
5. Bar codes or visitors slips are required for all vehicles that are to be parked on the premises overnight. This is your recognizable credential to occupy spaces as an authorized vehicle. If you or a guest/renter use a rental vehicle this must also have a bar code or visitors pass. These passes are available from the security guard at the front gate.
6. Vehicles must be currently registered or tagged by the State of the vehicle's owner. Any expired licenses or tags will be cause to have the vehicle removed from the premises.
7. Only vehicles with a current Handicap designation will be permitted to park in Handicapped designated areas.

XV. MISCELLANEOUS RULES

1. No auto repairs are permitted.
2. Golf practice, badminton, volleyball, Frisbee throwing, croquet and other such games are not permitted anywhere in the common areas. Bird or animal feeders, which invite insect and rodent infestation, are also prohibited.
3. To insure your comfort and that of your neighbors, keep radios, television sets, sound equipment, pianos, organs, etc at reasonable volumes. Although unnecessary noise should be avoided at all time, be particularly considerate between the hours of 10:00pm and 8:00am.
4. Speed limit in the parking lot is 15 miles per hour. Use caution in entering and exiting.
5. Board meetings are not the place to introduce complaints. Such matter should be submitted in writing for prior consideration by the Board through the management company. Don't just complain – SUGGEST. While meetings of the Board are open to all owners, their participation in discussion matters before the Board is neither necessary nor desirable. Your members were elected to represent you. Let them do it.

 Initials Initials Date

During Board meetings, the No Voice-No Vote rule applies as provided by Chapter 718 of the Florida Condominium Act. This means unit owners may observe but not comment on matters under consideration. However, there are occasions when it would be in the best interest of all concerned if owners were permitted to voice opinions at these sessions and thereby provide the gather and the Board officials with voluble input. The presiding officer may allow or disallow, such comments, according to his judgment. In any case, the meeting is being held to conduct the official business of the condominium and should not be disrupted merely to hear lengthy opinions or viewpoints.

6. A roster of officers and directors is kept at the offices of the management company. Per Florida Statutes 718.110, email addresses and telephone numbers are not accessible to owners or residents. Minutes of prior meetings are available for the inspection of unit owners per the Florida Condominium Act. Call the management company to review them.
7. Unit owners are advised to discuss condominium problems rationally with members of the Board of Directors. Organizing your thoughts and putting them in writing is the best way to get prompt attention and action. If no satisfaction is forthcoming from the Board unit owners may institute court action on his own or contact the Division of Land Sales and Condominium office in Hollywood, Florida by calling (954) 963-1440. The Department of Business Regulation, Division of Land Sales and Condominiums, further administers condominium complaints per Florida Statute 718, Chapter 710-15. Their address is the Johns Building, 725 South Bronough St., Tallahassee, FI 52301.
8. To avoid legal expenses for owners and the Association, internal deutes between unit owners and the Association arising from the operation of the Condominium may be resolved by voluntary binding arbitration rather than court proceedings. This is now permitted by Florida Statute 718.112, as amended April 21, 1982. The arbitration will be conducted by arbitrators employed by the State of Florida Division of Land Sales and Condominiums.
9. Assessments shall be payable monthly or in such other installments and at such times as may be fixed by the Board of Directors. All notices of assessments shall designate when they are due and payable. Assessments not paid within fifteen (15) days of the due date shall be assessed a \$10.00 late fee.
10. No structural changes or alterations within the condominium unit or any part of the building shall be permitted without prior written approval of the Board of Directors.
11. The maintenance and repair of all structural parts and of all facilities, equipment and appliances within each condominium unit, including doors, windows, walls, air conditioning/heating units, water heaters, drains, plumbing fixtures, etc. are the personal responsibility of the unit owner and at his personal expense.
12. Window dressing(s), particularly shades shall be so that the side facing out is white so all units' exterior appearances conform.
13. Unit owners are requested to use only liquid detergent in the washing machine or dishwasher. The least amount necessary to do the job should be used. The soft water creates access suds and if too much suds are created they can back up into the building.

Initials

Initials

Date

**THE LANDS OF THE PRESIDENT
CONDOMINIUM 8A ASSOCIATION INC.
2950 PRESIDENTIAL WAY
WEST PALM BEACH, FLORIDA 33401**

To: Lands of the President 8-A condo Assn.

From: Board of Directors

Date: August 21, 2002

At a Board of Directors meeting on August 20, 2002 the following addition to the Rules and Regulations was approved.

Any unit that is vacant for seven (7) days or more MUST shut off the water valve to the unit. This valve is located in the hot water closet. Air conditioners must be left on but can be set at 80 degrees. This is to prevent dangerous mold if any moisture is in the unit.

This change is necessary because we recently had a leak in one apartment bathroom pipe that ultimately destroyed three units. We also strongly urge that you carry homeowners insurance on your unit.

Initials

Initials

Date

**THE LANDS OF THE PRESIDENT
CONDOMINIUM 8A ASSOCIATION INC.
2950 PRESIDENTIAL WAY
WEST PALM BEACH, FLORIDA 33401**

To: LOP 8A Unit Owners
From: Board of Directors
Date: December 1, 2005
Re: Reminder of Condo Rules

1. **PETS** – No pets are allowed in Condo 8A – no matter if they are your or you are minding them for a friend.
NO PETS.
2. **BALCONIES** – Storage is not allowed on the balconies. Towels are not be dried (use your dryer) and rugs cannot be placed on the floor as they destroy the concrete.
3. **GRILLS** – State Law prohibits the use of propane or charcoal cook stoves or grills on any portion of the condo property. If they are used the Fire Department will be called immediately.
4. **NOISE** – There can be no loud noise before 8:00AM r after 10:00pm that can annoy your neighbors. This includes radios, TV's, washers or dryers.
5. **SHOPPING CARTS** – These are provided for unit owners to get foodstuff up to their unit. They are to be returned to the storage area immediately after you have unloaded them. They **CANNOT** be left in the elevator because several people have been hurt.
6. **GRILLS, GENERATORS AND SATELLITE DISHES ARE STRICTLY FORBIDDEN.**

Please be considerate of your neighbors. Violation of the above rules has caused many complaints in the last few months.

Initials Initials Date

**THE LANDS OF THE PRESIDENT
CONDOMINIUM 8A ASSOCIATION INC.
2950 PRESIDENTIAL WAY
WEST PALM BEACH, FLORIDA 33401**

NOTICE

UNWANTED FURNITURE, MATTRESSES, BOX SPRINGS, APPLIANCES, DOORS, ETC. SHOULD NOT BE LEFT IN THE TRASH ROOM. YOU MUST MAKE ARRANGEMENTS FOR REMOVAL OF THE OLD ITEMS.

THE TRASH COLLECTORS WILL NOT PICK UP THESE MATERIALS. IF IT IS LEFT IN THE TRASH ROOM THE ASSOCIATION MUST PAY TO HAVE IT REMOVED. IF THIS HAPPENS THE CHARGE WILL BE PASSED ON TO THE UNIT OWNER.

BOARD OF DIRECTORS
