

**THE FOUNTAINS OF PALM BEACH CONDOMINIUM, INC. NO. 1**  
**4615 Fountains Drive, #B**  
**Lake Worth, Florida 33467**  
**Tel: (561) 964-3600 Fax: (561) 641-5631**  
**Email: info@fcocondo.com**

**GEFION COURT**  
**RULES AND REGULATIONS**  
(REVISED DECEMBER 2015)

DEAR GEFION COURT RESIDENT:

Attached you will find a copy of our current Rules and Regulations.

Please familiarize yourselves with them, the observance of which will go a long way toward achieving the gratifying lifestyle to which we are all entitled. We especially call your attention to SAFETY, Rule No. 2, MISCELLANEOUS Rule No. 4 and Rule No. 7, COMMON ELEMENTS Rule No. 3, POOL AREA Rule No.6 and GENERAL RULE No. 5.

The Board thanks you for your cooperation.

Sincerely,

THE FOUNTAINS OF PALM BEACH  
CONDOMINIUM, INC. NO. 1

Susan Shea, President  
Gefion Court

Enclosure

## **SAFETY**

1. All persons must obey the established traffic pattern, stop signs and speed limit. The speed limit within the Court is 10 MPH. Parking is head-in only. Inform your guests of these facts.

2. Bicycles may be stored in the cubby room provided there is a space available. There are 2 spots in each of the 2<sup>nd</sup> and 3<sup>rd</sup> floor cubby rooms. These spots may be available on a 1<sup>st</sup> come 1<sup>st</sup> serve basis. The yearly fee is \$50.00 per year. Bicycles must be stored along the wall as not to obstruct access to the cubbies. If you are unable to get a space you must store your bike in your units.

3. No trucks, recreational vehicles, motorcycles, nonpassenger vans, or unsightly or inoperative vehicles may be parked on condominium property except by service personnel during daytime hours.

4. Catwalks must be kept free of bicycles and other privately owned furniture, equipment and plants. NO plants may be hung on the walls and ceilings of catwalks. . . only on the walls in the main entrance of the buildings. NO plants may be hung on light fixtures.

5. No bike-riding or skating on catwalks or parking lot.

6. We urge you to acquaint yourselves with the fire extinguishers, two of which are hanging on the catwalks on each floor. Read the instructions carefully so you will know how to use them in case of an emergency. A few minutes saved at that time can be very important.

7. Smoking in elevators and lobby is prohibited, so please inform your guests and workmen.

8. If the elevator malfunctions, pick up the receiver and the phone will automatically ring at the guardhouse (DO NOT TRY TO DIAL 911). In the case of any other emergencies, call Security at the gate (439-7887).

9. Residents, their children, their grandchildren and their guests are not to utilize the parking lot for any purpose other than **a parking lot. There shall be no recreational play use of any kind allowed.**

## **PARKING**

1. Residents are to park in their assigned spot at all times.
2. Obtain a number "1" sticker for your left rear bumper at the F.C.O. Office.
3. Please advise your guests and/or workmen to park in a guest spot only.
4. If you have more than one car, your second car should be parked in a GUEST SPOT.
5. Residents living in the east side of the building (apartments 1-3) should park on the east side of The Fountains; conversely, residents (4-6) should park on the west side of The Fountains. THIS IS IMPORTANT DURING THE "SEASON," DECEMBER THROUGH APRIL. THERE ARE NO DESIGNATED PARKING SPACES, NOR ARE THERE ANY HANDICAPPED SPOTS! ALL CARS WITH HANDICAP SIGNS MAY PARK ANYWHERE, PROVIDED THEY HAVE THEIR CARD HANGING ON THEIR REAR VIEW MIRROR.

