

The President of Palm Beach – A Condominium, Inc.

RENTAL APPLICATION

For an applicant to qualify for an interview with the Board of Directors, we must first receive the following:

1. Fully completed application with signatures from both the applicant and the unit owner in designated area.
2. Signed permission form to release a background check.
3. \$100 non-refundable application fee and \$500 refundable security deposit.
4. Copy of the lease
5. Letter of recommendation from the unit owner.

- **NOTE:** The President of Palm Beach processes the rental application for the community, we do not manage the unit for the Lessor, any questions regarding the rental of the unit, as well as lease payments are to be addressed to the Lessor.

- **The President is a no animal community. ESA/Service Animal:** Is it your intention to have an ESA/Service Animal to live with you. Yes No. If yes, additional documentation from you will be required, please contact our office. Emotional Support or Service Animals shall not be permitted on the premises, until the requesting party has provided the property documentation and an Approval from the Association has been issued. If this has not occurred, the animal will not be permitted on property.

IN THE EVENT IT IS DETERMINED THAT ANY ANIMAL IS ON THE PREMISES WITHOUT APPROVAL, TENANT SHALL BE REQUIRED TO VACATE THE PREMISES UNTIL SUCH TIME AS THE ANIMAL HAS BEEN APPROVED AND/OR THE OWNER SHALL BE FINED \$100.00 PER DAY, UP TO \$1000.00

Owner Initial: _____

Tenant Initial: _____

Owner Initial: _____

Tenant Initial: _____

- Please be sure and read the attached House Rules to ensure a good rental fit for you.

Thank you,

2505 South Ocean Blvd. - Palm Beach – Florida 33480-5434

(561) 582-5373 – Fax (561) 582-0335

Presidentofpalmbeach@prescondo.net

The President of Palm Beach – A Condominium, Inc.

Board of Directors

The President of Palm Beach- A Condominium Inc.

Unit Number: _____

Unit Owner: _____

Applicant (1) Name _____ Email: _____ Phone: _____

Applicant (2) Name _____ Email: _____ Phone: _____

Above referenced Applicant(s) hereby apply to the Board of Directors of The President of Palm Beach - A Condominium, Inc. for approval to lease Unit No . _____. Which shall commence on _____, 20 ____ , and expire on _____, 20 ____.

The apartment will be occupied by _____ persons in addition to Applicant, all of whom constitute members of the immediate family of Applicant. The names, ages and relationships to Applicant of such additional persons are:

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Applicant affirms to have received and read the House Rules including Amendments and agrees to abide by all rules and regulations now in effect or hereafter promulgated by the Board of Directors or any of its Committees. Applicant understands and specifically agrees to abide by the restrictions of the occupancy of the Apartment (number and age of occupants) and not to maintain or have any pets in the Apartment or on the Condominium premises. Applicant also understands that approval of this Application is conditioned upon full adherence of these rules.

Applicant must give the following information:

A) Employer or Business if self-employed:

Employer/Business Name: _____ Phone: _____

Address: _____

Applicant's Position: _____

Applicant's Business Address (if different from Employer address shown above)

Address: _____ Phone: _____

B) Estimated total annual income (from all sources) \$ _____

C) Financial references:

Bank Name: _____ Phone: _____

Address: _____

D) Two financial references:

(1) Name: _____ Phone: _____

Address: _____

(2) Name: _____ Phone: _____

Address: _____

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E) Three personal references (other than relatives):

- (1) Name: _____ Phone: _____
Address: _____
- (2) Name: _____ Phone: _____
Address: _____
- (3) Name: _____ Phone: _____
Address: _____

F) Names of residents in the building known by the Applicant:

- (1) Name: _____ Unit: _____
- (2) Name: _____ Unit: _____
- (3) Name: _____ Unit: _____

G) Memberships (Clubs, Professional Societies, etc.):

H) Do you own or rent at your present address? Own: _____ Rent: _____

How long have you lived there? _____

Name and address of present Landlord (if any):

I) Previous Addresses during past 5 years (include name and address of previous Landlords, if any):

