

Explanations of some of the Covenants and Restrictions

Age restrictions:

- At least one occupant must be 55 years of age or older in 80% of the dwellings. (14/6.311)
- No person nineteen years of age or younger shall reside in Sandhurst for more than 60 days per calendar year. (14/6.31.2)

Structural and Landscape Changes:

- Before making any improvements on your property, the owner must submit a written plan to the Architectural Committee for approval. This includes structural changes, painting and major landscape projects. (9/5.3)
- No artificial grass, plants or other artificial vegetation shall be placed outside a unit. All dead plants, shrubs, flowers shall be promptly replaced by the owner. Ornamental objects and art must have prior approval if placed in the front yard. It is requested that such objects be confined to rear gardens. (14/6.15)
- Each owner shall be responsible for the repair, maintenance and replacement of sprinkler systems on the owner's lot. Each owner shall be responsible for any damage to the common sprinkler system caused by the owner or any resident of the owner's unit. (7/3.13)

Use Restrictions:

Vehicles: (11/6.2)

- No overnight parking is permitted on any sidewalks, lawns, or areas other than on the driveway or in the garage of a unit.
- Only the following vehicles are permitted to be parked overnight (*between the hours of 6pm – 6am*) on the residents' property: automobiles and vans that are constructed as private passenger vehicles with permanent rear seats and side windows.
- No recreational vehicle, camper, trailer, pick-up truck or boat may be parked outside a unit overnight.
- Pick-up trucks must be parked in the garage all day Sunday, all day on national holidays, and between 6:00 a.m. to 6:00 p.m. Monday through Saturday.
- No vehicle may contain commercial lettering, signs or equipment. Law enforcement vehicles are exempt.
- All vehicles must be in good condition and repair, and contain a current license plate.
- No motorcycle, motorbike, moped, all-terrain vehicle, or other such vehicle shall be operated in the development unless it is properly licensed for street use and is equipped with appropriate **noise-muffling equipment**.
- Speeding is not permitted in the community. Special attention should be paid to pedestrians and pets

Maintenance: (14/6.18)

- All UNITS and other IMPROVEMENTS existing within the SUBJECT PROPERTY at all times should be maintained in first class condition and good working order, in a clean, neat and attractive manner, and in accordance with all applicable governmental requirements.
- Exterior maintenance, including painting shall be periodically performed as reasonably necessary.

Pets: (15/6.36)

- Only two (2) pets per unit are permitted. These pets must be common household domestic pets. No pit-bull terriers are permitted.
- Only cats and dogs are permitted outside the permanently enclosed air-conditioned living space of a unit. All pets must be carried or placed on a leash outside of a home or fenced-in area.
- All solid animal waste must be immediately picked up and removed to a proper receptacle.

Swimming Pool, Exercise Room, Clubhouse and Tennis Courts: (16/6.38.1 and 2)

- Visiting children under the age of 12 must be accompanied by an adult.
- All infants and toddlers must wear a swim diaper while in the pool.
- **No food or beverages are permitted in or around the pool; breakable containers are prohibited.**
- All persons using the tennis court must wear tennis shoes with white rubber or similar soles.

**Note: (_ / _) refers to (page #/section) in our documents.

- No person shall use the tennis court for more than one hour for singles, and 1.5 hours for doubles if others are waiting to use the court.

Cable TV: (8/3.16)

- Basic cable from Comcast is included in our maintenance. Any upgrades need to be paid to Comcast by the owner.

Garbage and Trash: (13/6.12)

- Place trash outside your unit *after 5pm* the day prior to pickup.
- Pickup days are Tuesday and Friday.
- Yard waste pickup is Tuesday.
- Recyclables are picked up every Friday in appropriate containers (available from Solid Waste Management (phone: 697-2700)).

Hurricane Preparedness:

- Owners are responsible for installing their own shutters.
- Generators must be set up **outside** of residents' homes. **No generator is to run inside the garage.**
- Follow Palm Beach Fire code regulations regarding the use of shutters. Remember all homes must be accessible to the Fire Department.

Security:

- Each owner is responsible for maintenance of the Security System inside their home.
- Contact Devcon's Customer service department at phone: 888-279-8848 for further assistance.
- In order to have the Sheriff's Office respond to an alarm, a sheriff's permit is required (\$18 application fee and \$5/year after that). Remember, you may be charged by the Sheriff's Office for false alarms.

Common Area Security:

- When you know your Sandhurst phone number, please contact **Shirley Killion** (Board Secretary) at **737-8034 to have your phone number programmed into the front gate security system. Also, please give Shirley Killion your email address if you have one so that you can receive Sandhurst Messages and Board Minutes.**
- When your visitors arrive, they can ring you from the gate and you can "buzz" them in by pressing "9" on your phone. **Visitors must call you from the gate system**, not on their own cell phones.
- **Please do not share gate code numbers with anyone.**
The Clubhouse and Fitness Center are alarmed. The keypads are by each entry door. As you enter, please press 1812 *and follow the posted directions*. Before you leave, please turn out all lights, shut off TV's and set the A/C to 80 degrees. Follow the posted direction, using the code 1812 to reset the alarm. This is very important, as we may be charged a false alarm if the Sheriff's office responds.
- **Clubhouse rental:**
Clubhouse rental for private use requires completing a request form available from Prime Management. In addition, there is a \$50 nonrefundable use fee and a \$50 refundable deposit once the property is inspected and found to be in good condition after the event.

For a complete description of covenants and restrictions, please read Section 6, entitled Use Restrictions in the Declaration of Covenants and Restrictions of Sandhurst document.