### **COMMON ELEMENTS**

1. Trees, shrubs, etc., may NOT be planted on lawns or common elements without prior written approval of the Landscape Committee.
2. ANY unit owner may place and use privately owned furniture on the lawns or other common elements, but MUST REMOVE them when not in use. Unoccupied furniture left on lawns and common elements will be subject to confiscation.
3. Any outdoor cooking must be done at the community grill and picnic area only. You must turn off the gas at the tank and clean and cover the grill after use. There is no trash receptacle at the grill area. You must remove all trash and food remnants and dispose of properly in your unit. The area must be kept clean to discourage animals and insects.
4. There shall be no chipping, golf-practicing or ball-playing on the common elements, i.e., parking lot areas.

5. No antennas or loudspeakers shall be installed outside of apartments or on roofs.
6. No one is allowed to climb trees around the condominium.

## **GENERAL**

1. All persons are expected to keep noise levels low enough so as not to disturb others.
2. No clothing, towels, laundry, bedding, mops, rugs, mats or similar items may be aired or dried on the catwalks, terraces, balconies or any other exposed areas visible to the public.
3. Soft wet garbage shall be disposed of in the disposal unit in each apartment. All other moist refuse must be securely wrapped in plastic bags and deposited in chutes or directly in the dumpster. SEE POSTED RULES CONCERNING RECYCLING (PLASTIC, GLASS, PAPER, ALUMINUM).
4. Residents and guests are requested to help keep walks, hallways, elevators, laundry rooms, and other common elements clean and free from litter. Remove "lint balls" from dryers and dispose of them properly.
5. Proper attire should be worn at all times in the public areas.
6. No animals or pets of any kind shall be kept in any unit or on any property of the Condominium, provided, however, one dog, as a pet, up to 15 pounds may be permissible by application to the Board of Directors. Specially trained dogs for legally handicapped owners or occupants of the Condominium shall be allowed to reside in the Condominium unit and use Condominium common areas.

## **RENOVATIONS**

1. Renovations or reconstruction of terraces, patios or structural changes MUST conform and be approved by the Board on specific forms indicating acceptance of the Board and approval by the Building Department for Palm Beach County of drawings and specifications submitted to them. Before any work is started, a permit and/or approval must be obtained. In addition, a letter must be

submitted to Gefion Court, agreeing to hold Gefion Court harmless and free from any liability, and an escrow deposit MUST be made for cleanup after construction and repair of any damage of shrubs, property, etc.

2. Installation of hard surface floor covering, wood, tile, etc., must be with the approval of the Board of Directors. All installations must contain any insulation layer for noise abatement.

3. Hurricane shutters must be white in color, as seen from the outside of the building. The shutters should be of aluminum with a gauge of .050, the bolts are to be stainless steel, embedded in urethane caulking and must be folding type shutters. Bronze shutters previously installed before this revision are grandfathered in. The manufacturer's specifications must be similar to those of the Folding Shutter Corporation. Shutters must conform to State and County Building codes and must be able to withstand hurricane winds of 140MPH, per the Palm Beach County code. The cost and expense of the installation, replacement and maintenance of such shutters are the responsibility of the unit owners causing such installation to be made and their respective successors. The specifications for their installation, and the plans for same, must be submitted to the Maintenance Committee Chairperson for Court approval before the installation can take place. It is recommended, but not mandated, that if shutters are put up, you have a support system installed to prevent them from collapsing inward in the event of a storm. You are expected to close your shutters to protect your unit if you are not going to be here for any length of time during the hurricane season, which is June 1<sup>st</sup> through November 30<sup>th</sup>.

4. Impact-proof windows will also be approved for those unit owners wishing to purchase them. The impact-proof windows must be the same strength as required for folding shutters and the frame must be the same color as the windows they replace.

## **RENTALS/RESALES**

1. Applications MUST be submitted AT LEAST THIRTY (30) DAYS IN ADVANCE to the F.C.O., 4615 Fountains Drive, Lake Worth, Florida 33467, for processing and then approval by your Board. Application forms are available at the F.C.O. and must be accompanied by a nonrefundable \$100 application fee.

2. No lease of a unit may be made for a term of less than three (3) months, and no unit may be leased more than twice in any calendar year.

