

EARMAN VILLAS CONDO ASSOCIATION

Rules & Regulations (revised January, 2024)

POOL

Pool Hours 8:00 a.m. – 10:00 p.m.

The pool is for the exclusive use of Earman Villas Condo residents and their accompanied guests only.

Children under the age of 13 must always be accompanied by an adult.

GENERAL POOL RULES

Shower before entering the pool. "No running, pushing or horseplaying." Towels must always be used on chairs when using sun tanning oils/lotions. "No glass containers" in pool area. When hosting a pool party, board approval is required. Return chairs and lounges to their original positions. Do not hang towels on railings. No furniture shall be used in the pool. Please clean up after yourself, bring all floats with you upon the exit of the pool. If using umbrellas be sure to lower them before you leave. All trash needs to be bagged up and taken to the dumpster.

INNER COURTYARD & COMMON AREAS

No bicycles, skateboards, motorized scooters, roller blades/skates or other play equipment (unless pool toys) are allowed to be used in the inner courtyard, common area, sidewalks or pool area.

No laundry or pool articles shall be hung over common area balconies, pool fence, a/c covers, back balcony patios. Patios and balconies are not storage areas, no hammocks or hanging objects are allowed to be attached to any building.

BBQ grills must be at least 10' feet from the building. No BBQ grills are allowed on the 2nd floor balconies and prohibits use on balconies or patios. **Electric grills are only allowed on 2nd floor balconies.** This is the Palm Beach County Fire Code.

No personal items or equipment shall be left in any common area such as sidewalks & walkways and areas under the stairwell. Items left will be discarded without notice. Ask permission to utilize common areas near your unit or such things as planting from the Board of Directors.

Neighborhood Announcements / Advertisements are allowed to be placed on the bulletin board for a one-month period and must include the posting date. You are responsible for removal of flyer once date has posted.

LAUNDRY FACILITIES

Laundry Hours 7:00 a.m. – 10:00 p.m.

Only Earman Villas residents & their guests may use the laundry facilities. DO NOT OVERLOAD the machines.

No horseplay allowed in the laundry area. When using these facilities, you are responsible to pick up after yourself, clean lint screens after each use and take all belongings upon completion. **Please do not slam the lids on washers and dryer doors**, it damages the sensors, and we want to take care of our equipment.

\$1.50 washer (28-32 min) \$1.50 dryers (60 min) - **SET YOUR TIMERS**

NOISE & NUISANCE POLICY

The premises may not be used or permitted to be used for any illegal, immoral, or improper purposes. No Earman Villas resident shall make or permit any disturbing noises in the building detrimental to the comfort and peace of any of the residents, by him/himself, family, or visitors.

VIOLATIONS: 1st – Warning Notice 2nd – Notice to Landlord 3rd Police Action 4th – Eviction

REMODELING:

An ARC form will need to be completed for any renovation to be approved by the Board of Directors and then permitted by the City of North Palm Beach. (Examples: windows, plumbing, electrical, a/c).

PET POLICY

One PET is allowed under 25lbs at maturity and is subject to prior written consent of the Board of Directors is allowed per apartment. No aggressive breeds.

All pets **MUST BE ON A LEASH** when outside the common areas and must be walked OFF of Earman Villas Condo property. All **fecal matter must be picked up** and disposed of properly in a plastic bag and placed in the dumpster by each pet owner. The Board of Directors shall have the right to require any pet to be removed from the Condo which is vicious/ attacks other residents, too noisy or otherwise become a nuisance or source of annoyance to any owner/tenant, or if these rules are violated with respect to the pet. All pets must have their up-to-date vaccinations and doctors' papers/certificates, if it is a Special needs pet therapy animal.

PARKING

Only passenger cars, vans and standard pick up trucks rated at ½ ton or less are allowed. No commercial vehicles, trailers, tractors, motor coaches, buses, or unlicensed / or not registered vehicles. Commercial Vehicles are defined as having a visible sign on the vehicle. Vehicles must be in working condition and have up to date registration to remain on property.

Two (2) parking spaces are available for 2 & 3 bedroom units, and 1 parking space for the 1 bedroom units. Use of an unassigned space is a violation of these rules. At no time shall vehicles of owners, residents or guests be parked on the grass, sidewalk, or any other area except in paved and marked parking spaces. All Visitors and guests must use the "Guest" parking spaces. Yellow guest spaces are at the back of the property and one in the front of building 813. No vehicle should be parked in the same guest spot for more than 7 days. Violators will be towed at owner's expense. No storage of vehicles by owners or guests will be permitted.

