

Rules and Regulations

(Amended February 2025)

ANY DEVIATION FROM THESE RULES AND REGULATIONS CONSTITUTES A VIOLATION AND COULD BE SUBJECT TO A FINE. FINES START AT \$100.00 PER DAY UP TO \$1,000 PER OCCURRENCE.

The Board of Directors reserves the right to amend, supplement, and/or modify these Rules and Regulations and to make other such Rules and Regulations as in its judgment may, from time to time, be necessary for the safety, preservation of good order and efficient operation of THE PLUM|CORTINA.

TRASH

The Unit Number needs to be properly displayed on the Trash and Recycle Bins.

Trash collection days are MONDAYS and THURSDAYS. Vegetation is picked up on **MONDAYS**. Recycling Bins and BULK trash are picked up on **THURSDAYS ONLY**. Please place trash containers curbside no earlier than 6PM on the evening before pickup.

Only covered cans are permitted for trash pickup. Any trash not in a proper receptacle is a violation.

Our trash contractor is the Solid Waste Authority (561-697-2700) or (866-792-4363). Recycling bins may be ordered by calling 866-792-4636. Trash cans and bins must be clearly marked with an address. No pick-up on Thanksgiving Day or Christmas Day.

All garbage containers and bins must be returned to the unit and stored out of view from the exterior of the building no later than sunset on the day of pickup. No refuse or unsightly objects shall be allowed to remain anywhere on the common area at any time. In addition to the potential for a fine, garbage containers and Bins that are not returned in a timely manner will be brought to the pool area until you retrieve them.

CORTINA: Trash should be placed in front of the townhouse.

PLUM: Trash must be placed in designated areas (corners of blocks only).

PETS

New Residents with pets not classified as ESA or Service animal must pay a \$750.00 refundable pet deposit. ONLY one dog or one cat weighing no more than 25lbs at full maturity is allowed per unit. If you currently have a pet, you must register your pet with the management company by completing an application . If your pet is not registered with the management company, the unit owner is subject to fines of up to \$100 per day the pet is on property. Non-residents will be subject to eviction.

All pets must be leashed when outside the unit and under the able control of an adult. Pet owners must IMMEDIATELY remove and properly dispose of all solid waste deposited by their pets. These are both Palm Beach County laws, and violators will be fined, reported to the County, and subject to additional county fines. The fine for not picking up after one's pet is set to \$100 per incident. Non-residents will be subject to eviction.

No pets of any type shall be kept or confined on screened porches or courtyards. No pets shall be allowed to wander the property unattended. No pet shall become a danger or nuisance by excessive noise, or fines will be implemented and the removal of the pet sought.

Owners are responsible for their pets and the pets of their approved tenants.

All pets must at all times maintain up to date vaccinations and registration with Palm Beach County. The owner of every pet shall have the animal revaccinated 12 months after the initial vaccination.

Fines are set to \$100 per day and non-residents will be subject to eviction.

Units

Each unit shall be used only as a single family, private dwelling for the unit owner and members of the immediate family.

There is an occupancy restriction of not more than two (2) persons, per bedroom. If occupants are unrelated, a maximum of two (2) adults is permitted per unit.

Parking

Charging station installations for EV vehicles are currently limited to the garages in Cortina. You can not, at this time, install an EV charging station in your unit in the PLUM.

Only two (2) vehicles per unit are allowed. Plum units are assigned one parking space. Cortina units must park on driveways. Motorcycles, mopeds and scooters must be off property between the hours of 6PM and 7AM. and can not be stored in stairwell or foyer areas. Street Parking is not permitted in Plum or Cortina. When there are no more guest spaces available near your unit, overflow parking is permitted in the pool circle area provided that it does not block the access ramp. Owners may not use overflow parking unless there are no guest spaces available. Vehicles that do not comply subject to a \$100 fine per day, being booted or towed off property at owners expense.

Commercial vehicles, Vendor vehicles, motorcycles, vans, boats, extended wheel-base vehicles, oversized tire vehicles and trailers are not permitted between 6:00 PM and 7:00 AM on

condominium property. Cortina allows motorcycles and scooters which must be garaged between 6:00 PM and 7:00 AM. No extremely customized/modified or non-traditional vehicles are permitted on the property. Vehicles that do not comply subject to a \$100 fine per day, being booted or towed off property at owners expense.

Personal pick-up trucks that do not have visible markings, such as business-related logos or information, visible tools or ladders, and that have a board-approved cover are permitted for overnight parking. Pick-up trucks cannot have unsecured items in the bed of the vehicle, such as debris, toolboxes, or ladders.

Vehicles displaying "For Sale" signs or any other signage, wrapped vehicles with logos, phone numbers, or website information, as well as vehicles with exposed utility/tool boxes or ladders, are not permitted between 6:00 PM and 7:00 AM on condominium property.

All motor vehicles on the property must have a valid license plate and up-to-date registration and must be in operable condition. Vehicles that do not comply subject to a \$100 fine per day, being booted or towed off property at owners expense.

