

Crosswinds Condominium Association at River Bridge

Rules & Regulations:

The following Rules and Regulations have been approved by your Board of Directors, as provided by the Declaration of Condominium, CROSSWINDS AT RIVER BRIDGE CONDOMINIUM ASSOCIATION INC., under Articles of Incorporation, article IV, paragraph 4.2 Section E or B page 1150.

The facilities of Crosswinds are for the use and enjoyment of residents and house guests only. Visitors will be permitted to use the facilities only with the approval of the resident owner, who will remain responsible for the actions of their guests. The Property Manager, under instructions of your Board of Directors, has been instructed to enforce these Rules and Regulations.

*** The forgoing rules and regulations were designed for the benefit and protection of the all-unit owners and lessees. Owners are responsible for informing their lessees, family and guests, of all rules and regulations and ensuring their compliance. Owners and lessees will be responsible for the infraction of any rules by their lessees and guests.

1. Each unit shall only be occupied by the owner of the unit, their guests, or lessees, as a residence and for no other purpose. The number of persons occupying a unit shall at all times be reasonably related to the size of the unit. No unit may be divided or subdivided into smaller units, nor any portion sold or otherwise transferred without amending this Declaration to show the changes in the units to be affected. Leasing or renting of a condominium unit by a unit owner is permitted.
2. No resident shall make or permit any disturbing noises, nor do anything by other persons that will interfere with the rights, comfort, or convenience of any residents. No resident shall play any musical instrument, television, or radio in the demised premise, if it shall disturb or annoy other occupants of the building.
3. Pets over 26 pounds shall not be allowed. Offensive pets may be removed, after notice to the resident, with the prevailing party being entitled to recover the cost of proceedings and reasonable attorney's fees.
4. No pets are permitted in the recreational areas of Crosswinds. Any pet creating a nuisance or unreasonable disturbance anywhere in Crosswinds shall be permanently removed from the property upon 3 days written notice from the association.
5. Pets shall be on a leash at ALL TIMES while on the grounds of Crosswinds.
6. Trucks, motorcycles, campers, boats, boat trailers, trailers and other types of vehicles shall not be parked overnight, within the confines of Crosswinds, except in garages of individual's unit.

7. For sanitary reasons, all trash except newspapers shall be in plastic bags and tied securely before being placed in trash receptacle.
8. No maintenance work may be authorized by residents directly with maintenance employees.
9. No clothing, towels, surfboards, beach equipment, barbeques, etc.. are to be hung or stored outside the unit or on patios to detract from the appearance of the buildings. They must be kept inside or in the garage.
10. Nothing is to be attached to the railing, temporarily or permanently, except the United States flag or holiday decorations, firmly attached. Nothing shall be hung from windowsills, windows or balconies. No sweeping of balconies onto the areas below is permitted. No plants, receptacles or any moveable objects shall be placed or maintained on balcony rails. No fires or cookouts of any kind are permitted on balconies or lanais.
11. All doors and windows shall be locked when a resident is away from the premises.
12. Residents shall not give keys to any non-residents without knowledge of the Property Manager, nor shall any resident allow the use of his unit by others without prior notification to the Property Manager.
13. Bicycles shall be stored inside unit garages, not in areas visible from the street, rear, or sides of any buildings.
14. Because of insurance and City Fire Marshall Regulations, the following rule must be complied with: Volatile liquids, paint thinners, paint removers, paints and lacquers must not be placed in garage or common areas,
15. All owners will be held responsible for the behavior of their guests.
 - No guest is permitted to stay more than 30 days, unless approved by the Board.
 - In the owner's absence, approved house guests may NOT have overnight guests of their own
 - All owners MUST supply guests with a copy of the Rules and Regulations.
16. Each owner who plans to be absent for an extended period of time, especially during the hurricane season, must also prepare their residence prior to their departure and remove everything from their balcony. They should designate some responsible firm or individual to care for their residence and take necessary precautions to prevent hurricane damage and to remedy damage if it does occur. The name of such firm or individual to care for his residence shall be sent in writing to the Management Company. Storm shutters on porches or lanais which are approved in advance by the Association may remain in place while unit owner is not in residence. Other external windows may be protected by storm shutters or plywood only when unit owner is in residence, or a storm is imminent. Such shutters or plywood must be removed when storm is over.

