

## LUCERNE GREENS CONDOMINIUM ASSOCIATION, INC.

### Rules & Regulations

1. All guests are required to park in the yellow guest parking spaces. Head-in parking permitted only.
2. Seller/landlord is required to provide 2 key cards for the Clubhouse. If you need additional key cards, they can be purchased for \$25.00 each key card. Keys must be returned to the Owner upon termination of the lease.
3. Seller/landlord is required to provide 2 house and 2 mailbox keys. 1 house key is required to be kept in the Clubhouse safe for use in an emergency only.
4. Seller/landlord is required to provide you with a full copy of the condominium By-laws if lost, a new set can be purchased by contacting the Management Team.
5. This is a non-age restricted community. Anyone over the age of 18 is required to be screened, along with completing an application and paying an application fee. Four (4) residents only are permitted per unit.
6. All pets are prohibited.
7. No subletting
8. Any changes (remodeling, hurricane shutters, windows, etc.) must have the approval of the Board and permits must be posted at all times during modifications.
9. Fire Safety-if fire alarm goes off in a building, please leave the building immediately then call the fire department. As mandated by the Palm Beach County Fire Department, a valid, certified fire extinguisher, minimum weight of at least 5 lbs. is required to be kept in every apartment.
10. Any small problems (front porch light out) will be fixed by our maintenance man. Please contact Property Management Office to place a work order for repair, available at Clubhouse office, and place it in the office.
11. Trash/Dumpster Area:

The large dumpster is to be used for your everyday trash. Please make sure your trash is put into a tied plastic bag. Do not put loose garbage in the dumpster. Boxes are to be flattened and put into the dumpster. Trash is not to be left on the ground or on top of the bins.

  - Recycle Bins are:
    - Yellow**, please use for newspapers and magazines.
    - Blue**, please use for plastic, glass, and aluminum cans.

Please advise workers who may be working in your unit that they are not to dispose of any debris of any kind in our community dumpsters. Large or small appliances, mattresses, furniture, shelving, etc., are **NOT TO BE PUT** into the dumpster or on the ground in the dumpster area. **FOR REMOVAL OF THESE ITEMS, CONTACT:** Clubhouse Office at 561-641-8926 between 9am-1pm, Monday - Friday for instructions. VIOLATION of these rules will result in a hearing with the FINE COMMITTEE.
12. Please follow all rules of the recreational facilities. Children under the age of 16 must be accompanied/ supervised by an adult while in the pool, Jacuzzi, and Clubhouse. Pool rules are posted on the wall by the pool.

13. Sunbathing in pool area only.
14. Owner must inform new owner/tenants that they must be screened prior to becoming a resident.
15. You should inquire as to appliance insurance from seller.
16. Monthly interior extermination of the unit is highly advisable. Contact Property Manager.
17. Bicycles may be stored in front of your parking space or in your unit. They may not be kept on common ground or under the stairwells. No bicycle riding in the parking lot.
18. The only items allowed on your front porch are: a doormat, 2 plastic chairs, P l a s t i c table (no metal), and a small plant on table. During hurricane warnings, these items must be moved inside.
19. For safety reasons, potted plants are not permitted on stairways, landings or entranceways.
20. Door, Windows, and Screens: Each owner is responsible to keep these items in good repair. If Broken, torn, bent, etc., they must be replaced at owner's cost.
21. Owners /Tenants are responsible for water leaks- f a u c e t drips, running toilet water, shut-off valve leak, etc. These must be repaired immediately. Also, the responsibilities of the owner are the dryer vent lines and the air conditioner line - these should be cleaned out annually to prevent unit damage.
22. Outside Motion Lights: The Association is not responsible for the maintenance of these lights. Individual owners installed them and must maintain them.
23. Do not dry towels or any articles on the condo railings or on chairs out front or back.
24. Be considerate of your neighbors. Please no loud music or noise.
25. Guest are allowed to stay 30 days per calendar year. After 30 days, they are considered residents and must complete a resident application which includes a background check, and application fee of \$100.00.
26. No barbeque grills of any kind on either the open or closed patio, or common ground.
27. Owners may not lease or rent their unit until they have held title for a period of two (2) years.
28. Skate boarding, rollerblading, and skating, are not permitted in the parking area.
29. All vehicles parking on the condominium property must be in good condition and in a good state of repair. Any vehicle which cannot operate on its own power shall not remain on the condo property for more than 24 hours. No major repair of any vehicle shall be made on the condominium property. No motor vehicle shall be placed upon blocks, jacks, or similar devices anywhere on the condo property. Cars with expired tags are not permitted and will be towed at owner's expense.
30. Vans, motorcycles, motorbikes, motor scooters, etc. are not permitted at any time, and will be towed at owners' expense.

31. Trucks and pickup trucks are allowed on property from 8 am - 11 pm, and must be parked in guest parking, not in assigned spaces. They may not remain overnight. A one-night exemption may be granted, depending upon circumstances, by the Board, but must be submitted in advance before Noon, Monday-Friday, to the Property Manager. Violation of these rules will result in the trucks being towed at owners' expense.
32. Clubhouse is available for private parties. Please call the Clubhouse office at 561-641-8926 for rental details.
33. Active Committees: Screening, Rules and Regulations, Crime Watch & Fine. Owners-only may join these committees. If you are interested, please call the Clubhouse.

Violation of any of the above rules and regulations will automatically result in a hearing before the Fine Committee where a penalty of \$100.00 per day per violation, up to \$ 1000.00 per violation, may be imposed.

**Please refer to the Declaration of Condominium and Bylaws of Lucerne Greens Condominium Association, Inc. for full language of all rules, regulations, and use restrictions.**