- a. Landlords Name: _____ Telephone: _____
Rental Term: To _____ From _____
Rental Address: _____
- b. Landlords Name: _____ Telephone: _____
Rental Term: To _____ From _____
Rental Address: _____
- c. Landlords Name: _____ Telephone: _____
Rental Term: To _____ From _____
Rental Address: _____

J) The Applicant is required to submit to an interview by the Board of Directors. In order for you to comply with the provisions of the Federal Fair Credit Reporting Act, I authorize you to retain a reporting agency, which agency may obtain, furnish and use information on my credit, character, general reputation, personal characteristics or mode of living through correspondence or personal interviews with neighbors, friends, or associates, or others with whom I am acquainted or who may have knowledge concerning any such items of information.

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All information obtained will remain confidential.

The Applicant and Owner acknowledge and agree that:

The President of Palm Beach - A Condominium, Inc. shall in no way be liable with respect to any matter concerning this Application or concerning any act of the owner of the Apartment.

The Applicant and/or Owner agree to deposit the sum of \$500 as undertaking that there will be full compliance with the rules and regulations of the Condominium Association, and no common element damages. In the event of a violation or common area damages thereof, they agree that such damages and/or fine, as allowed by law, may be imposed by the Board of Directors and the amount of any such common area damages and/or fine shall be deducted from the sum deposited.

NOTE: This Application must be signed by the Applicant and the Unit Owner, and accompanied by a check from either Applicant or Owner payable to the order of "President of Palm Beach," in the sum of \$100.00 which sum represents a non-returnable processing fee.

An Application with the Florida State Department of Revenue should be filed prior to leasing the apartment and a State Sales Tax and a Palm Beach County Tourist Tax should be paid on all rental proceeds. The Owner's Homestead Exemption for the year is forfeited if the apartment is leased.

UNDERTAKING

(Forming Part of the Application for Approval of Lease of Unit: _____)

The undersigned, Owner and Applicant of Unit No _____ does hereby agree to deposit with the Palm Beach President a sum of Five Hundred Dollars (\$500.00) to cover the following: The Owner and Applicant shall be subject to a fine of \$100 per day, up to \$1,000.00 for each infraction of the House Rules by the Applicant, a member or guest of the Applicant's family. The fine shall be determined by the Board of Directors, after affording an opportunity to the Owner and/or Applicant or any person on behalf of them to be heard. The fine shall be charged against this Undertaking.

Should such violation be continued after written notice thereof has been given to the Applicant, requiring affirmative action to be taken by the Condominium, all costs incurred including such fine shall be charged against this Undertaking. In addition should Applicant, a member of Applicant's family or guest cause any damage to the physical property of the Condominium the undersigned agrees to be fully responsible therefore in the amount of the damage. Upon the termination of the lease, the deposit shall be returned to the party (tenant/owner) that submitted the deposit, without interest, less any amount owing hereunder.

Signature of Applicant (1): _____

Print Applicant 1 Name: _____ Date: _____

Signature of Applicant (2): _____

Print Applicant 2 Name: _____ Date: _____

Signature of Owner: _____

Print Owner Name: _____ Date: _____

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DATE: _____

TO WHOM IT MAY CONCERN:

I HEREBY GIVE MY PERMISSION TO RELEASE A REQUEST FOR A BACKGROUND CHECK.

