

# Bethesda Park Condominium Association

## RULES & REGULATIONS 5/1/2023

The following Rules and Regulations are designed to make living at Bethesda Park a pleasant and comfortable experience for all. The restrictions we impose on ourselves are for our mutual benefit, in keeping with the basic concept of condominium living.

Residents & Guests shall conform to and abide by the By-Laws and the Rules & Regulations with regard to the use of units, limited common elements and common elements, which may be adopted from time to time by the Board of Administrators of the Association.

Violations of these Rules & Regulations may subject the violator to any and all remedies to which the Association may be entitled, including recovery of any and all court costs incurred by it, together with reasonable attorneys' fees for legal action it may take against any person violating these Rules & Regulations, or the Declaration of Condominium, or the By-Laws.

The Board of Administrators may, from time to time adopt additional Rules & Regulations, or amend previously adopted Rules & Regulations. Any waivers, consents or approvals given under these Rules & Regulations by the Board of Administrators shall be revocable at any time and shall not be considered as waiver, consent or approval of identical or similar situations unless stated in writing by the Board.

1. **RESIDENTS.** Each unit shall be occupied by its owners as listed on the recorded deed, their immediate family members, guests, or lessee's - "Residents". There shall be no partition of any unit, no subletting and no more than two persons per bedroom.

2. **VILLA CONDITION.** Residents shall maintain their unit in good condition, repair including all interior surfaces and fixtures and are responsible for separately metered utilities (electric, internet etc.)

3. **USE.** The unit shall be used as a private single-family residence. The premises or any part thereof shall not be used by the resident for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single-family residence. Resident shall not use the premises for any illegal purpose or any purpose that will increase the rate of insurance. Resident shall not create any environmental hazards on the premises, shall comply with all applicable laws and shall not cause a nuisance for neighbors.

4. **NOISE.** All noises including Radio, television sets, stereos, etc. shall be kept at a minimum volume between the hours of 11 p.m. and 8 a.m.

5. **PETS.** A maximum of two pets (dogs / cats) in any unit will be allowed. Any other pet (birds, reptiles etc.) requires board approval. Resident agrees to at all times to keep the pet(s) from becoming a nuisance to neighbors which includes keeping dogs on a leash. This includes cleaning animal waste on and about the premises; and, if the pet is a dog, controlling the barking. Resident agrees the pet will receive proper veterinary care including all legally required inoculations. No exotic animals are permitted (snakes, alligators, ferrets, weasels, rodents, insects, and spiders etc.) and No pit bull dogs.

6. **FACILITIES.** The facilities of the condominium are for the exclusive use of the Association Residents. Guests of a Resident must be accompanied by a resident. Any damage to building, 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 Resident.

7. **POOL.** In conformity with official ordinances, rules for the use of the swimming pool are posted on the side of the clubhouse. There is NO lifeguard on duty at any time, the use is solely at your own risk. The pool maybe used from dawn to dusk respectful of the noise by-laws. All food will be kept inside screened area and not by the pool. Drinks must be in an unbreakable container (NO Glass) Adult supervision must be exercised when children are in the pool or are playing anywhere on the condominium grounds. Anyone under 14 years old must be accompanied by an adult at pool. No smoking in pool or pool area.

8. **DESTRUCTION OF PROPERTY.** Residents or guests shall not mark, mar, deface, engrave damage or destroy any part of any building. Residents shall be responsible for any such damage if it occurs.

9. **OBSTRUCTIONS.** Sidewalks, entrances, driveways, passages, patios, courts, vestibules, corridors and halls must be kept open and not obstructed in any manner. Outdoor furniture is permitted on front patio and within the back porch – no lawn furniture is allowed in the grass. No signs, notices or advertisements shall be inscribed or exposed in any part of the condominium with exception of such as having been approved in writing by the Association, nor shall anything be projected out of any condominium window without similar approval. The rear patio should be neat and tidy – it should NOT be used as a storage area.

10. **EXTERIOR APPEARANCE.** The exterior of the condominium shall not be painted, decorated or modified by any owner in any manner. No awnings, shutters, ventilators etc.

