

# Rules and Regulations

(Approved February 24, 2022)

## GENERAL COMMUNITY AREA RULES

1. The use of the recreational facilities by others shall be at the risk of those involved and not, in any event, at the risk of the Association or its Management Agent, if any. The Clubhouse shall be for the exclusive use of Unit Owners, Renters, their immediate families, and their guests. This does not apply to social functions where there is a paid admission or special functions or existing recognized clubs.
2. Owners shall be held responsible for actions of their family members, lessees, invitees, and guests. Residents are responsible for advising guests of the proper observance of the Park Pointe rules. Any damage, other than normal wear and tear to the condominium property, recreational area, association areas or equipment of the Association caused by the owner, family member, guest, or invitee shall be repaired or replaced at the expense of such Owner.
3. No unit owner shall allow anything whatsoever to fall from the windows, balconies, or doors of the premises; nor shall he sweep or throw from the premises any dirt, or other substance into any of the corridors, or balconies, or elsewhere in the building or upon the grounds.
4. No garbage cans, supplies, or other articles shall be placed on the balconies, or on the staircase landings, nor shall any linens, clothes, clothing, curtains, rugs, mops or laundry of any kind or other articles, be shaken or hung from any of the windows, doors, or balconies, or exposed on any part of the common elements. Fire exits shall not be obstructed in any manner, and the common elements shall be kept free and clear of rubbish, debris and other materials. Flowerpots, plants, and bric-a-brac are not permitted on walks or landings.
5. No personal items can be placed outside an Owner's unit in any Condo Community Association or Master Association areas including hanging plants, benches, or any other objects in order to conform to insurance safety requirements. The only exceptions are a doormat which must be removed when there is a hurricane warning.
6. Food and beverages may not be prepared or consumed except in an Owner's unit or in such areas as may be designated by the Board.
7. No unit Owner or Resident shall direct, supervise, or in any manner attempt to assert any control over the employees of the Management Firm or the Association.
8. The personal property of all unit owners shall be stored within their condominium units.
9. Owners shall not make or permit any noises that will disturb or annoy the occupants of any dwelling units or permit anything to be done which will interfere with the rights, comfort, or convenience of other Owners.
10. No Owner shall use or permit to be brought into the dwelling unit or storage area any flammable oils or fluids such as gasoline, kerosene, naphtha or benzene or other explosives or articles deemed extra hazardous to life, limb, or property, except such as are required for normal household use.

11. No solicitation for any purposes shall be allowed without the prior written consent of the Board, which may withhold consent provided the Board does not unreasonably restrict Owners' rights to peaceably assemble.
12. No person under 18 years of age shall be allowed to permanently reside in the community. Any person under the age of 18 may only reside on a temporary basis, for a period of time not to exceed 30 days per calendar year.
13. Swimming and or boating in any of the lakes is strictly prohibited.
14. Children under the age of 14 are permitted on the banks of the lakes only under close parental or guardians' supervision, because of the obvious danger of drowning. All other individuals who may have ambulatory difficulties are discouraged from walking along the banks of the lakes for safety reasons.
15. Fishing from the banks of the lakes by residents and guests is permitted; however, the fish must be thrown back in and never eaten. Net fishing is prohibited.
16. No sunbathing or lounging is permitted outside the front or rear of the buildings. The pool area provides lounge chairs for this purpose.
17. No unit owner or guest shall throw any rubbish or chemicals into the storm drain or lakes since the storm drains empty into our lakes and become our water source for irrigation.
18. No cooking or barbecuing shall be permitted on any porch, terrace, or balcony, nor on the condominium property, except in areas designated by the Board of Directors.
19. Pursuant to the Declaration - Section 11.01.17- No commercial activity of any kind shall take place on the property.
20. Pursuant to the Declaration Section 11.01.19- No person shall make or permit any disturbing noises in any building or permit anything to be done there in which will interfere with the rights, comfort, or conveniences of any other person. No person shall play upon or suffer to be played upon any musical instrument or permit to be operated a stereo, CD player, radio, or television between the hours of 12 o'clock midnight and 7:00 AM if the same shall disturb or annoy other residents.
21. In accordance with the Association policy to maintain the community as an Adult Community, it shall be required that at least 80% of the units shall be occupied by one person over the age of fifty-five (55) years. Nothing herein shall be construed to prohibit the occasional use by a person under the age of 18 years, providing it is a temporary basis not to exceed (30) days per calendar year.
22. Unit Owners who have large gatherings or parties shall instruct their guests to use the clubhouse parking lot areas. No person shall be permitted to use the recreational facilities of the Association, except in accordance with the Rules and Regulations established by the community Board of Directors. An application for private use of facilities and guidelines are available from the management company during normal business hours.
23. No unit owner may lease his apartment without first having complied with the specific portions of the Declaration of Condominium relating to Rentals. Screening Committee approval is also necessary.
24. All Association assessments shall be paid when due.
25. Traffic signs and posted speed limits must be strictly observed.
26. Smoking and Vaping are strictly prohibited in all recreational areas of the Community.
27. No climbing or hanging on the sculpture or fences and gates.
28. There should be no discharge of any firearm, hunting weapon, BB or pellet gun of any kind within the community property. The board can give exceptions to contractors as necessary. Use of slingshots is also prohibited within the community.

