Chalfonte Rules and Regulations

Preface

The authority for these rules and regulations comes from and are subordinate to Florida Statute Chapter 718 (The Condominium Act), as implemented by the Declaration of Condominium, Articles of Incorporation and By-Laws.

The facilities of the Chalfonte are for the use and enjoyment of the unit owners, their lessees and house guests only. Unit owners are responsible for acts of their families, lessees, house guests and visitors. These rules and regulations have been established to maintain high standards, pleasant living conditions and the common welfare and best interests of all.

These rules and regulations shall supersede all previous ones and it is intended that they will be fully complied with by all concerned. In this regard, the board of directors has delegated the responsibility for enforcement to the general manager who will notify the offending unit owner of any infractions or violations that require immediate compliance.

The board of directors urges all unit owners to read and conform to these rules and regulations, as compliance is essential to the successful operation of the Chalfonte condominium.

General

1. The Chalfonte management office is open for public transaction of business Monday through Friday, 8:00 a.m. to 4:30 p.m.
2. In the event of any urgent matter or emergency after office hours, the security desk should be contacted.
3. The manager and chief of maintenance employ and supervise all employees. He or she also administers the management office, maintenance of the building and grounds. The general manager operates within guidelines and policies established by the board of directors.
4. Any criticism of employees' work or conduct shall be reported to the manager and not to any member of the board of directors. No unit owner or lessee is authorized to give orders to or reprimand Chalfonte employees.
5. Suggestions or complaints should be made in writing to the management office.
6. Violation of rules should be reported to the security desk, not to the board of directors. Do not phone board or committee members for this purpose.

7. To obtain compliance with the rules, violations will be called to the attention of the violating owner or lessee by the manager. Immediate compliance is expected, or consequential fines will be levied.

8. The Chalfonte is a non-smoking building. No smoking is allowed in any public area including the pool decks and garages. If you choose to smoke in your apartment, you will be held responsible for any disturbance to the welfare of the surrounding residents.

9. All owners/residents are entitled to the same degree of courtesy and consideration. The furniture and facilities are jointly owned. You, as well as all other owners/residents have a proprietary interest in the maintenance of the premises and enjoyment of the facilities.

10. *Any and all vendors, relatives/friends of vendors of vendors who may be visitors or guest of Chalfonte unit owners or renters, may not use the Recreational Facilities of the Chalfonte (including but not limited to, Marina, Tennis Courts, Ping Pong Rooms, Art Room, Exercise Rooms, Pools, Spas, or Beach Access.) unless accompanied by the owner or renter at all times*

Recreation

A Swimming pool, spa, and beach

1. The pool may be used from sunrise to dusk.
2. All persons using the pool do so at their own risk.
3. All persons are required to shower at the poolside shower before entering pool or spa.
4. Proper swimming attire must be worn in the pool and spa.
5. Children under 14 years of age must be supervised by an adult in pool area.
6. No toys, snorkels, flippers, or other objects may be taken into the pool or spa.
7. Persons in pool area may not participate in games that involve running, splashing, or shouting.
8. Regardless of age wearing diapers including **swim diapers with rubber pants** will be permitted in the swimming pools. In the event of an accident, unit owner will be responsible for the entire cost of sanitizing the pool.
9. Persons listening to radios are required to use earphones.
10. It is the responsibility of adults to supervise and restrain children from bothering pool users.

11. No one with a cold, bandages, or communicable skin disorders may enter the pool or spa.
12. Expectorating or clearing nasal passages is prohibited in the pool or spa.
13. Food is not permitted in the pool area. Beverages are permitted in non-glass containers.
14. Pool and social room patios are non-smoking.
15. Persons entering the pool area from the beach must first remove all sand, tar and sun lotions. Rinsing sand from feet in pool is not permitted.
16. Users of suntan oils or other lotions are required to protect the furniture with a towel.
17. Personal belongings may not be left on chairs to reserve them unless the owner is in the pool area.
18. No one may remove pool furniture from the pool.
19. No privately owned beach chairs should be stored in the beach chair storage area or used on either patio.
20. Chalfonte beach chairs taken to the beach are to be returned to their storage areas when not in use.
21. Florida law requires the rope be across the pool at all times and that persons shall not hang on it.
22. When entering the lobby or elevators, no bare feet, wet suits, or uncovered tops.
23. Deposit all trash in containers provided.
24. No diving.

