

# Pipers Cay Condominium Association, Inc.

805 Pipers Cay Dr  
West Palm Beach, FL 33415

## Rules and Regulations Revised 1/2024

### **I. Responsibilities of Unit Owners**

- A. Each owner must perform promptly all maintenance, repairs and replacement which is necessary to ensure a high-quality condition and appearance and/or which is not performed would affect any of the Properties, including any unit(s) belonging to any other owner(s).
  - a. Windows and glass doors: Broken or cracked glass shall be immediately replaced for safety concerns as well as cosmetic reasons.
  - b. Screens and screen frames: Torn, cut or otherwise damaged screen and/or screen frames shall be replaced with new materials as reasonably soon as possible after the damage occurs. Screen frames shall be unbent and in good condition at all times.
- B. Each owner shall be liable for any damages or costs incurred which arise due to his/her failure to perform the main repair and replacement responsibilities.
- C. Pay their share of common expenses (maintenance, insurance, special assessments) as defined in the statute and the Declaration of Condominium.
- D. Each owner shall promptly report to the Association or its agent any defect or need for repairs on the Properties for which the Association is responsible to maintain, repair and replace under this Prospectus and in the Declaration.
- E. No Owner shall do anything which would adversely affect the safety or soundness or cause damage to the common elements or any other portion of the Properties for which the Association is obligated to maintain under this Prospectus and in the Declaration. The opinion of the Board of Directors will determine whether the safety or soundness of the Properties is adversely affected, or damage might be caused to such Properties.
- F. Each owner is responsible for the expense of all decorating within his/her own unit, including painting, wall papering, paneling, floor covering, draperies, window shades, curtains, lamps and other lighting fixtures, and other interior furnishings and interior decorating.

### **II. Common Areas and Elements**

- A. Walkways, entrances, passages, and all of the common elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.
  - 1. Personal property such as chairs, benches, basketball hoop equipment, bicycles, trash can, carriages, shopping carts, tables, wagons, or anything else cannot block walkways or entrances and or prohibited to be placed on the exterior of all units (excluding back patios).
- B. No disturbing or troublesome noises are to be made or allowed in your unit or on shared property that interfere with the rights, comforts, or convenience of others. Quiet hours are from 10pm-8am on weekdays and 11pm-8am on weekends (follow weekend hours for all national holidays).
- C. No linens, clothing, curtains, rugs, mops, laundry, towels, or any other item may be shaken or hung from any of the windows, doors, patio, entry walkway, bushes, or exposed on any part of the property.
- D. No flammable, combustible, or explosive fluid, chemical, or substance shall be kept in any unit or limited common element except such as required for normal household use.
- E. Satellite dishes and/or antennas may only be installed on a tripod, pole on the ground, or on the back of the building.

### **III. Vehicles and Parking**

- A. All units will be allowed 1 guest parking decal. If a decal is reported missing/lost, owners must pay a \$15 fee to receive a new guest parking decal and tenants must pay a \$25 fee.
- B. All units will be assigned a decal number. Duplicated parking decals are prohibited.
- C. All residents must park their vehicles in their driveways and/or garage.
- D. Parking on the roadways and/or grass is not permitted.
- E. Overflow parking spaces are designated for guest(s) visiting residents in the community. Guest(s) must be registered, or the owner/tenant must notify the security team prior to guest arrival and provide the guest(s) name, vehicle tag number, model, and make.
- F. Guest(s) may park their vehicles in the overflow parking space no more than 5 consecutive days. Residents must email the property manager to get their guest approved to park in guest spaces for more than 5 days. With written approval from the property manager, guest(s) may be allowed to park their vehicles for no more than 14 consecutive days.
- G. For owners and or tenants needing to park their vehicles temporarily in the overflow parking spaces, must provide a reason to the property manager for Board approval.

Residents in need of extra parking space temporarily may only be allowed a maximum of 14 consecutive days to park in the guest/overflow parking spaces.

