

RULES AND REGULATIONS
OF
PALM ESTATES AT VERO BEACH CONDOMINIUM ASSOCIATION. INC.

In addition to the provisions of the Declaration of Condominium of PALM ESTATES AT VERO BEACH CONDOMINIUM, INC. (the "Declaration"), and the Articles of Incorporation ("Articles") and Bylaws ("Bylaws") of Palm Estates at Vero Beach Condominium Association, Inc., the following rules and regulations, together with such additional rules and regulations as may be adopted hereafter by the Board of Directors, shall govern the use of Units, Common Elements and other property owned by the Association or subject to use rights held by the Association ("Association Property"), and the conduct of all Unit Residents, whether Unit Owners, Tenants, or the Visitors of Unit Owners or Tenants. All defined terms herein shall have the same meaning as in the Declaration, Articles and Bylaws.

(1) In order to maintain common ground aesthetics and for safety purposes, the sidewalks and all similar common areas must not be obstructed or encumbered in any way. No motorized vehicles or toys are allowed to be operated on sidewalks with the exception of medical scooters and wheelchairs as well as utility carts operated by employees, agents or vendors of the Management Company only. Bicycles and motorized toys may be stored only inside Units or in specifically designated areas.

(2) Residents shall store all personal property within their respective Units and designated storage areas, if any. Toys, lawn chairs etc. may not be left outside when not in use.

(3) No items shall be kept on balconies or lanais other than typical patio furnishings and decorative items. No household trash or garbage, bagged or otherwise, may be stored on balconies or lanais, or placed outside of entryways at any time. Residents are not permitted to alter landscaping in any way including trimming existing landscaping, placing plants or decorative items in or upon the grounds, trees or shrubs.

(4) Vehicles and Parking:

- a. No vehicles other than automobiles, and/or allowable motorcycles shall be permitted to park within the Condominium Property, except for the purpose of making deliveries or providing repair services to a Unit. For purposes of this rule, "automobile" includes any type of allowable van, or truck, such as a pickup truck. No other vehicle or equipment of any kind including, but not limited to boats, boat trailers, recreational vehicles and campers shall be parked, maintained, stored or otherwise kept on the Condominium Property at any time. No vehicle which cannot operate on its own power shall remain within the Condominium Property for more than 24 hours. No vehicles shall be repaired on the Condominium Property, except in emergencies, and except as otherwise provided in the Declaration. Unassigned parking spaces are open to all

Residents/Visitors regardless of the building they are living in. Parking along curbs next to the buildings is prohibited and subject to a violation notice.

- b. Residents must register all vehicles that will be associated with a living unit with the management company immediately. All parking of allowable vehicles for or on behalf of a Resident shall only be in the assigned or visitor parking spaces, garages or driveways. Visitor parking is limited so the Board of Directors may limit the number of vehicles a Resident may keep on condominium property at any time. Visitors and short-term Residents staying on the condominium property for a period of 30 days or more must also register vehicles with the management company.

(5) No Resident may direct, supervise, or in any manner attempt to assert control over the employees, agents or vendors of the Association.

(6) In order that all Residents may have the quiet enjoyment of their property, no Resident shall make or permit any disturbing noises on the Condominium Property or Association Property by himself/herself, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the reasonable rights, comforts or conveniences of the Residents. Quiet hours will be observed between 11:00 PM and 7:00 AM daily during which time Residents/Visitors should exercise extra consideration with noise levels inside their unit and anywhere on Condominium Property.

(7) No satellite dish may be installed without association approval. Satellite dishes will only be approved if the request meets the following criteria:

- a. Dish must be installed no more than 2' from the exterior of the building. Dishes are not permitted to be installed in any turf area.
- b. Dish may not be mounted on a pole greater than 4' in height.
- c. All associated wiring must be painted the same color of the building and all mounting holes must be properly sealed by the contractor.
- d. No dish may be mounted directly to the exterior of any building.
- e. Every effort must be made to make the dish as invisible as possible.
- f. Satellite dish installations must take place between the hours of 8:00 AM and 4:00 PM.
- g. No dish may block a window of another unit.
- h. No antenna or aerial may be erected or installed on the roof or exterior walls of a Building without the written consent of the Board of Directors of the Association.

(8) All removals or deliveries of freight, furniture, or bulky matters of any description must take place between the hours of 7:00 AM and 11:00 PM. Any damage done to the Building by a Resident other persons in bringing in or removing furniture or other bulky or heavy articles shall be paid for by the Resident. Moving vans are permitted on the property only for the purposes of moving in and/or out of a unit. No moving van should be parked in such a way that it blocks access to reserved parking spaces or driveways.