B Fitness room

1. Children under **17 years of age are to have** supervision from parents or another appropriate adult.
2. Use of all equipment is at **your own risk**. The individual user or parent if assumes full responsibility for any injury, loss, or damage resulting from use of the fitness room.
3. Owners or renters may bring only **one non-houseguest** into the gym at a time (non-houseguest = guest who is not staying overnight with you in your unit).
4. **Paid personal trainers** may work with one or more residents or houseguests together in the gym but **may not work with non-residents or non-houseguests**. All personal trainers must check in with the management office and be approved.

5. **Towels must be used** in the work out area and on any equipment including benches, floor mats, and weight training machines**. All equipment should be wiped down with supplied sanitary wipes after each use.**
6. **Correct fitness attire** is to be worn at all times in the fitness area including shoes, socks, shirts, and shorts. Please do not wear cologne or perfume for the comfort of others.
7. Treadmills, bicycles, and ellipticals are to be used for no more than 30 minutes if other persons are waiting to use them. Alternate sets with others who wish to use free weights or weight training machines.
8. TV Channel selection is determined on a first come serve basis.
9. No food permitted in exercise room.

C Social room and social room patio

1. The social rooms are to be used *by residents as an extended living space and also for* association-sponsored social functions or meetings.
2. **Social room cannot be reserved**.
3. No decorations allowed.
4. No more than 25 outside guests except for Chalfonte associated sponsored events. Each guest must be checked in with security.
5. All young children must be accompanied by adults responsible for their conduct.
6. Wet swimsuits are NOT allowed in the social rooms and lobby area; shoes and shirts ARE required.
7. *Groups of residents, unit owners or lessees may use the facilities. These groups should not exceed 25 people total and in no way* should *a group restrict the use of the rest of the room by other residents. Small gatherings may watch TV, play the piano, or play music as long as they do not disturb other people in the room.*
8. All loud music and noise are to be suspended by 12:00 midnight.
9. Furniture in any room is not to be moved or reconfigured.
10. No additional furniture may be placed in social room or pool patio.
11. Any appliances brought to the kitchen must be removed immediately after use.
12. No additional appliances allowed in the social room or social room patio.

13. Billiard Table: Equipment for the billiard table is available at the front concierge desk. This equipment must be signed out to a unit owner, and that unit owner is responsible for any damage caused by the users. The equipment will not be signed out to anyone under 15 years of age.

14. Time limit to play pool is 30 minutes when other parties are waiting. Good sportsmanship rules apply.

15. Social Room Patio: The social room patio is not to be accessed from the beach or pool. It is an extension of the social room. No wet bathing suits, sand or suntan lotion are allowed in this area. Residents may only dine on the social room patio. Beach cover-ups must be worn at all times in this area. Cooking is not allowed.

D Tennis courts

1. Resident owners and renters can make reservations for either the North Tennis Court or South Tennis Court two days in advance in person by phone or on Building Link at the security desk in the respective building starting at 7:00 am.
2. Courts are available for play starting at 7:30 am and ending at dusk. Doubles play is limited to one and a half hours of play and singles play is limited to one hour.
3. Reserving a court for two consecutive time periods is not permitted by any of the same players, or by the same apartment. Play may continue until next reserved court players arrive.
4. Persons in whose name a reservation is made must be present during play.
5. Owners/renters cannot use the Chalfonte courts for private gain, i.e., charging fees for giving tennis lessons.
6. Owners/renters may hire a professional Instructor for private lessons within the above reserved time limited.
7. South Court keys are accessed and returned to the South building. North Court keys are accessed and returned to the North building.
8. No play is allowed on clay court if it is wet or damp.
9. As a courtesy to others please cancel your court time if you are unable to keep your reservation.
10. Proper tennis shoes are required, and shirts must be worn at all times.
11. Children under 15 years of age must be accompanied by an adult.
12. Clean tennis shoes thoroughly, with cleaning devices at gate before re-entering the Chalfonte buildings from the Tennis Courts.
13. The North Tennis Court has a hoop for basketball. Reservations may be made.

