Palmetto Place

Rules and Regulations

Updated November 2024

Dog Rules

Leash Policy: Dogs must be on a ***short*** leash at all times when outside of your Unit. This includes all common areas such as residential corridors, elevators, and the parking garage. DO NOT allow your dog to run up and down the residential corridors.

Lobby

Dogs are not permitted to congregate in the Lobby at any time, only pass through.
Should a Dog Owner be passing through the Lobby with their pet to retrieve mail or packages, you must maintain control of your dog, and please keep a reasonable distance away from others who may feel uncomfortable around dogs or have their own pet with them.

Elevators

It is important that if an elevator is already occupied, even if the occupant(s) grant permission, the pet owner must wait for the next available unoccupied elevator.
When exiting elevators with your dog, please hold your dog back and allow the elevator doors adequate time to fully open. This will prevent any unnecessary startling of fellow residents or pets waiting to enter the elevator.

Noise Control

Please be mindful of noise levels, especially during the early morning and late evening hours, to not be a nuisance to your neighbors.
Dogs are not to be left on balconies where they may bark excessively.
Dogs should remain quiet and calm while in the lobby; barking disrupts others who are using the lobby for various purposes and impacts normal operations of the building.

Pet Waste

It is the responsibility of every dog owner to promptly clean up after their pet. Please carry waste bags and dispose of them properly in designated receptacles.
Should your dog have an accident in the common areas or residential hallways, immediately clean up the mess, and then notify the Front Desk so that proper disinfecting can be done.
Understand that pet waste poses significant health risks to both humans and pets if not cleaned up immediately and properly.

Pool Deck and Clubhouse Ares: Dogs are not permitted on any portion of the Recreation Deck.

Guests are not permitted to bring pets into the building.

Pet Registration

All pets must be properly registered with the Association.

Fitness Center Rules

Wipe down all equipment after each use, using the cleaning supplies provided. Be thorough in wiping down handles, seats, surfaces, and any area that comes into contact with skin, clothing, or sweat drops.

No phone calls inside the Fitness Center. If a phone call is necessary, step outside the Fitness Center to avoid disturbing others.

Please refrain from sitting on equipment or benches unless you are actively using them for a workout. If you are taking a break or resting, please consider moving to another space so that others may use the equipment.

Be mindful of your workout time to ensure that all residents have the opportunity to use the equipment. During busier times, please be considerate should there be other residents in line.

No children permitted in the Fitness Center.

No food or drinks (only water) are allowed in the Fitness Center. Spills should be wiped up immediately.

Return all equipment to its designated place after each use.

Trash Disposal Rules

For household trash, please make sure it is bagged, sealed, and disposed of down either of the trash chutes which are located on the East and West side of each floor.

DO NOT leave trash or any items in the residential corridor, inside the trash chute closet, or in the recyclable bins.

For trash bags that are too large to fit in the trash chute, you must bring them down to the first floor trash room to dispose of them. There are trash cans located at every entrance door to the building from the garage on floors 2 through 5, **please put trash IN the cans and not beside them.**

For disposing of cardboard boxes, please bring them down to the recyclable containers located on the first floor next to the Service Elevator, **DO NOT leave boxes in the residential corridors or inside the trash chute closet.**

DO NOT dispose of any household trash into the recyclable bins.

Takeout food boxes should be broken down, bagged, and along with your household trash, brought to the trash chute nearest to your unit. If it does not fit in the trash chute, you must bring them to the first floor trash room and dispose of them.

For large items such as sofas, mattresses, appliances, patio furniture, etc., please contact a professional removal service. The building cannot dispose of these items for you.

Pool Rules

NO SMOKING; which includes but is not limited to cigarettes, cigars, vapes, medical marijuana, etc.

You **must** cover pool furniture with a towel or blanket while using.

Do not hang your towels or clothing from the umbrellas.

No personal music devices at the pool if not using headphones.

No glass containers: this includes but is not limited to alcohol bottles, food storage containers, etc.

Placing towels on pool chairs to reserve is not permitted. If you are not utilizing a chair at any moment, the chair is to be used by others who are in search for one.

Absolutely no pets allowed.

Keep walkways clear of all items; do not move pool furniture.

Pool hours are Dawn - Dusk.

Individual time limit is 15 minutes maximum for Hot Tub.

Pool Etiquette

It is important to maintain a respectful and comfortable environment for everyone. As a shared space it is important to be mindful of the volume and content of discussions to ensure everyone can enjoy the pool deck area comfortably. In particular, conversations on sensitive topics should be conducted at a very low volume or in a more private setting. It is not appropriate to interrogate or accost fellow residents, or their guests, regarding their usage patterns or duration of their stay. This behavior is intrusive and makes other residents feel uncomfortable and not welcome to enjoy their own pool facility. If you have concerns about other residents, or suspect there are unauthorized guests in the building, please address them with the Management Office directly.