Vendor vehicles are permitted between 8:00 AM and 7:00 PM, Monday through Friday only. Vendor vehicles are permitted after hours and on Saturdays and Sundays for emergencies only.

Moving vans for furniture/appliance deliveries are permitted Monday through Friday from 8:00 AM and 6:00 PM and Saturday from 11:00 AM and 3:00 PM. Vehicles that need to be on property after hours will need a Board Members approval in advance.

POD type storage containers require approval from the Board Members and may remain on-site for no more than three days during the week. Deliveries and pickups of such containers are prohibited on Sundays; please schedule accordingly.

In the PLUM, vehicles must be parked front-end in so your plate is visible from the road. No back-up parking is permitted. **PARKING ON THE GRASS IS STRICTLY PROHIBITED.** Parking parallel to grassy areas is also prohibited. Cars must be parked in resident assigned spaces, marked with resident's number, or in yellow marked GUEST spaces. Street parking along Via Regina is strictly prohibited. Vehicles that do not comply subject to a \$100 fine per day, being booted or towed off property at owners expense.

In CORTINA, all cars must be parked in the garage, driveway or the Guest Areas front-end in so your plate is visible from the road. Parking on the grass or marked off emergency access areas is prohibited. Street parking in Cortina is prohibited. Parking perpendicular to the driveway is prohibited. In no instance should the rear of your vehicle extend beyond the end of the driveway. EV vehicles are permitted to park in reverse as long as it is being charged. All other instances the

vehicle must be front-end in parked. Vehicles that do not comply subject to a \$100 fine per day, being booted or towed off property at owners expense.

Absolutely no car repairs are to be done in the parking lot other than fixing a flat or jumping a battery.

Covered vehicles must be either in the unit owners assigned parking space in (PLUM) or in your driveway (CORTINA)

SPEED LIMIT ON ALL ROADWAYS IS 15 MPH.

THE PLUM/CORTINA IS A POSTED TOWING COMMUNITY. VIOLATIONS MAY RESULTS IN BOOTING AND/OR TOWING.

No long-term parking beyond two (2) days [48 hours] is permitted in guest spaces. Residents with more than one vehicle, must park in their assigned space first; and may utilize a guest space following the 48 hour guest spot parking rule for the second vehicle.

Vehicles with expired registration will have 30 days to comply with new registration sticker from the date of notification.

Vehicles in non-compliance are subject to the following:

First offence: Warning document is placed, or sticker is adhered to your vehicle.

Second offence: You will receive a fine of \$100 per day when in non-compliance.

Third offence: You will receive a fine of \$100, booted and/or towed off property at the owners expense.

Parking on the grass is an immediate \$100 fine.

LEASES

No unit owner may lease his/her unit more than TWO (2) times per year or for less than 6 months. You must contact the management company for proper information and procedures. A noninterest bearing, refundable deposit of \$2,500 will be required to insure against Association property damage, this deposit must be paid by the unit owner.

All lessees must be interviewed and must acknowledge the acceptance of the rules and regulations for each rental and for the Community.

The owner of a unit is fully responsible for the actions of his/her tenants. No lease will be approved if unit maintenance dues are in arrears.

A penalty of \$100 per day will be assessed to the unit owner of any unit that rents the unit without filing an application with the Association and receiving the necessary approval. Additionally, the Association reserves its right to seek the removal of the occupant at the cost of the Owner.

Subleasing and Time Sharing are strictly prohibited. Utilizing your unit as an AirBNB or short stay rental is strictly prohibited.

A unit owner renewing or extending an existing lease needs to submit a written lease extension to the Management Company.

Thirty (30) days prior to a lease ending the owner/tenant must inform the management company that they wish to extend/renew the lease for an additional year and pay the fees.

Failure to abide by these Rules and the Association's governing documents will result in fines for the owner and the tenant is subject to removal by the Association at the cost of the owner.

SALES

There shall be no open house sales conducted for your unit under any circumstances.

A purchaser must complete the application and approval process prior to closing.

MULTIPLE UNITS PURCHASING:

An owner who purchases a second unit is subject to all terms and conditions, including application fees, other than the interview.

EXTERIOR OF BUILDING

Sidewalks, walkways and entrances shall not be obstructed. Trash can, bicycles, etc. must be stored out of view from the exterior of the building and patios may not be used as storage facilities.

No items, including holiday decorations, artwork, wall décor, lighting, hanging plants, or signage, shall be affixed to the exterior walls, door framing, roofline of the building, or the interior of the outdoor closets and foyer areas using nails or screws. Objects affixed to the exterior of the building, with nails or screws, will be subject to removal with repairs billed to the owner.

No items that are "stored" in foyer areas, other than patio umbrellas, are to be visible from street level. This includes items such as large items, tents, boxes, and tarps. Fines will be imposed at \$100 per day and tenant will be subject to eviction.

No changes, additions or alterations are permitted to the exterior of the unit or building, or foyer area, without the prior written consent of the Architectural Review Board (ARB). Owners must submit a diagram of the proposed change, for approval, on an ARB form provided by the Management Company. Any violations will be fined and the change, addition or alteration subject to removal at owner's expense.