(9) No signs, advertisements, notices or other lettering shall be exhibited, displayed, inscribed, painted or affixed on the outside of any Building, or in, on or upon any part of the Condominium Property or Association Property without the written consent of the Board of Directors.

(10) In order to protect the Condominium Property, each Unit Owner who plans to be absent from his/her Unit during the hurricane season must prepare his/her Unit prior to his/her departure by:

- a. Removing all furniture, plants and other objects from his/her balcony or lanais, where applicable; and
- b. Designating a responsible firm, agent or individual to care for his/her Unit should same suffer hurricane damage and furnishing the Management Company with the name of such firm, agent or individual. Such firm or individual shall contact the Management Company for clearance to install or remove hurricane shutters, and such party shall be subject to the approval of the Board of Directors. All Unit Residents, Unit Owners or their designated Agents are responsible for installing hurricane shutters when a hurricane is imminent as determined by the National Weather Service. Failure to have hurricane shutters installed will result in the Association ordering such installation on the Resident or Unit Owner's behalf. Such services will result in the Resident or Unit Owner being billed a fee of \$500.00 in addition to regular contracted rates for shutter installation and removal.

(11) In order that a Building may maintain an attractive and uniform appearance, no Resident shall make any alterations to the exterior of his/her Unit or cause anything to be affixed or attached to, hung, displayed, or placed on the exterior walls, doors, balconies, windows, or roof. Residents are permitted to hang seasonal wreathes only on front doors using removable wreath hangers. No Resident shall place seasonal decorations such as holiday lights etc. on the outside of any building or anywhere on common elements. Seasonal decorations on doors must be removed within a reasonable time frame as determined by the Board of Directors. Residents are prohibited from installing security bars on the exterior of their Units. All interior window coverings/treatments must have white backing in order for them to be attractive and uniform.

(12) Pets belonging to Residents will be allowed within the Condominium Property and Association Property subject to the following restrictions:

- a. No animal other than household, domestic animals (dogs, cats, small birds) shall be permitted upon the Condominium Property or Association Property at any time.
- b. No animal may be kept, bred or maintained for any commercial purpose.
- c. Each Unit shall be allowed to house two pets, not more than one dog and one cat, or two dogs or two cats. Any dog whose mature weight will exceed 75 pounds must be approved by the Board of Directors.
- d. Each dog or cat brought or kept upon the Condominium Property or Association Property shall be on a leash at all times under the control of its owner.

- e. Each Resident/Visitor shall promptly remove and properly dispose of all waste matter deposited by his/her animal upon the Condominium Property or Association Property.
- f. No animal shall be allowed to constitute a nuisance.
- g. Each Resident owning a pet shall assume full responsibility for personal injuries or property damage caused by his/her pet or a Visitor's pet, and each Resident hereby agrees to indemnify the Association and all other Residents and hold them harmless against any loss, claim or liability of any kind whatsoever arising from or growing out of any harm, injury, or damage caused by such Resident's or Visitor's pet. A violation of the provisions of this Rule shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Residents and/or to require any pet to be permanently removed from the Condominium Property upon a three day notice.
- h. Visitors will be allowed to bring pets, that meet the established above criteria, onto the Condominium property when visiting a Resident for a maximum of two weeks
- i. A Pet Information Form must be filled out and submitted to the Management Company by the Resident. The pet's license number and expiration must be noted. A certificate of all proper inoculations must also accompany the Pet Information Form. A photo of the pet must be attached to the Pet Information Form. The form must be signed by the Resident and the Unit Owner if Resident is a Tenant.

(13) In case of any emergency originating in, or threatening any Unit, the Association, subject to the relevant provisions in the Declaration and applicable law, shall have the immediate right to enter such Unit for the purpose of remedying or abating the cause of such emergency, whether or not the Resident of such Unit is present at the time of such emergency. To facilitate entry in the event of any such emergency, the Association shall have a master key to fit the door locks to all Units. If any Unit Owner wants to change a lock or to have a second lock installed as additional security, said Unit Owner shall deposit with the Association (at such Unit Owner's expense) a duplicate key for each such lock. The Association will provide security, control and accountability for duplicate keys provided to the Association by Unit Owners. A tracking system will be maintained to indicate any use of a duplicate key and identify the individual that used the key, the Unit number opened by date and time and the emergency reason for the necessary access.