## **TRASH & RECYCLING**

1. Trash pickup is Monday and Thursday. Recyclables and bulk items are picked up on Wednesday. When moving in, please flatten all boxes and packing paper and place inside the paper recycling (Yellow) bin or it will not be picked up.
2. Bulk items, including but not limited to furniture, mattresses and packing materials, should be disposed of by calling Waste Management on Tuesday to schedule a pickup for Wednesday at 561-471-6110. **Bulk trash may only be placed near the dumpster on Tuesday evenings.** In addition to calling Waste Management, also inform the management office at 561-969-7175 that you have requested a pickup.
3. All garbage for dumpsters must be placed in plastic bags and securely tied before depositing into the dumpster. Please do not use paper bags. Under no circumstances should trash be left on the ground around the dumpster.
4. Paint or other household hazardous waste must be disposed of at a Solid Waste Authority (SWA) site located at either 1810 Lantana (across from Costco); or 6161 N. Jog Rd. in West Palm; or 9743 Weisman Way in Royal Palm by Walmart.
5. All large product cartons that are not recyclable must be broken down flat and placed inside the trash dumpster.
6. Dumpster gates must be closed and latched before leaving the area.
7. All cardboard cartons must be broken down flat and placed inside the yellow recycle bin, unless they exceed 3 ft. X 3 ft. or if recycling bin is full. If full, flatten and place inside trash dumpster.
8. Any plastic item identified with a #1 through #7 in a triangle on the bottom of the container can be recycled. All other plastic is treated as trash and should be put in trash dumpsters.
9. **No plastic trash or shopping bags nor food bags belong in recycling bins!**
10. Recycled materials should be sorted according to the following:
  - Yellow Bins**
    - Newspapers, magazines/catalogs
    - Unwanted mail, school/office papers, phone books
    - Paper bags
    - All Cardboard boxes  
(Includes beverage cartons such as the boxes from beer and soda purchases, tissue boxes, dry food boxes, corrugated cardboard. Boxes must be flattened and cut to 3'X3' maximum)
    - Please place shredded paper in a brown paper bag, fold the top down to secure and place in the yellow bin.
    - No PLASTIC BAGS
  - Blue Bins**
    - Plastic Containers #1-7
    - Steel Cans (rinsed out)
    - Aluminum cans, Foil, and pie plates
    - Drink boxes (rinsed out)
    - Milk and Juice Cartons (rinsed out)
    - Glass & Plastic Bottles (rinsed out)
11. Please be careful not to place the following in your recycling bins: PLASTIC BAGS, STYROFOAM, or FOOD WASTE.
12. **UNDER NO CIRCUMSTANCES SHOULD CONSTRUCTION DEBRIS BE PLACED IN THE DUMPSTERS.**

## **SIDEWALKS & COMMON ELEMENTS**

The sidewalks, entrances, passages, stairways, 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; nor shall any carriages, velocipedes, bicycles, wagons, shopping carts, chairs, benches, tables, or any other objects of a similar type and nature be stored therein.