E Pavilion and barbecues

Pavilion

1. The pavilion is to be used primarily for association sponsored social functions. However, when not in use, it may be reserved for private parties by owners or lessees provided these functions are not for business purposes, parties for outside organizations or for sponsoring charities.
2. Permission for such use must be arranged through the management office. The following complete information about the function must be furnished:
    a. Type of function
    b. Date and time
    c. Number of guests and their names (for security purposes).
    d. There must be adult supervision for any party with guests less than 18 years of age.
3. No cars will be permitted to park on the west side of A1A.
4. It shall be the responsibility of the host to control the noise level of the party.
5. Before leaving these facilities, all debris must be placed in plastic bags or containers and the facilities locked.

Barbecues

1. Only unit owners, lessees and their guests may use the facilities and are responsible for leaving the area and equipment clean.

F Library

1. Any unit owner or lessee is welcome to use the facilities of the library at any time.
2. Borrowing books is on the honor system.
3. Anyone wishing to contribute books or periodicals to the library may do so by just leaving them neatly on a shelf.
4. No food allowed in library.

Facilities

A Lower Garage

1. All owners must park in assigned numbered parking spaces in the lower garage. Cars in lower garage must have Chalfonte parking sticker prominently displayed on the lower left side of the rear window.
2. No parking is permitted in the driving lanes. All vehicles must park within the lined parking spaces.
3. Vehicles must obey all speed limits, stop signs and directional signs in garages and driveways. Speed is limited to 5 mph.
4. Parking area may not be used for any purpose other than parking of private vehicles. Cars may not be stored for over one year. Cars must be in running order, have proper registration, or will be towed at the owner's expense. Registration of vehicles must be up to date. (No expired tags)
5. Unit owners will be required to make arrangements to temporarily move their cars when notified that painting and/or repairs are scheduled in the garages.
6. Maximum clearance in lower garage is 6'3".
7. Workmen's trucks or vans must be parked in the outside parking area.
8. *Bicycles, if stored in the lower garage, are required to be stored in the Bicycles racks provided in the 2 lower garage areas. Bicycles may not be locked to the bike racks. Bicycles must have current registration stickers issued by the Chalfonte Security Office.*
9. Guests must register their cars with the security desk upon arrival.
10. Owners, guests and lessees use the lower garage for unloading luggage and other packages, including groceries. Luggage carts must be returned to the designated area in the lower garage.
11. The five extra striped spaces in the downstairs garage are for maintenance and emergency purposes only.
12. *Additional Lower Garage* Rules

    A. *Empty Wire Carts are allowed to be kept at your assigned parking space (Lower Garage only) in the area in front of the wheel stop. Owners are liable for any damage their carts make to other vehicles.*

    B. *Automobile hard tops (for your vehicle only), may be kept in the space between the wheel stop and the wall of your parking space (in the Lower Garage only). If your Lower Garage space does not back up to a wall, then you may put it in the area between the wheel stop and the wall of another owner's space with prior*

written approval from that owner. Hardtops may not be stored between spaces that do not back up to a wall.

C. *Kayaks, Paddle Boards and/or Surfboards may be stored only in the wall racks provided by the Chalfonte for these items. The racks will be marked for use for these items. Each Kayak/Paddle Board/Surfboard must be registered with the Chalfonte Security department and have affixed to each item a sticker indicating that it is registered in the security office and approved to be stored in the racks in the garage. A new approval sticker must be applied for and affixed to the Kayak/Paddle Board/Surfboard by January 1 of each New Year, or they will be removed and disposed of. The racks are first come first served. When they are full, or if your Kayak/Paddle Board/Surfboard does not fit in the racks, you will have to store your Kayak/Paddle Board/surfboard off site or in your apartment. At no time will any Kayaks/Paddle Boards/Surf Boards be allowed to be stored in either garage in a parking space, drive aisle, on a trailer or any other area of the upper or lower garage. Jet Skis, Boats, Rigid Inflatable Boats, Trailers of any kind, or any other water sports items (mechanized or not) are not allowed to be parked or stored in the Lower or Upper garages of the Chalfonte, either temporarily or permanently in any area, including parking spaces and striped areas, drive aisles, against walls or columns or in storage areas.*

