

**PARADISE COVE CONDO ASSOCIATION  
800 THE POINTE DRIVE  
WEST PALM BEACH, FLORIDA 33409  
OFFICE: 561-242-1610      FAX: 561-242-1698**

**NEW RULES - EFFECTIVE FEBRUARY 29, 2008**

**PARKING:**

All residents will be issued a parking decal for their vehicle that must be displayed inside the left lower corner of the windshield. Any guest staying overnight must obtain a temporary parking permit that must be displayed in the car when parked on the premises. One guest vehicle per unit can stay overnight. Only Owners and tenants listed on the lease will be issued stickers. Vehicles without a parking sticker may be towed between the hours of 12 A.M. and 6 A.M. Inoperable and untagged vehicles and trailers will be towed any time after a 24 hour notice sticker is applied to the vehicle. No trucks over 9000 pounds GVW are allowed to park for a period of one hour within a 24 hour period. All vehicles must be parked within the parking spot lines front end toward the side walk or curb. Any vehicle parked in a handicapped spot or within an assigned parking spot not belonging to them (limited common element of a unit) may be towed at anytime at the request of the owner or manager.

**SALES AND RENTALS:**

No sale or rental shall be approved by the Association if the unit is in arrears unless authorized by the Association attorney to obtain proceeds for past due amounts. The Association will charge a \$100 application fee for each adult applicant or married couple to pay for a background check. All adult residents must be screened prior to moving in.

**CLUBHOUSE RENTAL:**

An owner or tenant may rent the exclusive use of the clubhouse for a party. The cost to use the clubhouse shall be \$100 for up to 6 hours. The function must conclude at 11 P.M. and the clubhouse must be cleaned and vacated by 12 A.M. The unit owner shall be responsible for any damages or missing property. The unit renting the clubhouse must be current in assessments. Tenants must obtain permission of the owner to rent the clubhouse. The owner is ultimately responsible the action of their tenants and guests. A deposit of \$150 dollars must be paid 7 days prior to the party.

**RECREATIONAL AMENITIES:**

The pool, gym, racquetball court, and tennis courts are for the use of owners and residents only. Guests must be accompanied by the owner or lessee of the unit to use the facilities. A resident may bring a maximum of two (2) guests at one time to the gym and tennis court and a maximum of 6 to the pool. Any owner or resident whose unit is in arrears may be denied access to the recreation facilities. Rights to use the facilities may also be suspended if the owner has a violation that is not corrected. Residents using the facilities must provide identification to the Association's agent upon request.

**WATER BILLS:**

The water bills for each unit that are sent from the metering company are the responsibility of the owner. A tenant may pay the monthly fee but the unit owner is ultimately responsible for the bill. Any bill unpaid may be turned over to the Association attorney for collection and shall be handled in the same manner as maintenance fees. All attorney fees will be paid by the owner.

**PLEASE NOTE THAT THESE RULES ARE IN ADDITION TO THE OCCUPANCY  
RESTRICTIONS SET FORTH IN THE DECLATIONS SECTION 17 PAGE 29 AND THE  
RULES AND REGULATIONS SCHEDULE A TO THE BY-LAWS. WE SUGGEST YOU  
REFER TO YOUR DOCUMENTS IF YOU HAVE ANY QUESTIONS.**

## PARADISE COVE RULES AND REGULATIONS

**THE FOLLOWING IS A SUMMARY OF THE MOST COMMON RULES AND REGULATIONS THAT MUST BE FOLLOWED. YOU SHOULD CONSULT YOUR DOCUMENTS SECTION 17 AND YOU'RE BY LAWS FOR ADDITIONAL DETAILS. PLEASE NOTE THE ASSOCIATION HAS THE AUTHORITY TO ENFORCE THESE RULES. IF YOU RECEIVE A VIOLATION OF NOTICE YOU SHOULD RESPOND WITHIN 10 (TEN) BUSINESS DAYS. THE ASSOCIATION HAS THE AUTHORITY TO FINE OWNERSHIP UP TO \$100.00 PER DAY PER VIOLATION UP TO \$1,000.00.**

1. No personal property permitted in entranceways, common grounds or sidewalks.
2. No garbage should be left in hallways. Trash must be placed in plastic bags and placed in the dumpster. No dumping of furniture, carpeting, appliances, building debris or bulk items. Your contractor should remove the old items.
3. No signs or advertising shall be displayed anywhere on the property.
4. No disturbing noises or nuisance.
5. No satellite dishes are allowed on common property.
6. No inoperable vehicles are allowed. No working on vehicles in the parking lot.
7. Vehicles parking overnight are required to display a parking decal or visitors pass.
8. Children under 12 must be accompanied by an adult in the recreational areas.
9. A pet must be on a leash no more than six feet long when outside. You must pick up your pet's waste. Only one dog or cat is allowed per unit. Don not leave you pet unattended on the balcony or patio.
10. Leases shall be subject to approval of the Association prior to taking position of the unit. No leases shall be less than 6 months. A unit can be leased no more than twice in one year. At the expiration of the lease a new lease must be filed with the Association. Leases with a renewable on a month to month will not be accepted.
11. The unit owner shall provide key to the Association in case of emergency.