Hurricane shutters are permitted as long as they are white, accordion, aluminum style, and must be ARB approved. Hurricane shutters may only be closed 48 hours prior to a hurricane and reopened 24 hours after the hurricane has passed. Snowbirds or unit owners who need to close their unit for extended periods must obtain written approval from the Board.

No sign, advertisement, notice or lettering shall be placed on any surface visible from the outside of the unit. This includes FOR SALE and RENT signs on the unit, as well as circulars in the common area.

No clotheslines, clothing, rugs, mops, etc. shall be shaken or hung from the windows or doors in view of any other unit, street or lake.

No radio or television antennas are permitted. Any aerial erected on a roof or exterior wall will be removed by the Association without notice at the Owner's cost. Satellite dishes require ARB approval for permitted installation locations. Any removal of the dish must bring the building back to its original condition at the unit owner's expense.

GENERAL RULES

Any damage to the unit or common areas will be repaired at the owner's expense and the owner will be subject to a fine. No commercial solicitation of any type is permitted within the PLUM/CORTINA Association.

Neither the common areas or the units shall be used for a commercial type business, other than office type home businesses that do not require vehicle, walk-in traffic or an amount of deliveries that poses a strain on the Association or inconveniences members. No unit owner shall make or permit any disturbing noises which would interfere with the comforts of other unit owners. This restriction includes barking dogs, noise from radios, television, instruments, etc. Reasonable in-home construction will be permitted between 8:00 AM and 6:00 PM, Monday through Saturday only.

Barbeque grills are permitted to be placed outside of the unit, with a cover, and located in an inconspicuous place. BBQ grills, of any kind, are not permitted in second story units. Violators will be reported to the county for enforcement and will be subject to county and association fines.

Absolutely no fire pits allowed on property.

Pursuant to the Florida Fire Prevention Code, except for one- and two-family dwellings, the use or kindling of hibachis, grills, or any similar devices used for cooking, heating, or any other purpose is prohibited on balconies, beneath any overhanging portions, or within 10 feet of any structure.

In accordance with the Association's governing documents, the area immediately behind ground-level units is designated as a common area upon which owners are expressly prohibited from making improvements.

In light of the above safety requirements and concerns regarding the improper use of common areas, the use of fire pits or any similar devices capable of producing a flame is strictly prohibited on any Association common area or limited common element. Owners in possession of such devices must permanently remove them. Any violation of this rule may result in fines, suspensions, and/or legal action against the violator and/or the owner(s) of the affected unit(s). Unit owner is subject to a daily \$100 fine until the pit is removed.

Air conditioning condensate lines are part of the air conditioner (which is owned by the unit owner) and it is the responsibility of the unit owner to maintain and repair them. This also applies to shared condensation lines.

Plum courtyard foliage must be maintained by the unit owner and may not hang over the privacy wall nor extend over the height of the first-floor roofline.

All persons skateboarding, rollerskating, riding scooters, e-scooters, e-bike, or bicycle must be used in accordance with Florida State Law. Any person riding a skateboard, scooter, e-scooter, e-bike, or bicycle or passengers who are under 16 years of age **must wear a bicycle helmet** that is properly fitted and is fastened securely upon the passenger's head by a strap and that meets the federal safety standard for bicycle helmets.

"E-bike/Bike sidewalk clutter," or "e-scooter/Scooter littering," "Common Area clutter" occurs when e-bikes or e-scooters, skateboards, roller skates are left on sidewalks, blocking pedestrian paths. This can put pedestrians in your community at risk of falling and those items will be removed from the common area by the association. Violations are subject to fines.

Each resident must provide to the Management Company a key to their unit. The Board of Directors and the Management Company reserve the right to enter your residence in case of emergency (i.e., active water leaks, fire, smoke, flooding, etc.). Any expenses incurred in an attempt to gain entry will be borne by the resident.

POOL RULES

Any misuse of pool property will result in fines and will be reported to authorities. All posted pool rules must be followed. If you are found to have damaged items in the pool or its surroundings you will be responsible for the cost of repairs or replacement of these items.

No bicycles, skateboards, skates, scooters, running or roughhousing on the pool deck. No glass bottles or containers are allowed inside the pool area. Water balloons and float devices are prohibited.

Children under 12 years of age must be accompanied by an adult and are prohibited from using the hot tub. Children in diapers are NOT permitted in the pool. Children not toilet trained must wear a swim diaper in the pool.

The pool area is closed after dark.

Pool parties are not permitted.

The use of external speakers for playing music at the pool is prohibited.

It is recommended that persons with physical impairments have supervision, if needed.

There is absolutely no smoking in the pool area.

Owners and Tenants must be respectful of each other's rights. Chairs cannot be saved for more than 30 minutes.

These Rules and Regulations are in addition to the original Rules adopted by Boca Pointe Community Association, Inc. pursuant to recorded covenants. Please refer to the Declaration of Covenants, Conditions and Restrictions of THE PLUM/CORTINA AT BOCA POINTE, as well as the BOCA POINTE COMMUNITY ASSOCIATION for complete restrictions.