

permitted to remain. The approval of an emotional support/service animal does not apply to a residence specifically, but rather, is only approved for a particular person. If that person is NOT in residence, the animal may NOT be in the residence or on premises.

- (i) ESA and SERVICE ANIMALS: While condo approved emotional support and service animals are permitted on all parts of the Association property, the Association requires that the Owner, Tenant or Guest be courteous of others and avoid areas or situations which may cause other owners, tenants, occupants and/or guests, discomfort or create unsanitary conditions. Owners and Tenants with an approved ESA or Service Animal are encouraged to use the South End and North End Elevators when at all possible.
- (j) ESA and Service Animals are NOT permitted in the Pool. ESA and Service Animals must remain on a Leash at all times and locations, including the Beach.
- (k) Allowing ESA or Service Animals to urinate and defecate on Association property is strictly forbidden. All persons with an approved ESA or Service Animal shall walk their dogs for these purposes off-site and all such persons must immediately pick up and properly dispose of all animal waste and excrement.

**9. \*\*POOL AREA\*\***

- (a) In compliance with Florida Department of Health Pool Code a shower must be taken, and grease or oil-based suntan lotion removed each time before entering the pool.
- (b) The towels provided are to be placed on the pool chaise lounge chairs and/or pool chair(s) to avoid staining the pool furniture. All used/dirty towels are to be returned to the dirty towel container by the end of the day so that the towels can be washed and ready for the next day's use. Do not take the towels, they are the property of the President of Palm Beach.
- (c) The shower enclosure or gazebo may not be used as a dressing room.
- (d) Use of the pool is restricted to the hours between dawn and dusk.
- (e) As a courtesy to others using the pool after you leave, lounge chairs, 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.

- (f) Food and beverage consumption at the pool area is discouraged. No glass containers are permitted pool side; and plastic and other non-breakable containers are required. Ball playing, running, shouting, jumping in pool and excessive noise is prohibited.
- (g) Any persons unable to swim **must** be properly supervised by a competent swimmer.
- (h) No diapers are allowed in the pool (children or adults), unless specifically made for use in water.
- (i) Use of the pool is strictly at the swimmer's risk and responsibility. There are no lifeguards at the pool. In order to promote the health, safety and welfare of Children on premises, Children under the age of 12 must be accompanied by a responsible adult.
- (j) 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.
- (k) **No one may use the center elevator or center elevator lobbies while in bathing attire.** *Owners, Tenants and Guests are prohibited from entering the Center Lobby, Center Elevator and using the Lobby Furniture while in wet or sandy clothing, or while wet or sandy enough to drip water or sand on to the flooring. Shirts, shoes and proper attire is required when entering into and/or using the Center Lobby and Center Elevators.*
- (l) 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. It is dangerous to detach this if there are others in the water. If you have detached the guard rope, you must re-attach it upon other swimmers entry into the water.
- (m) For Emergencies: A telephone in the gazebo is connected to the front desk for emergencies.

**10. \*\*\*BEACH\*\*\***

- (a) Condominium Residents and Tenants have the right to use our easement pathway to the beach between the Par 3 Golf Course and 2500 S Ocean Blvd. At the top of the pathway near the beach entrance there is a shed, shower, bench, and garbage pail for residents to use. The water is metered and paid for by the President, so please make sure to turn the water off after use.



- (b) Beach chairs are provided in the shed. After use, chairs must be rinsed off, free of sand, and returned to the shed in an orderly manner. ***Do not leave chairs on the beach!***
- (c) Do not leave any personal belongings or garbage on the beach.
- (d) Please remove sand from your feet and sandals before entering the building. If you are returning to the condo in beach attire, please avoid the lobby and use the side elevators and staircases.
- (e) THERE IS NO LIFEGUARD AT THE BEACH. Owners, residents and guests swim at their own risk.