**** APPLICANT 1 ****

NAME: _____

ADDRESS: _____

SOCIAL SECURITY #: _____

DATE OF BIRTH: _____

Signature – Applicant 1

**** APPLICANT 2 ****

NAME: _____

ADDRESS: _____

SOCIAL SECURITY #: _____

DATE OF BIRTH: _____

Signature – Applicant 2

THANK YOU

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HOUSE RULES

1. ***APARTMENT RESALES AND LEASES***

- (a) As set forth in Article XII of the Declaration of Condominium and amendments thereto, any owner desirous of selling or leasing his apartment must first obtain approval of the Board of Directors and all rules and regulations pertaining to sales or rentals will be strictly enforced.
- (b) Such approval shall be requested by the submission of an application in prescribed form by the apartment owner, setting forth such information concerning the prospective purchaser or lessee as the Board may require. Sales are to private individuals only – no corporate entity may purchase or rent.
- (c) No application for sale or lease will be acted upon by the Board of Directors until the owner completes the application form and pays to the Condominium a non-refundable processing fee of \$100.00
- (d) Unit owners may lease their apartments, to one tenant only, for a single period of up to 7 months maximum and not less than 3 months, and then only with the approval of the Board of Directors. Unit owners must notify the Board of Directors of the intent to lease their unit in advance.
- (e) Prospective purchasers must be interviewed by the Board of Directors by appointment, at the Condominium or agreed upon location, before approval will be given for the sale of an apartment.
- (f) Prospective lessee and repeat lessees must submit a letter of recommendation from the owner with the other documents required for approval before an interview with the Board of Directors is scheduled.

2. **SECURITY** The security of our building makes it mandatory that unit owners and their guests or tenants adhere strictly to the following regulations:

- (a) Doors to elevator lobbies, warehouse, storage rooms and emergency doors must be kept locked at all times. The emergency doors are equipped with special locks which allow opening from the inside without unlocking; they re-lock automatically when the door is closed.

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- (b) Owners not in residence must identify and authorize, in writing, contractors, domestic help or other employees working in their apartments. (Please see detailed rules for contractors in section 15 – Alterations & Construction)
Owners must authorize the issue of keys for the elevator lobby doors or elevators to persons working in their apartments. Office personnel will then issue keys which *must be returned to the office each day* they are issued.
- (c) Keys to storage rooms, warehouse, elevator lobby doors and elevators, loaned by the office to owners for temporary use must be returned promptly after re-locking.
- (d) The loss of elevator or lobby keys must be reported to the office. There will be a charge for replacement of such keys. Owners who lose their apartment keys will have the locks changed and furnish duplicates of the new keys to the office.
- (e) Unit owners must ensure that all keys for their apartments, elevator lobby doors and elevators are returned to them by lessees, together with any copies that have been made, upon the expiration of the lease.
- (f) Doormen are not allowed to leave the lobby to deliver luggage, packages, etc., unless a reliable substitute remains there to ensure that the front and rear doors to the lobby are properly guarded. Owners who require special assistance must make arrangements with the office.
- (g) Propping open ground floor doors is not permitted. Doors to the end elevator lobbies may be latched open when necessary for deliveries but must be closed immediately afterwards.
- (h) Unit owners should familiarize themselves and their guests and tenants with the regulations for security. Residents are urged to immediately report to the office or doorman, anything of an unusual or suspicious nature.

3. ELEVATORS

- (a) All deliveries of large items and construction materials shall be made through the end elevators, between the hours of 9:00 A.M. and 4:30 P.M. on weekdays only. No contractors may work in the building on Saturday or Sunday. Advance notice must be given to the office so that a Condominium employee may install wall blankets in elevators to protect the paneling. The unit owner will be responsible for any damage to the Condominium property by his contractor.

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(b) PERSONS IN BATHING ATTIRE MAY NOT USE THE CENTER ELEVATOR OR CENTER ELEVATOR LOBBIES.

4. **SERVICE AND PERSONNEL** Unit owners, tenants and guests are not permitted to give orders or directions to employees. All requests for in-house service must be addressed to the office. A fee will be charged, depending on the service rendered. That fee will be billed with quarterly assessments.

5. OCCUPANCY and REGISTRATION

(a) Management will maintain a roster of owners, their addresses outside the State of Florida, if any, and telephone numbers. Please report changes to the office.

(b) Each unit owner and lessee must communicate to doorman or management of the intended arrival of a house guest, or anyone permitted to use the apartment. This should state the visitor's name and address, relationship to the owner, number in party and make and license number of automobile.

(c) Persons under the age of 18 are not permitted to occupy an apartment without an accompanying adult relative. **In the absence of owner, only registered owner's family shall be permitted to occupy the apartment.** Family shall be deemed to mean the owner of the unit, his or her spouse, parents, children, their spouses, grandchildren, brothers and sisters and their spouses.

