

# Pipers Cay Condominium Association, Inc.

805 Pipers Cay Dr  
West Palm Beach, FL 33415

Rules and Regulations  
Revised 6/2025

## I. Responsibilities of Unit Owners

- A. Each owner must promptly perform all maintenance, repairs, and replacements necessary to ensure a high-quality condition and appearance, and/or that are to be done, that 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 and cosmetic reasons.
  - b. Screens and screen frames: Torn, cut, or otherwise damaged screens and/or screen frames shall be replaced with new materials as 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 damage or costs incurred due to his/her failure to perform the primary repair and replacement responsibilities.
- C. Each owner must pay their share of everyday 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 their unit, including painting, wallpapering, paneling, floor covering, draperies, window shades, curtains, lamps, and other lighting fixtures, as well as other interior furnishings and interior decorating.

## II. Common Areas and Elements

- A. Walkways, entrances, passages, and all common elements must not be obstructed, 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 cans, carriages, shopping carts, tables, wagons, or anything else cannot block walkways or entrances, and are prohibited from being placed on the exterior of all units (excluding back patio).
- 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 10 pm-8 am on weekdays and 11 pm-8 am 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 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 as required for everyday household use.
- E. Satellite dishes and/or antennas may only be installed on a tripod, pole on the ground, or at the back of the building.

### III. Vehicles and Parking

- A. Units with a 1-car garage are allowed a maximum of 2 vehicles or up to the number of cars that can fit in the driveway without blocking the sidewalks.
- B. Units with a 2-car garage are allowed a maximum of 4 vehicles or up to the number of cars that can fit in the driveway without blocking the sidewalks.
- C. All residents must park their vehicles in their driveway and/or garage.
- D. Parking on the roadways and/or grass is not permitted (including grass adjacent to driveways/entranceways).
- E. Overflow/Guest parking spaces: Any parking spaces across from certain buildings, including those near the pool house, are only designated exclusively for temporary guest use.
- F. To use guest parking, residents must request a **temporary guest pass** from the **Management Company**. The temporary pass must be displayed visibly in the guest's vehicle and will expire on the date specified at issuance.

1. Temporary guest passes may be obtained by emailing [residentservices@grsmgt.com](mailto:residentservices@grsmgt.com) or visiting the management office at 3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463. During business hours, Monday through Friday, 9:00 am to 5:00 pm.
  2. Vehicle details will be logged. The temporary pass must match the vehicle information provided to the management company. Any mismatch may result in the vehicle being towed at the owner's expense. Misuse may also lead to fines or loss of guest parking privileges.
  3. Any parking pass that is duplicated, altered, defaced, or does not match the original issued design will be considered invalid. Vehicles displaying such passes are subject to immediate towing at the vehicle owner's expense without further notice.
- G. Guest parking is limited to five (5) consecutive days. After five days, the guest pass will automatically expire, and the vehicle will be towed at the owner's expense if still on the premises.
- H. Requests to extend a guest pass beyond 5 days must be made in advance and may be approved once per month for a maximum of 15 consecutive days, subject to Association Board of Directors approval.
- I. Vehicles parked in guest spaces after 6:00 PM without a valid temporary guest pass will be towed automatically.
- J. Residents cannot use guest parking for their overflow or extra vehicles without written Board approval. Special requests must be submitted to the Management Company for temporary use and may only be approved for up to 15 consecutive days, on a case-by-case basis.
- K. Cars parked overnight must not block residents' units, entranceways, or other vehicles, or be parked on any grass, including the grass areas of your residential space.
1. Parked cars are to be locked for security reasons.
- L. 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.
- M. No advertising on or inside any vehicle permitted.

- N. Vehicles used solely as passenger vehicles, including minivans, SUVs, and two-axle pickup trucks, are permitted.
- O. Moving vans for loading and unloading, and only reasonable hours are permitted during the following hours: Sunday-Monday from 6 am-11 pm
- P. Vehicles, regardless of classification, necessary for the maintenance, care, or protection of the Properties, during regular business hours, and only for the time during which the maintenance, care, and safety are provided, are permitted.
- Q. Police and Emergency vehicles are permitted for emergency use or visits only.
- R. 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.
- S. No vehicle repair (including changing of oil) shall be made within the condominium except for minor repairs necessary to permit vehicle removal. However, washing, waxing, or changing tires is allowed.
- T. No motor vehicle that is of the type of vehicle that is un-registerable, or that is not currently registered and licensed, shall be driven or operated on any of the Properties at any time for any reason.
- U. No motor vehicle, including moving vans, shall be parked at any time on the grass/swales within the condominium (except for landscaping equipment at the direction of the Board of Directors).
- V. 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 exhaust shall be prohibited.
- W. No vehicle may be parked to block any sidewalk, except where necessary by moving vans, and only for loading and unloading.
- X. All vehicles must appear in working order; no cars on blocks, jacks, or ramps shall be permitted.
- Y. 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 the foregoing will occur, each Owner shall remove his/her vehicle for the period requested or will receive a violation.

