

PRESIDENTIAL GOLFVIEW CONDOMINIUM ASSOCIATION  
**RULES FOR ALL RESIDENTS AND GUESTS**

For those in our community who may not have been informed of our policies, here is a reminder of behavior expected of all residents:

**NO LOITERING** in front of buildings, in the parking lot, in stairways or on walkways.

**DO NOT BACK YOUR CAR OR TRUCK INTO A PARKING SPACE** Violators are subject to immediate towing without warning.

**NO PARKING OF COMMERCIAL VEHICLES** including large trucks, trailers and vehicles with signs, lettering or advertising. Contact the office for overnight parking while moving in or out of your apartment.

**GARBAGE MUST BE TIED CLOSED IN A PLASTIC BAG AND DEPOSITED INTO A TRASH CHUTE** Boxes and large items must be taken to the first floor and deposited into the dumpster. Appliances, furniture, discarded carpeting and construction materials must be taken to one of the two bulk trash areas along the perimeter wall for removal by the Association on a regular basis.

**REMOVE LAUNDRY FROM A WASHER OR DRYER WHEN FINISHED** Items left are subject to theft, or removal and disposal by the Association without warning

**NO BARBEQUE GRILLS ALLOWED ANYWHERE ON THIS PROPERTY** No grilling on balconies, in pool areas, parking lots or between buildings.

**PATIOS AND BALCONIES ARE NOT FOR STORAGE** Only patio furniture should be on any balcony.

**NO REPAIR OR SERVICING OF CARS OR TRUCKS** Take vehicles off property for repair or service.

**WASHING CARS OR TRUCKS IS NOT ALLOWED**

**NO GROUPS OR PARTIES ANYWHERE IN COMMON AREAS** including lobbies, the parking lot, pool areas, or between buildings.

**KEEP MUSIC AND CONVERSATION AT A LOW LEVEL** so neighbors are not disturbed.

**CLEAN UP AFTER YOUR PET** Always have your pet on a leash. Animal Control will be called for pet abuse or annoyance to nearby residents.

## BE A GOOD NEIGHBOR!

### EMERGENCY PHONE NUMBERS:

West Palm Beach Police Department: 561-822-1900

Palm Beach County Sheriff's Office: 561-688-3400

Fire Department or Life-Threatening Emergency: 9-1-1

On-Site West Palm Beach Police Officer here each evening: 561-452-7408

IF A FIRE ALARM SOUNDS IN YOUR BUILDING call the Fire Department at 9-1-1 to respond. Only the Fire Department is allowed to silence an alarm after checking the building for any possible emergency.

## AUTO TOWING POLICY

Sheehan's Towing has been authorized to tow vehicles from our property for these violations:

### IMMEDIATE TOWING OF YOUR VEHICLE:

- Altered or invalid tags or decals
- Parked in a handicapped parking space without permit
- Parked in a fire lane, in the road, or on the grass
- A commercial vehicle parked overnight
- Motor homes, buses, boats, trailers or ATVs
- Blocking access to trash dumpsters
- Backed into a parking space

### TOWED AFTER A 24 HOUR NOTICE:

- No tags or decals
- Flat tire or not operable
- Parked in a space not clearly marked as a parking space

### TOWED AFTER A 48 HOUR NOTICE:

- Expired tags or decals (Florida or out-of-state)

Contact the main office if your vehicle will remain in the same parking space for more than seven days to avoid towing as an inoperable vehicle. Sheehan's Towing keeps a record of all violations. Your vehicle may be towed at a later date if you repeat the same violation. If your vehicle is towed contact our office at 201-4440 or Sheehan's Towing at 659-0758.

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### DEPUTY SHERIFF ON PROPERTY EVERY EVENING

A West Palm Beach police officer is on property for six hours each evening, beginning between 7PM and 11PM. For assistance, call **452-7408** to reach the direct cellphone provided to the officer by Presidential Golfview for faster response.

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### LAUNDRY CARDS

Laundry cards are available on the north side of the main office building. To obtain your first card, you must use a \$5 bill—press the green button on the machine and deposit the \$5 bill in the lower left corner. A new card will be dispensed by the machine with \$3 in credit toward use of the washers and dryers throughout the community (The machine keeps \$2 as a service fee).