(14) There shall be no solicitation by any person anywhere in a building for any cause, charity, or any purpose whatsoever, unless specifically authorized by the Board of Directors.

(15) Notwithstanding any other terms herein to the contrary, Residents may display one portable, removable United States flag in a respectful manner. On Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veteran's Day, Unit Owners may display in a respectful manner one portable, removable official flag, not larger than 4 feet by 6 feet, that represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. No portable flag may be attached in any manner to walls, railings or any other common condominium property.

(16) All garbage and trash shall be deposited in the disposal installations provided for such purpose. Large items such as furniture and equipment must not be discarded in or around the trash compactor at

any time. Costs of removal shall be treated as a charge against a Unit Owner and collected in accordance with the provisions of Section 9.3 of the Bylaws.

(17) Recycling dumpster can accept plastic containers except for plastic bags or plastic film. Paper not contaminated by food including newspaper, magazines, catalogs, envelopes without windows, paper towel and toilet paper rolls are acceptable. Shredded paper is not acceptable. Beverage cartons such as milk and juice containers, as well as soup containers are acceptable. Juice pouches or straws are not acceptable. Food containers such as soup cans, clean foil, empty aerosol cans, aluminum pie plates, glass items including glass bottles and jars are acceptable. Scrap metal that will fit in the recycling dumpster is acceptable. For more information please visit the Indian River County website at www.ircrecycles.com.

(18) Renovations and Repairs:

- a. If an Owner or Agent is planning any kind of work or renovations to his/her unit the Management Company must be notified in writing using a Request to Modify Premises Form which should be submitted three to four weeks in advance of such work.
- b. If repairs require turning off utilities to the building, the Resident or Agent must inform the Management Company two to three days prior to the work being done and must include the following information:
 1. Date(s) for repairs. (Include Building & Unit Number)
 2. Nature of work. (If utilities are to be shut off, estimate duration of shut off.)
 3. Name of contractor/service provider including:
 4. Contractor/Service provider telephone number — office and cell
 5. Indian River County license number

Failure to provide this information at least two days in advance of the planned work may result in a fine of up to \$100.

(19) Gate/Door Pass Keys:

- a. If an owner loses a gate/door pass card, a vehicle gate remote control, a fitness center key or needs additional ones, the cost will be \$25 per item. If a Unit Owner is leasing his/her unit, it is that Unit Owner's responsibility to furnish the Tenants with applicable keys and pass cards. These include the keys to the unit, mailbox, and fitness center as well as the pass cards and vehicle gate remote controls.
- b. If a Unit Owner has a contract with a company to lease and manage the unit (Agent), that Agent will be responsible for distributing unit keys, vehicle gate remote controls, mailbox keys, pass cards and fitness center keys to the Resident and then collecting such from the Resident at the end of the lease. If the Agent loses the fitness center keys, gate access remote controls or pass cards, there will be a charge of \$25.00 to replace and furnish each item to the Agent.

(20) Any requests for non-emergency maintenance in a leased unit should be directed either to the Unit Owner or Agent for the Unit Owner. No such requests should be made to the Association Management Company unless the maintenance issue involves a common element as defined in the Declaration of Condominium and these Rules and Regulations. The Association maintenance person is not authorized to do any work in an individual unit whether requested by a Unit Owner or Resident. The Owner or the Agent is responsible for resolving maintenance requests within said unit. In the event of an emergency situation in a unit, the Association property management company should be notified immediately so steps can be taken to contain the problem.

(21) In accordance with the Declaration of Condominium and By-Laws, the following policy has been developed to address safety issues of the community and conform to Insurance requirements.

- a. Charcoal Briquette cooking devices are not permitted to be used anywhere on Association property.
- b. Liquefied-petroleum-gas-fueled (LPG) cooking devices are limited to small tabletop grills, with a maximum propane tank size of 1 pound where a separation of 10 feet from combustible materials can be maintained. LP-gas barbeque grills on combustible decks of Units located less than 10 feet from combustible materials and structures ARE FORBIDDEN.
- c. Use an electric grill only when you can locate the grill a minimum of 10 feet from a structure. Do not use an electric grill in the rain.
- d. Keep children away from grilling area.
- e. Never leave cooking unattended.
- f. Allow the grill to cool before moving it.
- g. No BBQ or grill of any kind will be permitted on balconies. This includes the storage of BBQ's or grills. All balconies are less than 10 feet from building to outer railing.
- h. No BBQ or grill use of any kind will be permitted on patios at ground level. Patios cannot meet the 10 foot use requirement from the building to the edge of any patio.
- i. BBQ's and grills will be permitted for use on the Unit concrete entrance paths and exterior garage vehicle parking areas provided that they are at least 10 feet from the building, ATTENDED AT ALL TIMES and NEVER left without supervision.
- j. Residents using BBQ's or grills, as with any personal activity, shall be wholly responsible for all damage, liability and any fines that may be issues by any government or law enforcement agency as a result of their activities or actions at PEVB.
- k. A fully charged fire extinguisher with a minimum rating of 2A-10-C must be available for use at all times when grill is in operation.
- l. All grills and BBQ's will be required to have a full metal cover capable of being closed to prevent any flare up while cooking.