D. *No storage of any kind (including bicycles, coolers, trash, furniture, etc.) will be allowed in or around any parking space or drive aisle of the Lower or Upper Garages. Items that are stored in the garages will be removed by Security and disposed of.*

E. *All Owners/Renters the Chalfonte is not liable to any damage, theft or destruction to/of any of the items listed in this paragraph (Items A through D).*

B Upper Garage

1. Unit owners will be issued a Chalfonte sticker, which should be prominently displayed on the lower left side of the rear window. The Chalfonte name will be on it and it will have the unit owner's assigned parking space number. Stickers are available upon request in the management office.
2. Vehicles parked in the upper garage parking space must have a current year license tag or they will be subject to being towed at the owner's expense after a period of 10 days from the time a warning is issued.
3. Vehicles parked in an upper garage parking space for a period of more than 48 hours without a Chalfonte sticker or without being registered at the security desk, will be subject to being towed at the owner's expense.

4. No covered cars may be parked in the upper garage unless it clearly displays the vehicle registration and Chalfonte sticker.

5. Vehicles parked in assigned spaces in the lower garage without authorization will be subject to being towed at the vehicle owner's expense.

6. Motorcycle parking is required in designated garage areas, only,
Motorcycle registration
sticker and current state registration is mandatory and may be obtained in the Security office.

7. All owner's vehicles must display a sticker supplied by the Chalfonte.

8. ***As of Nov 1st, 2019, all Chalfonte unit owners will be allowed to park up to a maximum of three properly identified vehicles, per unit owned, on Chalfonte property. One vehicle is required to be parked in the designated space in the lower garage of each building. The second and third vehicles with proper identification, are permitted to park in any of the vacant spaces in the upper garages. There is a limit to a maximum of three vehicles allowed per apartment. Owners renting their apartments seasonally, are required to surrender their parking spaces for the use of their tenants and remove their vehicles to allow vacant parking spaces for their tenants.***

Further:

a. *Any Chalfonte owner's Vehicle(s) parked in violation of this motion after Nov 1st, 2019, may at the discretion of the board, be subject to fines or towing, or both.*
b. *All covered vehicles parked by owners, temporarily out of residence, or who are seasonal residents, in either the upper or lower garages, shall have a parking sticker and other vehicle/owner information enclosed in, a transparent adhesive pouch, that is attached to the rear license plate area of the car cover (see office for pouch).*
c. *There will a maximum of 3 Chalfonte stickers issued per owned Chalfonte unit.*

C Mail room

1. Every unit owner is assigned a 1st class mailbox. Lessees should obtain the key from the owner.

2. Unit owners must make arrangements with the USPS for mail to be held or forwarded.

3. Bulletin boards are available for approved community and personal notices. Please inform the office to remove notices when they are no longer pertinent.

D Elevators

1. Care should be taken not to mar or scratch interiors and doors. Owners and lessees are liable for any damage caused by themselves, their families, guests or workmen. Security will report to the manager all damage including name of responsible party and apartment number.
2. **Moving time is restricted to the hours between 8:00 a.m. and 4:00 p.m. Monday through Thursday and must be scheduled through the management office.**
3. Only the freight/passenger elevator #4 can be used for moving, bringing in or taking out of construction materials, tools, debris, lumber, etc. The other three elevators are strictly for passengers.
4. Luggage and grocery carts must be returned to the designated area in the lower garage immediately after use. Under no circumstances should the cart be left in the elevator.
5. Chalfonte provided luggage and grocery carts are for use by apartment owners only. No use is allowed by any contractor at any time.
6. When entering the lobby or elevators, no bare feet, wet suits or uncovered tops are permitted.
7. No carts of any kind are allowed in the lobby.

E Garbage and trash disposal

1. Trash should be bagged and tied, then placed in the chute in trash room. Newspapers, magazines, boxes, and bottles should be brought to the recycling area in the lower garage.
2. Grease and rice must not be disposed of in drains.
3. Refrain from using the trash chute before 9:00 a.m. and after 10:00 p.m. in consideration of your neighbors.
4. To avoid clogging chute, do not force anything through the chute door.
5. Call the management office for disposal instructions for flammable material.
6. Movers or delivery men are to take all empty boxes and packing material with them when they leave the premises. These boxes are not to be placed in the halls or trash room.
7. Unit owners are responsible for removing from building all excess materials and debris resulting from an apartment renovation or relocation.