Use this same machine to add more credit to your card. Insert your card into the slot at the top right of the machine. The screen will show how much credit is on the card. Deposit \$5, \$10 or \$20 into the machine for credit to be added (If you deposit \$20, you will receive \$22 in credit). The machine does not accept one dollar bills, only \$5, \$10 or \$20.,

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To start service with FPL call 697-8000. To start service with Comcast call 1-877-230-9361.

## **RULES AND REGULATIONS OF PRESIDENTIAL GOLFVIEW CONDOMINIUM ASSOCIATION, INC.**

The Board of Directors of Presidential Golfview Condominium Association, Inc. ("Presidential Golfview") have adopted the following Rules and Regulations, in accordance to the provisions of the Declaration in order to provide for a congenial community for the benefit of the owners and residents of Presidential Golfview as well as to provide for the protection of the values of the units. The use of the property shall be restricted to and be in accordance with the following provisions:

The following Rules and Regulations hereinafter enumerated as to the Association property and units contained therein shall be deemed in effect until amended by the Board of Directors of the Association and shall apply to and be binding upon all unit owners, residents and lessees. The unit owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. These rules and regulations will apply equally to owners, their families, guests, lessees and invitees. These rules and regulations do not purport to constitute all of the restrictions affecting the Association and common property. Reference should also be made to the Association governing documents. Said Rules and Regulations are as follows:

### **GENERAL RULES AND REGULATIONS**

1. All unit owners, residents and lessees at Presidential Golfview shall abide by each and every term and provision of the Declaration of Condominium, the Articles of Incorporation and the By Laws of the Association.
2. The sidewalks, entrances, passages and all of the common areas must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises. The sidewalks, walkways, streets and parking areas shall not be obstructed or used for any other purpose other than for ingress and egress from the unit and other areas of Presidential Golfview. No vehicle shall obstruct the sidewalks at any time nor shall any carriages, velocipedes, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar nature be stored outside a unit or on common areas. Wheeled toys (i.e. skateboards, roller blades, tricycles, big wheels, children's bicycles, scooters, and motorized scooters, etc.), extreme sports, sports and any activity requiring two or more people are prohibited from the common area, without prior written Board approval, including

lawns, curbs, sidewalks, parking areas and streets. Any person, including children, shall not loiter in the streets or other public areas except those recreational areas defined as such and subject to additional rules and regulations for the recreational areas.

3. All personal property of all unit owners, tenants, guests and/or invitees shall be stored within their individual unit and not out in the open.
4. Refuse and bagged garbage shall be deposited only in the area provided therefore. All bulk items, including but not limited to construction trash and debris, that are not picked up by the sanitation service must be removed from the premises at the owner's expense. It is the unit user's responsibility to dispose of items that do not go into receptacles.

All trash disposed in trash chutes must be in a 13 gallon trash bag or smaller and must be tied shut. No pizza boxes allowed in trash chutes.

Toxic or hazardous waste products, such as poisons, paints, petroleum products, cleaning fluids, etc. shall not be placed in trash receptacles, stored in storage bins, or disposed of in or around Presidential Golfview. All such toxic or hazardous waste products must be properly disposed of according to city, county, state and federal law.

No inflammable, combustible or explosive fluids, chemical or substance shall be kept in any home or Association property, except such as are required for normal household use.

5. Any alterations, additions or improvements to units, other than painting, must be approved in writing by the Board of Directors prior to such alteration, addition or improvement. Failure to obtain prior written approval may result in the denial of same, which if denied, would require the unit owner to restore the property back to its prior condition at their expense. This includes the installation of hurricane shutters.

Specifications for hurricane shutters/protections shall be uniform as set by the Board of Directors, and must comply with the applicable building code.

6. Any owner failing to make hurricane preparations and/or making improper preparations shall be held responsible for any damage done to the property of other owners, and/or to the Recreation areas and common areas resulting from such failure. Approved hurricane shutters are allowed to be put up or installed forty-eight (48) hours prior to a named hurricane and shall be removed as soon as practicable but no more than 15 days after said hurricane has left the area.