(22) Residents are permitted to have ornamental plants in movable containers or pots on concrete entryways of their units where applicable. They should not interfere with lawn maintenance, access to unit doors, impede or obstruct a person's exit from the unit in an emergency. These plants cannot be placed in the ground or among plant beds or in containers which are part of the Association's common

elements. The movable containers or pots must be of a size and weight than can be transferred indoors in the event of a hurricane or severe storm. The containers or pots must be decorative, not the plastic temporary containers in which the plants were purchased. All price tags, stickers or labels must be removed from the containers or pots. Vegetation must not touch or rub against part of the buildings in ways to cause damage to the structure, downspouts, gutters or paint. Plants must be maintained (pruned, trimmed, watered) by the Resident. Artificial plants and flowers are not permitted. Dead or dying plants must be removed or replaced immediately. The Board of Directors reserves the right to limit size, quantity, and appearance of such plants at any time.

(23) No drones or remote control unmanned aerial vehicles (UAV) may be flown on or above Condominium property.

(24) Electric Vehicle (EV) charging is not permitted from the electrical outlets on the exterior of the Buildings or Clubhouse. The electricity from these exterior outlets is paid for by the Association. The use of an extension cord to bring electricity from an interior outlet to the exterior for charging EV's is prohibited. EV charging is permitted from the interior outlets within the enclosed garage area of a Unit, where the electricity is paid for by the Owner/Resident. Any modifications or additions to electrical wiring, plugs, circuit breakers, or panel boxes to facilitate EV charging must be approved by the Association and completed by a licensed electrician.

(25) No fishing or swimming is allowed in the lake. Feeding of ducks or other wildlife anywhere on Association property is prohibited for health and safety concerns.

(26) Rules regarding the use of the swimming pool and surrounding area have been established. Please refer to the pamphlet – Rules Swimming Pool & Area – for details.

(27) Rules regarding the use and the reservation of the Palm Estates Clubhouse facilities by Residents have been established. Please refer to the pamphlet – Clubhouse Rules and the Clubhouse Reservation Form for details.

(28) All new Owners and Tenants must attend welcome briefing within two weeks of the sale or inception of the lease of a unit. The purpose of this welcome briefing is to give the new Tenant the general rules and regulations of the Palm Estates at Vero Beach Condominium Association as well as a review of the swimming pool and area rules, the clubhouse rules, Clubhouse reservation procedures, and specific information regarding pets.

CLUBHOUSE AND FITNESS CENTER RULES

PALM ESTATES AT VERO BEACH CONDOMINIUM ASSOCIATION, INC.

General Usage

1. The clubhouse is open for general use only by Residents and their guests between the hours of 7:00 AM and 11:00 PM. The fitness center is open and accessible by keyed entry 24 hours. Children under the age of 16 are not permitted without being accompanied by an adult at least 21 years of age.
2. Bicycles, skates or skateboards are not permitted anywhere inside or upon clubhouse or fitness facility areas.
3. Animals are not permitted anywhere inside or upon clubhouse, pool or fitness facility areas with the exception of qualified service animals only.
4. The clubhouse may not be used for commercial or political functions.
5. Smoking or vaping is not permitted within the clubhouse, fitness center, or fenced in pool area. Smoking or vaping is not permitted within twenty (20) feet of any entrance or exit of the Clubhouse or pool gate.
6. Informal social gatherings and events of small groups are permitted in the clubhouse without reservations but may not interfere with previously scheduled functions. The Board of Directors reserves the right to determine and/or change the definition of such gatherings and events at any time.
7. The fitness center is for recreational use only, by residents and their guests. No resident or guest is permitted to use the fitness center for business or commercial purposes or in a manner that interferes with another resident's reasonable use and enjoyment of the facility.
8. Shoes, shirts and reasonable attire must be worn inside the clubhouse and fitness facility at all times. No bathing suits allowed.
9. Fitness facility equipment shall not be moved, removed or altered in any way.

