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CFN 20170184630

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Palm Beach County, Florida

Sharon R. Bock, CLERK & COMPTROLLER

Pgs 0909 - 912 (4pgs)

SEAGRAPE CONDOMINIUM ASSOCIATION, INC.
5160 LAS VERDES CIRCLE
DELRAY BEACH, FLORIDA 33484

THIS IS AN AMENDMENT TO SEAGRAPE RULES AND REGULATIONS EFFECTIVE
05/01/2017

1. A rental unit may be occupied by only the lessees of record as a residence and for no other purpose. No rooms may be rented and no transients may be accommodated. If the lessee breaks any of the rules or regulations, they will not be allowed to live in the building. It is the unit owner's responsibility to make sure that their lessee understands the rules and regulations and that they follow these rules.
2. All units can only be occupied by the immediate family, example being husband, wife, and children or boyfriend and girlfriend. No relatives, friends, or others.
3. The Association must retain a pass key to each condominium unit.
4. No signs of any kind are allowed on any vehicle of any owner or renter, parked in Seagrape.
5. Any damages to the building, common areas, and equipment caused by any resident or their guests, shall be repaired at the expense of the owner. The pads for the elevator walls must be used when moving anything into or out of the building.
6. All vehicles belonging to a resident must provide a current copy of their registration. Any vehicle not on file is subject to being towed.
7. No vehicle belonging to a resident, or to a member of their family, or to a guest, tenant, or employee of an owner shall be parked in such a manner as to not impede or prevent ready access to any common elements, spaces, or other parking spaces. The residents, their employees, agents, visitors, and family will obey the parking regulations. No resident shall store or park or leave any boats, trailers, or campers, or any commercial vehicle on the condominium property. No vehicle which cannot operate on it's own power shall remain on the condominium property for more than seventy-two (72) hours, these vehicles will be towed at owner's expense. Assignment of parking spaces shall follow condominium documents.
8. All parts of the condominium must be kept in clean and sanitary condition. No fire hazards are allowed to exist. Use of charcoal or gas grills on patios or exterior areas are forbidden. No disposal of trash or cigarette butts on condominium grounds, except in provided containers.
9. No sign, notice, or advertisement shall be inscribed or exposed on or at any window or other part of the condominium units.
10. No animals or pets shall be kept by a condominium unit owner or their family members, guests, or lessees upon any part of the condominium.
11. Lawns and walkways in front of the condominium units and the entrance ways to the condominium units shall be obstructed or used for any purpose other than ingress and egress from the condominium units.
12. The exterior of the condominium units and balconies, terraces, storage areas, and all other areas appurtenant to a condominium unit shall not be painted, decorated, or modified by any owner in

- any manner without prior written consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.
13. Each owner shall keep his condominium unit clean and in good state of repair. No owners or occupant shall sweep or throw, or permit to be swept or thrown there from, or from the doors or windows thereof, any dirt or other substance.
 14. No shades, curtains, awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans, or air conditioning devices shall be used in or about the building except as shall have been approved by the Association in writing, which approval may be withdrawn on purely aesthetic grounds within the sole discretion of the Association.
 15. All units shall be prohibited from leasing or renting for a period of two (2) years from the date of taking title.
 16. Each condominium resident who plans to be absent from his unit, especially during hurricane season must prepare their unit prior to their departure by (a) removing all furniture, plants, and other objects from his balcony, and (b) designating a responsible firm or individual to care for their condominium unit, should the unit suffer hurricane damage.
 17. No resident shall request or cause any employee of the association to perform any private business for the owner during that employee's work hours, also no resident shall interfere or direct employees during that employee's work hours.
 18. No radio or television aerial or antenna, or dish shall be attached or hang from the exterior of the condominium units or the roofs thereon.
 19. Residents are required to advise their guests and employees of the condominium rules and regulations and will be held responsible for all of their actions.
 20. If the rules and regulations are not followed, the Board of Directors may fine the owner \$100.00 per occurrence, with another \$100.00 with a limit up to \$1000.00 for every time limit lapse given to correct the problem, if the problem is not corrected. This will be paid before the monthly maintenance fees are accounted for.
 21. Leasers are not allowed to permit anyone else to use the rented unit during their absence, and can not have permanent live in guests without approval of the Board of Directors.
 22. Residents disposing of large items that can not fit in the dumpster, must call Waste Management for a free pick up. These items can not be placed in the dumpster or in the driveway. Please call 561-697-2700 OR 1-866-792-4636 to schedule a pick up of bulk waste.
 23. All garbage and refuse from condominium units shall be deposited with care in garbage dumpsters in securely tied plastic bags. Cardboard cartons must be flattened and placed in the recycle bins.
 24. Toilets and other water apparatus in the building shall not be used for any other purposes other than those for which they were constructed. Nor shall any sweepings, rubbish, rags, papers, ashes, or any other article be thrown in the same. Any damage resulting from misuse of any toilet or apparatus shall be paid for by the owner whose condominium is responsible for the damage.
 25. All articles stored in the designated storerooms must be identified with the owner's name and unit number, stored and maintained in a neat and tidy manner so as to allow clear walkways and not