(d) **Unit owners or lessees must be in residence in order for another person (guest) to occupy an apartment at the President.**

(e) Studio apartments are permitted two occupants, one-bedroom apartment three occupants, and two-bedroom apartment five occupants, at any one time.

(f) On application to the Board of Directors, unit owners who are in residence for a short period of time may be granted permission to have members of their families, or friends or guests who exceed the above limitations.

6. **DOGS and PETS** Unit owners, lessees, guests and visitors are not permitted to keep or bring a pet on to the premises including the pool or dock areas. **The proper Service Animal or Emotional Support Animal documentation must be submitted no less than 30 days prior to tenancy, approval is required prior to taking possession**

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7. POOL AREA

- (a) In compliance with Florida State law a shower must be taken and grease or oil based suntan lotion removed **each time before entering the pool**. A towel should be placed on pool lounge or chair to avoid staining the plastic slats of the pool furniture. The shower enclosure or gazebo may not be used as a dressing room.
- (b) Use of the pool is restricted to the hours between 9:00 A.M. and dusk.
- (c) As a courtesy to others using the pool after you leave, lounges, chairs and tables should be returned to their original positions and the pool umbrellas should be closed to avoid wind damage. Make sure the guard rope across the pool is in place before leaving.
- (d) No food or drink is permitted at poolside. Ball playing, running, shouting and excessive noise is prohibited.
- (e) *BABIES AND/OR CHILDREN NOT TOILET TRAINED OR ADULTS SUFFERING FROM INCONTINENCE ARE TO* wear swimming approved diapers.
- (f) Any person that not able to swim, must be supervised at all times.
- (g) Use of the pool is strictly at the swimmer's own risk and responsibility.
- (h) Seating accommodation around the pool is available on a first-come first-served basis only. It is not permitted to make reservations for persons not present. Furniture may not be removed from, or taken to the pool area.
- (i) No one may use the center elevator or center elevator lobbies while in bathing attire. It is prohibited to enter any elevator or elevator lobby in bare feet or while wet enough to drip water on to the flooring, or to sit upon Condominium seats outside the pool area while in wet clothing.
- (j) A life ring is positioned prominently at the pool area for use in an emergency. A guard rope divides the deep end from the shallow end of the pool and it is dangerous to detach this if there are others in the water. A telephone in the gazebo is connected to the front desk.

8. BEACH

- (a) President Condominium residents have the right to use our private pathway to the beach along the side of the golf course. A shower for the use of residents has been installed on the beach at the end of the pathway. The

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water is metered and paid for by the President so care must be taken to turn off the water after a shower is taken.

- (b) Beach chairs are provided in lockers at the side of the path near the beach end of the pathway. Please return chairs to the locker. *Do not leave chairs on the beach!*
- (c) The President is committed to keeping clean its part of the beach, so be sure to carry away any trash or bottles when leaving.
- (d) Special care should be taken to remove sand from shoes before entering the premises. When returning from the beach in bathing attire, only the North and South end elevators must be used.

9. WINDOWS and PRIVATE BALCONIES

- (a) Exterior shades, awnings, screens, ventilators, air conditioning devices and other similar fixtures or appliances are not permitted on balconies.
- (b) Storm shutters are limited to the use of an approved type to conform with those already installed on the building. Approval by the Board of Directors is required before storm shutters are installed on apartment windows and balconies.
- (c) The outside color of drapes or interior shades must be white.
- (d) Nothing may be hung or shaken outside the apartment or placed upon window sills or balcony railings, nor shall anything be swept or thrown on to the walkways or grounds.
- (e) Flower boxes must not be installed on balcony railings or walkways. All plantings on balconies must be in waterproof containers so that no water drips on your neighbor's balcony. No structures of any kind or screen or glass enclosures are permitted on balconies.
- (f) Exterior screen doors may not be installed at apartment doors on the catwalk.
- (g) With the exception of Board of Directors announcements, no sign or notice of any kind may be exposed on any part of the building, nor shall anything be projected out of any window.
- (h) Outdoor cooking on balconies or public areas is strictly forbidden.

