Rules and Regulations

Revised: October, 2015

CRITERIA TO BE CONSIDERED WHEN APPROVING A SALE OR LEASE.

Good cause, as referred to above, shall exist under the following circumstances:

In addition to a credit score that is less than **650** the following shall he considered Good Cause for disapproving a sale or a lease:

(i) Person or Persons seeking approval shall include all proposed occupants and / or any subsequent occupants.

(ii) The application for approval on its face, or subsequent investigation thereof, indicates that the Person or Persons seeking approval intends to conduct himself in a manner inconsistent with the covenants and restrictions applicable to the condominium;

(iii) The Person or Persons seeking approval has/have been convicted of a felony within the last ten (10) years;

(iv) The Person or Persons seeking approval has/have a record of financial irresponsibility, including, without limitation, prior bankruptcies, foreclosures or had debts;

(v) The owner allows a prospective owner or tenant to take possession of the premises prior to approval by the Association as provided herein and / or the Unit Owner has a history of not including all proposed Persons when obtaining prior approval from the Association;

(vi) The Person or Persons seeking approval has/have a history of disruptive behavior or disregard for the rights and property of others as evidenced by his conduct in other social organizations or associations, or by his conduct in this condominium as a tenant, unit owner or occupant of a unit;

(vii) The Person or Persons seeking approval failed to provide the information, fees or appearance required to process the application in a timely manner;

(viii) The Unit Owner requesting the transfer has had fines assessed against him or her which have not been paid and / or all assessments and other charges against the unit have not been paid in full.

(ix)The Unit Owner requesting the transfer or is otherwise in violation of any provisions of the governing documents.

THE CROSSINGS OF BOYNTON BEACH INC.
RULES AND REGULATIONS

The following is a list of some of the Rules and Regulations of the Crossings. Owners and renters can find a full list of all the regulations in the Condominium Documents. Condominium documents are transferred at the time of sale from seller to buyer. A copy of the Crossings Condominium documents can be purchased from the office for $250.00. The Rules and Regulations were adopted to ensure the safety of the residents of the Crossings and the ability to maintain the Crossings amenities, grounds, and buildings of the community. The Crossings is a community where all that live or rent in the community are responsible for all the facilities and buildings.

The Condominium documents also provide for "use restrictions" which control the sale, lease and transfer of the units. No rooms may be rented by the week or day and no transient tenants may be accommodated. All owners and tenants must be approved by the Board of Directors prior to moving in.
Each unit owner is responsible for the actions and conduct of his or her family members, guests and/or registered tenant as they relate to compliance with the Rules and Regulations of the Crossings of Boynton Beach. Unit owners will be contacted by the Property Manager for issues of noncompliance as well as the person(s) in violation. Continued misconduct or violation of the rules and regulations could result in the eviction of the tenant and/or fines.

The Property Manager is available by telephone 24/7 and can be reached at 561 737-0408 or by E-mail: cbbcondominium@aol.com

All Rules and Regulations listed and contained in the Condominium Documents will be enforced. Disregard of the rules and regulations can result in eviction and/or fines. Please read them carefully.

1. The unit owner will be held responsible for the conduct of their renters and or guests. All issues will be directed to the unit owners and copied to the renter when applicable.

2. Guests and Visitors will be expected to abide by the Rules and Regulations while on the property.
3. Unit owners or tenants who have guests with car(s) after 10:00 pm are asked to call the office at 737-0408 and give the details of the vehicle. Make, model, color and tag # and where it will be parked so that the car can be identified for security purposes. Car(s) not identified will be tagged and towed at the owner's expense.
4. Any person staying for more than two consecutive weeks will be considered cohabiting and will be subject to an interview and background check for approval. At which time a decal for parking will be issued. If a unit owner or tenant knows the length of stay of their guest a guest pass can be issued and logged with security.
5. The unit owner or tenant must be present with their guests when using the common areas. Such as the pool, tennis courts, or the park.
6. Maintenance payments are due by the 15th of the month or a $35.00 late fee will apply, Unit owners renting their unit must be paid up to date to maintain a tenant. Unit owners who are delinquent cannot rent their unit, if a tenant is in the unit, approval will be rescinded and the tenant will be asked to leave. Unit owners delinquent with their maintenance will be called by the office five days after the due date. If no contact is received by the office, the unit owner's vehicle and/or the tenant's vehicle will be tagged with a request to contact the office, to make arrangements for payment of the delinquent maintenance. If no contact is received after the unit owner's vehicle and/or tenant's vehicle is tagged. The vehicle(s) will be towed from the property at the owner's expense. The vehicle(s) will not be allowed to return to property until arrangements to pay the delinquent maintenance has been made. Use of the common elements will be suspended. Payments that is ninety (90) days past due, will result in the pool and common areas being suspended until the past due maintenance is paid in full to include the attorney's fees.
7. Common areas are defined as sidewalks, pool area, and park, ground, around the immediate area of the condominium, parking lot, mail area, electrical rooms and tennis courts.
    1. Toys, bicycles, clothing, garbage, drink containers, etc ... cannot be left in the common area at anytime. Trash barrels are located all over the property for disposal. Items left in the common area will be picked up and thrown away by the maintenance staff. Persons found to be littering will be fined.