- H. Cars parked overnight must not block resident's units, entranceways, or other vehicles.
  - 1. Parked cars are to be locked for security reasons.
- I. Prohibited vehicles: Dirt bikes, trucks, including pickup trucks, with or without a camper top, Agricultural vehicles, Dune Buggies, swamp buggies and all terrain and off-road vehicles (i.e. ATV's or trailers); any trailers or other device transportable by vehicular towing, semis, tractors or tractor, buses, limousines, travel trailers, commercial vehicles, vehicles which are an eyesore, motorcycle delivery wagons, campers, recreational vehicles, motor homes or mobile houses, truck mounted campers attached or detached from the truck chassis, motor vehicles that are unsightly or junkers, or have flat or missing tires, boats and boat trailers.
- J. No advertising on or inside any vehicle permitted.
- K. Vehicles used solely as passenger vehicles, including minivans, SUV's and two-axle pickup trucks are permitted.
- L. Moving vans for the purpose of loading and unloading, and only reasonable hours are permitted during the following hours: Sun-Monday from 6am-11pm
- M. Vehicles, regardless of classification, necessary for the maintenance, care, or protection of the Properties, during regular business hours, and only for the time period during which the maintenance, care and protection is being provided are permitted.
- N. Police and Emergency vehicles are permitted.
- O. Vehicles without license plates and those which cannot operate on their own power may remain on the condominium premises for no more than twenty-four (24) hours.
- P. No repair (including changing of oil) of a vehicle shall be made within the condominium except for minor repairs necessary to permit removal of a vehicle. However, washing, waxing, or changing of tires are permitted.
- Q. No motor vehicle which is of the type of vehicle which is un-registerable, or which is not currently registered and licensed shall be driven or operated on any of the Properties at any time for any reason.

- R. No motor vehicle, including moving vans, shall be parked at any time on the grass/swales within condominium (except for landscaping equipment at the direction of the Board of Directors).
- S. Except where safety dictates otherwise, horns shall not be used or blown while a vehicle is parked, standing in, or driving through parking areas. Racing engines and loud exhausts shall be prohibited.
- T. No vehicle may be parked such that it blocks any sidewalk, except where otherwise necessary by moving vans and only for loading and unloading.
- U. All vehicles must appear in working order, no vehicles on blocks, jacks, or ramps shall be permitted.
- V. There will be times when vehicles must be removed from the parking areas to accommodate maintenance, repairs, or replacement of the parking areas in the Condominium. Upon reasonable notice from the Association that foregoing will occur, each Owner shall remove his/her vehicle for the time period requested or become in violation.
- W. Vehicle washing is permitted only in designated areas, with water restriction rules imposed by governmental authority to be observed.
- X. No owner or lessee, or their family members, guests and invitees shall park in a limited common element parking space assigned to another unit.
- Y. Vehicles that are non-compliant with the parking rules of the Association are subject to tow, at the owner's expense, and or fines by the Association.

#### **IV. Occupancy of Units; Guest Use**

- A. Each unit shall be occupied by owners and tenants and their family members and guests, invitees, and servants, as a residence and for no other purpose.
- B. Residents should not have a guest stay for more than 14 consecutive days. After the maximum guest stay, residents must add individual as an occupant in the space.

#### **V. Pets and Animals**

- A. Owners and tenants are permitted to have pets and animals as a privilege, only as follows:
  - 1. All animals and pets must be registered through the residential portal and be fully vaccinated prior to being let out in the community.

2. Animals and pets shall be restricted to cats or dogs, totaling not more than **two**, not to exceed **25 pounds** when measured at maturity, birds in cages kept inside a Unit, and fish in tanks, pitbulls, rottweilers, mastiffs, and chows are prohibited. No such pet or animal shall be bred or kept for commercial purposes. No other pets shall be permitted.
3. The individual walking a dog or cat shall be **required** to clean up after the dog or cat.
4. All dogs and cats must be accompanied by an attendant and firmly held by a collar and/or leach. Dogs or cats are not permitted to be outside of the unit with or without a leach.
5. The pet/animal owner and the owner of the unit involved shall be strictly liable for damages caused by the pet/animal to the properties.
6. Any pet/animal owner's privilege to have a pet/animal reside in the condominium shall be revoked in the pe/animal shall create a nuisance or shall become a nuisance.

**VI. Lease- The Board of Directors has the right to approve or disapprove of leases.**

- A. The lessee and all occupants shall abide by all provisions of the condominium documents and reasonable Rules and Regulations, as amended from time to time, failure to which shall constitute a material default and breach of the lease.
  1. All potential renters **MUST** have a credit score of or above 710.
  2. No one convicted of an endangering felony, including DUI, within the past ten (10) years will be approved for residency.
  3. No evictions in the past five (5) years.
- B. Minimum and Maximum Lease Terms: the minimum term for any lease shall be one (1) consecutive month and the maximum term for any lease shall be twelve (12) consecutive months.
- C. Subleasing/Renting Rooms: Subleasing of a unit shall be absolutely prohibited. Furthermore, no rooms shall be rented in any unit. The intention is that only entire units may be rented, and units may not be sublet.
- D. Rental units **MUST** be maintained by the owner and renters in accordance with the Rules and Regulations of this community.