10. PUBLIC AREAS

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- (a) Passageways and stairways shall not be obstructed in any manner. Bicycles, baby carriages or similar vehicles may not be left to stand. Bicycles are not permitted to be kept in the units. NO ball playing in garden or public areas. No skating or skateboarding on catwalks or public areas.
- (b) Unit owners may not decorate or furnish any public area.
- (c) Clothing or other materials must not be hung up to dry or air in laundry rooms or balconies, windows etc.
- (d) The wearing of suitable covering in the public areas of the condominium is mandatory for men, women and children.

11. CARS and PARKING

- a) The posted speed limit of 5 miles per hour on Condominium driveways must be strictly observed.
- (b) Police regulations require all vehicles to come to a complete stop before entering the highway. As a reminder to drivers leaving the Condominium, a STOP sign has been painted on the pavement at both exits.
- (c) Parking places are to be used for private vehicles only. Each resident is to use only that space assigned to his apartment. Other private vehicles are to be parked in the guest parking areas. No parking or standing is permitted in driveways. No major auto servicing, refueling or repairs shall be performed on the premises. All unlicensed vehicles shall be prohibited from the premises.

12. STORAGE

- (a) Bicycle storage is provided in the warehouse on the ground floor. Personal property may also be stored there on a short-time temporary basis. Access to the warehouse can be arranged with the office. All items must be tagged with the owner's name and apartment number. The Board of Directors reserves the right to dispose of untagged items, after due notice.
- (b) Storage rooms on each floor on both sides of the center elevator are for storage of luggage only. All items must be tagged with the owner's name and apartment number.
- (c) Storage is accepted at the owner's risk and no responsibility is accepted by the Condominium for loss or damage.

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- (d) Grocery carts and luggage carts, located in storage areas adjacent to the north and south end elevators, are provided for the personal use of residents. The carts must be returned promptly to the cart storage rooms on the ground floor adjacent to the end elevators so that others may have the use of the carts. No cart may be taken through the center lobby.
- (e) Golf lockers, if available, will be assigned by the office to unit owners requiring them for golf equipment. Owners must provide their own padlocks. The Condominium is not responsible for loss or damage to anything stored in the lockers. Storage of perishables in the lockers is prohibited.

13. DISPOSAL OF GARBAGE/RECYCLING/LAUNDRY ROOMS

- (a) Garbage must be enclosed in tied or sealed plastic bags. Bags are obtainable from the office at a nominal charge and are of a size that will fall freely down the chute. To avoid blockage, no large objects or overfilled bags may be deposited in the chute. Under no circumstances should lighted cigarette butts or flammable materials be deposited therein.
- (b) The chute may not be used between the hours of 10:00 P.M. and 8:00 A.M. When using the chute, only 13 gallon trash bags should be utilized to insure the chute does not get clogged. **NO BOXES ARE TO BE PLACED IN CHUTE.**
- (c) For recycling: newspapers, glass bottles, metal cans and plastic containers are to be left on the lower shelf in laundry rooms. Cardboard should be folded flat and left in the laundry room; they must not be dropped down the chute. Call the office for disposal of other articles. Care should be exercised to avoid dropping garbage in public areas.
- (d) Washers and Dryers in the laundry rooms are available on a first-come first-served basis. Care should be taken not to overload the machines as this causes malfunctions. Formica tabletops in the laundry rooms should be kept clean for folding laundry.

14. NOISE and DISTURBANCE

- (a) No unit owner or tenant shall make or permit any disturbing noise in the building or grounds, or allow anything to be done to interfere with the rights,

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comfort, or convenience of other residents. Noise of all kinds should be kept low, so as not to disturb neighbors. This applies in particular to radio or television sound volume, especially with windows open.

- (b) Dishwashers and garbage disposal units must not be operated between the hours of 10:00 P.M. and 9:00 A.M.
- (c) To minimize transmissions of noise, at least three fourths of the floors of every room (except kitchen and bathrooms) shall be covered by rugs, carpets or other sound absorbing insulation. Such coverage shall be contiguous so as to cover all walked upon areas. Owners having tiles installed in their apartments must ensure that the tiles are laid on sound-absorbing insulation according to building code.
- (d) Laundry must not be washed or dried after 9:00 P.M. and before 8:00 A.M.

