

GARDENWAY CONDOMINIUM F- J MAINTENANCE ASSN, INC. c/o
G.R.S Management Associates, Inc.
3900 Woodlake Blvd, Suite 309, Lake Worth, FL 33463
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RULES AND REGULATIONS

1. No animals of any kind are allowed in or around the pool area. Dogs are always to be leashed and walked responsibly in respect to other tenants and their guests. **Palm Beach County Health Department regulations REQUIRE YOU TO PLEASE pick up after your dog after it's done its 'business' anywhere in the common areas. Kitty litter must be placed in a plastic bag and put in the dumpster. NEVER spread it in grass areas or the canal.**
2. No nuisance shall be allowed upon the condominium property. Nor any use or practice that is the source of annoyance to other condominium residents or which Interferes with the peaceful possession and proper use of the property by other condominium residents. In the event of a dispute as to what constitutes a nuisance, the Board of Directors will make the determination.
3. No unit owner may sell or lease his/her unit without the approval of the Association as according to the Declaration of Condominium. It is necessary to furnish the Association with Gardenway's complete application from the prospective buyer or lessee as well as any other contract information concerning the intended sale or lease as the Association may reasonably require. This information will be delivered to the managing agent and in turn to the Board of Directors. For sales; an approval application with a copy of the contract; a \$150.00 non-refundable processing fee, and an interview with the members of the Board of Directors is required and must be completed two weeks prior to closing. For leases; an approval application with a copy of the lease, a \$150.00 non-refundable processing fee, and an interview with the members of the Board of Directors is required. These fees must be tendered, and these documents must be completed before taking possession of the unit. In the event the lease is disapproved, the unit owner shall be notified in writing and the lease shall not be executed. Any sublease requests must complete the same application process, pay the same processing fees, and be approved by the Board of Directors.
4. Owners or a designated, responsible representative must attend tenant interviews to obtain Board approval to occupy.
5. *No boats, boat trailers, trucks, campers, or motor scooters, motorcycles, or motorbikes of any type or description are to be stored in the parking lots or in common or limited common areas of the Gardenway F thru J Condominiums. *These types of motor vehicles and SUVs are to be parked facing north, in the north parking lot only. Any disabled or abandoned motor vehicles of any kind will be removed at the owner's expense.

6. There will be no driving or parking on any grassed areas within the common areas of the property. The owner of any vehicle found on any of the grassed areas will be billed for any damage to the landscaping and/or the sprinkler system.
7. All parking space assignments shall run with the title of the dwelling unit and no unit shall be sold separately from the assigned, parking space. The Association assigned specific parking spaces to each unit according to the Declarations of Condominium. Vehicles parked in unauthorized parking spaces will be subject to towing at the vehicle owner's expense.
8. All vehicles shall be parked headed into the parking space. No vehicles shall be backed into the parking spaces.
9. Barbeque Safety Requirements 10.10.6.1.1– Listed electric portable, tabletop grills, not to exceed 200 square inches of cooking surface, or other similar apparatus shall be permitted. Per the Palm Beach County Fire Marshal and in accordance with the current edition of the Florida Fire Prevention Code, the following applies to the use and storage of cooking equipment on balconies or porches and within 10 feet of any structure other than one- and two-family dwellings within the jurisdiction of Palm Beach County Fire Rescue. Summary: No gas, wood or charcoal cooking appliances are to be used or stored on any upper floor balcony. Electric < 200 sq in 10.10.6.1 - For other than one- and two-family dwellings, no hibachis, grills, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 feet of any structure. 10.10.6.2- For other than one- and two-family dwellings, hibachis, grills, or other similar devices used for cooking SHALL NOT be stored on a balcony.
10. **ALL POOL RULES** as posted in the pool area, **MUST** be observed at all times when visiting the pool area. The pool gate must always be kept closed and locked.
11. No garbage of any kind is to be placed outside of the dumpsters; not on top, not in front, not beside. If you have a large item that will not fit in the Dumpsters or something that will fill it to capacity, **YOU MUST CALL THE DUMPSTER SERVICING COMPANY** for a special pick up (the telephone number is posted on the Dumpster). Also, no garbage (Bottles, cans, bags, cigarette butts, food or food wrappers, etc.) is to be left in the parking lots or common areas.

PLEASE HELP KEEP THE GROUNDS CLEAN. IT'S EVERYONE'S RESPONSIBILITY!