**11. \*\*\*WINDOWS and PRIVATE BALCONIES\*\*\***

- (a) Exterior shades, awnings, screens, ventilators, air conditioning devices, satellite dishes, antennas, appliances and other similar fixtures are not permitted on balconies. Owners are permitted to have umbrellas on their balconies provided the umbrella is not affixed to the balcony railing but is properly secured in a heavy weighted umbrella stand and provided that the umbrellas is completely confined within the balcony space and does not overhang the balcony in any manner. Umbrellas must be closed and tied down overnight and on the days when weather conditions do not allow for use.
- (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 unit balconies. (Only White Frame). Storm Shutters must be in proper working order and Owners are encouraged to have them evaluated and serviced on a yearly basis. Owners are also encouraged to have the sliding doors replaced with high impact glass doors.
- (c) The outside color of drapes or interior shades must be white.
- (d) The balcony floor color must remain the Association approved color, to maintain consistency.
- (e) Nothing shall be placed on balconies except for patio furniture and plants in waterproof containers.

- (f) Nothing may be hung or shaken outside the unit or balcony railings, nor shall anything be swept or thrown on to the walkways or grounds. When cleaning balcony and catwalk, no water (hosing) is to be used that will drip to the unit balconies or catwalks below.
- (g) 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.
- (h) The feeding of animals, including birds, squirrels, iguanas or any other animals is strictly prohibited on balconies. No feeders or feed of any kind shall be placed on any balcony, railing, catwalk or anywhere else outside any unit.
- (i) Exterior screen doors may not be installed at unit doors on the catwalk.
- (j) 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.
- (k) Outdoor cooking on balconies or public areas is strictly prohibited, except at the Designated and Approved Grill Area.
- (l) Balcony lights may be replaced by an Owner with the light style approved by the Board of Directors. Any Owner having their Balcony Light replaced must consult with Management prior to any replacement to ensure the replacement fixture is the kind/type approved by the Board of Directors.

**12. \*\*\*PUBLIC AREAS\*\*\***

- (a) Passageways and stairways shall not be obstructed in any manner. Bicycles, baby carriages or similar vehicles may not be left unoccupied in public areas. Bicycles are not permitted **to be kept outside on the catwalk**. There is NO ball playing in the garden or public areas. Skating or skateboarding on catwalks or public areas is NOT permitted.
- (b) Unit owners shall not decorate or furnish any public area.
- (c) Clothing or other materials may not be hung up to dry on balconies or on windows. Items are permitted to be hung in the laundry room to air dry; however, these items must be removed daily from that location.



- (d) The wearing of suitable covering/clothing in all public areas (shirt, shorts/pants, shoes) of the condominium is mandatory for all.
- (e) No urination or defecation is permitted in the parking areas, garages, car wash, stairwells, pool area, or other Public Area, other than the Bathrooms.
- (f) No Owner or Resident shall move, remove, add or otherwise change or modify the landscaping on the property without the consent of the Board of Directors.
- (g) Rules regarding use of the Grill are as set forth in Section 22.

**13. \*\*\*CARS and PARKING \*\*\***

- (a) The posted speed limit of 5 miles per hour on Condominium driveways must be strictly observed.
- (b) The parking spaces within the property must be used only for parking of passenger automobiles, which includes Sport Utility Vehicles (SUV's) and passenger vans and motorcycles. There shall be no storage of any items, debris, trailers, etc., by any Owner in any parking space.
- (c) Police regulations require all vehicles to come to a complete stop before entering the roadway. All vehicles must STOP before crossing into the sidewalk/walking area and must STOP before entering onto the roadway.
- (d) Parking spaces are to be used for private vehicles only. Each resident is to use only that space assigned to his/her unit. Other private vehicles are to be parked in the guest parking areas and in the overflow parking lot.
- (e) No parking or standing is permitted in driveways. No major auto servicing, refueling, oil changes or repairs shall be performed on the premises. All unlicensed/unregistered vehicles are prohibited from being on the premises. Vehicles which are not rentals are encouraged to have a PPB parking permit otherwise your vehicle may be towed from the premises.
- (f) As noted at paragraph (d) above, Owners are required to park in their assigned parking spaces. Notwithstanding the foregoing, an Owner may park in another Owner's designated parking spot only with written consent of that Owner allowing same and the written agreement must be provided to the Manager prior to any utilization of any parking space other than your own. In absence of a written agreement being filed with the Manager prior to use of another Owner's parking space, any such use of the alternate parking space shall constitute a violation of the parking rules. Any such