15. ALTERATIONS AND CONSTRUCTION

- (a) No structural additions or alterations within apartments or any other part of the premises are permitted without prior written approval of the plans submitted to the Board of Directors and the town of Palm Beach. Certificates of insurance must be submitted by each contractor to the Board Of Directors before commencement of any alteration or construction on one's apartment. Construction work must be scheduled to be done only after May 1 and before November 1 between 8 A.M. – 4:30 P.M. Monday through Friday. *No work is permitted Saturday and Sunday.*
- (b) Emergency repairs and repairs not involving structural work can be performed throughout the year WITH THE ABOVE MENTIONED APPROVALS. The hours for this type of work are: 8:00 A.M.– 4:30 P.M. Monday through Friday and Saturday from 8:00 A.M. until noon only.
- (c) 24 hours notice must be given before deliveries are made so that protective blankets can be installed in the elevators. Deliveries must be made between 8:00 AM– 4:30 PM Monday through Friday and Saturday from 8:00 A.M. until noon only.
- (d) The building is equipped with fire alarms and two emergency pulls on each catwalk adjacent to the laundry rooms. In the event of an alarm being sounded, everyone should leave the building, except when there is a test. Elevators should not be used at that time.

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16. VIOLATIONS and RESPONSIBILITY

- (a) It is the responsibility of the unit owner to observe these rules and provide purchasers and lessees with a copy. Owners are responsible for compliance by their lessees.
- (b) The Board of Directors will require a deposit of \$500 from the lessee, to cover any infraction of these rules or damage to condominium property (common areas) by a lessee, member of the lessee family, employee or guest. Lessee cannot move in before a lease has been approved by the Board Of Directors and an interview is held with the prospective lessee. Upon termination of a lease, the deposit will be returned to the issuer of the deposit (tenant and/or lessee), less any deduction for fines, expenses and cost for repairing damage.
- (c) Should a violation continue after written notice, the owner shall be liable for all costs and expenses incurred, including attorney's fees and court costs.
- (d) The owner will also be subject to a fine for each infraction, the amount to be determined by the Board of Directors after affording an opportunity to the owner and/or lessee to be heard. Fines will be \$100.00 per day until violation or infraction is corrected, up to a maximum of \$1000.00.

17. DOCK FACILITIES (SEE ALSO DOCK RULES) Unit owners who own a boat may reserve a dock space if one is available, on the following conditions:

- (a) The boat must be 100 percent owned by an owner or owners of units in the condominium. The boat/vessel must not exceed 8000 pounds gross weight and 30 feet in length.
- (b) Proof of ownership must be filed with Association identifying the pleasure craft by name and serial number. No vessel other than that identified may be docked in the reserved space without prior approval of the Association.
- (c) The dock must be kept clear of all gear and equipment including but not limited to steps and dock boxes other than the ones provided by the Palm Beach President.

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- (d) A fee will be charged. The unit owner/owners is/are required to sign a Lease Agreement for Dockage. An annual non-refundable fee of \$1,200.00 will be charged. For a period of three months or less, the rate will be \$200.00 per month. A daily rate of \$50.00 per day will be charged, not to exceed \$1200.00 per year. The fee entitles the unit owner to a slip, water service and one outlet providing electric service if the need arises. There will be an additional charge of \$15.00 per month for each electrical line connected to a dock outlet(s) for air conditioning, dehumidification, refrigerators equipment and the like. All fees and charges shall be subject to all applicable taxes and will be charged to the owner.
- (e) The condominium does not accept responsibility for boats or their contents while docked at The President of Palm Beach-A-Condominium Inc. Unit owners docking boats agree to indemnify, defend, save and hold harmless the association and any of its respective directors, officers, agents, members, and/or anyone acting under the association's direction from and against any and all loss, damage, liability, claims, demands, or suits of any nature whatsoever arising out of or in any way connected to the use of the vessel, or the association's facilities.
- (f) There shall be no "on-board" living, or overnight sleeping on the vessel.
- (g) Boat owners shall at all times exercise care and prudence in the manner in which they use the docking facilities. The cost of any damages to the dock caused by an owner's boat shall be the responsibility of the boat owner.
- (h) A boat shall make minimum wake in the vicinity of the dock, proceeding at a speed no greater than is necessary to maintain steering and headway. Boats docking or departing should do so with minimum noise and disturbance.
- (i) No maintenance of any kind will be performed at the dock.
- (j) The discharge of a marine head or holding tank is strictly forbidden.
- (k) Children under the age of 14 are not allowed on the dock unless accompanied by an adult.
- (l) Fishing is permitted on the dock.
- (m) Noise will be kept at a minimum at all times. Shouting, loud conversations and loud music will not be permitted. The configuration of our building is such that noise is magnified and carried to all apartments.

