

# **RULES AND REGULATIONS**

## **CHASEWOOD of JUPITER CONDOMINIUM ASSOCIATION, INC**

### **Rule Enforcement**

- Unit owners, their guest, family, or lessees, are liable to the Association for all costs, or attorney fees in order to enforce the rules.
- If, after written notice by the Board of a continuing violation, and if, the violation is not corrected; the Association may impose a \$100.00 fine or more, revoke a leasing privilege or take further legal action to remedy the violations.

### **Moving Hours**

- Moving hours are between 8:00AM and dusk, only.

### **Vehicle Parking During Move**

- Park in assigned spaces when unloading/loading vehicles.
- Do not drive on the grass while unloading vehicle. If you park on the grass and damage irrigation you will be responsible for the cost.
- Moving vehicles may park overnight if necessary.

### **Recreation Area Keys**

- Contact the Chasewood office to obtain a key. The key will open the pool, tennis court gates, and clubhouse doors.
- A \$50.00 deposit is required and will be refunded when the key is returned.

### **Unit Key**

- Please ensure that the office has a key to the unit. If no key is available, the Association has the irrevocable right of access to each unit as required to maintain common elements or to a unit (Florida Statutes 718.111 (5) Cost of Damage repair will be the responsibility of the Owner.

### **Vehicle Parking**

- Display the parking sticker in the lower driver's side corner of the windshield.
- Proof of insurance is required to obtain a parking sticker.
- Non-seasonal resident vehicles must have an up-to-date registered Florida license plate. Vehicles without an up-to-date plate will be tagged, a letter will be sent, and a \$100 a day fine may be imposed.
- All motor vehicles used for transportation must be parked in an authorized parking spot. Park only in your two assigned parking spaces. Only one vehicle may be parked in each space. Parking spaces cannot be assigned to another resident, but the owner may give temporary permission with form letter available at the office.
- Instruct guests to use assigned parking space(s) and display a guest pass in the windshield when vehicle is parked overnight.

- All vehicles must be parked parallel, facing forward, and the vehicle shall not extend beyond the parking bumper to a point where the vehicle obstructs the walkway.
- When both assigned parking spaces are used, instruct guests to park in the guest parking (yellow curb) space and display a guest pass.
- Contact the office when an unauthorized vehicle is parked in your assigned parking space, on the grass, or blocking a roadway or mailbox. The office will make every attempt to contact the owner, if unsuccessful, the vehicle will be towed.
- No commercial writing on a vehicle if the vehicle will be parked overnight.
- Remove all building materials from vehicle if the vehicle will be parked overnight.
- Report vehicle damage or theft to the Palm Beach Sheriff's Office, and our Chasewood office.
- No boats, trailers, motor homes, etc. are allowed in parking areas.
- All damages to the asphalt in your parking space will be repaired at the OWNER'S expense.

### **Vehicle Speed**

- Do not exceed the posted 15 miles per hour (MPH) speed limit.

### **Vehicle Washing/Waxing/Cleaning/Vacuuming**

- Use the appropriate parking space when washing your vehicle. Replace hose on receptacle when finished.
- Move vehicles to another parking spot for drying, vacuuming, etc. When drying, vacuuming, etc, do not turn the radio volume up to a level that will disturb others.

### **Vehicle Repairs**

- Jumping a battery or changing a flat tire is permitted.
- After vehicle is repaired, clean the parking area of any oil and other fluids that leaked. Any damages to the asphalt will be repaired at the OWNER'S expense.

### **Pest Control**

- Contact the office if the unit interior has pests. All pest control is performed monthly from the exterior of the building.

### **Trash**

- Recycle by placing items in the appropriate yellow or blue bins as instructed. (No plastic bags per the Solid Waste Authority).
- Break down cardboard boxes and place in the recycling bin or dumpster.
- Place regular garbage in plastic bags before emptying the dumpster. Garbage is picked up on Monday's and Thursday's.
- Place any unwanted bulk items, next to the dumpster Wednesday night. Bulk pick-up is Thursday. Do not put any bulk items out early, fines may result.
- Place garbage in another dumpster when the dumpster is full. DO NOT place garbage on the ground or in FRONT OF ANY DUMPSTER.