## **VEHICLES & PARKING**

1. The Parking facilities shall be used in accordance with the Declaration and subsequent regulations adopted by the Board of Directors. Pursuant to the Declaration - Section 11.01.14- No trucks, motorcycles, commercial vehicles, campers, boats, boat trailers, or trailers of any other description, shall be parked or stored on the Community property except during periods of approved construction. Nor shall the aforementioned vehicles be permitted to be parked overnight, and all are subject to being towed away at the owner's expense. The prohibitions herein shall not apply to the temporary authorized parking of vehicles for pick-up, delivery, and other commercial services. No repair of motor vehicles shall be made in any of the roadways, driveways, or any place within the community, except for emergency repairs. All vehicles shall be parked head-in.
2. Any vehicle parked on the property between the hours of 12:00 AM and 8:00 AM must have a permanent Owner or Renter sticker or a Guest temporary paper pass. All parking permits, permanent or temporary, must be displayed in the rear passenger window, lower right-hand corner. Parking stickers and passes are available at the office during normal office hours. Healthcare aides or Residents with rental cars should contact the office for a temporary hanging placard.
3. Any vehicle without a parking permit or temporary guest pass or placard is subject to tagging of a tow warning, and subsequently subject to being towed after one warning is issued.
4. Any vehicle which cannot operate on its own power shall not be permitted to remain on the condominium premises for more than 24 hours.
5. No vehicle nor other possessions belonging to an owner, or to a member of the family or guests, tenants or employee of an owner, shall be positioned in such a manner as to impede or prevent ready access to another owner's parking space, driveway or walkway. The owners, their family members, employees, servants, agents, visitors, and lessee(s) will obey the Parking regulations posted in the private streets, parking areas, and driveways. The community speed limit is posted.
6. Parking on the roadways or grass areas is not permitted at any time; except Parking of vehicles in the roadway, near or next to the mailboxes is permitted only long enough for unit owners to pick up their mail.
7. All covered automobiles must display their Parking permit number on the cover where it would normally be shown on the car.
8. Handicap parking spaces are on a first come first served basis.
9. All Parking violations should be reported to the office. Please provide the location, building number, permit number, make, model, color, and license plate number of the vehicle. It is not necessary to identify yourself.
10. Due to limited parking within the community, unit owners and tenants will not be permitted to park more than 2 vehicles onsite; one in their assigned spot and one in a guest spot.  
***Special requests for temporary Parking at the clubhouse may be granted by the Board of Directors.***

## **PETS**

1. Pursuant to the Declaration - Section 11.01.08- Residents shall keep only those pets, birds or animals in their unit which do not violate regulations established by the Association. Small pets and small birds shall be permitted but only in the individual units or when pets are leashed. Pet owners shall be subject to the following:
2. Section 11.01.08.01- Pets shall be maintained leashed on the common elements.
3. Section 11.01.08.02- Each unit owner shall be permitted one dog, the adult weight of which shall be twenty-five (25) pounds or less, and/ or one (1) cat.
4. Section 11.01.08.03- Pet shall not be curbed near the buildings on walkways, shrubbery, garden or any other public space including without limitation, the Clubhouse and all other recreational spaces. Unit owners shall be responsible for ensuring that waste is immediately picked up with scoopers or other equipment means.
5. Section 11.01.08.04- Pets shall not be kept on balconies where they may annoy other residents by creating a nuisance by barking or otherwise.
6. Section 11.01.08.05- Each unit Owner shall assume full responsibility for any damage to persons or property caused by his pet.
7. Section 11.01.08.06- Pets shall be taken in and out of units on a leash or under Owner's arm.
8. Section 11.01.08.07- Persons renting units for less than six months, as well as visitors and guests of owners, shall not be permitted to bring or have any pets on the property.
9. Section 11.01.08.08- The right to maintain a pet subject to the conditions hereinabove set forth is in the nature of a conditional license and it is subject to revocation and termination at any time by the Board of Directors upon their sole determination that such pet is either vicious or is annoying other Owners or otherwise a nuisance, or upon failure of an Owner to comply with the Rules and Regulations of the Association pertaining to pets.
10. Section 11.01.08.09- The Association shall have the power to establish additional Rules and Regulations from time to time concerning the keeping and maintenance of pets, but if pets have been permitted prior to the change in regulations, such change shall not affect the rights of Unit Owners to keep such previously permitted pets.
11. No pets of any kind, except Service Dogs, are allowed in the Clubhouse and/or Pool area.
12. For Service Animals and Emotional Support Animals please refer to the Resolution adopted on February 24, 2022 for detailed information, including a required registration form of such animals.

## **ALTERATIONS & ACC**

1. Pursuant to Section 11.01.15 of the Declaration, all Screen Doors must be uniform and approved by the Architectural Committee.
2. No awning, canopy, shutter, or other projection shall be attached to or placed upon the outside walls or doors or roof of the building without the written consent of the board of directors of the association or its architectural committee. Terraces or balconies may not be enclosed, nor may anything be affixed to walls within such terraces or balconies except with the prior written consent of the Association and said consent may be given as to certain units and not given to others. All terraces are screened; however, the type of screening and manner of installation shall not be changed by the unit Owners.