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- (n) The Board of Directors may at any time request that a person occupying dock space show evidence of ownership of the occupying vessel.
- (o) The use of docking facilities at the President is conditional and may be suspended or revoked at the discretion of the Board in the face of what it deems to be abuse of privilege.
- (p) The Board of Directors shall from time to time establish the rates for leasing of slips, and the qualifications for vessels. In addition the Board of Directors shall from time to time review and recommend to the unit owners revisions of the dock rules.

18. AMENITIES PROVIDED BY THE PRESIDENT

- (a) There is twenty-four hour coverage by doormen.
- (b) The heated swimming pool is open from 9:00 AM to dusk. (the office will provide a copy of the pool rules).
- (c) There is an easement for access to the beach, where we have beach chairs, a tar cleaner and a shower (see beach rules).
- (d) There is a dock for fishing and boats. There are fees for boat docking (see docking rules).
- (e) There are two card operated laundry rooms on each floor.
- (f) There are assigned parking spaces. Please park in your assigned space or the Guest parking.
- (g) There is a gratis car washing facility (key operated) at the north end of the building. The facility is for the washing of cars, exclusively.
- (h) The building pays for water. Because of the high cost of water and to avoid water shortages, we ask that you do not waste water and report any leaks (faucets, appliances, toilets) immediately.
- (i) There is a generator that comes on automatically and runs the emergency lights in the stairwells and the middle elevator. The generator does not operate the end elevators during a power failure.
- (m) Mail is delivered to our office once a day from approximately 12:00 to 2:00 p.m. Please wait until all mail is sorted into each owner's box before requesting your mail.
- (n) An exterminator will visit your apartment every month and you will be given advance notice of his visit.

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- (o) The President staff will do minor repairs for which a fee is charged. That fee will be billed with your quarterly assessment.
- (p) At the rear of the Presidents Club you will find the full fitness center for your convenience.
- (q) The Presidents Club there has a kitchen available for private parties. Please schedule your party with the doorman in advance, prior notice must be given for permission to hold private parties with rules for cleanup, etc. Fees will be charged for the use of the kitchen facility for private parties to cover party cleanup and any damage to the premises.

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THE PALM BEACH PRESIDENT Rules and Regulations For Use Of Fitness Center

The Fitness Center and its equipment has been provided for the benefit of all owners, their families and guests. Please treat it as you would your own. It is assumed that all owners and their guests will follow the guidelines and rules, as follows:

- 1) Use of the Fitness Center is **“AT YOUR OWN RISK”**.
- 2) Please “sign in” the log book.
- 3) **NO SMOKING**: Smoking is prohibited in all areas of the Fitness Center.
- 4) **MEMBERS USE OF ‘PERSONAL TRAINERS’**: Personal trainers are welcome. They must follow the rules and regulations of the Fitness Center.
- 5) **ATTIRE**: At all times during use of the Fitness Center, users must be properly attired as follows:
 - a. **MEN**: Shirt, shorts or sweat pants and appropriate foot covering.
 - b. **WOMEN**: Tights and leotards, shirt, shorts or sweat pants and appropriate foot covering.

NO BARE FEET ARE PERMITTED; No bathing suits or briefs are permitted.