17. In case of an emergency originating in or threatening any unit, the Property Manager or Board of Directors shall have the right to enter such unit to remedy the situation. Such right of entry shall be immediate. In order to facilitate entry, each unit owner shall leave a key to their unit with the Property Manager, in order to eliminate the possibility of a necessary break-in of a door at the owner's expense.
18. No owner may change the appearance of his residence or common areas of Crosswinds.
19. As an owner of Crosswinds, you are entitled to use the pool facilities, providing that the pool rules are observed at all times.

LATE MAINTENANCE:

This is to notify you that your Board of Directors has adopted the following steps in treating delinquent maintenance assessments. It should be noted that the preliminary purpose for these guidelines is to ensure that every homeowner make every attempt to make their payments on time, to avoid getting involved with lengthy and costly charges that will be assessed to delinquent residents. It has also been adopted as a matter of policy by the Board, that the Board of Directors of Crosswinds disclaims any owner not receiving the billing through the U.S. mail that is due on the first of the month of each quarter of every calendar year.

1. Maintenance payments are due on the first day of January, April, July and October of every year.
2. Late charges are to be assessed if maintenance fees are not received in the Association office by noon on the 10th day of the month that payments are due. Interest on past due amounts shall be charged at the highest rate allowed by Florida Law from the date payment was due.
3. The Association will assess the late charge, and if the resident has not responded within 7 days after the late charge was assessed, the Association will further assess interest on the unpaid balance as allowed by the Declaration of the Condominium plus the Association will accelerate the remainder of the maintenance fees due for the balance for that fiscal year in which the resident is delinquent.
4. If the delinquency has not been corrected as outlined above and/or no response has been received, by the 35th day, the Association will proceed to file lien on the delinquent owner's unit and will notify the owner as required by law of such action. The Association will also advise the owner that at this point they then become liable for any and all legal fees incurred by the association to enforce collection of the delinquent maintenance assessments, late charges, and interest allowed.
5. Transponders will be turned off after 35 days of nonpayment.

6. On the 65th day the Association will then be empowered to foreclose on the lien. Every resident is reminded that should the last stop take place, it is conceivable that they could lose title to their unit if the proper monies are not paid. Again, the Board wishes to inform all residents that the reason for adopting this policy is to protect the owners who pay on time, and not saddle them with the extra administrative cost involve in securing payments for delinquent residents.

Important Phone Numbers:

Emergency- 911

FPL Electric- 561-627-5000

Gate House- 561-969-2626

GRS Management- 561-641-8554



River Bridge POA Office- 561-968-6054

CROSSWINDS POOL RULES:

- Residents under the age of 16 must be accompanied by an adult at all times.
- Residents using the pool/cabana area are responsible for any kind of damage during their use.
- No animals of any kind are permitted in the pool area.
- Intoxicated persons are not permitted in the pool area.
- Pool use is at resident's risk- the Management Company and Association are not responsible for accidents or injury.
- Pool use is limited to: owners, adult guests of owners, and guests under 16 accompanied by an adult.
- Pool hours are from 9:00am to dusk.
- All people must shower before entering the pool. Soap is not allowed in the pool area.
- Persons with any skin disease, open cuts or blisters ect. may not enter the pool.
- No glass containers of any kind are permitted in the pool area.
- Excessive splashing will not be permitted.
- The use of rafts, scuba equipment, fins or Styrofoam floats will not be permitted.
- Crosswinds reserves the right to deny the use of the pool to anyone at anytime.
The unit owner and lessees are responsible for any damage to the pool area due to their use.

Residents may reserve the pool area for personal social functions on a first come first serve basis. an with the posting of a \$100 security deposit in advance with a Board Member. The security deposit will be returned in full the next day. as long as the reserved area is neat and orderly.

****I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS.**

Sign 


DATE 05/24/2023
05/25/2023