

SEA PALMS

Homeowners Association, Inc.

RULES & REGULATIONS

March- 2014

Page 1 of 6

All unit owners, tenants, houseguests and/or visitors shall adhere to the Rules & Regulations. The unit owner is responsible for the actions of any resident or visitor of their unit.

1. No owner, lessee, their guests or visitors shall make or permit any kind of disturbance, either in the units or on the common areas, which would then interfere with the rights, comforts or the convenience of other unit owners. No noxious or offensive activity shall be performed in Sea Palms that are an annoyance to the neighborhood.
2. No more than two pets are permissible for each unit. Pets shall mean dog or cat of no more than 25 pounds each. Offensive pets (barkers, biters, etc.) shall be removed by the Association, after notice to the owner, with the prevailing party entitled to recover the cost of all necessary legal actions.
3. Pets outside the unit shall be kept on a leash at all times. Dogs shall not be walked on the grass other than the area within the unit owner's courtyard. Pets found running loose shall be reported to the Town of Jupiter, for removal from the Association property. Pet owners are responsible for cleaning up after their pet in order to properly maintain courtyards and the common areas.
4. Each owner shall keep his courtyard, front and rear yard areas free of rubbish, trash, plant trimmings, garbage or other waste. All recycle bins, trash cans or equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition out of view from the street or any common area. Trash shall be placed in the dumpster for pick up twice a week.
5. Nothing shall be placed on the ground, pavement or left outside or inside the dumpster area. All items to be disposed of must be in plastic bags and put into the dumpster.
6. No large items, such as appliances, mattresses, etc., are to be put into the dumpster or left in the dumpster area. It is the owner's responsibility to have these items removed from their property. Items left outside the dumpster will not be picked up and the cost of removal shall be assessed to the unit owner's monthly maintenance fee account.

RULES & REGULATIONS - Cont.

May 2013

Page 2 of 6

7. All tree and plant trimmings must be placed behind the dumpsters to be picked up by the landscaper. No trimmings of any type are to be put into the dumpsters. Recycle items such as paper, cardboard, glass, and plastic bottles are to be placed in the yellow and blue bins for pick up once a week. The bins may be placed at the end of the driveways after 6 p.m. on the night before the recycling pick up day, and must be removed by 8 pm on the day of pick up. None of this material shall be put into the dumpsters. If new recycle bins are needed, contact: Nichols Waste Management at 800-new-bins.
8. Use of barbecue grills is permitted in the owner's courtyard and may be permitted in a limited, designated section of the pool area, if the user obtains prior written approval from the Board of Directors. In the interest of safety, gas or charcoal grills shall be only used near the outside edge of the patios or in the grassy area behind unit patios. The grill must be located so as to prevent smoke from blowing into other units.
9. No clotheslines or outside drying shall be allowed anywhere on the common areas and if needed, may only be set up on a unit's rear patio. No towels, clothes, rugs, bedding or similar articles shall be hung on balconies at any time.
10. Bicycles, toys, lawn chairs, yard tools, grills or any personal property shall not be left outside the unit's courtyard or on the common areas or grounds at any time. The Association shall have the right to remove items in violation and the cost of removal shall be assessed to the unit owner's monthly maintenance fee account.
11. No in-operable or unlicensed vehicle shall be parked anywhere in Sea Palms, except inside the owner's garage. There shall be no assembling or disassembling of vehicles of any type or equipment on the common areas or driveways. The one allowed exception is for emergency repairs of tires or batteries and must not exceed 24 hours in duration.
12. No trucks, commercial vehicles, vehicles with commercial lettering, boats, trailers, buses, house trailers, motorcycles, motor homes, camping trailers, RV's or any similar vehicles are allowed to park overnight, between the hours of 10:00 pm and 6:00 am, within the confines of Sea Palms. All other vehicles must be parked within the parking spaces assigned to the unit owner.
13. All motor vehicles must be properly licensed, operable, insured and suitably maintained as to not create excessive noise or an eyesore. Any vehicle in violation of this may be towed off the Association property or from the driveway of any unit by the Board of Directors at the cost of the unit owner, after a reasonable time and written notice from the Association.

RULES & REGULATIONS - Cont.

May 2013

Page 3 of 6

14. No vehicles such as motorbikes or motorcycles may be used within Sea Palms, other than for transportation in and out of the area. Skateboards, scooters, roller-blades, roller-skates or any type of motorized scooters may not be used anywhere on the common areas, any time in Sea Palms.
15. Unit owners are responsible for all damages to the common property, also any damages caused by tenants or guests in their units. The cost of repairs will be charged to the unit owner's monthly maintenance fee account, if the owner fails to pay all the cost upon written notice from the Association.
16. No sign of any kind may be displayed on any part of the unit, in the window, courtyard or anywhere in the common areas. Open House signs and approved Yard Sale signage are allowed during the duration of the event.
17. Owners may install permanent hurricane shutters only with prior written approval from the Association. Permanent hurricane shutters are defined as being track, roller or panel design and must be almond in color. Permanent shutters (as defined above) may be left open or closed with no restrictions.
18. Temporary severe weather protection may be installed only when the National Weather Service issues an official "Severe Weather Watch". Temporary severe weather protection is defined as any protection that does not meet the criteria referenced in Rules and Regulation's #17. These include, but are not limited to: plywood, silver aluminum panels and Plexiglas shields. All temporary protection must be removed within 72 hours of the storm passing. The Association may remove all temporary protection at the owner's expense, if it remains in place beyond this time period. Owners are also responsible for the timely securing and storage of all property located at their unit, which could be vulnerable in high winds or a hurricane.
19. All guest parking spaces, not a part of a unit or exclusive use area, may be used by any guest on a non-assigned basis.
20. No unit shall be used or occupied for any use other than residential. No garage, or common areas shall be used for any commercial purpose.