3. No person shall install or permit to be installed any window mounted or through the wall air conditioning unit or any paper, foil, or reflective window covering in any building unless approved.
4. No radio or television installation, or other wiring, shall be made on the outside of the building without consent of the ACC and Board of Directors.
5. Painting of the concrete walls on the patios must be kept the same color as the paint on the exterior of the building and in accordance with colors approved by the ACC.
6. Unit Owners may not perform or contract another person or company to perform any work, change, modification, improvement, remove or addition of any kind of common area without the express written permission of the Architectural Control Committee. This includes, but is not limited to, roadway and lawn modifications, building modifications, landscaping, tree removal, tree cutting or trimming, installation or modification of drainage systems of any kind or electrical lighting modifications.
7. Any unit Owner wishing to have routine maintenance work done in the common area must submit a work order to the office in the clubhouse. Please do not ask the management company employees to perform jobs. The management company employees have been instructed not to take direction from the unit Owners.
8. Pursuant to the Declaration -Section 11.01.16- Unit Owners shall not plant or have planted any shrubs, trees, or bushes in the community common areas or in Owner's limited access areas without prior approval of the ACC.

## **HURRICANE PREPAREDNESS**

Each unit owner who will be absent from their unit during hurricane season (June 1st through November 30<sup>th</sup>) must prepare their unit prior to departure by:

- A. Removing all furniture, plants, and other material from the terrace.
- B. Designating a responsible firm or individual to care for the unit should the unit suffer hurricane damage and providing the Condominium Board of Directors with the name of such firm or individuals. Such firm or individual must contact the Condominium Board of Directors for clearance to install or remove shutters.

## **SIGNAGE**

1. No resident shall post any advertisement or poster of any kind in any unit, building, vehicle or elsewhere on the property including, without limitation, "For Sale and/or Rent" signs.
2. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted, or affixed, in, or upon any of the condominium unit or condominium property, by any unit owner or occupant without written permission of the association.
3. "For Sale" or "Open House" Signs are not allowed to be placed on the outside of the buildings or in windows or on streets in the community. In addition, no balloons, flags, or directional arrows are allowed.

## **PRIORITY USE OF CLUBHOUSE**

1. The following Rules and Regulations shall apply to all uses of the clubhouse including but not limited to Park Pointe Community Association meetings; meetings of Park Pointe Condo Associations; meetings of Park Pointe Presidents; meetings and affairs sponsored by bona fide Park Pointe Clubs; and private events:
2. The Master Board of Directors shall have the right to preempt any other use of the clubhouse for regular and special meetings of the Board.
3. Committees on the Board of Directors and any other activities organized by the Board of Directors shall have priority over Condo Association meetings, Park Pointe Groups, and private events. Events sponsored by unit Owners shall be scheduled subject to availability and on dates when there are no needs of the above groups scheduled. No Owner shall be permitted to schedule private events on a recurring basis for a number of dates periodically arranged.
4. Private events will be allowed if approved by the Board of Directors in advance and must be sponsored by a bona fide resident of Park Pointe who shall be the responsible party. Private events shall be allowed only if approved in writing, in advance, by the management agent. Whenever the clubhouse is in use for a private event, it is off limits to everyone unless they are an invited guest. Residents and their guests who wish to use the clubhouse exclusively, and not interfere with authorized club activities, will be charged a non-refundable charge of \$200 plus a \$100 refundable fee. A copy of their condo homeowner's insurance is also required. Non-Residents will be charged a non-refundable fee of \$500 plus a \$250 refundable security deposit. Chairs and tables must be returned to their original position and the clubhouse must be cleaned. The resident will be charged for any breakage. Once the clubhouse is inspected, the deposit will be refunded.
5. No event, that is or intends to be a vehicle for sales activity, fund raising, or gambling, will be allowed unless approved by the Board of Directors.
6. Residents using the clubhouse for non-private gatherings are also responsible for cleanup if community facilities (i.e. kitchen) are utilized.