## **Pets**

- If the lease permits, 1 pet per unit, such as a cat or a dog. A small bird or fish is permitted.
- Dog's weight shall not exceed 30 pounds.
- Provide the office with proof of dog or cat registration, vaccinations, and weight.
- Pets shall not be permitted in any of the common areas on Chasewood Condominium Property unless under control by a leash.
- Each pet owner shall walk their dog on the grassy areas and clean up after their pet so that health concerns in the common areas are maintained.
- If a dog or any other animal becomes obnoxious to other dwelling unit owners by barking or otherwise, the unit owner shall remedy the problem or upon written notice from the Association, will be required to relocate the pet.
- Pets are not allowed in the pool or on the pool deck.
- Cats must be kept inside.
- Empty kitty litter in a plastic bag before putting in the dumpster.

## **Recreation Area – Tennis Courts**

- Open from 8:00AM until dusk.
- Rules are strictly enforced for residents and guests.
- An adult shall accompany children under the age of 13.
- Do not bring bikes, skates, skateboards, strollers, etc. into the court area.
- Three guests per unit are allowed.
- Park in front of the clubhouse
- Wear tennis shoes while on the courts

## **Recreation Area – Pool**

- Open from 8:00AM until dusk.
- Rules are posted and strictly enforced for residents and guests.
- Children using the pool and clubhouse facilities under the age of 13 must be accompanied by a unit resident who is at least 18 years old.
- Bicycles, skateboards, and rollerblades are not allowed on the pool deck.
- Three guests from each unit may use the pool and must be accompanied by a unit resident at least 18 years of age.
- Children in diapers must wear disposable diapers and plastic pants. Protective under garments must be worn by incontinent adults using the pool.
- As per FL law, you MUST shower before entering the pool.
- No balls, toys, floats, (except by infants), etc. allowed in the pool or on the pool deck.
- Use radios, tape players, or CD players with headphones.
- No food, coolers, glassware allowed on the pool deck, use clubhouse to store coolers, and consume food items.
- No smoking unless in the designated area.
  - The designated area shall be 25% of the North end of the pool deck.

### **Grill and Picnic Tables**

- Picnic areas are open to families and their guests from 8:00AM to dusk.
- Children under the age of 13 must be accompanied by a unit resident at least 18 years old.

### **Use of Unit**

- No business, service, maintenance, or repair for the public is allowed on Chasewood property.
- All personal property shall be stored within the condominium unit or in the unit storage room.
- No unit owners shall make or permit any disturbing noises by any person, nor do or permit anything by such persons that will interfere with the rights, comforts, or convenience of other unit owners. No unit owners shall play upon or suffer to be played upon, any musical instrument, or operate or suffer to be operated, a phonograph, television, radio or sound amplifier, in his/her unit, in such manner as to disturb or annoy other occupants of the Condominium.
- Unit owner shall submit "Approval for Material Alteration" form to the office before remodeling the unit.
- No sign, advertisement, notice, or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on, or upon any part of the Condominium Unit that is visible from outside the Unit or on the Condominium Property.
- These are single family units and occupancy is limited to four (4) occupants.
- No one is allowed to occupy a unit without completing the screening and orientation process and being approved by the board. Any illegal move-ins will result in removal by the Association via an injunctive relief action.
- TENANTS must call the (Landlord) unit owner for any interior problems, not the Chasewood office. Example: water heater, A/C, locks, mailbox keys, etc.

### **Unit Modifications**

- **Modifications and Alterations:** If a unit owner makes any modifications, installations, or additions to his/her unit or to the common elements, the unit owner and his successors in title shall be financially responsible for the insurance, maintenance, repair and replacement of the modifications as well as the cost of repairing any damage to the common elements or other units resulting from the existence of such modifications.
- **Chasewood Unit Modification Form:** a modification form must be filled out prior to any change to the unit including flooring, cabinets, windows, doors, electrical or plumbing and any other modification where a change to the unit or common elements is being performed. This modification will be approved or disapproved by the Chasewood Board of Directors and kept in the unit owners permanent file for their protection along with a copy to be retained by the unit owner to be kept with their governing documents. The modification request approval must include plans and specifications which are sufficient in scope and detail for Board review. No alteration may be approved that may be adversely affecting the structural integrity of the condominium property including electrical, plumbing or other system which could cause an adverse effect on common elements or any portion of the condominium property without such plans prepared by a licensed architect.

