

PALM BEACH BATH & TENNIS HOMEOWNERS' ASSOCIATION

5451 Grande Palm Circle

Delray Beach, FL 33484

RULES & REGULATIONS

Updated 12/17/2024

The Board of Directors has adopted these rules in accordance with the authority granted them in the Declaration of Covenant and Restrictions, which govern this community. These rules apply to all owners, guests, service employees, agents, tenants and other persons on the property governed by the Association. The Association has the authority to enforce these rules in accordance with the recorded documents of the Association.

Community Miscellaneous Information

1. The maximum speed limit in the community is 20 MPH
2. Vehicle parking limited to paved areas only.
 - No parking on any portion of grass areas
 - No overnight parking allowed on roadways in the community
 - No parking on sidewalks

Third infraction may result in towing

3. Please be respectful of neighbors driveway so you do not block their mailbox and access or egress to their driveway.
4. Unlicensed or inoperable vehicles are not permitted anywhere in the community,

except these vehicles may be kept inside a garage and not visible from outside. Except for emergency repairs no mechanical repairs or maintenance of a vehicle is permitted in the community, except inside a garage and not visible from outside.

5. Commercial vehicles must not be parked in driveway overnight.

6. All garage doors shall remain closed when not needed for access, when an individual is not physically present and/or occupying the garage, or unless work is being done in the garage with respect to the exterior of the unit unless a screen is provided to obscure the view of the interior of the garage from the street.

7. Toys, bikes, trash containers, recycle bins, and the like are not permitted to obstruct any portion of the lawn area, roads or sidewalks in the community. These items should be stored out of sight. Solar lights are not to be installed on the lawn areas.

8. Owners not allowed to install or leave objects on the lawn that will interfere or hinder mowing operations. _
No installing of storage sheds, clothes lines or swing sets

9. Recreation facilities are for the exclusive use of residents and their guests.

10. No signs shall be placed upon any lot and no signs shall be placed in or upon any unit which are visible from the exterior of the unit, without prior written consent of the HOA Board. The only signs permitted are security signs, I.E. (ADT, Etc.)

11. Extended overnight parking of vehicle 24/7 (more than 3 consecutive days) in the tennis court parking lot must be approved by the HOA. Vehicles that exceed this will be towed at owner expense.

12. Trash containers, Waste and Materials must be kept out of view except they may be placed outdoors after 5:00 PM on the evening prior to the scheduled Wednesday & Saturday pick-up and must be removed by 8:00 PM on the day of pick-up.

Trash Pickup Schedule

- **Wednesday includes ONLY TRASH & TREE TRIMMINGS**
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- **Saturday includes ONLY THRASH, RECYCLE BINS & LARGE BULK ITEMS**

13. Owners and renters must provide both an email address and contact phone number. This information will only be used by the HOA board for communications and internal use only.

14. **ARC Approval needed for the following from the HOA board.**

- **New Roof replacement & Colors**
- **Exterior house colors must be from HOA list when repainting**
 - **New fencing gate width must be a minimum of 40 inches**
 - **Exterior Window Replacement**
- **Satellite Dish Location**
- **Any exterior work to the property.**
 - **Construction start times/restrictions**
- **Insurance certificates required for all exterior work listing PBBT as additional insured.**

15. The front entry gates and the interior and exterior of the clubhouse are monitored by CCTV.

16. There is no swimming in the retention pond because it is used for water storage and irrigation. No playing or walking in the sand area around the pond. Also no boats or floatable devices are allowed in the retention pond.

17. No installing of plastic, silk, or artificial flowers or shrubs are prohibited

18. To our Tennis players.

After using the tennis court, please sweep the court so the lines are showing as a courtesy to the next players. Please secure the gate lock.

Pool Rules and Regulations

1. Children who use diapers must wear “swim diapers” when in the community pool.
2. Radio or other sound devices may be used in the pool area with headphones only.
3. No glass or breakable objects are allowed in or around the pool area at any time.
4. Persons who bring consume or use such items as food containers, papers, cans and personal items to the pool area must remove these items from the pool area when they leave.
5. All chairs and tables must be put back in their original place before leaving the pool area. Please turn off all overhead fans.
6. All persons must shower before entering pool or hot tub.
7. Please cover all lounges and chairs with a beach towel before using.
8. The swimming pool and hot tub are to be used only from dawn to dusk.
9. For the comfort of all, smoking in the pool area is restricted to the north side of the clubhouse.
10. All children under 16 must be accompanied by an adult

Clubhouse Information

1. The clubhouse interior and exterior areas are monitored by security cameras
2. The exercise equipment and pool table may not be used by children under the age of sixteen (16) without the supervision of an adult.
3. Please confirm that the clubhouse doors are locked and all lights are out when you leave.
4. Children under the age of 16 can not use the tennis courts without adult supervision.
5. Clubhouse events must be approved by the Board of Directors

Pets/Wildlife

1. The feeding of any wildlife is strictly prohibited.
2. Any pet must be carried or on a leash when outside the owner's property. Pets must be on a positive restraint while outside.
3. Pet owner must immediately pick up and remove any solid waste deposited by their pet on ANY property and placed in a closed container.
4. Pets must not be an unreasonable nuisance to other residents.
5. Extendable leashes must be shortened so the animals do not go onto other homeowner's property.

The Board wishes to thank you for your cooperation in observing these rules.