## **CLUBHOUSE RULES**

1. Hours are from 6:00AM to 12:00AM (midnight) daily. Warning: The Clubhouse has a security system. An alarm will sound, and the police will respond if any doors are open between 12:00 AM and 6:00 AM. Do not enter during that time as it will trigger the alarm.
2. Smoking and vaping are prohibited at all times in the clubhouse.
3. Doors must be closed, and locks engaged upon entering or exiting the clubhouse. Lights in all rooms must be turned off on exiting.
4. Anyone entering the clubhouse must be dressed in appropriate attire at all times, which includes footwear and bathing suit cover ups or shirts. Persons in wet bathing suits are only allowed in the restrooms. If possible, please try to dry off before entering the restrooms.
5. Furniture shall not be removed from the clubhouse area. Bridge tables and chairs may be moved and used within the clubhouse area; however, please return them to their proper places after use.
6. Damage, other than through normal wear and tear, to game equipment, furniture or property owned by the association, is the financial responsibility of person(s) causing the

damage. Unit Owners & Renters are responsible for damage caused by their children, grandchildren, guests, and lessees.

7. For all uses of the clubhouse, whether private or community sponsored, proper decorum shall prevail. Consideration shall be given to others. There shall be no use of the clubhouse during periods allotted to clubs and other scheduled events of 20 people or more. Common courtesy should always prevail.
8. Children under the age of 13 are not allowed in the clubhouse, with the exception of using the restroom, unless accompanied and supervised by an adult, parent, or guardian. No children under the age 13 shall be allowed to use the exercise room or pool tables or TV, or piano. Children above the age of 13 and below the age of 18 shall be allowed to use all the facilities when accompanied by the unit owner.
9. When the clubhouse is used for general games and cards, no money is to be exchanged. Chips or play money must be used.
10. Upon completion of using the sauna, please turn off all switches and lights.

### **USE OF CLUBHOUSE FOR CARD GAMES**

1. All tables and chairs shall be returned to their proper places.
2. Television set shall be turned off when not in use.
3. Chips only shall be used, no money.
4. When leaving the clubhouse, the doors must be closed and secured.
5. No food or beverages are permitted in the card areas except water and plastic containers.
6. Lights should be turned off when not in use.

### **BILLIARD TABLE**

1. No person under the age of 13 is allowed to use the billiard table.
2. Food and beverages are not permitted in the billiard area.
3. All equipment is to be returned to its proper location, and the billiard table should be brushed and covered upon completion of its use.
4. No items are to be placed upon the surface of the billiard table including the plywood top. There will be no sitting or climbing on the billiard table.
5. Play shall be limited to two games or a maximum of 60 minutes as a courtesy to others waiting to use the table.
6. Billiard use is prohibited during meetings, entertainment events, bridge nights and private events as posted in the clubhouse.

### **EXERCISE ROOM**

1. Use of equipment is at your own risk. Proper attire must be worn at all times in the exercise room. This includes protective footwear, shorts or pants and tops.
2. As a safety requirement, individuals under sixteen (16) years of age are permitted to use the facilities or equipment in the exercise room **only if accompanied by a parent or adult guardian** and individuals under thirteen (13) years of age are prohibited from using the exercise equipment at all times.
3. Posted rules on safety and hazards must be strictly adhered to at all times.
4. Maximum time for the treadmill is 45 minutes if someone is waiting.



## **BULLETIN BOARDS**

1. Clubhouse bulletin boards are for use by Park Pointe residents and organizations only. No commercial solicitations or advertisements will be posted.
2. Materials for the bulletin boards must be submitted to the office for approval. Materials will be dated when posted and will be removed after 60 days.
3. The unit Owners shall submit all items to be posted to the office. Acceptable size will be 3 by 5 inches for personal items, and 8 ½ by 11 inches for organizational items. Special occasion cards are acceptable.
4. Items not approved for display will be returned to the unit owner provided there is a name and address on the request.
5. After any posted event is over, items pertaining to them will be removed and discarded.
6. Posting rules do not apply to Community or Condominium meeting notices.
7. Items posted to the bulletin board contrary to these policies will be removed and discarded.

