

Atlantic Grove Townhome Association, Inc.

RULES & REGULATIONS

2023

1. With respect to compliance with the Rules and Regulations, an Owner shall be held responsible for the actions of his family members, guests, invitees, tenants, contractors, and other persons for whom he is responsible, as well as for the actions of persons over whom he exercises control and supervision.
2. No improper, hazardous, or unlawful use shall be made of the Association property or any home/lot.
3. No obnoxious activity shall be carried on at any Home or Lot or in or about any portion of the Community. Nothing shall be done which may be an unreasonable annoyance or a nuisance to any other Owner or which interferes with the peaceful possession or proper use of the Homes or the surrounding areas. Nothing shall be done within the Association Property or any Home or Lot which tends to cause embarrassment, discomfort or unreasonable annoyance or nuisance to any Owner or his family members, guests, invitees and tenants using any portion of the Community.
4. Each Owner shall keep and maintain his Home and Lot in good order, condition, and repair, and shall perform promptly all maintenance and repair work within his Home and Lot which, if omitted, would adversely affect the Community, other Owners or the Association. Maintenance obligations are more fully defined in the Declaration.
5. The personal property of an Owner shall be stored inside his Home or garage and not be visible to surrounding neighbors or from Association Property. This includes but is not limited to garbage cans, toys, tools, etc.
6. **Trash and recycling containers should be placed out no sooner than the evening before collection day and must be returned to the garage by the end of the day on collection day.**
7. No linens, cloths, clothing, curtains, rugs, mops, laundry of any kind or other articles shall be hung, dried or aired from any window, door, or balcony in such a way as to be visible to any other Owner.
8. No Lot shall be used or maintained as a dumping for rubbish. All trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. Trash, garbage or other waste shall be kept in sanitary,

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covered containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition, in no event shall such equipment and/or containers be visible from the Private Property streets, from neighboring property or within or property contained in the plat, except for a reasonable time immediately prior to and after scheduled trash collection, and in all events in compliance with Metropolitan Palm Beach County Code.

9. **Parking. There shall be no parking on any portion of any sidewalk, grass or street within the Property, no trailer, commercial vehicle, recreational vehicle, boat, rowboat, canoe, or boat trailer shall be parked on property.**

Commercial vehicles may only park on property to load and unload for a period not to exceed 5 minutes to unload and then must be moved off property to street parking.

10. No motor vehicle, motorhome, boat, or other equipment shall be serviced, painted, dismantled, rebuilt, or constructed on the property, unless such activities are conducted within an enclosed garage and screened from view.
11. No speeding in the community. Speeding defined as anything over 10 mph.
12. Pets shall not be left unattended outside the Home. All dogs and cats shall be always walked on a leash and in full control by their owners. Any pet shall be carried or kept on a leash when outside of a Home or outside of a fenced-in area.
13. Any solid animal waste shall be immediately picked up and removed.
14. Signs. No sign, display, poster, advertisement, notice or other lettering (including, without limitation, "For Sale", "For Rent" or "By Owner" signs) shall be exhibited, displayed, inscribed, painted, or affixed to a Lot or Home or any element of the Association Property without the prior written approval of the Board, which approval may be given, conditioned, withheld or denied in the sole and absolute discretion of the Board.
15. Purchase/Lease of property application forms must be filed with management and any registration fees paid to management as indicated on the Application Forms. All applicants must file an application form found on GRS website before confirmation of said Application can be acknowledged prior to sale or lease. **Per July 22, 2008, meeting minutes the board reserves the right to deny rental application of applicants who have had *felony convictions as involving crimes of violence, sexual misconduct, theft, fraud, or other crime of moral turpitude within the past ten years***. No lease for less than 12 months, one time per year.

16. Solicitation. All door-to-door solicitation is prohibited. All door-to-door commercial solicitation is prohibited. Placing of materials in mailboxes or on or within any portion of the Homes or Lots is strictly prohibited unless express written permission is granted by the Board.
17. Any violation of the Association's governing documents, including these Rules & Regulations may result in the imposition of a fine and or suspension of use rights in accordance with the procedures set forth in the Florida Statutes.
18. I have read these rules and regulations and fully understand them. Any questions or concerns that I have regarding what is permitted in Atlantic Grove Townhome Association, Inc. I have addressed with the property manager. I agree to follow and abide by Mallory Square HOA Docs and these Rules & Regulations. I understand and agree to give my full cooperation to any fines and restrictions that may be placed against me if I break my agreement with Atlantic Grove Townhome Association, Inc.

Sign: _____

Date: _____

Sign: _____

Date: _____