

## Golden Arrow Condominium Association “The Rules by which we Live”

The rules are established for the purpose of making living at Golden Arrow both pleasant and comfortable. By living in the same complex, all of us not only have certain rights, but also certain obligations to our fellow residents. The restrictions we impose upon ourselves are for our mutual benefits and comfort.

The Board of Directors reserves the right to change or revoke existing Rules and Regulations and make such additional rules and regulations from time to time as, in other option, shall be necessary for the comfort and safety of all the residents of Golden Arrow Condominiums.

It is the owner responsibility to have his/her guest read “The Rules By Which WE Live”.

### THE RULES ARE AS FOLLOWS:

#### **CONDOMINIUM UNITS**

- Shall be used for residential purpose only. They can NOT be used for business or commercial purposes as these uses are in violation of the Palm Beach County Building and Zoning Ordinances.
- **Guests** are welcomed when owners or tenants are in residence and the Board has been notified in advance that you will be having overnight guests. They must display a guest permit parking card on the dash board of their vehicle. (this is to avoid towing as unidentified vehicle will be towed).
- The Board must be notified in writing with the name of the guest and the make, model and license plate number of the guests well as the arrival and departure date.
- Absent owners must notify the Board in writing with name of the visiting relative, the make, model and license plate number of the relative's vehicle, how related (e.g. daughter, son, grandchild, etc.) and the date of arrival and date of departure.

THIS INFORMATION IS TO BE SUBMITTED IN WRITING, SIGNED, DATED AND PLACED  
IN THE CONDO MAIL BOX IN BUILDING A.

- Any non-paying guest other than an immediate family member, can NOT stay for more than two weeks and shall be treated as a lessee, and MUST submit an application to the Association approval and be interviewed by the Board of Directors.
- No rooms may be rented or transient guests accommodated

## **NOISE**

- When entering or leaving apartment, pool or yard, please close doors and gate quietly and properly.
- No unit owner/ tenant shall make any noises in the building or adjacent grounds which may disturb the occupants of other units; this shall include unreasonable noise levels from TV, radio or stereo at unreasonable hours
- No use or practice shall be permitted on the condominium property which is the source of annoyance to residents or which interferes with the peaceful and proper use of the property by its residents.
- No immoral, improper, offensive or unlawful use shall be made of the condominium property.

## **SECURITY**

- If any suspicious activities are observed, notify the police immediately.
- Never prop open any locked exterior doors.

## **PETS**

- Absolutely NO pets permitted on the premises, including birds.
- In as much as we NOT allow pets, it is required that you please inform your friends to leave their pets at home when visiting.

## **COMMON ELEMENTS**

- Common elements shall NOT be obstructed, littered, defected or misused in any manner.
- All parts of the property and grounds shall be kept in a clean and sanitary condition.
- All hallways are to be kept clear of personal belongings in compliance with our insurance policy.
- No rubbish or refuse is allowed to accumulate, nor any fire hazard allowed to exist.

## **MOVING AND DELIVERY**

- All moving and delivery items must come through the front doors - in Building "A", in the 7th street entrance; and Building "B", in the 6th street entrance. ANY damage to doors will be repaired at the expense of the person violating this rule.
- **Moving hours 8am-8pm**

## **DUMPSTER**

- Garbage not disposed of in your kitchen unit **MUST** be securely wrapped and sealed before placing in the dumpster. **NO LOOSE TRASH.**
- Trash must to be disposed only inside the dumpster containers, and under no circumstances to be dropped or left on top of the container OR the grounds.
- Boxes of all sizes must be broken down and placed inside the dumpster.
- Trash pick up Tuesdays and Fridays.

ANY LARGE ITEMS (FURNITURE, TV's, BEDDING, APPLIANCES ETC.) CAN NOT BE LEFT IN THE DUMPSTER AREA OR EVEN IN THE DUMPSTER. YOU MUST PERSONALLY DISPOSE OF THESE ITEMS.

## **STORAGE**

- Storage must be kept in bins only, must **NOT** rise above door level because of the sprinkler system.
- Any item found outside of the storage rooms will be disposed of by maintenance personnel, without notice

## **PARKING LOT**

- Any vehicle which has not moved, or apparently inoperable for a **period of two weeks**, will be towed at the owner of the vehicle's expense.
- Any resident having a vehicle which is leaking fluid and damaging the parking area shall be responsible for repair.
- Vehicular repair of any kind is NOT permitted on the premises.
- COMMERCIAL TRUCKS, campers, boat trailers are NOT permitted to be parked on the premises.
- Scooters, Motorcycles or Mopeds illegally parked (between parking spaces) will be removed and towed immediately at owner/tenant expense.
- BICYCLES MUST BE KEPT IN OWNER'S APARTMENT.

ANY DAMAGE DONE TO THE COMMON ELEMENTS SHALL BE REPORTED TO THE  
PROPERTY MANAGEMENT OFFICE FOR ACTION TO RECOVER SAID DAMAGES  
POOL AND RECREATION AREA HOURS 9:AM TO 10:00 P.M

- All residents and their guests must shower and remove all suntan oils and creams before entering pool.
- NO balls, floats, underwater gear. or any other toys or paraphernalia are allowed in the pool area.
- NO diving, jumping, ball playing or throwing of objects is allowed in the pool area.
- Children under the age of sixteen (16) are only permitted in the pool area when accompanied by a responsible adult.
- Food and beverages are NOT allowed in the pool area.
- Towels, bathing suits, and other such items of material are NOT permitted to be hung anywhere at any time on or the premises.
- Some type of coverup and foot wear is required to be worn between the pool and recreation area and the condominium units.
- Dripping bathing suits are NOT permitted in the halls.
- Chairs and lounges MUST be kept on the west end (S.W.3rd Avenue) of the pool by order of Palm Beach County. ( This is for the safety of all. In case os emergency, paramedics, and other rescue personnel, MUST have a safe and direct path to the pool and pool area.)
- Only plastic glasses and dishes are allowed in the patio area, NOT in the pool area.
- ALL personal items MUST be removed from the patio and pool area and NOT to be left behind for others to pick up.
- When wearing bathing attire, chairs and lounges must be covered with a beach towel. Also, footwear MUST be removed when reclining on lounges.

BE COURTEOUS AND POLITE. LEAVE THE POOL AND PATIO ARE AS YOU FOUND THEM.

**LAUNDRYROOM / LAUNDRY HOURS 8:30A.M. TO 9:30P.M.**

- Overloading of washing machines and dryers is strictly prohibited (NO pillows or heavy items )
- The cost of repairs to washers and dryers caused by such overloading is the responsibility of the one causing the damage.
- Wipe out laundry tub and leave lid UP when finished.
- Do NOT leave wash in tub after washer is finished.
- Remove, clean, and replace lint filter.
- NO wet wash shall be taken to or from laundries unless carried in a drip-free container.
- The laundry room is for the use of building residents only.
- Please keep the door locked.

PLEASE KEEP THE AREA CLEAN. LAUNDRY ROOM WASTE RECEPTACLE IS FOR LINT AND LAUNDRY WASTE ONLY ( NO CANS, BOTTLES, HOUSEHOLD TRASH ECT.)

All requests for maintenance must be made through  
the property management office  
contact information is posted in the mailboxes area

BE ADVISED: Association has the right to enforce Rules and Regulations against any person on the Property. Each owner and their guests, tenants, are responsible for compliance with the Documents. The Board reserves the right to prohibit a tenant from occupying a unit until the owner complies with all leasing requirements. The Board reserves the right to initiate legal proceedings against the tenant and/or the owner for breach of any of the rules.

I have read and understood the rules

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_