- 7) Please bring a hand towel when you use the Fitness Center to wipe perspiration off the equipment.
- 8) **FITNESS CENTER MAY BE CLOSED FOR MAINTENANCE PURPOSES**: The facilities may be temporarily closed as long as necessary for maintenance purposes or renovations.

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- 9) The Fitness equipment has been placed in the gym room to meet the safety requirements for use of the equipment. Please DO NOT MOVE ANY EQUIPMENT.

WORKOUT ETIQUETTE: The Fitness Center is for the enjoyment of all the Owners and their guests. To enhance the workout experience, it is assumed that all will follow the guidelines of common etiquette, as follows:

- 1) During your workout, it is the policy that all must abide by a 20 minute time limitation for cardiovascular equipment when others are waiting.
- 2) When using any strength training equipment or machines, it is the Center's policy to permit another to "work in" if you are doing multiple sets.
- 3) After using any pieces of exercise equipment, please wipe any perspiration off any equipment pad and return weights to their proper places.

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“Dock Rules”

Approved by Board of Directors January 5, 2004

To establish a safe and inviting atmosphere for Unit Owners using “The President of Palm Beach” or “PBP” Docking Facilities, the following Rules and Regulations have been adopted:

1. Vessels Admitted to Area

Only private pleasure vessels, in good and operating condition using their own power, shall be admitted to the docking area.

2. Refuse and Garbage

No refuse or garbage shall be thrown overboard or left in the docking area. All such materials shall be deposited in receptacles supplied by PBP and placed in the docking area. Oil, spirits, inflammable liquids, fuels or oily bilges shall not be deposited in the water.

3. Supplies and other Matter

Supplies, materials, accessories or debris shall not be stored on the walkways or docks.

4. Advertising

Advertising and/or soliciting, including, but not limited to “For Sale” signs, shall not be permitted on any vessel moored in the docking area at any time.

5. Chests or Structures

Chests or structures shall not be erected or maintained on any walkway or dock. Boxes provided by PBP should be used.

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6. Repairs or Maintenance

No repairs to, or maintenance of, any vessel shall be conducted in the docking area at any time.

7. President of Palm Beach Employees

No PBP employee shall be solicited by any vessel owner or agent to start or operate a vessel for which a boat slip has been leased. The PBP assumes no responsibility or liability for actions of its employees in this regard.

8. Electric Generators

No separate or external electric generators shall be used within the docking area at any time.

9. Laundry

No laundry shall be hung on any vessel, dock or walkway at any time.

10. Pets

Pets are prohibited from the entire docking area and from vessels while moored to the docking area.

11. Swimming, Diving

Swimming, diving shall not be permitted from the docks, boat slips or from vessels when moored to the docking area.

12. Residence or Business

No person may reside on a vessel or conduct business on a vessel for which a boat slip has been leased.

13. Vessel Exterior Work

No woodwork, scraping, sanding or painting shall be permitted while a vessel is moored to the docking area.

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14. Nuisances

No person shall cause a public nuisance on any vessel moored in the docking area. No engine, radio, television or musical instrument shall be operated so as to create a nuisance or disturbance.

15. Guests

- A) President of Palm Beach Unit Owners or Lessees may invite non-resident guests to use the docking area under the following conditions:
- i. A boat slip suitable for the size of the guest's vessel must be available for such guest's visit;
 - ii. The use shall be for no more than fourteen consecutive days in any one six month period;
 - iii. The host shall arrange with PBP Board of Directors for permission to use the facilities;
 - iv. The host shall pay to The President of Palm Beach a fee for the guest's use of \$50.00 per day.
 - v. The host shall agree that, during the stay of the guest, the guest shall comply with all of the rules and regulations of PBP and shall agree that his vessel may be moored at PBP docks under all of the terms and conditions of PBP dockage lease to the same effect as if the guest had executed PBP Beach Dockage lease and rules;
 - vi. The host shall be responsible for all of the actions and conduct of the guest and any member of the guest's party;
 - vii. All charges incurred by the guest shall be billed to and paid for by the host.

17. Slip assignment and leases

- A) Assignment of slips will be on a "First come first serve basis" with seniority precedent.

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