Smoking and Balcony Rules

All residents who smoke, *and residents who have guests that smoke*, must adhere to the following:

- **Do Not Discard Butts OFF of Balconies:** Not only does this pose a risk of causing damage to other units, but it also creates a littering issue, and is poisonous if ingested by pets.
- **Only Use Enclosed Ashtrays:** Ensure that your ashtrays are enclosed and secure, especially during windy conditions. This will prevent ash and embers from being blown away, reducing the risk of fires and damage to the property.

In addition, a reminder of the Association's smoking policies, which includes smoking of cigarettes, cigars, vaping, and marijuana. **Smoking is prohibited inside the building, garage, and on common elements.**

While residents and their guests may smoke legal substances within their unit, the persistent and robust presence of smoke coming from within units and balconies may constitute a nuisance to your fellow residents under Article 17 of the Declaration as follows:

17.6 No nuisances (as defined by the Association) shall be allowed on the Condominium or Association Property, nor shall any use or practice be allowed which is a source of annoyance to occupants of Units or which interferes with the peaceful possession or proper use of the Condominium and/or Association Property by its residents, occupants or members…

Since secondhand smoke from balconies and the smoke permeating through the hallway can undoubtedly constitute a nuisance, the Association can require owners and residents to take all measures necessary to eliminate the smoke from their unit and balcony. As such, the Association urges residents to be mindful and respectful of their fellow residents while smoking, since as we know, living in a condominium setting is unique and it is critical to consider and avoid the interference with your neighbors' peaceful possession of their Units. Moreover, marijuana is classified as an illegal substance, and its recreational use on the condominium property is illegal and strictly prohibited.

Parking Policies

- Residents and Guests are not permitted to self-park nor remove vehicles from the valet area. All drivers must exit the vehicle at the podium and hand over possession of the vehicle to the valet staff.
- There are no assigned spaces in the valet area. Owner/Residents are allowed to self-park their vehicle(s) in their assigned spaces located upstairs only. Extra vehicles must be valet parked.
- Valet staff will retrieve the vehicle and then hand over possession of the vehicle to the driver. Residents can **call ahead or text the Valet at 561-235-9159**.
- Housekeepers and contractors providing service are permitted to self-park their own vehicle in the designated parking spaces near the receiving doors, during permitted working hours only. Vehicles that exceed 8'6" high must find parking off-site.
- Vehicles that utilize the EV Charging Stations must be registered with the Management Office. Upon arrival the driver must exit the vehicle at the podium and hand over possession of the vehicle to the valet staff. The driver must request from the valet staff to charge the vehicle, the valet staff will operate the EV Charging Stations.
- Residents who are out of town for 5 days or more, will have their vehicle moved upstairs to your assigned parking space.
- Units are limited to one vehicle per authorized resident to be parked in the first-floor valet area. All other vehicles in valet possession will be parked upstairs in your assigned parking space.
- **Any vehicle that parks in the designated 5-minute parking spaces for more than 5 minutes will be immediately immobilized at the owner's expense. No courtesy call will be given. Any vehicle that remains immobilized will be towed after 24 hours at the owner's expense.**
- Residents and guests that arrive at the valet area after 11pm must park their vehicle at the side of the valet lane, turn off the vehicle, and give the vehicle's key to the Front Desk attendant. The Operations staff will park the vehicle in the valet area.
- The 2nd and 3rd floors, Monday-Friday, 8am-5pm are for permitted parking only. The 150 E. Palmetto building (Bank of America) regulates those spaces and will immobilize any unauthorized vehicle at the owner's expense. Residents and guests may self-park in those spaces during non-permitted days and hours.
- Only authorized residents are permitted access beyond the upstairs security gate. Do not give the access device to any person, family member, or guest that is not approved as an authorized resident or guest through the Management Office.
- The size of any vehicle parked in the garage cannot extend dangerously into the drive path of the garage when parked. Regardless, the largest vehicle that may be parked in the garage is 212 inches long by 81 inches wide by 77 inches height.
- Mistreatment, disrespect, or harassment towards the Valet or Building staff shall not be tolerated.

Residents who do not comply with the Parking Policies may be immobilized (booted) or towed at the vehicle owners' expense, in addition to suspension of valet service use.

Contractor Rules

Working Hours: Contractors are permitted to work **Monday through Friday, from 9:00AM to 5:00PM only**. Work outside of these hours or on holidays is strictly prohibited.

Contractor Registration: All contractors must be **registered** with the Management Office **prior to their arrival**.

In order to be approved for work, the Management Office must receive, but not limited to, the following documents:

- **Detailed Scope of Work**
- **Certificate of Insurance** naming Palmetto Place as the certificate holder and additional insured.
- **Contractor's license**
- **Permit application** (if applicable)

Sign In/Sign Out: All contractors are required to **sign in and out** with proper ID at the Front Desk each day.

Key FOBS: Contractors are **not permitted to have possession of your key FOBS** for access to the Unit and common areas.

Additional Contractor Guidelines: There are additional contractor guidelines that must be reviewed and acknowledged by both the Unit Owner and the Contractor. A signed acknowledgement form must be submitted to the Management Office before any work begins.