12. No parking is allowed in front of the dumpsters at **ANY TIME.**
13. Window treatments or liners facing to the outside are to be **white** to maintain uniformity in the appearance of the buildings. Windows blinds, curtains cannot be torn or broken. Patios are to be properly maintained, free from any holes or tears. Patio shades are to be **white**. **NO SHEETS** or the like are allowed as window covers or patios.
14. No signs, advertisements, notices, etc., shall be visible to any of the common areas without prior written consent from the Board of Directors.

- 15.** No outside painting or the application of any preservative shall be applied to the exterior of any buildings by individual residents or their guests. Nothing may be affixed to the exterior of the buildings that requires holes be drilled or glued or pasted, etc.
- 16.** Nothing shall be thrown over or hung from the balconies or on the porches, railings, or walkways. Dirt, bags of garbage or any other debris or trash shall not be left in any of the doorways, passageways or elsewhere on the grounds.
- 17.** Assignment of rents: In the event that Unit Owner/Landlord is delinquent in their obligation to pay assessments to Gardenway Condo Assn. F-J, then Gardenway Condo Assn. F-J shall be entitled to receive rents directly from Tenant. By signing the Application and Rules & Regulations, Unit Owner/Landlord hereby consents to the assignment of rents and Applicant agrees to rent directly to Gardenway Condo F-J upon being notified in writing by Gardenway Condo Assn. F-J that is exercising its rights to collect rent pursuant to the Assignment of Rents Clause contained in the application.

POOL RULES AND REGULATIONS

1. No pets in pool or on pool deck
 2. No food in the pool or on the pool deck. No glass containers.
 3. Always shower before entering the pool
 4. Bathing capacity is limited to 14 persons at one time
 5. Children under the age of 12 **MUST** be accompanied by an adult
 6. **ABSOLUTELY NO DIVING**
 7. Pool hours are from dusk 'til dawn.
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Dear Homeowners/Residents,

In a continuing effort to maintain the integrity and values of the community, we would like to update you with some of the ongoing Rules and Regulations that seem to be often violated and disregarded from some of the tenants and homeowners.

- All residents **MUST** park in their designated spots that belong to their building number.
- All broken window or patio screens **MUST** be replaced or repaired **IMMEDIATELY**. It is the owner's responsibility to check their patios, balconies and windows for missing or broken screens.
- All cars oil leaks must be repaired **IMMEDIATELY** or a fine will be imposed for not complying.
- Homeowners must be present during the interview process with the prospect tenant.

- No one is authorized to remove posted information, and anyone doing so is considered vandalizing community property. When caught vandalizing property, you will be prosecuted.
- If you have any bulk items to be disposed, please place them in your assigned dumpster. If they will not fit, contact **WastePro at (561) 688-8912**.
- Residents should NOT leave dog waste, kitty litter, trash, beer bottles/cans in front of their units or on the grounds or common areas. Put all trash in the appropriate receptacles.
- Residents are not allowed to leave dogs that are barking non-stop, alone.
- Porches and balconies MUST be clean and not used as storage spaces. Patio areas are reserved for the placement of patio furniture. This restriction ensures the cleanliness, safety, and visual appeal of the property. A maximum of two bicycles are allowed on patios.
- Late and Loud parties are not permitted at any time and residents should contact the sheriff's office for such behavior.
- Running toilets not only contribute to unnecessary water wastage but also pose a significant risk of leaks and subsequent damage to both your property and neighboring homes. It is crucial to promptly address any instances of running toilets within your units to mitigate potential water damage, save money and maintain the integrity of our shared living spaces. Therefore, we kindly request that all residents take proactive measures to repair running toilets in a timely manner.

If you see someone on our Property that does not belong here, or actions by others that are suspicious. CALL THE SHERIFF'S DEPARTMENT 688-3400 OR 911. Do NOT depend on someone else to call them - it's your safety too!!

Sincerely,
The Board of Directors

I have read and understand the RULES AND REGULATIONS for the GARDENWAY CONDOMINIUM F - J MAINTENANCE ASSOCIATION, INC. and hereby agree to abide by all of the rules.

Applicant Signature: _____ Date: _____

Printed Name: _____ Contact# _____

Co-Applicant Signature: _____ Date: _____

Printed Name: _____ Contact# _____

Owner/Rep Signature: _____ Date: _____

Printed Name: _____ Contact# _____