**VII. Miscellaneous**

- A. No owner, occupant or guest shall use any of the properties, or permit same to be used, in any manner which is unreasonably disturbing, detrimental or a nuisance to the owner(s), occupants(s), guest(s) or other units, or permit the properties to be used in a disorderly or unlawful way, nor which will produce an insurance risk for the Association or other owners or occupants.
- B. No instrument(s), stereo, radio, or television outside of a resident's unit (including the garage and back patio) shall NOT be played between the hours of 10:00pm and 8:00am on weekdays and 11:00pm through 8:00am on weekends (follow weekend hours for all national holidays).
- C. Flammable materials may not be stored on the properties.
- D. No business or commercial activity or enterprise of any kind whatsoever shall be erected, maintained, operated, carried on, permitted, or conducted on the properties, including units.
- E. Trash and Garbage: No trash shall be discarded on any part of the condominium property except in receptacles supplied by each owner. Garbage cans **MUST** be stored in the garage.
  - 1. Trash days are **Wednesdays** and **Saturdays** of each week (subject to change during holidays, please for holiday schedules). Trash cans may be out from **6pm** the day before our scheduled trash day and **MUST** be placed back into your garage by **9pm** on trash day (i.e., Tuesdays after 6pm trash can be placed outside but on Wednesday by **9pm** trash must be placed inside your garage). Trash cans cannot be placed on the side of your unit or any exterior areas of your unit.
  - 2. Grease and cooking oil shall not be poured into the garbage disposal or sink drain.
  - 3. All garbage and rubbish (excluding glass bottles, newspapers) must be securely tied in plastic bags and then placed in the owner's receptacles. No trash shall be placed in recycling bins or outside the trash cans.
  - 4. Aluminum and other recyclables, including glass, shall be rinsed, and then placed in receptacles made available by collection authorities.
  - 5. Bulk trash (i.e., large furniture, TV's, mattresses, couches, chairs, etc.) shall never be allowed to remain in any of the commonly used areas of the condominium; owners may be charged for removal when necessary. Bulk Trash pick up is scheduled for every Saturday.
- F. No Solicitation: No business solicitation whatsoever is permitted in the condominium.
- G. Loitering: Loitering on the properties shall be prohibited and shall constitute a nuisance.

## **VIII. Alterations and Improvements by the Owners and Residents**

- A. A uniform scheme and appearance of the building has been established. Therefore, the rights of the owners and occupants to make alterations and improvements to the exteriors of the building; and outside of the building; and alterations, improvements, decorations, and changes on the interior of the units which can be viewed from outside of the units; are subject to the prior written approval of the Board of Directors.
- B. Architectural Standards:
  - 1. Windows: Reflective material/window tinting is/are permitted on the windows so long as the color is gray. At no time shall aluminum foil be permitted on the inside or outside of the windows. Windows treatments must be white, off-white or beige when viewed from the outside.
  - 2. Plants and Landscaping: Planting trees and or bushes must be approved by the Board of Directors. Plants that grow on the side or above the roof of each unit are not allowed. Growing of any plants and or food must remain at a minimum of 4 planter pots and must remain at the back of the unit. Mulch and or rock work is permitted but must be within the owners/tenants' entrance space.
  - 3. Air Conditioning/Heating Units: Wall and window air conditioning and heating units are not permitted in the units.
  - 4. Signs: No signs of any type shall be maintained, kept, or permitted on any of the properties, including unit (interior or exterior) such that may be viewed from common elements, limited common elements or other units. Welcome home decorations are allowed.
  - 5. Screen Doors: Screen doors are prohibited unless originally installed by the developer. The Association shall maintain records listing such Developer-installed screen doors. Developer-installed screen doors may be replaced by the owner upon prior written Board approval.
  - 6. Hanging Items on Balcony/Porch: Hanging items on balconies and porches such as wind chimes and the like are prohibited.
  - 7. Owners and or renters are allowed to install back patio barriers and/or gates with the approval of the Board of Directors. Back patios may not be extended past the width and or length of the original design. Residents must not extend their furniture and barriers to the units on the side of them and disturb pathway for landscapers.
  - 8. **Pool:** The pool is a common area for all residents. The pool is open from dusk to dawn. Children under the age of 16 must be accompanied by an adult 18 years of

age or older when at the pool. Climbing, breaking and or damaging the gate and or cameras will result in a fine. The entrance to the pool club **MUST** remain locked at all times. Trash is to be thrown out in the garbage bins near the pool. Children and or adults who violate pool rules will be banned from using the pool for a maximum of 6 months or more upon the approval of the Fine Committee.