

# GROUNDS AND BUILDING RULES

LANDS OF THE PRESIDENT CONDOMINIUM ONE,  
INC.

REVISED/ APPROVED 2018

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## Revision History

| <b>Version</b>                        | <b>Status</b>          | <b>Prepared by:</b> |
|---------------------------------------|------------------------|---------------------|
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## **1. PURPOSE and SCOPE**

The **Grounds and Building Rules** are in compliance with the provisions of the Certificate of Incorporation and the Declaration of Condominium of the Lands of the President, Condominium One, Inc. and as authorized under the provisions of Chapter 718 of the Florida Statutes (The Condominium Act).

These rules are adapted for the purpose of ensuring that all owners may enjoy and be proud of the buildings and amenities under conditions, which provide maximum comfort, convenience and safety.

## **2. OWNER'S and LESSEE'S RESPONSIBILITIES**

Each property owner and/or approved lessee shall be responsible for the actions and conduct of family members and guests as they relate to the Declaration of Condominium and to the **Grounds and Building Rules** of the Lands of the President, Condominium One, Inc. (LOP 1).

### **3. RESALES**

A revision of the Condominium Act (Section 718) requires complete disclosure to buyers of condo units. In processing a request for an approval of a unit resale, the prospective buyer must be provided with the following copies of documentation relating to Lands of the President Condominium One, Inc.;

- a) The Declaration of Condominium
- b) The Certificate of Incorporation
- c) The By-Laws
- d) The approved operating budget for the current year
- e) Maintenance charges for the resale of the condo unit
- f) Disclosure of existing and/or expected special condo unit assessments.
- g) A copy of the **Grounds and Building Rules.**

All of the above information must be furnished to the buyer prior to the execution of the closing sale. Upon request these documents may be attained at the management company office at a cost set by them.

A completed application, a non-refundable processing fee, payable to LOP 1 and all other required paperwork must be submitted to management. No sale of a unit will be regarded final until the Board has received the required documentation and an interview has been conducted with the prospective buyer and approved. The buyer must read the Rules guide and bring the guide to the interview. The Board must have written confirmation that the prospective buyer has read the documentation package and has agreed to acquire the condo unit subject to all the provisions pertaining to LOP 1. Also, the buyer must sign off on the Acknowledgment of Receipt of Documents. It must be signed and returned to management after the interview.

The resale of a condo unit to a company, or corporation or any business will not be permitted. Individual names are required to identify new owners.

#### **4. LEASES**

Positively no unit shall be leased without the prior approval of the Board of Directors. The Board has the absolute right to approve or reject applicants. All units shall be leased for the period of time stated in

the Condo Documents. Not less than 60 days and no more than 5 months in any 1-year period.

A unit owner submitting a request to rent their condo must not owe any maintenance fees, have provided management with a condo key, utility door key and have provided the lessee with a copy of the Building and Ground Rules guide. The prospective lessee must have completed the required paperwork, paid the non-refundable processing fee and have read the Rules guide before their interview and they must bring the guide with them to the interview and sign the Acknowledgement of Receipt of Documents page.

The unit of the lessee shall not be occupied over night by more than the number of people indicated by code and type of unit.

Type A – One bedroom, 1.5 baths number of people 4 maximum, all other types of units 6 people maximum.

Violations and/or necessary fines and evictions will be the full financial responsibility of the unit owner.

## **5. GUESTS and VISITORS**

A guest is a person who has been invited to LOP1 by an owner or a family member. When an owner or a family member is not present, guests in turn may not invite other guests or visitors to have use of the owner's unit or use any of the amenities of LOP1. An owner who is not in residence shall notify condo management in advance of the proposed occupancy of the condo unit by any persons other than the unit owner. The owner shall make the Grounds and Building Rules guide visibly available for guests/visitors and be responsible for all acts of their guests.