Each unit owner who plans to be absent from his/her unit during the hurricane season must prepare his unit prior to his departure by:

A. Removing all furniture, plants and other objects from his/her patio; and

B. Designating a responsible firm or individual to care for his/her unit should the unit suffer hurricane damage, and furnishing the Association with the name of such firm or individual in writing. (Designee must be on record with the Association and such is the responsibility of the owner)

7. No unit owner may alter the common property of the Association.
8. Nothing will be done or kept in the unit or on Association property that will increase the rate of insurance on the building or contents of the building without the prior written consent of the directors. The liability for, and expense of, any additional insurance costs to the Association shall be the sole responsibility of the owner whose act or actions caused any such increase. No owner will permit anything to be done or kept in the owner's home that would be in violation of any law or building code.
9. No guns, including, without limitation, BB guns and sling shots, shall be fired or discharged upon the units or common areas. Violations of this rules will be reported to the applicable law enforcement authorities for such action as they deem appropriate.
10. Each individual owner is recommended to obtain insurance for those items not covered by the Association.
11. No sign advertisement, posters, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in, on, or upon any surface or area visible from the exterior of the home without the written consent of the Board of Directors. Where window treatments, blinds, verticals, curtains or drapes are other

than white, off-white or beige, they must be lined or under draped or blackout draped in white, off white or beige and such lining must face outwards towards the exterior visible portions of the unit.

No garbage cans, supplies, bottles, or other articles shall be placed in the halls, on the balconies, terraces or patios, in the staircase landings, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken or hung from any of the windows, doors, terraces, balconies or patios, or be exposed to view from any part of the limited common elements or common elements, Fire exits shall not be obstructed in any manner and the common elements shall be kept free and clear of rubbish, debris, and other unsightly material.

Damages incurred to the exterior of a building as a result of the hanging or displaying of decorations will be the financial responsibility of the unit owner.

No unit owner shall allow anything whatsoever to fall from the windows, terraces, balconies or patios of the premises nor shall he sweep or throw from his unit any dirt or other substances outside of his unit.

The type, color and design of chairs and other items of furniture and furnishings that may be placed and used, where applicable, on any terrace, balcony or patio may be determined by the Board of Directors of the association, and a unit owner shall not place or use any item, upon any terrace, balcony or patio in contravention of said Board established plan, without the approval of the Board of directors of the association. Balcony tile and floor covering colors must be approved by the Board.

12. No outdoor cooking or barbecuing allowed on property, including balconies and porches.
13. No swimming, boating, fishing, toys, or the release of fish, pets, etc. are permitted in any lake or canal on Presidential Golfview.
14. No basketball hoops, basketball backstops, swing sets, recreational or exercise equipment or other game equipment shall be installed on or near any building or parking area.
15. The use of motor vehicles / trucks / boats / trailers / motor homes / buses and other such vehicles shall be regulated as follows:

- a. Guest spaces are for guests only. Overnight parking is not to exceed thirty (30) days per calendar year for guests. VIOLATORS WILL BE TOWED AT THE OWNER'S EXPENSE.
- b. Only authorized vehicles are allowed within Presidential Golfview and must abide by the posted speed limits. All resident vehicles must have a current parking permit attached in a manner as mandated by the Association.
- c. A commercial vehicle is any car, truck, van, panel truck, or any other vehicle used for the conduct of business or commercial purposes, except passenger cars used solely for the transportation of people, and not for the transportation of any goods, supplies, tools of a trade or business products if these items are visibly exposed.
- d. Commercial vehicles and vehicles bearing a commercial sign or display shall not be permitted to park on Association property. Notwithstanding the foregoing, commercial vehicles providing necessary services to the residents of Presidential Golfview but for only that period of time required to provide said necessary services. "Necessary services" as referred to in the preceding sentence are defined as any services provided by a government agency (including but not limited to the U.S. Postal Service, police, fire/rescue, etc.), non-profit agency, at the request of a resident, and other services, for a fee and which are requested by a resident of Presidential Golfview for the benefit of that resident, his family, guests or the unit being serviced.

It is the intention of this rule to reduce, to a minimally necessary level, the commercial vehicle traffic in Presidential Golfview, by allowing only such commercial vehicles of third party providers of necessary services to park for the minimally required time. This rule disallows parking and use of the roads of Presidential Golfview by residents, their agents and employees, in furtherance of any commercial enterprise in which they may be employed or with which they may be otherwise associated.

Notwithstanding any restrictions on commercial vehicles to the contrary in this rule, passenger motor vehicles bearing the insignia of and actually used by the Florida Highway

Patrol, Palm Beach County Sheriff's Department or any law enforcement agency, fire department or an emergency medical facility, fully authorized to operate in Palm Beach County, Florida, may park at Presidential Golfview, subject to the same terms and conditions governing the parking of private passenger motor vehicles.