11. **SANITARY PROVISIONS.** Garbage from the condominium shall be deposited in the garbage dumpsters in closed plastic bags. Newspapers and cardboard boxes should be flattened and placed in recycle bins. Glass and plastic should be recycled. Recycling pickup is Friday. Garbage pickup is Tuesday and Friday. Bulk garbage items may be placed on the pad 48 hours in advance of pickup Tuesday morning. Landscaping debris may be placed on the pad any day.

12. **USE OF ROOFS, WINDOWS, ETC.** No one is permitted on the roof at any time without the consent of The Board. No cloth, clothing, rugs or mops shall be hung from the roofs, windows or doorways. No radio or television aerial or radio antenna, nor any other object, shall be attached to or hung from the exterior of the condominium or the roof.

13. **GARAGE DOORS.** To prevent entry of rodents and other pests, as well as for aesthetic and security reasons, garage doors should be kept closed.

14. **PLUMBING.** Toilets, sinks and other plumbing shall not be used for any purpose other than those for which they are constructed, and no sweepings, rubbish, rags or other foreign substances shall be thrown therein. The cost of repairing any damage /rodding etc. from misuse is the responsibility of the Resident.

15. **HURRICANE PROVISIONS.** Residents shall secure or remove all loose objects from their patios in the event of a hurricane.

16. **EMERGENCY ACCESS.** In case of any emergency originating in or threatening any dwelling, regardless of whether the owner or lessee is present at the time of such emergency, the Board of Administrators of the Association, or any person authorized, shall have the right to enter a dwelling using the keys each Resident provided to the Board.

17. **GUESTS.** Residents are required to provide notice of any guests staying for more than 30 days.

18. **USE OF CLUBHOUSE.** Arrangements for private use of the clubhouse may be made with the Board of Directors. Please email two weeks advance notice to avoid scheduling conflicts. A cleaning & damage deposit of \$100 is required – please clean within 24 hours. No smoking in the clubhouse.
19. **VEHICLE RESTRICTIONS.** Residents are allowed to keep one or two vehicles within the condominium on a permanent basis. The following vehicles are restricted: commercial truck or van (with any business lettering), boats, trailers, camper etc. All vehicles need to be in good working order and look good.
20. **PARKING.** Resident's vehicles may be parked in the unit's garage and driveway. The Board requires written permission if a driveway is to be used by another Resident. Additional parking for guests is located in front of the clubhouse. Residents or guests may park along the south hedge of the complex as needed. Please limit parking on the condominium road to one hour during the day. Vehicles must be on paved surfaces – NEVER drive on the grass. Overnight parking on the condominium road is prohibited except for along the south hedge.
21. **SOLICITATION.** There shall be no soliciting by any person anywhere in the condominium, for any cause, charity or any purpose whatever, unless it is specifically authorized in advance by the Board.
22. **RESALE OR LEASE.** Approval of the Association is required to Sell or Lease a unit. Only one lease per calendar year will be approved, and no lease shall be for a period of less than three months, or of more than one year. As of August 2006, a unit must be owned for two years before it can be leased.
23. **APPLICATION.** All prospective Residents shall complete the Association application form, pay a \$100 application fee, provide a copy of the executed sales contract or lease agreement, submit financial and personal background information and interview with a Board Member before occupancy will be considered.
24. **LANDSCAPING.** The Association will be responsible for the care of lawns, trees and other plantings of the original landscaping. No planting or removing of plants or trees should be done without approval of the Board.
25. **FLAGS / ORNAMENTS.** The American Flag may be flown on a standard sign pole on either side of the garage door. One decorative and tasteful lawn flag per unit may be displayed on a regular basis where it does not interfere with the landscapers.
26. **COMUNICATION.** Residents which provide their email address to GRS management company will receive "blind" emails notifying residents of meetings, issues etc. Residents should call GRS 561-641-8554 with any concerns/questions or email residentservices@grsmgmt.com
27. **OWNERS.** Responsibility includes: garage door, screen doors, rear screened patio, front patio, condo door keys/locks, keys to unit's mailbox, gutters and downspouts.