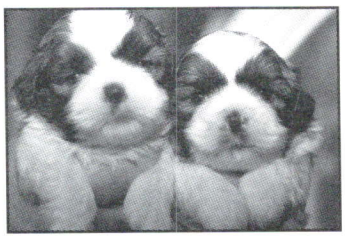
    $50.00 FIRST TIME, $75.00 SECOND TIME $100.00 THERE AFTER

2. No skateboarding, skating or bike riding will be allowed the play ground, pool area, or tennis courts.
3. No public areas will be decorated or furnished by any individual owner or group of owners in any manner, except with written approval of the Board of Directors.
4. All waste will be bagged in plastic before depositing in the dumpsters. All cartons must be broken down before placing them in the dumpster. Please note there is special dumpster located by the playground for furniture, appliances and demolition materials.
5. Fishing and swimming in the lake is prohibited. This is for your own safety.
6. Each unit has one assigned parking space. Second cars will have to be parked in a guest space. Cars parked in someone else's assigned space will be towed at the owner's expense.
7. No boats, trailers; commercial vans, commercial vehicles, motor homes or buses are allowed to be parked on the property past 10:00 p.m.
8. All vehicles must be insured and registered to be on the property. Unregistered vehicles will be towed without notice at the owner's expense. All vehicles must be in working order. Broken down vehicles will be towed from the property at the owner's expense.
9. Car repairs are limited to changing a flat tire or battery while on this property. Cars cannot be left unattended when up on a jack.
10. There is NO SOLICITING on this property.
11. The speed limit throughout the property is 10 mph.
12. Parking spaces are for cars and/or motorcycles only.
13. Residents ***MAY NOT*** wash their cars in the parking lot. No cars are allowed on the grass.
14. No driving on the grass at anytime. Unit owners and/or tenants caught
15. No storage of any kind is allowed in the electrical rooms.
16. No loitering is permitted in the parking lot or other common areas.
17. No unlicensed motorized vehicles are permitted on the common grounds or in individual unit such as go-carts, mini bikes, mopeds, dirt bikes, and dune buggies
18. No tarps allowed on motor cycles or vehicles in the Parking Lot.

19. Unit Owners wishing to run for the Board of Directors must be up to date on their monthly maintenance, in Good Standings. The unit owner must have taken the 8 Hour Community Association Class by the Department of Professional Regulations and must reside on the Crossings Property. Unit Owner must request a canadacy application 45 days prior to the elections. The election is the 2nd Wednesday of March, Every year at 7:00 pm
20. A unit owner can only purchase three units, in The Crossings of Boynton Beach

Use of the Condominium Unit: the condominium unit is defined as the unit in which you are living.

1. No signs may be displayed in the windows of the condominium or in the common area
2. Patios and fences should be kept neat and clean
3. Hanging of laundry is prohibited in the patio area, on the fences, or on the balcony railing.
4. Be respectful of your neighbors, all loud music, radios, television, musical instruments, and company should stop or quieted by 10:00 p.m. 5. No more than four, (4), persons may reside in one unit. No exceptions.
6. No flammable or caustic chemicals may be kept in the Condominium unit or patio area. No garbage or trash can be kept in the patio area.
7. Report any leaks to the unit owner or office for evaluation as soon as they are found. The buildings are over 25 years old and have poly pipes.



