

REQUIRMENTS AND INSTRUCTIONS

LESSOR(S) MUST BE CURRENT ON ALL MAINTENANCE FEES AND ASSESTMENT PRIOR TO MOVE-IN.

ALL DAMAGES TO COMMON AREA IS THE FINANCIAL RESPONSIBILITY OF THE OWNER.

APPLICANT(S) MUST BE AVAILABLE FOR ORIENTATION PRIOR TO MOVE IN.

NO PETS: PETS ARE PROHIBITED IN TENANT OCCUPIED UNIT'S. THE OWNER OF ANY SERVICE ANIMAL MUST PROVIDE THE ASSOCIATION COMPLETE PHYSICIAN RECORDS AND DOCUMENTATION OF NEED. THE OWNER MUST ALSO SUBMIT A CURRENT VETRANARIAN RECORD, TO INCLUDE BREED, WEIGHT, AND VACINNATION RECORDS. A CURRENT PHOTO OF THE ANIMAL MUST ALSO BE INCLUDED ALONG WITH A SIGN AND NOTORAZIED AFADAVIT FROM PHYSICIAN.

NO EXCEPTIONS! APPLICATION IS NOT COMPLETE WITHOUT AFFIDAVIT.

NO COMMERCIAL VEHICLES, OVERZISE TRUCKS, TRAILERS, MOBILE HOMES, CAMPERS, RECREATIONAL VEHICLES, BOATS ARE PERMITTED ON THE PROPERTY.

THE ASSOCIATOIN HAS PROVIDED THE LESSEE A COPY OF THE RULES TO ACCEPT AND SIGN. LESSEE SHOULD RETAIN THE COPY OF THE RULES FOR THEIR RECORDS.

LESSEE(S) MUST NOTIFY THE ASSOCAITON WITH THE EXACT DATE OF MOVE-IN, CONTACT PHONE NUMEBRS AND E-MAIL ADDRESS.

OCCUPANCY REGULATIONS: NO LEASE SHALL EXCEED ONE YEAR TERM.

FURTHERMORE, SHOULD LESSOR ELECT TO RENEW LEASSEE LEASE, LESSOR IS REQUIRED TO PROVIDE THE ASSOCIATION A COPY OF THE RENEWAL LEASE.



The purpose of these regulations is to set out those rules to be observed by unit owners, tenants and invited guests in order to maintain a high standard of residential living and to insure equity and an enjoyable and safe atmosphere for all condominium residents in the use of apartments and common elements.

Maintenance of Units and Common Elements:

- ✚ All garbage disposed of by use of the trash chute must first be securely tied in a plastic bag.
- ✚ Carry all oversized garbage to the 1st floor dumpster.
- ✚ No dumping of furniture, appliances, water heaters, or other large items in the trash rooms.
- ✚ NOTHING is to be attached to the exterior of the building (floors, wall or ceiling) including the balconies or entrance ways, as this would penetrate the waterproof membrane.
- ✚ Satellite dishes must be mounted on a stand, not on the wall or railing.
- ✚ Balcony and entrance floors must remain uncovered.
- ✚ The common elements shall be used only for the purpose intended.
- ✚ Persons using the common areas shall leave such areas in a clean and orderly condition.
- ✚ Balcony and porch railings may not be used to dry laundry, towels or rugs.
- ✚ No barbecues or fireplaces allowed on the balconies.
- ✚ No occupant shall play, or allow to be played, any musical instrument, stereo, radio or television in a unit to disturb other residents. The use of radios, televisions, tape players or other devices in the common areas is allowed at a reasonable volume that does not disturb others.
- ✚ Walkways and entrances around units must be kept clear of plants and furniture and all other personal property.
- ✚ Birds and squirrels are not to be fed from balconies or common elements.
- ✚ The use of skateboards, rollerblades or other recreational items is prohibited

Use of Condominium Parking Lots

1. Vehicles shall be parked only in those spaces designated by lines in the parking lot.
2. Parking in Handicap Spaces requires a handicap placard or sticker.
3. All parking is PULL in only. Backing into parking spots is **NOT PERMITTED**.
4. No Parking spaces shall be used for the repair or servicing of vehicles except in an emergency such as fixing a flat tire or jumping a battery.
5. Non-operable vehicles are not to be stored in parking spaces.
6. Parking spaces are assigned and require a palm village club sticker to be displayed in the rear window of the vehicle.
7. Guest must use the designated guest parking spots
8. No parking or car washing in fire lane parking area
9. No car washing permitted
10. No Trailers, Boats, or Commercial Vehicles. Commercial Vehicles allowed if they are on the property making a delivery or repair
11. VEHICLES WITH TAG REGISTRATION DECALS EXPIRED FOR MORE THAN 3 MONTHS WILL BE TOWED AT THE OWNERS EXPENSE.

Use of Barbeque

Barbeque is not to be moved from barbeque area or anywhere near or on the pool deck.

Picnic tables are not to be removed or moved from the barbeque area.

All trash must be placed in trash cans in barbeque area

No glass containers permitted at any time. The use of paper, plastic or Styrofoam cups is permitted

All trash must be placed in trash bins

Large parties are prohibited. You may rent the clubhouse for a private party

Use of Bicycle Cage:

Bicycle cage is available in the rear of the parking lot.

Bicycles can be stored at your own risk as the association is not liable

For theft or damage

Use of Gym: Use of the gym and equipment is at your own risk, enjoy and be safe!

Hours: 7:00 a.m. -11 p.m.

This facility is not permitted for commercial use (private trainers); it is for the exclusive use of residents.