Z. Vehicle washing and detailing are permitted only in the residents' driveway, with water restriction rules imposed by governmental authority to be observed.

AA. No owner or lessee, family members, guests, or invitees shall park in a limited common element parking space assigned to another unit.

BB. 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. Owners and tenants shall occupy each unit and their family members, guests, invitees, and servants as a residence and for no other purpose.

B. Residents should not have guests stay for more than 15 consecutive days. After the maximum guest stay, residents must add an individual as an occupant.

#### **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 fully vaccinated before 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. An attendant must accompany all dogs and cats firmly held by a collar and/or leash. Dogs or cats cannot be outside the unit with or without a leash.
5. The pet/animal owner and the unit owner shall be strictly liable for damage 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 if the pet/animal creates a nuisance or becomes a nuisance.

#### **VI. Lease- The Board of Directors has the right to approve or disapprove 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 do so shall constitute a material default and breach of the lease.
  - 1. All potential renters **MUST** have a minimum credit score of 710 or above.
  - 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 six (1) consecutive months, and the maximum term for any lease shall be twelve (12) consecutive months.
- C. Subleasing/Renting Rooms: Subleasing of a unit shall be 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. The owner and renters **MUST** maintain rental units per 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 10:00 pm and 8:00 am on weekdays and 11:00 pm through 8:00 am on weekends (follow weekend hours for all national holidays).
- C. Flammable materials may not be stored on the property.
- D. No business or commercial activity or enterprise shall be erected, maintained, operated, carried on, permitted, or conducted on the property, 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** each week (subject to change during holidays, please refer to holiday schedules). Trash cans may be out from **6 pm** the day before our scheduled trash day and **MUST** be placed back into your garage by **8 am the day after** trash day (i.e., Tuesdays after 6 pm trash can be placed outside, but on Thursday by **8 am** trash must be placed inside your garage). **Trash cans cannot be placed on the side of your unit or any exterior areas, including back patios.**
  2. Grease and cooking oil shall not be poured into the garbage disposal or sink drain.
  3. All garbage and rubbish (excluding glass bottles and newspapers) must be securely tied in plastic bags and 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 placed in receptacles made available by collection authorities.
  5. Bulk trash (i.e., large furniture, TVs, 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 pickup is scheduled for every Saturday (any bulk trash found outside of bulk trash day will be an immediate violation).
- F. No Solicitation: No business solicitation whatsoever is permitted in the condominium.
- G. Loitering: Loitering on properties shall be prohibited and 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, modifications, 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 inside or outside the windows. Windows treatments must be white, off-white or beige from the outside.
  2. Plants and Landscaping: Any plants or flowers planted by owners/tenants must be well-kept and maintained appropriately. A maximum of 6 planters of Plants and/or food must be grown at the back of the unit. Plants that grow on the side or above the roof of each unit are not allowed. Residents cannot plant trees, plants, bushes,

etc. on any side of the exterior buildings. Mulch and/or rock work and patio/entrance ground lighting are permitted but must be within the owners'/tenants' entrance space.

3. Air Conditioning/Heating Units: The units do not permit wall and window air conditioning and heating units.
4. Signs: No signs of any type shall be maintained, kept, or permitted on any of the properties, including unit (interior or exterior), which 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. The owner may replace developer-installed screen doors upon prior written Board approval.
6. Hanging Items on Balcony/Porch: Hanging items on balconies and porches, such as wind chimes, is prohibited.
7. **Pool:** The pool is a common area for all residents. **The pool is open from dusk to dawn. Children under 16 must be accompanied by an adult 18 years of age or older when at the pool.** Climbing, breaking, and damaging the gate and/or cameras will result in an immediate 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 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. No food or drinks are allowed in the pool. All trash must be discarded after using the pool. To receive a replacement key, residents must pay a **\$25 fee** for a new key to the pool.