**When an owner's, immediate family member or approved renter is not in residence, the unit may not be occupied by anyone.**

## **6. GRATUITOUS LENDING OF UNITS**

Gratuitous occupancy will be allowed once in any year for up to 2 weeks. Owners are required to submit a notice of this arrangement in writing to the Board, with a non-refundable processing fee. At least 14 days prior to occupancy the Board must approve or disapprove all gratuitous lending.



The immediate family of a unit owner may occupy the unit as often as the owner wishes. Immediate family members consist of fathers, mothers, sons, daughters and grandchildren (linear descendants).

## **7. PARKING**

Open parking spaces are clearly marked, GUEST. All other spaces are assigned to each unit. No unit owner may occupy more than their assigned deeded space and occasionally a guest space.

An SUV is acceptable provided it fits within the parking space.

Service vehicles should be directed to park in GUEST spaces.

A pick up or paneled truck or commercial vehicle or vehicles with advertising are not permitted to park over night in an LOP1 parking space without BOARD approval. Motor homes by definition may not park in an LOP1 parking space. Cars or trucks are not allowed to park on any LOP1 swales.

Any illegal parking or failure to comply with the above rules will result in towing of the vehicle at the expense of the owner. LOP1 may also assess a fine for the infraction.

## **8. GARBAGE**

To avoid vermin do not throw raw garbage in the dumpsters. **Plastic garbage bags must be used and securely sealed before depositing all garbage in the dumpsters. At no time may a unit owner dump debris outside the dumpsters, such as mattresses, large boxes or anything that will not fit in the dumpsters.**

Recycle bins are to be used. Yellow is for paper products and blue is for glass, metal and plastic.

## **9. BUILDING STRUCTURE and MAINTENANCE**

**NO UNIT OWNER SHALL CAUSE ANY CHANGES OR IMPROVEMENTS TO BE MADE TO THE EXTERIOR OF THE BUILDINGS, INCLUDING BUT NOT LIMITED TO PAINTING OF PATIOS/BALCONIES, DOORS, INSTALLATION OF ELECTRIC WIRES, HOLES IN EXTERIOR WALLS, TV ANTENNAE OR AIR CONDITIONING UNITS WHICH MAY PROTRUDE THROUGH WALLS OR ROOF OR THE BUILDINGS.**

Changes to the appearance of the exterior of the buildings, including patios/balconies, may not ever be made without written consent and approval of the Lands of the President Board of Directors. These areas are to remain uniform with the exterior of the buildings.

All patios/balconies are not to be used for visible storage. If a built-in storage cabinet already exists on a patio/balcony end cap it must be the same color as the exterior of the building, floor to ceiling in height and no more than 15 inches in depth. A storage unit can only be built on one end cap. Any storage unit less than ceiling height cannot be supplemented with open shelving. All of these areas are to be kept clean and neat in appearances at all times. A built-in is restricted to one wall only.

Any kinds of signs on your interior/exterior windows, buildings, doors or lawns are not allowed, including SECURITY SIGNS.

**If you have any signs please have them removed or these violations will result in fines.**

**All window tinting is to be a bronze tone. It is known as ceramic film. Mirrored window tinting is not permitted. All window and door screening is to be charcoal in color and .140 in gauge.**

## **10. RESPONSIBILITY OF UNIT OWNER**

**EVERY UNIT OWNER MUST PROVIDE MANAGEMENT WITH UPDATED SETS OF KEYS TO UNIT DOORS AND AC/WATER HEATER DOORS FOR EMERGENCY USE.**

If a correct key is not provided the unit owner will be responsible for any and all costs associated with access to the unit and any emergency costs that may occur from their negligence. If cars are left parked in the lot and the owner is not in residence information as to where car keys are stored should be given to the management company.

## **11. PATIOS AND BALCONIES**

Patios and balconies are to be kept tidy and not used for storage. Bicycles, extra furniture and any other items, which affect the overall esthetic look, cannot remain on patios or balconies. This is to maintain the affect of the overall value of LOP1 and not allow for unsightly views **from** our neighboring golf course.

Bicycles may be stored behind the pool house and locked to the bicycle rack.