No smoking, no food permitted in exercise room for the safety of children, no child under age 12 allowed to use the gym equipment but may wait in the exercise room with an adult

Do not open the door for anyone without a key

All guests must be accompanied by a resident, with a limit of two guests.

Proper attire and a workout towel are required. No bathing suits, bare feet, or flip flops.

No radios, CD players or sound devices are permitted. Gym users must use earphones so as not to disturb others in the exercise room

For cardio equipment, 30 minutes limit if others are waiting. Allow others to work-in on all other gym equipment's

Wipe down all equipment and machines after use.

Do not drop weights; keep weights on mats

Return all weights to the racks.

Do not lean on mirrors.

No pets are allowed.

Use of this facility is at your own risk.

Be courteous and respectful to others. **Violations of the above rules may result in the forfeit of use of the gym.**

Tennis & Basketball Court

Hours of use are 9 AM till Sunset

Tennis court is for use by residents and 2 guests per unit. The court may be used for a maximum of 1 hour for singles and 1.5 hours for doubles play if others are waiting.

Play is on a first-come, first-play basis with no advanced reservations.

A player without a partner may not use the court for practicing if two or more people are waiting.

No roller-skating, biking or skateboarding is permitted on the court at any time.

No glass containers are allowed on the court.

Laundry Room

The laundry room is available on a twenty-four hour per day basis for use by the Building residents only.

The laundry room facilities are intended for use by a maximum number of residents.

Please be considerate and remove all laundry upon completion of a final cycle.

Smoking in the laundry room is strictly prohibited

Please place all your trash in the trash receptacles including dryer sheets

Please empty lint baskets and place lint in trash bin

Washers and Dryers are not allowed inside individual units

Moving In/Out of a Unit

The moving in or out of household effects or major appliances is permitted only during the hours of:

9:00 a.m. to 6:00 p.m. Monday-Saturday, not permitted on Sundays or holidays.

Construction & Work on a Unit

Work may be done on your unit Monday through Friday between 9AM and 6PM

All work must be permitted if required by law

No dumping of furniture, appliances, water heaters, or other large items in the trash rooms.

No dumping construction materials or waste in trash room dumpsters. You must take trash to public dump.

Pets

The pet policy at Palm Village forbids pets to anyone other than an owner that resides at Palm Village.

Pets are not allowed to swim in the pool

Doggy trash bags and receptacles are located throughout the property for your convenience

Pet weight and size restrictions can be found in the condominium by laws

Exotic pets are not allowed

All pets must be vaccinated in compliance with city and state regulations

Pet Restrictions:

Owners can have either two pets under 40 lbs. or 1 pet under 60lbs per (household) unit.

The owner must occupy the unit. Tenants are not allowed to have pets. Photographs required with application.

Inspection of Newly Owned Units:

New owners having recently purchased at Palm Village Club agree to allow the Property Maintenance Manager,

or anyone appointed by the Board of Directors, including the Board of Directors to inspect the property for:

Leaks from:

Water Heater & Air Conditioning units that are old and need replacing. (Every 8-10 years)

Washer Dryer in Unit –they are not allowed and must be removed

Toilet leaks and dishwasher leaks

*This is in the best interest of the entire community of homeowners and we appreciate your cooperation.

Clubhouse Party Room:

Parties exceeding 4 guests are not allowed at the pool or barbeque area. If you would like to have a party, you may rent the clubhouse. A rental fee of \$150.00 is required and an additional cleaning/damage deposit. Parties can be up to 10: PM at night and can be booked for 4 hours maximum.

There are limits to the number of guest as required by law

Please see management to make a reservation

Pool Rules

1. No lifeguard—residents and their guests use the pool at their own risk. No lifeguard will be on duty. The association is not responsible for accidents, injuries, lost items, or damaged items.
2. Showering—swimmers should shower off before entering the water. This is especially true for swimmers wearing suntan oils, as oils can damage the pool filtering equipment.
3. Pool hours—Pools are typically open from 8 a.m. to 10 p.m.
4. Restricted use—pools are to be used by only residents and their guests.
5. Number of guests—guests are limited to 2 per condominium unit, and while guests are at the pool, they must be accompanied by the resident they are staying with.
6. Children—children under the age of 14 at the pool must be accompanied and supervised by an adult resident always. No more than 4 children are allowed to be supervised by any (1) one adult and this is for the safety and wellbeing of the child.
7. Containers—no glass or other breakable containers are allowed at the pool. These objects break easily on the pool deck and injure bare feet.
8. Alcohol—no alcoholic beverages should be served or consumed in the pool or pool area. People under the influence of alcohol should not be near or in the pool.
9. Horseplay—running, jumping, fighting, and other boisterous activity is not allowed at the pool. No diving.
10. Radios—loud broadcasting equipment (such as “boom boxes” and the like) should not be played at the pool. Personal digital devices with headsets, such as iPods, CD players, and MP3 players, are allowed if they are for individual use and not heard by others in the pool area.
11. Attire—residents and guests should wear proper attire in the pool and pool area always. “Thong” or “t-back” suits are not permitted. Only bathing suits should be worn in the water, not street clothes.
12. Pool furniture—please cover pool furniture with towels if you’re wearing suntan oils or lotions.
13. Safety equipment—please do not disturb pool safety equipment unless you are using it for its intended purpose, such as in an emergency.
14. Noise—please do not yell or engage in other loud activities in the pool area. Many residents live close to the pool and will be disturbed by excessive noise.
15. Large parties are prohibited. You may rent the clubhouse for a private party. *JAP*

Palm Village Club

c/o First Service Residential | 2950 North 28th Terrace, Hollywood, FL 33020
hwdsales.south@fsresidential.com | hwdlease.south@fsresidential.com