

CONVENTION CENTER TOWN HOMES POA, INC.

c/o GRS Community Management

3900 Woodlake Blvd | Suite 309, Lake Worth, FL 33463

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www.grsmgt.com

RULES AND REGULATIONS

- Residential use only
- Owner's Home Owner Insurance Declaration page to be submitted to Management at purchase and updated annually or upon request.
- Capital contribution of two (2) months maintenance to be paid by buyer at closing.
- Architectural Review Board (ARB) must approve of any modifications or change to any home.
- No wall or fence shall be installed; no community wall or fence may be removed or modified without consent of ARB.
- No structure, planting or other material may be placed to inhibit access to Easements
- No noxious, offensive or unlawful activity shall be carried on upon or about the Properties, nor shall anything be done there which may be or may become an annoyance or nuisance to other Residents.
- No structure of a temporary character, or storage shed, utility shed or similar structure, greenhouse, trailer, tent, mobile home, motor home or recreational vehicle, shall be permitted on the Properties at any time or used at any time as a temporary or permanent residence.
- No sign of any kind may be displayed to the public view inside or outside of the Properties.
- Maximum of two (2) domesticated dogs and/or cats provided that the combined weight of the cats and/or dogs does not exceed 55 pounds. Caged birds and a fish tank (not to exceed 30 gallons) may be maintained in a Unit provided such pets are: a) permitted to be so kept by applicable laws and regulation; (b) not left unattended on balconies; (c) generally not a nuisance to residents of other Townhomes or of neighboring buildings; (d) not a pit bull or other breed considered to be dangerous by the Board of Directors.
- No commercial trucks, trailers, campers and/or boats, with the exception of three-quarter (3/4) ton capacity or less shall be permitted to be parked or to be stored at any place on the Properties, unless same shall be parked or stored entirely within and fully enclosed by a garage. No on-street parking of the foregoing shall be permitted.
- Garbage and trash – applicable governmental authority for disposal or collection of waste shall be complied with. Trash containers may not be placed out for collection sooner than the night prior to a scheduled collection day and must be recovered prior to the end of the collection day.
- No mailbox or similar improvement shall be installed unless approved by the ARB.
- No drying of clothing, laundry or wash shall be aired or dried on any portion of the Properties which is visible from the adjacent Townhomes.
- Storm shutters may only be installed within seventy-two (72) hours prior to a predicted storm or hurricane and must be removed no later than twenty-four (24) hours after and storm or hurricane. Outside window coverings are prohibited if installed merely due to the absence of an owner.
- Leasing – Owner must own unit for twelve (12) months prior to leasing; residence must be listed with the City of West Palm Beach as rental property; residence may be leased for a minimum of ninety (90) days, and not more than twice in a 12-month period.
- An owner planning to sell or lease their residence must report the proposed transaction to the Property Manager before listing the property.