RULES & REGULATIONS - Cont.

May 2013

Page 4 of 6

21. No permanent or temporary structure of any type, such as a tent, garage, shack, trailer, barn, tool shed or box, etc., shall be built, parked or used at any time as a residence or storage on any part of Sea Palms common areas or on any patio.
22. No animals, poultry, livestock, wild animals, of any kind, shall be bred, raised, fed or kept by any unit owner, tenant or guests at any time in Sea Palms.
23. No weeds, underbrush, unsightly growth, refuse pile or other unsightly objects shall be allowed to remain anywhere in Sea Palms.
24. No easement shall be granted by any unit owner without written approval of the Association.
25. No vehicles shall be permitted to park on-street, except service vehicles and only during the time service is being performed. Parking is not permitted on the grass or landscaped areas at anytime or for any reason.
26. The recreational facilities are for the exclusive use of the owners and their tenants. The owner or tenant must accompany guests. Children, under the age of sixteen must be accompanied by an adult to enter the pool area or to use the pool.
27. No decorations, bird feeders, wind chimes, potted plants, holiday decorations or other decorative items shall be hung from trees or shrubs or placed or installed anywhere on the common areas. Improperly placed items are subject to removal and discard. Owners may display a single flag, no larger than four and a half (4 1/2) feet by six (6) feet. It must be flown from a pole mounted on the left hand side of the garage or at least six (6) feet above ground level. The only flags permitted are the American flag, State of Florida flag or any of its historical versions or the flag of one of the American military services.
28. All posted and/or signed Regulations, such as, but not limited to, Speed Limit, No Soliciting, No Skateboarding, etc., must be followed by all Sea Palms residents and shall be enforced by the Association.
29. Garage and/or yard sales or similar activities must be requested in writing and approved by the Association, prior to the event. No individual owner group of unit owners shall be approved for an event of this nature more than once annually. Yard sale signage may only be displayed during the duration of the sale.

RULES & REGULATIONS - Cont.

May 2013

Page 5 of 6

30. Without prior approval of the Association, no changes with regard to landscaping, mulching, step stones, plantings, etc., or any changes in the appearance of the common areas, or the grounds in front or rear of the buildings may be made.
31. No unit owner, tenant or resident shall block the free access along the rear of the buildings with plantings, potted plants or other objects. The State Fire Code's safety requirements require that this free access, along the rear of multi-resident buildings, be maintained at all times by the Association. Should the Association be required to maintain any area due to the unit owner's failure to maintain their plantings or changes, the cost to correct the problem shall be charged to the unit owner's monthly maintenance fee account.
32. No changes, tampering or excavation affecting the irrigation system anywhere in Sea Palms is permitted without prior approval of the Association.
33. No combustible or flammable materials or products, such as, but not limited to, gasoline, kerosene, carbon tetrachloride, naphtha, benzene, explosives, fireworks, etc., or any articles hazardous to life, shall be kept within a unit without prior approval of the Association.
34. No new or replacement fencing may be erected without written application to the Association and written approval of the Architectural Review Committee, prior to installation.
35. Any damage to common areas of Sea Palms, deemed to be the responsibility of a unit owner and necessitating corrective action by the Association, shall, after a reasonable notification period, be billed to the unit owner. Failure of the unit owner to pay this bill within 30 days shall result in all expenses, including notification and administrative fees, being added to the unit owner's monthly maintenance fee account and can be subject to all legal recourse action at the unit owner's cost to collect said individual assessment, as per Association documents.
36. No dwelling shall be leased more than two times during any calendar year. Unit owners are responsible for any damage caused to the common areas by any of their guests or lessees. Unit owners are further responsible for any rule violations committed by their guests or lessees.
37. Unit owner installation of antennas and satellite dishes require prior approval of the Association. Federal, local and legal requirements are applicable. Copies of the requirements are available from the Association.

RULES & REGULATIONS - Cont.

May 2013

Page 6 of 6

38. – Any guest, who occupies a unit overnight, at a time when the owner is not present, must register in and out with the Association’s management company and complete a “Sea Palms Guest Affidavit” form.

39. The lamp pole, lamp fixture, light sensor and bulbs are solely the property and responsibility of the HOA. The bulbs used in the lamp fixture are specified by the HOA. No owner, lessee, visitor, guest or vendor shall attach or modify the existing lamp pole/lamp fixture configuration. This requirement extends to but is not limited to, holiday and seasonal decorations. Plantings (small bushes and shrubs) shall not rise more than two feet around the base of the lamp pole. Trees must be at least two feet away from the base of the lamp pole and portions thereof shall be trimmed as required to avoid blockage of the lamp.

Copies of the Sea Palms Rules and Regulations are provided to all unit owners, as required by Florida Statutes. It is the unit owner’s further responsibility to provide these Rules & Regulations, or future revised copies, to their current tenants or guests.

The Rules & Regulations are an element of the re-sale and/or lease application package, with a signed copy to be maintained in the unit file by the Association and a copy given to the applicant.

The Board of Directors shall assure that any future revisions of the Association Rules & Regulations are distributed to all unit owners, as required by Florida Statutes.

Signature

Date