No work may be performed on any vehicles, devices, or machinery on the Condo property. Any violations of these rules will result in fines and / or towing of the offending vehicle at the vehicle's owner's expense. Note of towing is NOT required.

DOCK – Dock Code 3408

The dock is for the enjoyment of ALL residents, and may be used for fishing, boat loading / unloading and sunbathing. Swim at YOUR OWN RISK in the Earman River. There are a limited number of dock spaces available on a first come, first served basis for owners/tenant's use of their own boat. Any new Dock Boxes supplied by Earman Villas are the property of Earman Villas and only available for those who pay the dock fee. Any person that occupies without paying for current dock fees must vacate the Dock Box. No other items may be stored on the dock. If it does not fit in the Dock Box, no other items may be left on the dock overnight. Please take all your trash with you.

The Boat Dockage Application form is to be filled out and provide copies of registration and insurance card must be accepted before vessel can be docked at Earman Villas. The dockage fee is paid quarterly, in advance at the rate of \$250.00/month (\$750.00/Qtr.) The front of the boat dock, in the center 25' at the bottom of the stairs, is to be left open for loading and unloading. Approval is for the boat which is described on application. A new application must be submitted for approval if there is any change.

Non-owner (Renters) must have written permission from the unit owner and billing for dockage granted to Non-owner (Renters) occupants will be made directly to the unit owner.

Any boat or vessels using Earman Villas property without permission are subject to removal at the owner's expense.

COMPLAINTS

Complaints must be submitted in writing to the unit owner first, then Ocean Breeze Management by email: office@oceanbreezecm.com

RENTAL OR SALES AUTHROZIATION

Owners wishing to SELL, RENT/LEASE or otherwise allow others to occupy their unit are required to by Section IV of the Declaration of Condominium to notify the Board of Directors of such desire. An application must be submitted to the Board along with the lease/rental agreement or purchase agreement at least 15 days prior to the occupancy. The board has 15 days from receipt of request and COMPLETED application to APPROVE with a tenant interview to be set up or NOT APPROVE the prospective tenants (Do not pressure the BOD). No co-signing on sales or leases. A minimum credit score of 650 is required.

The owner is responsible for providing a copy of the Earman Villas Condominium Rules to prospective tenants prior to interview. Section XIII provides the Board of Directors the right to void any agreement not authorized by the Board and to take such necessary action to remove occupants not approved/authorized by the Board of Directors at the Earman Villas Condominium Association.

Tenants / Renters are subject to abide by all these rules and violation of these rules will result in disciplinary action by the Board of Directors.

Owners with guest/guests staying longer than one week (7 days) must notify a Board member stating names and length of stay, so as to avoid embarrassment when using pool, laundry, or common areas.

At least three (3) Board members will interview prospective tenants/renters and applicants, and these Board members must initial the application after approval of residency. Owners shall see that the purchaser/tenant receives a Declaration of Condominium and a copy of these rules and confirm that they have been read and understand by the purchaser/tenant.

Any owner, renter or tenant wishing to have a roommate or someone else moving into their unit will have to undergo the same process as the current resident. Must complete the application, signed by a Notary, and pay the Application fee of \$150.00 non-refundable. The prospective “new” tenant in each unit must go through the Application and interview process. If found that they have not gone through the correct process the Board of Directors has the right to evict the tenant/renter.

PLUMBING

It is the owner’s responsibility for any stoppage / backup that may occur in their own units. Flush only toilet paper. Seacoast Utilities has suggested that no flushing of wipes, paper towels or any other item that may clog the system.

HELPFUL INFORMATION

Police 561-848-2525 – Non-emergency

Medo Key used for laundry room and bathroom located by pool – Replacement keys \$75.00.

Mailbox Keys – Owners have keys.

Basic Cable is included and provided by Comcast – contact Comcast for your box and bring the lease or sales contract with you. EVA Acct: 8535114010014021

Hurricane Status – EVERYTHING MUST BE REMOVED FROM BALCONIES & PATIOS

Garbage & recycle is located in the NE corner of property. Collection M, W, F

Large debris / furniture must be put out on Monday nights before pick up on Tuesday a.m. or Wednesday night before picking up on Thursday a.m. Bulk trash pick up is Tuesdays and Thursday in front of the 813 building on Hummingbird Way. **Nothing is to be placed out the dumper because they only pick up what is inside the dumpster.**