Patio screens must be in place and properly maintained at the expense of the unit owner. If not maintained the Board has the authority to have the screens replaced at the owners expense and a fine may be assessed.

**The correct color of all screens is charcoal and includes and the gauge of the screens as .140 on all patios/balconies and doors.**

## **12. OUTDOOR GRILLING/ FIRE PIT USE**

The only grill allowed for use on the property is the grill at the pool area. Please note it is used at your own risk.

All other charcoal or propane grills used or stored on our property are in violation of Florida Condo Regulations. Owners will be fined for storage or use of these grills.

The pool grill is to be kept clean and all trash and debris **must** be removed. Nothing breakable such as glass is allowed in the pool area.

The fire pit also must be kept clean and is used at your own risk. Please read the safety instructions and list of contacts for any questions and directions concerning the use or maintenance of the pit.

The grill and the fire pit are for your enjoyment but it is imperative that fire regulations be observed at all times. Please be considerate of your neighbors using and sharing the grill and/or the fire pit.

Please be aware that the grill and the fire pit are restricted for use of owners and the families of Condo 1.

### **13. SWIMMING POOL**

Please rinse off before entering the pool. People with open cuts, sores, or communicable skin conditions should not enter the pool.

**THERE IS NO POOL ATTENDANT ON STAFF. Close umbrellas replace furniture after use and place all garbage into the trash.**

Pets are never allowed at the pool. A list of regulations is posted at the pool area. Drinks/beverages are allowed in plastic cups only.

The pool facilities are restricted for the use of owners, their families, lessees and guests.

#### **14. COMMON AREAS**

The sidewalks, corridors and stairways shall not be obstructed or used for any other purpose than ingress or egress from the units in the buildings. Plants, statues or figurines etc. shall not be placed in any of the above common areas or by doors. Bicycles may be stored behind the pool house. Preferably locked.



## **15. REMODELING OR UPDATING**

**ALL** requests for structural changes must be submitted in writing with a \$250 deposit required before the project starts prior to Board approval. If there are no damages the \$250 will be refunded at the completion of the project.

**ALL** second-floor unit remodeling plans must be submitted to the Board before work is to be done such as tiling, carpeting or wood flooring, to assure sound proofing is added to all new flooring.

Window additions and replacements must also have plans submitted to the Board before any work has started to assure there are no issues of weight or stress intolerance to the primary unit, or units adjacent or below.

Any damage created to the common areas from the remodeling will be repaired with the owner's \$250 deposit, and any additional damages will be at the expense of the owner. Otherwise the deposit will be returned to the owner.

Some kind of material is recommended to protect the concrete and stair areas from damage before moving

appliances, furniture or any remodeling equipment. Also, owners will be responsible for any damage done to any of these areas including but not limited to walls, lighting, railings and landscaping etc.

Absolutely no one should be on the roof unless they have notified the management company for permission.

They must have their own insurance and be licensed. If a workman is on the roof they must wear a booty foot covering for their shoes with a soft, rubber sole.

## **16. PETS**

An **owner** is permitted to have 1 dog or 1 cat or 1 bird less than 20 pounds. **All** pets are to be approved by the Board at the time of the initial interview or before moving the pet into the unit. All pets are to be on a leash while on condo property. All pet excrement is to be picked up, tightly bagged and disposed of properly. No pet shall become a nuisance or create any unreasonable disturbance.

No pets allowed at the pool area. No lessees are allowed to have a pet.

## **17. HURRICANE SHUTTERS**

Before installation, the Board must approve all hurricane shutters. The shutters must be white in color or hurricane Impact Windows. The shutters should be serviced once a year. Each unit owner is responsible for the maintenance and operability of the shutters. **They are to be used for hurricane season only, from June 1<sup>st</sup> to November 30<sup>th</sup>. They are to remain open from December 1<sup>st</sup> to May 30<sup>th</sup>. They are not to be closed if you leave town within that timeframe (non-hurricane season).** Please arrange with a service not a Board member or employee of Condo 1 to close the shutters from June 1<sup>st</sup> forward and to reopen them no later than November 31<sup>st</sup>.

