



3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463  
Ph: (561) 641-8554 / Fx: (561) 641-9448

## **FOREST HILL VILLAS GARDEN CONDOMINIUM ASSOCIATION, INC.**

### **RULES AND REGULATIONS**

1. Be COURTEOUS to neighbors...NO loud noise, music, disruptive behavior, or littering.
2. Any changes or additions to the exterior of the unit must be requested in writing and must have Board approval.
3. NO motorcycles or boats are allowed.
4. Parking decals must be applied on the front lower driver's window of ALL APPROVED VEHICLES. Check with the Board (or Management) if you are unsure if a vehicle is allowed.
5. Visitor parking hang tags must be hung on the rearview mirror of the visitor's vehicle if on the property between the hours of 12:00 am. and 6:00 am.
6. NO commercial vehicles are allowed to be parked overnight on the property.
7. NO pets are permitted without registration and Board approval.
8. Dogs MUST be on leashes, and you MUST clean up pet waste.
9. NO PERSON CAN MOVE INTO ANY UNIT WITHOUT WRITTEN APPROVAL.
10. NO mechanical or body work on a vehicle at any time is allowed anywhere on the property.
11. Hurricane shutters must be open unless there is a hurricane. Shutters must be open one week after a hurricane and not permitted to be closed all year round, to prevent any fires.
12. Contact GRS Community Management with any issues at (561)641-8554 or by email at [ResidentServices@grsmgt.com](mailto:ResidentServices@grsmgt.com).

#### **A. BOARD OF DIRECTORS MEETINGS**

1. Meetings are held at the Clubhouse.
2. Meeting Notices will be posted 48 hours in advance.
3. Meeting Agendas or any other special notices will be posted on the bulletin board.

#### **B. MAINTENANCE FEES**

1. Maintenance fees are due on or before the first of each month. Late fees will be assessed for late payments.
2. Fees are adjusted on an annual basis according to the Association budgetary needs. There are times when the budget is adjusted during the year and the fee will change depending on and as needed basis.
3. All correspondence is to be mailed to FOREST HILL VILLAS CONDO ASSN, INC., c/o GRS Management Associates, Inc., 3900 Woodlake Blvd, Suite 309, Lake Worth, FL 33463, or it can be emailed to [ResidentServices@grsmgt.com](mailto:ResidentServices@grsmgt.com).
4. Owner's maintenance payments should be made payable to the Association and mailed with a payment coupon to the following address:

**Forest Hill Villas Condominium Assn, Inc.  
c/o GRS Management Associates, Inc.  
P.O. Box 165109  
Miami, FL 33116-5109**

### **C. ALL OWNERS & LEASES**

1. Prior to occupancy, all persons must be screened and must be issued a certificate of approval from the Board of Directors. There will be NO exceptions.
2. Under NO circumstances may your unit be occupied during your absence by anyone other than family members.
3. When your unit is unoccupied for any length of time, please turn the main water supply off and notify GRS Management Associates, Inc. as to whom to contact in case of emergency.
4. NO common keys are to be duplicated or given out. Duplicate keys are \$150.
5. NO children under the age of 16 years of age are allowed in any of the Community facilities without the supervision of an adult.
6. All complaints, suggestion or concerns can be emailed to [ResidentServices@grsmgt.com](mailto:ResidentServices@grsmgt.com) or mailed to GRS Management Associates, Inc. at 3900 Woodlake Blvd, Suite 309, Lake Worth, FL 33463.
7. Pursuant to Palm Beach County fire regulations codes, all door entries must be clear at all times.
8. NO barbeque grills, fuel or gas, may be stored in any unit(s) at any time. NO barbeque grills are to be used on the second-floor balconies or on any staircases. Barbeque grills used on the first floor must be at least ten (10) feet away from the building.
9. NO "For Sale", "For Rent" or "Vehicle for Sale" signs are permitted in windows or on the property.
10. Any changes or additions made to the front or the bank of your building must be approved in writing by the Board. VERBAL APPROVAL WILL NOT BE ACCEPTED. An Architectural Change Request form must be obtained from GRS Management Associates, Inc.
11. NO motor scooters or other motorized vehicles are allowed on the sidewalks.
12. All bicycles, sporting equipment, and toys MUST be kept inside your unit (indoors).
13. NO items can be stored on or under the staircases.

### **D. PARKING & VEHICLES**

1. All vehicles are to be maintained in good working and physical condition with proper license. All Fluids leaks MUST be promptly repaired.
2. Please Park in your assigned space.
3. All vehicles used for basic transportation (cars, vans, SUV's, and pick-up trucks) must fit into the standard parking spaces.
4. Work vehicles of residents are NOT allowed on the property with exposed toolboxes, fixtures, or work-related attachment and/or exposed work items.
5. NO commercial vehicles or vehicles with company logos are allowed. A commercial vehicle is defined as any vehicle designed by the manufacturer for commercial use.
6. All vehicles parked on the property between midnight and 6:00 am must have a residential parking decal in the front lower driver's window or visitor's parking hang tag displayed on the rearview mirror of the vehicle.
7. Vehicles not displaying a parking decal or visitor's parking hang tag are subject to towing. One warning will be given per offense.
8. A contract has been given to towing company, Sheehan's Towing, who will act with the authority of the Association on parking issues.
9. Each resident (Owner/renter) will be issued two (2) parking decals.
10. Owners who live onsite and NOT renting out their unit or is an investor, will be given one (1) visitor's parking hang tag. A visitor's parking hang tag is ONLY to be used for owner's guests and NOT to be given to their tenants.