8. Owners are responsible for any repair or damage to the building caused by movers, cleaning people, people hired to look after their apartments, contractors, delivery people, etc. who enter the buildings at the direction of the unit owner.

F Storage

1. Each unit is assigned one storage locker located in the service corridor.
2. Each unit owner must supply their own lock for bin.
3. Storage of flammable products such as oil based paints is not permitted.
4. According to fire marshal nothing may be placed in common areas of storage room. Unit owners not in compliance are subject to fines. Objects will be removed immediately.

G Laundry Area

1. Coin operated washers and dryers are available for use by unit owners and lessees on a first come basis.
2. Care should be taken not to over load the equipment or use it for any purpose other than for which it was intended. Unit owners in violation will be responsible for any cost of damage to machines.
3. The use of more than one washer or dryer at a time is not allowed if other people are waiting to use them.
4. The washing machines are high efficiency models, please use appropriate detergents.

H Boat slips - Chalfonte Marina

1. At no time shall the docks be owned by the assignees, but said signees shall be deemed subleases of the Chalfonte Condominium Association.
2. The Chalfonte Marina and dock facilities are for the exclusive use of Chalfonte owners, and as such they are entitled to lease a boat slip at a monthly or quarterly rate as established from time to time by the Board of Directors. Only Chalfonte owners of record are permitted to lease a boat slip and the vessel/boat using the slip must be titled, registered and insured in the same name (or names) as the Chalfonte Condominium Unit Owners(s). Corporate ownership of vessels docking in the facility will only be allowed if the Chalfonte residence is owned by the same Corporation.

   2a. In the event all slips are in use, the management office along with the dock master and boat dock committee will create and manage a waiting list of

prospective interested parties.

2b. a security deposit of $3,500 (subject to change) is required by each slip sublessee.

2c. Monthly charge is based on a 26' boat.

3. Dockage rates are to be determined by the board of directors.
4. Boat owners must secure their boats with all due precaution in the event of sudden storm, winds, hurricanes, etc.
5. No waste may be discharged in the harbor.
6. No person shall be permitted to reside on board boats docked at the marina.
7. The dock master may, at any time, in his sole and absolute discretion, reassign a smaller vessel to another slip more appropriate to the size of his boat in order to accommodate condominium owners with larger boats.
8. The board of directors reserves the right to approve or disapprove any changes requested by the boat dock committee of these rules and regulations.
9. A complete document: "Rules and Regulations Regarding Development and Operation of Boat Docks on Chalfonte Property" is available the management office.

Security

1. In the event of a medical or fire emergency, first call should be made to 911, a secondary call to the security desk.
2. Exterior apartment doors should be closed at all times, whether you are in the unit or not.
3. Report any suspicious person or incident to the security desk immediately.
4. Inform the security desk when you are leaving residence. Also advise the security desk how long you will be away. Upon your return advise security that you have returned.
5. Refer to out of resident instructions for other procedures pertaining to closing your apartment.
6. If locks for exterior apartment doors are changed, an apartment door key must be furnished to management office for security's locked key cabinet.
7. Security officers are instructed to announce all visitors and service people by phone. They must receive permission from unit owners or lessees before allowing access to the elevators.
8. In absence of owner or lessee, no one will be allowed to enter a unit without authorization.

9. All exterior first floor doors are to be kept locked at all times from the outside.
10. Contractors may only get apartment keys with authorization from owner. Daily entry to apartment check-in/out with the security desk is mandatory.
11. Keys may be given to guest only if authorized through the security access control System.
12. Keys may be given to staff members only if given authorization from the unit owner.
13. Visitors and guests including owner representatives must check in with the security desk.
14. The manager has the authority to declare an emergency and authorize entry to a unit. An example of an emergency includes but is not limited to the detection of fire, smoke, water, someone in distress and to inspect and confirm the unit is secure in case of an impending storm. Keys may then be removed from the locked cabinet, logged out and only given to a member of the security staff who is responsible for returning the key to the cabinet.
15. Keys to every unit must be in a locked cabinet in order to gain access in case of emergency. When the owner does not provide a key for emergency access when needed, a locked box with a glass door inside the utility closet (when available) containing a key can provide a method to gain access in the event of an emergency. In case of an emergency, the glass may be broken to access the key and the unit entered. If available and for a charge of $100.00, Chalfonte will install a glass door lock box to store an emergency key in the closet.
16. Individual apartment water main must remain in the off position when unit owners are not in residence for more than 24 hours.
17. An owner representative should be identified and hired to maintain every apartment that is left unattended. A checklist of their job description is available in the management office.