- e. Motor homes, buses, and trucks over 3/4 tons are permitted on Presidential Golfview premises from dawn to dusk for recognized use including, but not limited to, loading, unloading, maintenance and cleaning.
- f. Parking is permitted on paved areas which are designated for that purpose, or posted parking areas only. Vehicles using appropriate parking areas shall park, front end forward (no backing in), in said parking space. Driving, or parking on grassy areas, except where designated, or parking a vehicle other than front end forward in an approved space, is not allowed at any time for any reason. Vehicles shall not be parked so close to trash receptacles so as to prevent waste collection. Vehicles shall not be covered by any material, including but not limited to car covers, at any time at Presidential Golfview.
- g. Motorized vehicles that cannot operate under their own power shall not remain on the property for more than twenty-four hours without express written approval of the Board of Directors.
- h. All vehicles must bear a valid, current license tag and must be properly registered with the appropriate motor vehicle department. Motorized vehicles which are not legal for use on public roadways (e.g. ATV, go-carts, or the like) are not permitted to be used on Presidential Golfview property or within the Presidential Golfview community.
- i. There shall be no assembling or disassembling of motor vehicles, boats, boat motors or trailers within Presidential Golfview, except for ordinary maintenance such as the changing of a tire or battery. For the purposes of this rule, ordinary maintenance does not include the changing of oil, lubricants or any other fluids of a motor vehicle.
- j. Damage done to the common areas, including but not limited to the pavement as a result of oil leaks, motorcycle



kick-stands, etc., shall be the responsibility of the owner, resident and/or the lessee of the unit who himself, a family member, guest or visitor created said damage.

- k. All vehicles must be equipped with appropriate noise muffling devices in accordance with county and city ordinances. The Association shall be authorized to bar from Presidential Golfview any motorcycle or other motor vehicle that operates so as to disturb others. Except in an emergency, Unit owners shall not cause or permit the blowing of any horn from any vehicle or boat of which they, their family, guests, tenants or employees shall be responsible for.
- l. Motorcycles and unlicensed motorized vehicles shall not be parked or placed in any area other than the individual unit's designated parking spaces. No motorcycle shall be allowed to be driven upon common areas other than roadways or parking areas.
- m. Parking in areas not designated for that purpose, or on any unpaved area will result in the offending vehicle being towed away at the owner's expense, and at the option of the Association, the imposition of a fine or any other remedy allowed by the Rules, By-Laws or by the Declaration of Condominium of Presidential Golfview.
- n. A vehicle in violation of any of the provisions of this Regulation may be towed at the option of the Association, at the vehicle owner's, unit owner's and/or tenant's expense. In addition to the above, the owner and/or tenant of the Unit responsible for said vehicle shall be liable for fine or any other remedy allowed in these documents, including reasonable attorney's fees for the enforcement of this provision. Unit owners are strictly responsible to ensure that their representatives, employees, agents, guests, visitors, etc., or any other occupants of the Units comply with these rules and as such are responsible and liable to the Association for violations.
- o. The remedies available to the Association stated herein shall be in addition to any other remedies permitted under the Articles of Incorporation, Declaration and By-Laws of the Association.

16. No unit owner shall make or permit any noises by himself/herself, his/her family, servants, employees, agents, visitors and licensees, tenants or guests, which disturb others, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of another unit owner(s), resident or occupant. No unit owner, other occupant or guest shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated, a phonograph, television, radio, sound amplifier or the like in his/her unit, in such manner as to disturb or annoy other owners, residents or occupants of another unit at Presidential Golfview. All party(s) shall lower the volume as to the foregoing from 10:00 p.m. through 8:00 a.m. of each day to such a level so sound can not be heard from outside of the unit. No unit owner, resident, occupant or tenant shall conduct or permit to be conducted, vocal or instrumental instruction at any time. If such noise-producing items are used at or in the vicinity of the pool, they must be used only with earphones.
17. Payments of assessments shall be made at such location as the Board may designate.
18. Employees of the association shall not be sent off the condominium premises by any unit owner at any time for any purpose. No unit owner or resident shall direct, supervise, or in any manner attempt to assert any control over the employees of the association.
19. Permission to change flooring in any unit from any type of flooring other than carpeting must be obtained in writing from the Association prior to such changes. All flooring must utilize sound proofing materials so as not to disturb others. Should the flooring degrade to the extent noise intrusion occurs to other units, such flooring must be repaired/replaced with Association approved flooring and in a fashion so as not to disturb other residents.
20. No boom boxes or radios shall be operated in the common areas.
21. Exterior installations/ appendages. This restriction is created in order to enhance the aesthetic character, property values, quality of life and well being and safety of the unit owners, and the condominium property by maintaining conformity in exterior appearance of units and the condominium property unobstructed by antennas, satellite dishes or other appendages to units, and by reducing hazards to persons or property through accidents or injuries caused thereby and/or from storm driven material.