11. Tenant's guests can have a guest pass for no more than two (2) weeks and must be seen/placed on the vehicle dashboard in order to not be towed. You can seek guest passes from Management.
12. You may park facing in or out as long as your vehicle does not interfere with the walkway. Check with the board if you are unsure if a vehicle is allowed.
13. Motorcycles, campers/motor homes, boats or any watercrafts, or any type of trailer are NOT allowed on the premises at any time.
14. Trucks and trailers being used by contractors while working on property during reasonable working hours are the only exceptions.

**E. WALKWAY, STAIRCASES & PATIOS**

1. Only outside patio furniture is allowed on your front and back patio (Chair and table only.)
2. Household items, scooters, bicycles, sporting equipment. Beach chairs, sofas, bedroom furniture and toys must be kept inside your unit or inside your enclosed patio.
3. Bikes, plants, boxes, and miscellaneous items are not allowed on or under the staircases.

**F. PETS**

1. ALL pets must be registered and approved by the Board of Directors.
2. NO more than two (2) pets allowed in each unit.
3. NO pets allowed in excess of fifty pounds (50 lbs.) at maturity for both pets combined.
4. Photo of pets must be submitted with registration form.
5. All dogs must be kept on a leash at all times.
6. ALL pet waste must be picked up, Per Palm Beach County Animal Care & Control Ordinance.
7. Pets must be kept inside your unit. They CANNOT reside on porches or be tied up outside.

**G. DUMPSTERS & RECYCLE BINS**

1. **Trash pickup:** Monday, Wednesday, and Friday.
2. **Bulk Trash and Recycle pickup:** Saturday Only.
3. All garbage must be placed in plastic bags and tied securely. NO raw garbage.
4. All boxes MUST be flattened and placed along side of the recycle bins or dumpster.
5. Please recycle items in correct colored bins.
6. Large items such as furniture, carpet, hot water heaters, appliances and other over-sized items will be picked up on Saturdays. DO NOT place large items by the dumpster more than 24 hrs. before the scheduled pick-up. All other items must be placed in the dumpster.
7. DO NOT LEAVE ANY GARBAGE ON THE GROUND UNDER ANY CIRCUMSTANCES. IF DUMPSTER IS FULL, TAKE YOUR GARBAGE TO ANOTHER DUMPSTER.

**H. CLUBHOUSE & POOL AREA**

1. Clubhouse and Pool hrs. are from 7:00 am to 7:00 pm.
2. NO children under the age of 16 are allowed without the supervision of an adult.
3. PLEASE FOLLOW POOL RULES POSTED ON THE SIGN AT THE POOL.
4. NO clubhouse or Pool parties allowed.
5. Residents are allowed to bring ONLY two (2) guests to the pool.
6. Children under 3 are not allowed in the pool without swimming diaper. THIS IS A PALM BEACH COUNTY HEALTH DEPARTMENT RULES, not Forest Hill Villas.

7. Please leave the restrooms clean and orderly. Turn off all lights and water when leaving.
8. NO ALCOHOLIC BEVERAGES OR GLASS CONTAINERS ARE ALLOWED ANYWHERE NEAR THE POOL OR SURROUNDING FACILITIES.
9. NO SMOKING allowed in the clubhouse. If smoking is the pool area, please use ashtrays. DO NOT LEAVE YOUR CIGARETTE BUTTS ON THE GROUND.
10. Please remove all your trash when you leave or utilize provided trash cans.
11. Please close umbrellas and out all chairs and tables back in order before you leave the pool area. Furniture is not to be removed from the pool area.
12. SWIM AT YUR OWN RISK. NO LIFE GAURD IS ON DUTY.
13. LIFE SAVING RING IS FOR RESCUE ONLY, NOT FOR PLAY.
14. NO pets are allowed in the clubhouse or pool area.

**I. SAUNA**

1. NO children under the age of 16 yrs. old permitted.
2. Use sauna at your own risk.
3. Turn off sauna and clean up after using.

**J. BILLARD ROOM**

1. Billiard Room hrs. are from 10:00 am to 9:00 pm.
2. NO children under the age of 16 are permitted unless accompanied by an adult.
3. NO food or beverages of any kind are allowed in the room.
4. No smoking is allowed.
5. Turn off lights when leaving.
6. Time limit is 1-hr. If people are waiting to play.

**K. TENNIS COURT**

1. Tennis court hrs. are from 7:00 am to 7:00 pm.
2. No children under the age of 16 are permitted unless accompanied by an adult.
3. Tennis shoes or sneakers are required.
4. NO bicycles, scooters, skateboards, or other types of play are allowed on tennis courts.
5. NO food or beverage are allowed in tennis court area.

**L. BASKETBALL**

1. Basketball court hrs. are from 7:00 am to 9:00 pm.
2. Basketball area is for residents only.

**FOREST HILL VILLAS CONDO ASSOCIATION ASSUMES NO RESPONSIBILTY FOR ANY ACCIDENT OR INJURY WITH THE USE OF THE CONDO FACILITES OR FOR ANYLOSS OR DAMAGE TO PERSONAL PROPERTY. PLEASE KEEP IN MIND THAT THIS IS YOUR HOME. PLEASE HELP BY KEEPING IT CLEAN AND ATTRACTIVE SO THAT WE MAY ALL ENJOY THE PREMISES.**