25. All articles stored in the designated storerooms must be identified with the owner's name, number, stored and maintained in a neat and tidy manner so as to allow clear walkways and not cause any fire hazard or safety concerns by each unit owner. No storage of mattresses or box-springs are allowed. No storage of upholstered furniture or anything else which may cause mold or mildew, leaks, odors, or fire hazard. Each unit owner will be responsible for the cost of enforcing this rule. Residents that live on the first and second floor will use the storage rooms on the second floor. Residents of the third floor will use the storage units on the third floor.
26. No resident shall use or permit to be brought into the condominium any flammable oils or fluids, such as gasoline, kerosene, naphtha, or benzene, as well as any explosives or articles deemed hazardous to life, limb, or property.
27. Complaints regarding management of the condominium units and grounds, or regarding actions or other residents shall be made in writing to the Association. Only signed, dated, written complaints with resolutions will be addressed by the Association. All complaints or concerns will be left in the Association black mailbox, in the mail room and should be in sealed envelopes.
28. These rules and regulations may be modified, added to, or repealed at any time by the Association.
29. No resident shall make or permit any noises that will disturb or annoy the occupants of any other units, or permit anything to be done that will interfere with the rights, comfort, or convenience of other residents. Including smoking on the limited common areas balconies, which causes medical problems or interferes with the rights, comfort, and convenience of other residents. There will be no use of foul language, loud talking, or loud noises which can be heard in the common areas or any other walk.
30. Residents are required to advise their guests and employees of the condominium rules and regulations and will be held responsible for their actions.
31. Any owner who leases their unit shall for the term of that lease automatically relinquish his or her rights to use of the buildings common areas and facilities such as mailboxes and laundry room.

- 32. **Laundry room use rules: Only two washers or dryers must be used at one time by each unit. Inspect all machines to ensure you have removed all of your belongings. Clean lint traps in dryers after each use. Clean all spilled detergents from all areas. Remove all clothing from machines as soon as cycles have finished. 30 minutes to wash, and 60 minutes to dry. Use a timer to ensure you stay within the time frame allotted. Use trash container to help keep laundry room clean and tidy.**
- 33. **No skateboarding or bicycling is allowed in any part of the building, including all walk ways. This is for the safety of all residents.**
- 34. **Screen doors are not to be left in the open position for an extended period of time.**
- 35. **Any costs associated with enforcement of any of these rules will be paid by the owner responsible for failing to follow said rules and regulations.**
- 36. **NO PARKING is allowed by or on dumpster driveways and other unmarked area. All parking areas are so marked by paint lines. Vehicles parked in unmarked areas are subject to be towed. NO PARKING IN TOW AWAY ZONE.**
- 37. **Board members should not be contacted by phone or in person for complaints, unless it is an emergency. Board members are just volunteers and already handle more than they should have to. So please resolve problems yourself that you can. Please refer to rule 27. Thank you, The Board.**

CFN 20080065864
 OR BF 22458 PG 0188

Dimitra Tebano
 05-01-2017

Recorded 02/22/2008

Palm Beach County FLORIDA
 Sharon R. Bock Clerk/Recorder
 Pgs 0188-192 (5 pages)

[Signature]
 DIMITRA TEBANO

[Signature]

TREASURER Seagrape Board of DIRECTORS

Witnessed

State of Florida
 Palm Beach County

Dimitra Tebano is known to me, dated

5/1/17

[Signature]

