

LANDINGS EAST CONDOMINIUM ASSOCIATION, INC.

52 Yacht Club Drive, North Palm Beach, Florida 33408

House Rules

(Approved by the Board of Directors February 2006, modified in 2010, modified 2014)

Point of View: The House Rules are created to ensure that all Unit owners live in harmony and that certain legal requirements are met. The House Rules help maintain a certain standard in which we all can live in close proximity and not infringe on one another. The rules that are the most important are the ones in which consideration is given to your neighbor.

Landing East Condominium is a Community for 55 years of age and over:

An Amendment to our Declaration of Condominium Documents passed on February 21, 1989, requires in Section VI, Paragraph D, "At least one person fifty-five (55) years of age or more must be a permanent occupant of each dwelling unit, while any person permanently occupies said dwelling unit. Persons under the age of (55) fifty-five and fifteen (15) years of age or more may permanently occupy and reside in a dwelling unit, as long as at least one of the permanent occupants is fifty-five (55) years of age or older."

Children 15 years of age or under are limited to visiting for a total period of six weeks per calendar year. Family members or guests (regardless of age) may stay in a unit for a maximum of six weeks at a time. As a courtesy, a Board member should be notified that guests or family members are staying.

Rental of Units:

A unit may be rented only once during a fiscal year and owner must submit a request to the Board of Directors in writing for approval. The fiscal year shall be defined as October 1 to September 30. All sales and rentals must go through an application process involving the Board of Directors. If the rental is for a period longer than six weeks, then at least one person in the Unit must be 55 years of age or older.

Maintenance Fees and Assessments:

Payments of maintenance fees are due Jan. 1, Apr. 1, July 1 and Oct. 1. A fee will be charged for late payment. Other assessments may be made by the Board as needed.

STRUCTURAL ELEMENTS:

Prior Approval for Changes to anything outside the Unit:

Installation of any equipment on the roof, hurricane shutters, outside windows, outside doors, and screen doors must have the approval of the Board of Directors. No owner shall paint or otherwise decorate or change the appearance of any portion of building not within the walls of their apartment without prior written consent of the Board of Directors. Such consent and approval must be obtained BEFORE the alterations are begun.

Hot Water Heaters:

Hot water heaters that are older than ten years are susceptible to leaking. Such leaking could cause damage not only to the Unit but to those Units below. It is highly recommended that hot water heaters older than ten years be replaced. When replacing, hot water heaters should be directly connected to the electricity in the wall, with a fuse or circuit breaker in the main panel. They should NOT be simply plugged into an outlet where there is the potential for the plug cord to fray and cause a fire.

Air Conditioning Units

Air conditioning compressors, air handlers, and air ducts are the responsibility of the Unit Owners. Each should have regular maintenance to insure peak performance and longevity, plus replacement when necessary to avoid noise and leaks that may affect other Unit Owners.

Window Replacement:

Code: The current Dade County building code (which governs Palm Beach County) REQUIRES that any replacement external windows MUST be either Hurricane Proof glass OR that the windows be covered by Hurricane Shutters. Check with the Village of North Palm Beach Code Enforcement Division to obtain code specifications.

Policy: In order to maintain a uniformity of look, the Landings East Condominium Association requires that plans for replacement windows be reviewed by the Board of Directors **BEFORE** the windows are replaced. Guidelines are that parking lot side windows should have white trim. On the water side, replacement windows must NOT be jalousie type and should be white trim.

COMMON ELEMENTS:

1. **Rules Knowledge and Damage Responsibility:** It is the obligation of all Owners and Renters to be familiar with and to comply with the Rules and Regulations of the Condominium. The owner is responsible for any damages to any of the common elements caused by his family, guests, renters and hired help.
2. **Walkway and Patio Clearance:** Sidewalks, walkways, passages, stairways, etc., cannot be obstructed, encumbered, or used for purposes other than ingress and egress. Patios on the first floor and end units are exempted. These out of traffic locations may be used for planters and furniture that conform to the landscape and architecture. These areas cannot be carpeted.
3. **Plantings:** Prior to planting, the Board of Directors must approve all planting in borders, planter boxes, or common grounds. Any other plantings are prohibited.
4. **Prohibition of Grills:** The use of broilers (grills) on parking lot side balconies and patios is prohibited.
5. **No Pets Allowed:** As specified in the Condominium Documents, no pets are allowed in any Unit.
6. **Keep Railings Free:** Rugs, blankets, towels, etc. should not be hung on railings of the walkways. Dirt should not be swept over the edge of the balconies.
7. **Common Storage Areas:** All common storage areas and workrooms shall be kept clean by the users. They may not be used for storage of personal items. The 4th floor workroom should be cleaned up daily and after completion of any project.
8. **For Sale Signs:** Upon the request of an owner, the Board of Directors will approve the placing, near the entrance driveway, one discreet small "For Sale" sign, which may display a phone number.
9. **Trash and Garbage:** Trash and garbage (not handled by garbage disposal) will be bagged and tied and placed in dumpsters. Please be aware that the chutes on the 2nd, 3rd, and 4th floors cannot handle large bags or boxes and must be broken down and hand carried to first floor. North Palm Beach rules and schedules for disposing of furniture and appliances should be followed. No construction debris is allowed in LECA dumpsters. Contractors must dispense of it.
10. **Hurricane Preparations:** In the event of a hurricane warning, a Unit Owner's plants, chairs, etc. must be removed from walkways and patios on both sides of the building and placed inside the unit. Responsibility for accomplishing this is the owner's.