Appendages are defined as any protrusion, attachment or addition to the exterior of a unit, whether or not permanently affixed, except those protrusions, attachments or additions which are common to and part of the condominium property plan of development. Therefore, radio or television installation, or other wiring or any other antenna of any type or nature, or any other appendage(s) shall be made without the written consent of the Board of Directors. Any antenna or aerial or other appendage, whether permanently installed or temporary, erected or installed or placed on the exterior walls, patio, balcony or terrace of a unit or on the limited common elements or common elements of the condominium property, which includes but is not limited to the roof, without the consent of the Board of Directors, in writing, is liable to removal without notice and at the cost of the unit owner or occupant for whose benefit the installation was made.

22. No person shall be permitted upon the roof of any building without the prior written consent of the Board or committee chairperson. Any damage or injury incurred will be at the unit owners expense. The key to the roof is available at the office, and the owner is responsible for the return of the key.
23. No unit owner shall permit any service people, whether for purpose of maintenance, repair, replacement, improvement, to work in a unit before 8:00 a.m. or after 6:00 p.m. except in cases of emergencies and with Board or committee chairperson approval.
24. No awning, canopy, shutter, screen doors and or enclosures, or other projection, shall be attached to or placed upon the outside walls or doors or roofs of the building without the written consent of the Board of Directors of the association. Terraces, balconies or patios may not be enclosed nor anything affixed to the walls within such terraces, balconies or patios except with the prior written consent of the association, and said consent may be given as to certain units and not given as to other. The type of screening or enclosure and the manner of installation as to balconies, terraces and patios is subject to the written consent of the board of Directors of the association.
25. The association may retain a pass-key to all units. No unit owner or occupant shall alter any lock or install a new lock without the written consent of the Board of Directors of the association. Where such consent is given, the unit owner shall provide the association with an additional key for the use of the association,

pursuant to its right of access.

26. Complaints regarding the or services provided to the condominium property shall be made in writing to the Board of Directors of the association.
27. The Board of Directors of the association reserves the right to make additional Rules and Regulations as may be required from time to time without consent of the condominium association and its members. These additional Rules and Regulations shall be as binding as all other Rules and Regulations previously adopted.

### SWIMMING POOL AREA

The following Rules and Regulations pertain to the operation of the pool and the conduct of the residents and their guests in and around the pool. The rules and regulations incorporate the sanitary laws of the State of Florida for the protection of anyone's health and safety and for the pleasure use of the pool. These Rules and Regulations have been adopted for the mutual benefit of the resident and the community. The swimming and community house rules and regulations herein after set forth shall be subject to applicable provisions of the general Rules and Regulations and vice versa.

29. **THERE SHALL BE NO LIFEGUARD ON DUTY. ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK.** The Association and its Board of Directors assumes no responsibility for any accident or personal injury or for any loss or damage to personal property arising out of or in connection with the use of the Pool and/or the Pool Area. Persons using the pool or pool area agree not to hold the Association or the Board of Directors liable for actions of any nature occurring within the pool area.
30. Pool hours are from 9:00 A.M. to 6:00 P.M. daily. No person shall be allowed in the pool area except during the posted pool hours. At no time shall use of the pool be permitted which is deemed disruptive to the peaceful enjoyment of those residents living adjacent to the pool area.
31. All persons under 18 years of age must be supervised by an adult 21 years of age or older.
32. Wheelchairs, strollers, child waist and arm flotation devices shall be permitted in the pool area. No rafts and/or similar flotation

devices, boats or any large recreational equipment, including power equipment or toys using batteries or fuel, shall be permitted in the pool area.