- Inspections: when the modification has been approved by the Board and during construction, the Board and or its representative shall be allowed to inspect the jobsite to determine whether any work being performed is in accord with the work originally proposed before the Board.
- Licensed and Insured Contractor: A licensed and insured contractor must be used for any maintenance, repair, replacement, alteration or improvement of the unit or common elements as well as any permits necessary as per the Palm Beach County Building Code. The contractors must provide management with a copy of his/her contractor's license and a certificate of insurance for Workman's Compensation and Liability with Chasewood of Jupiter Condominium Association named as Co-insured. This information must be on file in our management's office prior to approval of work.
- Work Hours: The Unit Owner shall only be permitted to have work performed at their unit Monday – Saturday between the hours of 8:00AM – 5:00PM excluding legal holidays. Exceptions may be made in emergency situations by the Board of Directors, additionally, all construction items, tools and supplies shall be stored within the Unit.
- Dumpsters: Contractors and unit owners are not allowed to use the association dumpsters for removal of construction debris.
- Clean-up: The exterior catwalks, stairs and sidewalks shall be cleaned every day by the unit owner or contractor.

**Common Areas/Limited Common Areas:**

- Clotheslines, linens, cloths, curtains, rugs, mops, or laundry of any kind or any other article, may not be shaken or hung from any of the windows, doors or balconies, or exposed to or on any part of the common Elements, Condominium Property, or porches.
- Keep passageways and under stairwells clear of all items. (As per PBC Fire Dept.)
- Do not place potted plants or stepping stones in bedded areas or the lawn.
- Before departure during hurricane season: remove furniture, plants, and other objects from terrace and designate a responsible firm or individual to care for the unit should be the unit suffer hurricane damage.
- Hurricane shutters are allowed. Please call the office with regards to color and specifications.
- Obtain written permission before installing patio blinds. All blinds have to meet color guidelines, brown on patio/balcony. All window coverings must be a light neutral color.
- The exterior of any dwelling unit, including windows, doors and screens, shall not be painted, decorated, or modified by any owner in any manner, without the prior written approval.
- Holiday/Christmas decorations must be removed by Jan 15<sup>th</sup>.
- Screened porches and balconies are to be visually neat and orderly and not to be used for storage.
- Store charcoal and outdoor electric grills on screened patio.
- No LP (propane) gas grills are allowed.
- Use charcoal grills fifteen feet from the building, never on the catwalks or patio.
- Usage of electric grills is allowed on the patio.
- No owner or occupant shall plant or maintain any trees, shrubs, bushes, and plants or otherwise landscape any portion of the Condominium Property. Permission to plant flowers may be

obtained by submitting a landscape request. Flowers that grow no higher than 12 inches are allowed to be planted.

- Garden hoses shall be stored in the storage room.
- Owners shall be invoiced for the replacement of grass, plants, and trees when destroyed or removed without written consent from the board.
- Owner may display one portable, removable United States or service flag in a respectful way.
- Unit OWNERS may place a WORK ORDER or COMPLAINT by calling Harbor Management at 561-935-9366 or emailing [admin@harborfla.com](mailto:admin@harborfla.com). They have personnel that will take your information and put it into the work order system. Please remember that work orders are performed on common areas and limited common areas ONLY. As per our bylaws, please do not disturb the property manager or our maintenance man from their work.
- Clubhouse Bulletin Board is ONLY for the Posting of Community Events and Notice of Community Maintenance and Services. ALL other postings/Notices will be removed by Management immediately.

### **Safety/Children**

- Adults are responsible for childrens' safety and behavior.
- No playing on stairs or catwalks. These are to be used for ingress and egress only as per the governing documents and local fire codes.
- No riding bikes or scooters in areas and between vehicles. Please use the sidewalks or roads.
- Skateboards and motorized scooters are not allowed on Chasewood property.
- Sports activities are allowed away from buildings and cars on dry swale areas or grassy property.
- These rules are to protect the safety of our children and grandchildren, please use common sense.

WE WISH TO MAKE ALL NEW RESIDENTS OF CHASEWOOD OF JUPITER AWARE THAT THERE ARE TWO PARKS WITHIN WALKING DISTANCE OF YOUR NEW RESIDENCE: JUPITER VILLAGE AND INDIAN CREEK PARK.

### **Complaints**

- Complaints concerning the use of the Condominium Property and/or service to the same shall be made through the Harbor Management Work Order System. Please see Common Area/Limited common areas topic. ALL COMPLAINTS ARE ANONYMOUS EXCEPT TO BOARD MEMBERS.