11. **Preparations When Leaving:** An owner who leaves their Unit unoccupied for an extended period of time must properly close their Unit before leaving in order to protect those Units below and around them. **Water should be shut off** at the shut off valve. (Chart showing location of shut-off valves for each unit are posted in the mailroom.) **Cover toilets** with saran-wrap to prevent water evaporation. **Unplug water heater** (or tum off the circuit breaker or fuse). **Unplug TV's. Close shutters. Set AC thermostat** to an appropriate level. Make sure that the **Association has a current key for any cars** left in the parking lot and has **your remote phone number** in case of an emergency.
12. **Keys to your Unit:** The Association must have current key(s) for access to your Unit in case of emergencies. The keys are kept in a secure location and are used ONLY for access during an emergency.
13. **Acceptable hours for workers:** Both internal and external major repairs, construction, etc. to individual units must be done within the prescribed hours, Monday-Saturday between 8:30am-6PM.
14. **Noise Consideration:** Unit owners, renters, and guests shall make a determined effort to discourage noise and disturbances, especially between the hours of 11 PM and 8 AM.
15. **No Music Lessons:** Vocal or instrumental instruction is prohibited.
16. **Elevator Phone:** The phone in the elevator is to be used only in the case of a malfunction. It rings directly into the NPB police station.
17. **Elevator Protection:** When delivering or moving furniture, appliances, etc. it is essential that pads to protect the walls and tile be used, so that the elevator continues to look good. It is the owner's responsibility to leave the elevator in good condition after such moving. Pads are located in the mailroom. To avoid a slippery elevator floor surface, avoid using the elevator when you are in a dripping bathing suit.
18. **Pest Control Number:** Pest control service is done quarterly and on a "come as needed" basis. If you need service, call the President who will give you the number of the current Pest Control Service.
19. **Laundry Room Guidelines:** Please observe the rules posted in the Laundry Rooms. Times for laundry room use are between 7AM-9PM. Clean washing machines after use and remove lint from the dryer trap after use. Set a timer for yourself so that the laundry room does not back up.

20. POOL AND POOL AREA

Some basic rules for the pool and area are posted poolside. Others include:

- a) Pool hours are dawn to 10 PM unless otherwise posted.
- b) Children under 15 must have adult supervision.
- c) Pool is for Owners, Renters and guests. All others prohibited.
- d) Replace safety line and lower umbrellas when leaving pool.
- e) Use towels to protect pool furniture from sun lotion.
- f) Breakable glass or bottles are not permitted in the pool area.
- g) Children in diapers should wear proper swim diapers when using pool.

We rely on our owners and guests to maintain a neat appearance in the pool area. Do not leave any trash and please leave chairs and chaises in an orderly fashion.

21. PARKING AREA

1. Only vehicles described as passenger cars, station wagons, passenger vans, sports utility vehicles, and non-commercially used pick ups are permitted in the parking area. No boats, mobile homes, trucks, commercially used pickups, or trailers are allowed to park overnight. Violators will be towed at owner's expense.
2. Service vehicles should use "Guest" parking space during the day.
3. There is one "Owner" space in the parking area for each unit. Owners of a second vehicle should **park in a "Guest" space.**
4. All cars should park with the front wheels at the wheel stop to allow maximum maneuvering space for other cars.
5. Please observe handicapped parking rules. Persons needing a special parking space may be assigned one with appropriate handicapped card.
6. No mechanical work on a vehicle is permitted except in an emergency.

22. Fishing Piers: The two piers on the Landings East Condominium Association property are communal property of the Association. They exist for the exclusive use of unit owners, their guests, and renters. They are not public property and may not be used by anyone other than those stated above. Either pier may be used by any unit owner, guest, or renter. Users of the piers are to be sensitive to unit occupants by speaking in normal conversational tones - not loud voices especially in the evening hours. No swimming allowed from the piers. Fishing by individuals is allowed on the piers. The piers are not to be used for organized parties. Piers may be used by individuals or small groups for casual gatherings for socializing. No raucous behavior is allowed and all activity must be concluded by 10 PM. Sun-bathing on the piers is allowed in swim suits or similar attire. Users of the piers should keep the piers clean for the next user. Such items as towels, sun lotions, drink containers, and fishing gear, among others, must be removed when a user leaves for more than an hour. An exception is that bait buckets may be left in the water. No one may attach anything to the piers without the prior approval of the Board.

23. Application for Ownership or Lease

Applicants for ownership or lease of a Unit must fill out a Landings East Condo Association Application Form along with a check for \$150.00 per person or married couple. Approval of purchase or lease may be given by the Association after acceptable background checks and credit reports have been completed.

COMPLAINTS OF VIOLATIONS OF RULES AND REGULATIONS

*All owners, renters, and guests should show respect for the Rules and Regulations. Communicating between owners is the most direct way to correct a disregard for any rule or regulation. **If this fails, the Board of Directors is empowered under the Declaration of Condominium to deal with the issues.***

Complaints must be in writing and signed and addressed to the Board of Directors.