

THE FOREPLEX ASSOCIATION, INC.
2515 Lowson Blvd.
Delray Beach, FL 33445

RULES AND REGULATIONS, June 2018

The ForePlex Association is comprised of the unit owners of The Fairways, a condominium. The Board of Directors is a group of owner-volunteers, who carry out the responsibilities of the Association as set forth in the Condominium Declarations and By-Laws and who serve without compensation for the general good of the community. Please look for BOD meeting notices posted at your mailboxes and the Association bulletin board

If you are unable to attend a meeting and have a request or suggestion, please deposit it in writing in the Association mailbox (silver w/red flag) to the left of the mailboxes in the pool area, please include your name and unit number.

1. Maintenance Fees:

Monthly Maintenance payments by check must be mailed with coupon to the address on the coupon, **NOT VICTORY ACCOUNTING'S Office**. Payments may also be made by ACH, e-Check and Credit/Debit cards. **All other correspondence should be mailed to the BOD at our Lowson Blvd address.**

Payments are due by the 1st of each month. Late payments shall incur a penalty of \$25.00 each if received after the 10th –**NO EXCEPTIONS. DO NOT call Victory Accounting about late fees,** request to be on the agenda of the next Board meeting to discuss the fee.

2. Parking:

Each unit is assigned a numbered owner space as designated in their contract or lease agreement; owners and tenants must use their assigned space. Second vehicles must park in a Guest spot. Units with more than 2 vehicles must park these vehicles in the pool parking lot (parking area C). Some parking areas have only one Guest spot, if you have guests staying for more than one night they must use the overflow parking areas C, D and F. **Please do not hoard the Guest spaces.** Remember there are only so many guest spots for each building.

Recreational vehicles, boats and moving vans shall be allowed in the pool parking lot if space is available for no longer than 48 hours and use of three (3) parking spaces only. **The board must be notified in advance.** Commercial lettering or signs are not allowed on any owner's vehicles. No unregistered vehicles allowed in any of the parking lots. Owners, tenants must be sure repair vehicles (Cable, a/c, plumbing, etc.) park in a guest spot, not another owners parking space. Absolutely no working on any type of vehicles, boat trailers, vans, etc. in any of the parking lots.

NO PARKING is allowed at any time on the grass, in the Fire Lane or in front of your residence, except in designated parking spaces.

No cars, motorcycles, mopeds or any other motorized vehicles are allowed to drive over the grass or across any of the Association property except where there is a driveway. No riding of bicycles, ride-on's, scooters of any kind on the sidewalks, parking lots or pool area.

3. Tennis Court and Pool

These recreational facilities are for the use of the residents and their guests. Please be sure that you and your guests are aware of, and adhere to the posted pool rules. **Please keep Pool gates closed and locked at all times. NO PETS ALLOWED IN POOL AREA.**

4. Refuse Disposal:

Garbage is to be put in secured plastic or paper bags and placed in the dumpster. Containers for recycling newspapers, glass, aluminum and plastic are adjacent to the dumpsters. Please keep all container and dumpster lids and doors closed. Boxes must be broken down before being put in the dumpster. **Do not place bags on top of or outside of dumpsters, if one dumpster is full use another one, Waste Management will not empty overloaded dumpsters. Dumpsters are located in Parking areas A, C and F.**

Furniture or other large items such as bedding, carpeting, appliances may not be placed outside of your unit or on any other common elements. Do not place large items in the dumpsters. If you have large items you must call Waste Management (561-272-5855) in advance and arrange for a large item pickup (account # 241 1929). Please put a note in the Association mailbox at the pool to let the board know the arrangement for pickup has been made.

5. Condominium Common Elements:

Residents are not to dry or air linens, clothing, curtains, rugs, mops, bathing suits, etc. on any parts of the common elements or on the exterior of any buildings. **No hanging plants, hangings of any type, modifications or additions shall be attached to the exterior of any building or its appurtenances. No replacing of door hardware. Do not use nails or screws to hang anything, use damage free hanging hooks from Command.**

No modifications or addition of any kind can be done to the common elements without approval from the Board of Directors. **This includes, but is not limited to, satellite dishes (Direct TV dishes), antennas, patios, hurricane shutters, shrubbery, etc.** You must have written approval from the Board for any physical attachment to or through association property walls, roofs, doors etc., before installation. Plantings by an owner must be approved before planted around the condominium. Approved bushes cannot be any higher than five (5") feet. It is up to owners to keep patios neat and clean. Please place your requests in the Association mailbox (silver w/red flag) located to the left of the mailboxes in the pool area.

6. Clubhouse:

The Clubhouse may be reserved for resident's private parties by contacting a Board member. There is a \$75.00 deposit required at the time of the reservation. If the clubhouse is properly cleaned by noon the day after the reservation, the deposit will be returned.

7. Pets:

Common household pets are permitted up to 20 lbs. in weight. **Written Board approval is required prior to the addition of a pet to an owner's household.** A current picture of pet must be submitted with your request. Tenants are no longer allowed any pets, **ONLY OWNERS.** Pets are to be **ON A LEASH** at all times and **DROPPINGS PICKED UP.** **Pets are not to be walked around and between the buildings.** They are to be walked in the following areas only:

- 1) Between Lawson Blvd. And the privacy hedge
- 2) Along the canal on the east side
- 3) Between the pool and D parking lot
- 4) Between Homewood Blvd. And the privacy hedge
- 5) **PETS NOT ALLOWED IN POOL AREA**