Occupancy by unit owner's immediate family shall NOT be deemed a rental. For these purposes, immediate family consists of parents, children, grandchildren, sisters, brothers and their spouses. Also, occupancy by guests ON A SHORT-TERM BASIS OF ONE TO TWO WEEKS shall NOT be deemed a rental.

3. Occupancy by any others when unit owner is NOT in residence shall be deemed a rental and shall be subject to all the rules and regulations covering rentals.

4. Notification MUST be forwarded in advance to the F.C.O. when and if you authorize members of your family to use your unit when you are not in residence.

5. No rental will be allowed to more than one family at a time, or to a family with more than two persons per bedroom.

6. No unit shall be used for permanent occupancy for more than two persons per bedroom.

7. Prohibited is the purchase of units solely for investment.

### **POOL AREA**

The pool is The Townhouses' (Court No. 6) property. Please follow their rules.

1. As there is no lifeguard on duty, you must use the pool facilities at your own risk.

2. Orderly behavior should be maintained at all times. Residents are responsible for the behavior of their guests.

3. Shower before entering the pool.

4. No diving is permitted.

5. Fins, rafts, water toys, balls, etc., are prohibited.
6. Food and all glass objects are prohibited. Beverages and small coolers are allowed on the dry deck areas only and must be plastic or cans. All debris must be removed and disposed of properly. Any cans, juice boxes, etc, CANNOT be placed in the pool house trash receptacle. They must be removed from the pool area entirely to discourage animals and insects.
7. All children under the age of eight must be accompanied by a supervising adult while in the pool area.
8. Children not yet fully toilet-trained or in diapers are not permitted in the pool, even when carried by an adult.
9. Baby carriages, folding strollers and playpens are okay.
10. Chairs, lounges and tables are for all residents and guests and may not be reserved or removed from the area. When leaving the pool area, even briefly, all clothing, towels, etc., must be removed.
11. Residents and guests are urged to help keep the pool area and lavatories clean by using receptacles for all trash.
12. The area adjacent to the pool may be used for private parties with prior approval from the Chairman of the Pool Committee.

### **MISCELLANEOUS**

1. Bulletin boards may not be used for personal or commercial messages. **DO NOT PLACE UNWANTED MAIL IN THE AREA BELOW THE MAILBOXES!**
2. Current Condominium regulations do not permit us to insure windows, wall coverings, floor coverings or any item within your unit. You should provide your own homeowner's coverage. Please discuss this with your insurance broker.
3. Window breakage is the responsibility of the unit owner, no matter how it happens.

4. Car coverings are allowed. However, any car covers that are ripped, torn or unsightly will be removed by the maintenance department and you will be charged their fee.

5. All complaints on any subject shall be cleared with your Building Captain or with the appropriate Committee Chairman as listed on your bulletin board. If you are not satisfied after this procedure, then please write to your Board, in care of the F.C.O. office, outlining your problem. At the next Board meeting, your letter will be reviewed and a reply furnished.

6. Due to the threat of mold, thermostats must be kept at 80° or cooler.

7. Each unit is assigned 1 storage cubby. There are 2 additional cubbies available if you need more space. There is a yearly fee of \$50.00 for each one. Any items stored on shelves must be packed in boxes or covered plastic bins clearly marked with your unit number. Loose items may NOT be kept on shelves. Remember you share the shelves with 8 other unit owners. Limit the amount of shelf space you are using, unless you clear it with a neighbor who may not need space. Items must be stored in a safe and non-obstructing manner.

### **RULES GOVERNING UNIT OCCUPANCY**

1. When a unit owner is NOT in attendance, all occupants are deemed "tenants." As such, your Condominium Documents and Florida Laws give us the right to approve of who may occupy a unit.

2. Parents, children, grandchildren, sisters or brothers and their spouses may occupy a unit without approval of the Board.

### **VIOLATIONS**

Violators of these Rules and Regulations can be fined up to \$100 per violation, or the maximum amount as allowed by law, in accordance with Florida Statutes.