Clubhouse Reservations for Private Functions

1. Only residents may reserve the clubhouse for private functions between the hours of 9:00 AM and 10:00 PM for a maximum of 6 hours. Such functions may not be for commercial or political purposes. The pool and fitness facility may

not be reserved for private functions nor may private functions in the clubhouse interfere with normal use and enjoyment of the pool and fitness facility. The resident must be present at private function at all times and is responsible for the conduct of his/her guests and any damage that occurs.

2. Guests must park in designated spaces outside of the facility. No parking along curbs will be permitted.
3. Maximum occupancy of the clubhouse for private functions is 35 people.
4. The level of music or other noise may not disturb other residents and must comply with Indian River County Noise Ordinances.
5. Alcoholic beverages are permitted on a “bring your own” basis only. Cash and open bars are strictly prohibited. No alcohol may be served to minors at any clubhouse function. No alcohol is permitted within the fenced in pool area.
6. Use of nails, tacks or other instruments that could cause damage to clubhouse walls or furnishings is not permitted.
7. Residents may not reserve the clubhouse for private functions more than 4 times in any 12 month period, without prior approval of the Board of Directors.
8. A Reservation Application must be submitted no less than 10 days in advance of requested date and must be accompanied by a refundable cleaning and damage deposit of \$150. The reserving resident will receive a checklist of proper cleanup procedures upon application approval and is expected to comply with all checklist items. A walk through will be conducted by the Association following all private functions. Reserving residents are responsible for leaving the clubhouse exactly as they found it including but not limited to thorough cleaning of kitchen and bathrooms, interior and exterior common areas as well as parking areas. Failure to remove all trash and debris from the facility following a private function, or any damage occurring to the facility during a private function will result in forfeiture of deposit and may also result in additional fees or fines.

Any abuse of the fitness center or clubhouse rules for both general and private use may result in revocation of the offending resident’s facility privileges at the discretion of the Board of Directors.

PALM ESTATES AT VERO BEACH SWIMMING POOL RULES

The swimming pool and the area surrounding the pool are for the use and enjoyment of Palm Estates residents and their authorized guests. Please limit guests to 10 or fewer people.

So that everyone can enjoy the pool and surrounding area, the following rules and regulations must be followed.

Swimming Pool

General

Residents and their authorized guests use the swimming pool at their own risk. There are no lifeguards on duty. There is a phone in a red box by the Clubhouse that connects to the Indian River County Sheriff's Office in case of an emergency.

Any person who is not a strong swimmer must be accompanied in the pool by someone who is a strong swimmer.

No running or rough play is permitted within the fenced area for the safety of others using the pool.

Head first diving is strictly prohibited.

Be considerate of others when using a float or other pool toys.

Hours of Operation:

The pool, pool deck, and seating areas are open from dawn to dusk, which is approximately 7:00 AM to 8:30 PM in summer and 7:00 AM to 5:00 PM in winter.

These hours also apply to the sitting area around the pool and under the Clubhouse canopy.

Our pool facility is not licensed nor permitted to allow night time swimming by Health Department regulations, insurance requirements, and safety guidelines.

Items Prohibited:

1. NO alcohol is permitted in the pool area.
2. NO glass containers of any kind are permitted.
3. NO pets are permitted in the pool or sitting area or walking through the pool area.
4. NO bicycles, skateboards, rollerblades on the pool deck.
5. NO weapons of any kind are permitted anywhere within the common recreation facilities.
6. NO smoking or vaping inside the fenced in pool area.

Please Do The Following:

1. Lower umbrellas before you leave pool area.
2. Throw away trash.
3. Turn off lights and overhead fans when leaving the sitting area under the Clubhouse portico.
4. Swim diapers, or swim pants, must be worn in the swimming pool by persons who normally wear diapers or incontinence garments.
5. Make sure the electronic gates are closed securely.
6. Shower before entering the pool to prevent the spread of communicable diseases and remove oils and lotions from your skin.

Thank you in advance for your cooperation,

Board of Directors
Palm Estates at Vero Beach Condominium Association

SWIMMING POOL RULES

**Palm Estates at Vero Beach
Condominium Association, Inc.**

**Managed by Golden Sands Community Management
(772) 563-9310**