

REGENCY SURF & RACQUET CLUB CONDOMINIUM ASSOCIATION, INC.

GUIDELINES FOR RESIDENCY

We would like to remind everyone of some KEY Rules and Regulations at Regency. All must be followed to ensure the most advantageous living environment for all. A complete list of Rules and Regulations can be found on the Regency Surf & Racquet Club website at grsmgt.com.

1. Construction - Hours are 8 am - 5 pm Monday through Saturday. No Sundays or holidays. Do not place building materials down the trash chute. Stairs and walkways must be kept clean.
2. Laundry Room Hours - 8 am-10 pm. Ensure that you remove your items from the washing machine/dryer in a timely manner. Any issues with the equipment should be reported to management. Laundry rooms are to be kept clean.
3. Courtyard/Pool Hours - Dawn to Dusk. No glass items are permitted on the pool deck for safety reasons. Animals are not permitted in the pool/courtyard area. No screaming or loud music.
4. Loud Noises/Nuisance -The walls in our community are very thin. Ensure that your TV, music, or conversations do not disturb the quiet enjoyment of other residents.
5. Dogs/Animals - Per the Regency Surf & Racquet Club documents, only owners are permitted to have pets that may not exceed 20 lbs. Tenants may not have pets. No animals are permitted to be walked anywhere on Regency's property. All animals must have current tags and shots and be on a leash when outside your unit. There are four parks between Regency and 5900 N. Flagler, including one next door to Regency. Animals are not to be left on balconies. Do not feed the feral cats.
6. Parking - Vehicles must be parked in YOUR assigned spot and may not be backed in. Vehicles with expired tags or vehicles in disrepair must be removed from the property or they will be towed. Do not park in the car wash or vendor spaces. Handicap placard/license tag is necessary to park in the handicap parking spaces.
7. Trash/Spills - Please clean up after yourself. DO NOT PUT FURNITURE IN OR BESIDE THE DUMPSTERS. You are responsible for moving large bulk items off property. Bag all trash and do not try to place large items down the trash chute as it causes the trash to get jammed in the chute. Any bags that do not fit in the chute are to be brought to the first floor and placed in the dumpster. They are not to be left in the chute areas.
8. Walkways/Railings - Do not block the walkways or hang items over the railings.
9. Balconies/Barbecues - Balconies are not to be used for storage. Barbecues/grills are strictly prohibited on balconies or porches.
10. Orientation - All potential owners, renters or roommates must complete a purchase/lease application and submit to an orientation prior to a certificate of approval to move being provided.

11. Material alterations - prior to making material alterations (doors, windows), an ARC must be submitted for approval.
12. Storage rooms - all personal items are to be marked for your unit and placed in your designated area. Absolutely nothing flammable is permitted. Items are to be stored at your own risk. The Association is not responsible for items stored in these rooms. If you move, items must be taken with you, or they will be disposed of after 24 hours.
13. Hurricane shutters - may be placed on windows and doors once a hurricane has been named and must be removed within 14 days after the hurricane has passed.
14. All tenants must be registered (no exception). Lease applications must be completed, fees paid, and an orientation conducted. Lease applications can be obtained by going to www.grsmgt.com and then Regency. All new buyers must also register. A lease application may be for no less than three months. No month-to-month leases and no sub-letting. No more than two people per bedroom. A permit from the City of West Palm Beach must also be obtained in order to lease. You may not lease your unit if you are in arrears with the Association. Lease renewals must be submitted no less than 30 days prior to expiration.
15. Violations will be assessed on an as needed basis. Several items that are considered to be a violation are the following and are subject to possible fines.
 - a) Unregistered tenants
 - b) Torn screens
 - c) Broken windows
 - d) Doors in disrepair
 - e) Missing unit letters and/or numbers over each door
 - f) Hurricane shutters not removed
 - g) Vehicles parked incorrectly, unregistered or in disrepair
 - h) Nuisance behavior
 - i) Garbage or debris not disposed of properly

I have read and agree to comply with all items listed above.

Tenant Signature

Date

Tenant Signature

Date

Owner Signature

Date

Owner Signature

Date

Both tenant(s) and owner(s) must sign for Lease Application.