Buildings

A Common areas

1. Bare feet are not permitted in any public areas.
2. Smoking is not permitted in any of the common areas.
3. Halls, walkways, entrances, lobbies, elevators, and stairways may not be obstructed.
4. The hallway doors on each floor adjoining the storage and trash rooms are to be kept closed unless a delivery is in progress.

5. The corridor of dwelling floors must be kept free of any decoration except religious symbols, not exceeding 6 inches in size, may be affixed to unit doors.

6. No one is permitted to play in halls, social rooms, stairways, elevators, garages, or other public areas or use them for any purpose other than their intended use.

7. Owners and guests are responsible for any repair or damage to the building caused by movers, cleaning people, people hired to look after their apartments, contractors, delivery people, etc.

B Apartments

1. Any renovations in an apartment must receive prior written approval by the management office. All local laws and ordinances must be complied with, and appropriate permits secured with the City of Boca Raton and filed with the office before the onset of work.

2. No one may perform any construction work or alterations in apartments before 8:00 a.m. or after 4:30 p.m. Monday through Friday. No noise producing work such as drills, hammers, etc. before 10:00 a.m., no work can be done on Saturday, Sunday, or National Holidays. No jack hammering between December 15 and March 15 of the following year and no Jack hammering on Any Holidays.

3. All areas including kitchen, foyer, and baths must be sound proofed before installing floor covering. Unit owners must contact the management office before any work takes place, to be advised of the required specifications for sound-proofing materials. The manager or designee must be permitted to inspect installed soundproofing before surface covering is in place.

5. Apartment owners are responsible for all water damage to other units or common areas caused by their plumbing, appliances and/or negligence.

6. Carpeting is not allowed on unit owner's terrace. Approved waterproofing material must be installed prior to tile application on terrace.

C Building exterior

1. Only approved storm shutters and sun shades may be installed after securing prior written approval from the management office.

2. The window shutters must meet or exceed the Florida code for oceanfront, high-rise buildings. They must be vertical rolling type and operate with the casement windows. The exterior color of the shutter must match the color of the building.

3 The proposed window shutter manufacturer and licensed installer with plans and specifications must be submitted for approval to the management.

4. The unit owner installing window shutters, and all subsequent unit owners, must assume all costs and responsibility for the installation, maintenance and operation of the window shutters. In addition, the unit owner installing window shutters must assume the risk and liability for any and all damage to the structure and persons, including but not limited to, concrete damage caused by water intrusion around the anchor bolts which may cause extensive damage in other areas.
5. The exterior of all window decorations (draperies, shades, etc.) must be white. The exterior of hurricane shutters must match the exterior color of the building.
6. No clothing, towels, beach apparel, cleaning material, etc. may be placed on terrace or railing where they may be visible.
7. Nothing may be thrown, poured, or shaken from terraces or windows.
8. Cooking is not permitted on terraces.
9. No sign, advertisement or notice shall be exhibited, displayed, inscribed, painted or affixed in or upon any part of the exterior of condominium property.
10. Owners must remove all loose or moveable objects from terraces during a hurricane alert and secure all shutters.
11. Radios, TV's, etc. should not be played on terrace at a volume that is disturbing to others.

Occupancy

A House guests

1. Only immediate family members* may be temporarily lodged in a unit during the owner's absence, provided that the owner submits a guest list with specified dates of visit.
2. Owners are responsible to fully inform guests of all rules and regulations and are responsible for compliance therewith.
3. Upon arrival and departure, guests must register at the security desk, present their picture I.D., make and model of their vehicle.
4. Occupancy is restricted to a maximum of six (6) persons per unit.