The Condo 1 Board encourages the use of Hurricane Impact Windows.

## **18. OTHER**

**General holiday information:** Please do not put nails in your doors or on the exterior of the buildings. Decorations such as wreaths or other items can be placed on decorative door hangers. All decorations must be removed in a timely manner after holidays. **No** holiday **signs** are to be in windows or on the buildings. Outdoor lighting must not have any cord that could create a possible hazard.

Guests should be called in and park in guest spots.

**YOUR PLUMBING IS CAST IRON.**  
**PLEASE REMEMBER NOT TO FLUSH**  
**ANYTHING DOWN YOUR TOILETTES**  
**OTHER THAN TOILETTE PAPER EVEN IF**  
**THE PRODUCT STATES IT IS FLUSHABLE.**

## **19. GOLF ETIQUETTE FOR OWNERS, GUESTS & RENTERS**

**The Banyan Cay Golf Course is a private club. *It is a members only club. We are not allowed on the course at anytime nor are our pets.***

*Trespassing on private property can lead to prosecution by the club and/or fines by your Board.*

*Enjoy your views but please respect our rules.*

## **20. SUGGESTIONS – COMPLAINTS**

**All suggestions, questions and complaints should be directed to the management company. Their information is included with this guide.**

The Board of Directors and/or the management company, has full power and authority to enforce the Grounds and Buildings Rules.

**Please remember to call your management company if you have any questions concerning your unit or pool area before you take action.**

## **21. GOING AWAY CHECKLIST**

- HAVE MAIL FORWARDED  
(FILL IN FORM FROM MAILMAN)
- HAVE SOMEONE CHECK UNIT WEEKLY
- GIVE THEIR NAME /NUMBER TO MANAGEMENT
- CONTACT HURRICANE SHUTTER SERVICE
- THERMOSTAT TO 80 DEGREES /AUTO/COOL
- TURN REFRIGERATOR/FREEZER TO WARMER SETTING
- TURN OFF ICEMAKER, TURN OFF FAUCETS
- OPEN ALL DRAINS
- UNPLUG APPLIANCES, TVS AND COMPUTERS
- LEAVE COPY OF ALL SERVICE CONTRACTS  
(ON KITCHEN COUNTER)
- PUT NEW AIR FILTERS IN A/C UNIT
- STOVE AND DISHWASHER SHUT OFF
- CHECK BATTERIES IN SMOKE ALARM
- TURN OFF WATER VALVE IN HALL CLOSET  
AFTER TURNING OFF HOT WATER HEATER
- IF CAR IS IN PARKING LOT LEAVE A KEY IN UNIT,  
INFORM MANAGEMENT.

## **22. PHONE NUMBERS**

### **Management address:**

Davenport Professional Property Management, LLC.  
6620 Lake Worth Road, Suite F  
Lake Worth, FL 33467

### **Phone numbers/ Contacts**

561-642-5080 Taylor  
[info@davenportpro.net](mailto:info@davenportpro.net)

### **Manager:**

**Diane Herter, LCAM**  
**561-642-5080**  
[info@davenportpro.net](mailto:info@davenportpro.net)

### **Security:**

Gate  
561-471-1001

**Police Dept.: 911**

**Fire Dept: 561-804-4700**

ACKNOWLEDGEMENT OF RECEIPT OF DOCUMENTS OF  
LANDS OF THE PRESIDENT  
CONDOMINIUM ONE, INC.

BUYER/LESSEE acknowledges receiving the following:

- Copy of the Declaration of Condominium
- Copy of the Certificate of Incorporation
- Copy of By-Laws
- Copy of the Grounds and Building rules
- Copy of the most recent Year-End Financials

All of the above relating to Lands of the President  
Condominium One, Inc.

Buyer Print Name

Date

Buyer Print Name

Date

Lessee Print Name

Date