33. There shall be a maximum of two guests per condominium unit using the pool facilities at one time. Any guest using the pool facility must be accompanied by the resident host at all times. Non-members who utilize the pool facility and are not accompanied by a resident shall be deemed trespassers and such trespass will be reported to the appropriate law enforcement authorities. The Board and their agents and assigns may at their discretion request proof of residency at Presidential Golfview from individuals using the pool facility. Residents agree to carry and provide to the Board and their agents and assigns identification for proof of residency at Presidential Golfview while using the pool facility.
34. Use of the pool is a privilege of every member; misuse may result in fines.
35. No nude swimming shall be allowed at any age. Anyone wearing diapers must wear protective, leak-proof pants. Proper swim attire must be worn in the pool. No jean type shorts, underwear, etc. shall be allowed in the pool.
36. No alcoholic beverages, intoxicants or smoking shall be permitted in the pool area.
37. No roller skates, skateboards, roller blades, bicycles, scooters, or scuba equipment shall be permitted. No running, wrestling, ball playing, rough play, profane language, diving, jumping pushing shall be permitted in the pool or pool area. All residents are responsible for their own safety and well being.
38. No radios, tape, or CD players or portable televisions shall be permitted in the pool area without the use of headphones.
39. All rubbish, garbage, trash, refuse or other waste material shall be placed into proper containers around the pool area provided for this purpose or removed from the pool area.
40. All personal belongings shall be removed when the user is leaving the pool area. The Association and its Board of Directors shall not be responsible for any belongings lost or stolen.

41. All users shall shower before entering the pool (no soaps or shampoos allowed).
42. Persons wearing bandages shall not use the pool
43. Persons having any communicable disease or infections of any type (such as strep, intestinal infections, flu, pink eye, conjunctivitis, etc.), open soars, colds, coughs or inflamed eyes shall not enter the pool.
44. In accordance with the health department regulations, no food, drink or animals are permitted in the pool area.
45. The wearing of shirt and or robe and shoes is required while on the common grounds and when going to and from the pool.
46. No cooking or barbecuing permitted at the pool or pool area.

#### **SALES AND LEASING**

47. Owners shall notify the Association in writing of their intention to sell or lease their property by submitting a copy of the contract of sale or lease, whichever is applicable.

In the event of a sale or lease, it shall then be the responsibility of the purchaser/owner to furnish a mailing address for all future assessment notices and other correspondence from the Association. New purchasers and renters shall be required to execute a certificate acknowledging that they have received and must follow the Declarations, By-law, and Rules and Regulations.

The intent of this rule is to impose an affirmative duty on the owners to keep the Association fully advised of any changes in occupancy for the purposes of facilitating the management of the Association membership. The transaction may be voidable at the option of the Association for failure to comply with this rule.

48. No portion of a home, other than an entire home, shall be leased by the owner.
49. There shall be no sub-leasing of any leased unit.
50. All leases shall provide that the right of the tenant to use and occupy the home and common area. Tenant shall be subject and subordinate in all respects to the provisions of the Declaration and Rules and Regulations.

51. All leases shall provide that the Association shall have the right to terminate the lease upon the tenant's failure to observe any of the provisions of the Association documents.
52. All leases shall provide for the minimum lease term of 6 months. No lease shall provide for an early lease termination.
53. The owner of a leased home shall be jointly and severally liable with his tenant for compliance with the Association documents and to the Association to pay assessments, fines, and/or any claim for injury or damage to persons or property caused by the acts or omissions of the tenants and/or those for whom the owner is responsible.
54. Each renter must be screened by the Board
55. An application form, \$100 fee, and a copy of the proposed lease will be required at time of screening.
56. Owners must make sure renters and guests are aware of the Rules and Regulations.
57. These Rules and Regulations, as herein established and as hereafter added, deleted, modified or amended by the Board of Directors are part and parcel of the Declaration of Condominium and shall be enforceable as such.
58. The Board of Directors of the Association reserves the right to make additional Rules and Regulations as may be required from time to time without consent of the members of the Association. These additional Rules and Regulations shall be as binding as all other Rules and Regulations previously adopted.
59. Rules and Regulations as to the use of the common areas within the Association shall be posted and each unit owner, occupant, guest, licensee, employee, agent, or subcontractor shall observe all Rules and Regulations relating thereto.
60. Should a violation(s) occur, unit owners and residents will be liable for any attorney's fees and costs in the enforcement of any of the governing documents of the Association, including but not limited to the rules and regulations, whether or not suit is filed.