## **SWIMMING POOL & POOL DECK**

1. The pool shall be open from Dawn to Dusk and smoking & vaping are strictly prohibited.
2. Use of the pool is for unit Owners & Lessees and their Guests. Rules for the pool are posted at the pool area.
3. Food or drink is permitted only on the deck and enclosed porch areas. No glassware of any kind is permitted in the pool or on the deck areas.
4. Entering the pool other than by the steps or ladders is prohibited. There is to be no diving or jumping into the pool. Running or horseplay is not permitted in any of the pool areas.
5. All persons using lotion or oil on any type must shower before entering the pool.
6. No flotation devices other than noodles and life vests are allowed in the pool. Absolutely prohibited are large floats, tubes, and scuba equipment. Flippers, snorkels, and protecting goggles may be used for lap swimming. Note: when a noodle starts to chip, please replace it because the particles get caught in the filter system causing major expense.
7. Courtesy should be extended to lap swimmers by the walkers. There is one lap lane available when the pool is crowded. This designated lane shall be located along the West edge of the pool away from the steps.
8. All children under the age of 16 must be under adult supervision in the pool.
9. Any child who is not toilet trained must wear Swimmies in the pool. Infants in diapers are not to be allowed in the pool.
10. Chairs and lounges must be covered with a large towel when in use by sunbathers and swimmers.
11. Gates must be closed and locked upon entering and exiting the pool area. The spring lock will automatically secure the gate.
12. Nothing is to be placed on the fence or railings surrounding the pool.
13. Tables are to be wiped clean after use, debris removed, and umbrellas closed prior to leaving the pool area. All pool furniture, if moved, must be lifted not dragged and returned to original locations.
14. Residents and guests entering the clubhouse from the pool area must be reasonably dry, wear shoes, shirts and cover ups.
15. Music is not permitted unless equipped with earphones for private listening. In the case of a poolside special event, prior authorization of the Board or Managing Agent is required.

16. No cut offs or jeans are allowed in the pool. Long hair should be tied up.
17. When exercise or aerobic classes are in session, swimmers must use the deep end of the pool. Please be courteous and try not to be loud.
18. As a courtesy to our residents and guests, poolside furniture may not be reserved.
19. **Please note there is a red phone on the wall inside the porch for emergencies dial 911 for help.**

## **USE OF BARBECUE GRILLS**

1. Barbecue grills can be used until 9:00 PM.
2. In order to use the barbecue grill, please sign up in the clubhouse and specify time for use. Usage is first come first served on the sign-up list. The grills are gas. Do not use charcoal or wood.
3. Users are expected to thoroughly clean the grills and area after use. Grill brushes are stored underneath each grill.
4. All grill knobs should be turned to the OFF position when done.

## **TENNIS & PICKLEBALL COURTS**

1. The courts are open from 7:00 AM to 9:00 PM. Proper attire consisting of tennis shoes, shorts, pants, socks, etc. is required at all times.
2. Children under the age of 13 must be supervised by a parent or adult guardian.
3. Residents have priority over guests for starting time on the courts. There is a one-hour time limit when all courts are occupied and people are waiting to play.
4. Bottled water is allowed in the fenced area. No food is allowed.
5. The courts are for the use and enjoyment of Park Pointe residents and their guests unless otherwise specified. Guests not residing with owners may use the courts only when their host or hostess is present during play.
6. Players shall observe court courtesy. There shall be no loud talk or profanity. Any guest should identify themselves if asked.
7. No animals are permitted in the tennis court areas.
8. Lights must be turned off after night use.
9. Use of the courts is strictly at your own risk.

## **SHUFFLEBOARD & BOCCE COURTS**

1. Children under 13 years of age must be under supervision of a parent or adult guardian.
2. Shuffleboard Courts must be swept before playing and disks waxed before each game.
3. The Bocce Court must be raked before and after playing.
4. Do not walk on the courts. In addition, do not play on a wet court (This is a safety regulation.) Shoes or flip flops must be worn at all times.
5. Food and drink are not allowed on the shuffleboard or bocce courts.
6. After use, all equipment must be put away in the locker located outside.

## **ENFORCEMENT OF RULES & REGULATIONS**

### 1. First offense (1st notice)

When the Master Board of Directors or its Managing Agent, if any, becomes aware of noncompliance of a rule or regulation by an Owner, Guest, or Tenant, they shall send a certified letter to the Owner advising said person of the rule which has been violated and warning that strict compliance with these Rules and Regulations will be required. Each day on which a violation persists shall be deemed a separate offense.

### 2. Second Offense (2<sup>nd</sup> Notice)

If a second report that a violation has been continued beyond the time specified with the first Notice, the Master Board, after verifying the violation, may authorize a second Notice by certified mail and inform the Owner that further violations may incur legal action under the provisions of article 12.10 of the Declaration.

### 3. Third Offense (3<sup>rd</sup> Notice)

If a 3rd report that a violation has been repeated or has continued beyond the time specified within the second Notice, the Owner will be informed that he will be subject to the legal remedies allowed by the Declaration, under section 12.10, and will be so informed by certified mail.