Pets: If you are considering getting an animal be it a dog or a cat ONE Please check and get it approved by the office first before you bring the animal home only to find out that the animal is not approved. If you own a dog, it must be ***less than 30 pounds*** (***Excluding*** Doberman Pinscher, Rottweilers, Pitbulls, German Sheppard's and Labradors). The entire time the dog remains on The Crossings property. We also require you to produce your content Insurance policy showing you are indemnifying The Crossings of Boynton Beach in case of a dog bite. **NO EXCEPTIONS!!** As two unit owners found out the hard way, people do hire attorney's for dog bites. If you are not insured you will find out that unless a payment plan is worked out with the courts, your wages can be garnished until the claim is paid.

DISCLOSURE AND AUTHORIZATION AGREEMENT REGARDING CONSUMER REPORTS

DISCLOSURE

A consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for residence.

AUTHORIZATION

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

READ, ACKNOWLEDGED AND AUTHORIZED

_____

Print Name

_____ _____

Signature Date

☐ For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.

ID

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READ, ACKNOWLEDGED AND AUTHORIZED

_____

Print Name

_____ _____

Signature Date

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RENTING AT THE CROSSINGS:

The owner of the unit must occupy the unit for one year before it can be rented.

1. Unit owners wishing to lease their unit must provide a copy of the proposed lease and names of those wishing to live in the unit. Note the Association has 30 days from receipt of the notice of intent to lease to approve or disapprove the proposed renters.
2. All renters over the age of (16) sixteen must have a background check prior to approval to move in.
3. There will be a interview fee. The fee will cover the cost of the background check and parking decal for your car.
4. Rooms cannot be rented by the day or week. "Rent-sharing" and sub-leasing is prohibited. All leases shall be for a minimum period of thirty (30) consecutive days and for a maximum period of one (1) year.
5. The Association will inform the unit owner of the approval decision within 30 days. Failure to notify the unit owner of approval will be deemed as approval.

Please note: A fine of up to $100.00 per violation will be assessed after proper warning, in accordance with Florida Statue 718.303, (3), F.S., as deemed necessary by The Board of Governors for violations of the Rules and Regulations of the Crossings.

POOL RULES

1. Anyone who enters the pool area is responsible for making sure the pool gate is closed securely behind you. It is your responsibility to make sure the gate stays closed while you are in the pool area.

2. All persons using the pool do so at their own risk

3. Only authorized owners, renters and their accompanied guests may use the pool. All owners, renters and their guests must follow the directions of The Board of Directors, Property Manager or Security personnel employed by the Association.

a. There is a limit of 2 guests per condominium unit.

b. All guests must be accompanied by the adult owner or renter of the condominium unit, who must remain with the guests at all times.

c. Children under 18 years old may not bring any guests to the pool area without adult supervision who is an owner or renter at the the Crossings.

d. Anyone under the Age of 18 must be accompanied by an adult.

4. The pool is open between the hours of dawn to dusk. The pool will be locked after hours and no one is allowed in the pool area when the pool is closed.

5. ALL OBJECTS OF GLASS ARE FORBIDDEN IN THE POOL AREA.

6. No food or drinks are allowed within 4 feet of the pool. No barbeques are allowed in the pool area.

7. Persons with infections or contagious health conditions such as colds

8. Screaming, boisterous conduct, unnecessary splashing and the throwing of a ball or other objects is not permitted in the pool area.

10. **DIVING IS NOT PERMITTED.**

11. All bathers must shower before entering the pool.

12. Suntan lotion, creams and oils must be completely removed before entering the pool.

13. Pool furniture must be completely covered before use by those using lotions, oils or creams.

14. No pets are allowed in the pool or recreation area.

15. No loud playing of radio's is permitted.

16. The life ring is for emergency use only.

17. If the pool key is lost there will be a replacement charge of $100.00.

18. **VIOLATORS OF THE POOL RULES WILL HAVE THEIR POOL PRIVILEGES SUSPENDED. ACTION WILL BE TAKEN AGAINST THE VIOLATORS OF THE POOL RULES PURSUANT TO FLORIDA LAW.**

FAILURE TO OBEY THESE RULES WILL RESULT IN IMMEDIATE ROMOVAL OF YOUR KEY AND POOL PRIVALGG ES. THE POOL KEY IS THE PROPERTY OF THE CROSSINGS OF BOYNTON BEACH CONDO ASSOCIATION.

_____ _____

Unit owner/Tenant Date

Unit #_____

_____ _____

Board Member Date