* Immediate family members are defined as "an owner or lessee and/or his or her spouse's, parents, brothers, sisters, children and grandchildren, as well as the immediate in-laws of the unit owners."

B Sales

1. Unit owners must advise the board of directors in writing of any intent to sell their apartment and must submit to the management office:

    a. A completed (Tenant Evaluation) application at least 30 days prior to the closing.
    b. A copy of the contract of sale.

2. The board of directors or the welcoming committee will schedule a personal interview with the prospective buyer prior to closing.
3. The owner shall provide the purchaser with a copy of the condominium documents and the rules and regulations and require a signed form by the purchaser acknowledging receipt of such documents. These documents must be read by the purchaser prior to the interview.
4. The association shall have 30 days from the receipt of the information requested in #1 above or 5 days from the interview date, whichever comes later, to decide whether it approves the sale and will notify the owner, in writing, of its decision.
5. No sale will be approved unless all current maintenance and special assessments are paid.

C Leasing

1. Unit owners may not rent their apartments for the first two years of ownership.
2. Unit owners may lease their apartments only one time during any consecutive 12-month period for a term of not less than 4 months and not longer than 1 year.
3. No sub-leasing as assignment of leases is permitted.

    UNIT OWNERS WHO LEASE THERE APTARTMENTE MAY NOT STORE THEIR VEHICLES OR MOTORCYCLES ON CHALFONTE PROPERTY.

4. It is the obligation of all unit owners to acquaint their tenant with all rules and regulations to ensure their compliance.

5. The board of directors must be advised in writing of any intent to lease, and unit owner must submit.

    a. A completed (Tenant Evaluation) application at least 30 days prior to the onset of the lease.
    b. A copy of the lease agreement.
    c. A refundable deposit of one month rent not to exceed $3,000 payable to "Chalfonte Condominium Apartment Association, Inc." against damages to common areas. This deposit is separate from any deposits paid between the

lessor and lessee.

6. The board of directors or the welcoming committee must personally interview and approve all prospective renters prior to date of occupancy.
7. No lease will be approved if the maintenance or any special assessments are not paid to date.
8. The management, as directed by the board, must initiate eviction of lessee of any apartment whose owner or lessee has not complied with the leasing requirements.
9. Renewal of any lease is subject to the same procedures as outlined in number 5a, 5b, 5c and 5d of this section.

10. Only individuals can be listed lessees on the rental agreement to rent an apartment at the Chalfonte. Rental Agreements may not be put in the name of a corporation. Occupancy of the apartment during the rental period will remain as per the Chalfonte By-laws,

D Rental apartment - Located off (North Building Lobby)

1. The apartment will rent on a first come basis with a minimum 3 nights and a maximum of 2 weeks.
2. Chalfonte owners will make the reservation and pay 50% in advance for the reserved nights. Payment will be made to "Chalfonte Condominium Apartments Association, Inc."
3. The holiday weeks of Thanksgiving and Christmas Holiday reservations will be determined by a lottery drawing; the daily rental rate of the holiday weeks will be more than during the rest of the year.
4. To be placed in the lottery drawing for Thanksgiving your name and date request must be sent into the office by August 31, and the drawing will be held on the first business day of September. For the Christmas and New Year's week your name and date must be submitted by September 30, and the drawing will take place on the first business day of October. All applicants will be notified of the results of the lottery promptly by the management office.
5. The holiday week's reservations must include a 50% deposit when booking. It will be refundable only with a replacement reservation.
6. Reservations may be made up to one year in advance.
7. The Chalfonte owner will be responsible for the conduct of their guests and any damages while they are on the property.

Miscellaneous

A Pets

1. Pets may not be kept or maintained on the premises. The only exceptions are fish in aquariums and birds in cages, providing they are confined to the apartment without annoyance to other apartment owners.
2. No one may bring any pets (other than as set forth in #1) into the building or keep them on condominium premises.

B Noise

1. Owners, lessees, and guests shall not make or permit unreasonable noises that will cause discomfort to other residents. Radios, televisions or stereo sets and musical instruments, must be kept at a reasonable volume.
2. Any work requiring the use of noise generating equipment such as drills, hammers, etc. is to be confined to the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday.
3. No one is permitted to play in the halls, stairways, elevators, garages, etc.

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