

CHANTECLAIR VILLAS CONDOMINIUM ASSOCIATION # 2, INC.
1600 PALMLAND DRIVE, BOYNTON BEACH, FL 33436
(A 55+ adult community)

WELCOME TO OUR COMMUNITY

RULES & REGULATIONS

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Frequently asked questions and answers, as required by Florida Condominium Law

- 1. Q. What are my voting rights in the Condominium Association?**
A. Each unit has one vote.
- 2. Q. How much is my Maintenance Fee to the condominium association and when is it due?**
A. the monthly maintenance is \$_475_ due on the first of each month. Checks are made payable to Chanteclair Villas #2.
Mail all payments to c/o JMA Management, 1375 Gateway Blvd, Boynton Beach FL 33426
- 3. Q. Am I required to pay additional fees for recreational or other commonly used facilities?**
A. No.
- 4. Q. Is the Condominium Association involved in any court cases in which it may face liability in excess of \$100,000?**
A. No.
- 5. Q. Is the Condominium a 55-and-over adult community?**
A. Yes. One occupant must be aged 55 and no one under the age of 18 is permitted to live here permanently.
- 6. Q. Are pets permitted?**
A. Pets are allowed by unit owners, renters or guests per Article IX Section B3 of documents. All rights and prohibitions regarding pets are subject to the approval and control of the Association _____ (owner's initials).
- 7. Q. May I plant a tree or bush or make any changes to the exterior of my unit?**
A. Prior to any changes, you must obtain an ARB from The Management Company and receive approval from the Board of Directors.
- 8. Q. Am I permitted to operate a business from my unit?**
A. No business or profession may be conducted from any unit.
- 9. Q. Are the buildings covered by insurance?**
A. Yes, however, the interior is not covered by the Condominium. It is recommended that you obtain insurance to cover the interior of your home.
- 10. Q. If I want to sell my unit, may I put a sign on the lawn or in a window?**
A. No signs or displays are permitted. You must notify the Association in writing that you intend to sell your unit, including the name and phone number of the listing agent.
- 11. Q. If my neighbor is gone and I hear water running, what should I do?**
A. Turn off the main shutoff located at the left or right of the garage door. Notify a member of the Board of Directors.
- 12. Q. Are clotheslines permitted outdoors?**
A. No. Laundry or clothing must not be hung outside or located where visible from the outside of the unit.
- 13. Q. Is parking on the street allowed? What types of vehicles are allowed?** No Parking on the Street Overnight
A. PARKING ON GRASS OR THE ROADWAY IS PROHIBITED. TEMPORARY PARKING IS AVAILABLE AT THE CLUBHOUSE OR POOLS WITH PRIOR APPROVAL OF THE RECREATION BOARD. ALL TRUCKS ARE TO BE GARAGE-KEPT OVERNIGHT. See Article IX, Para B10
- 14. Q. How should I prepare my unit when I will be absent? What type of window or door coverings are permitted?**
A. If you are away during hurricane season (June-November), you must remove all objects from the outside of your unit as well as from the screened patio. If you are away for any length of time you must designate a responsible person who has access to your unit who will handle any emergencies. Unit Owners that may opt to put up Hurricane Shutters over their windows and porch door, only accordion shutters are permitted. Any homeowner electing to have the shutters installed must give the Association written notification of their intent and a copy of the contract prior to any installation. With this notification must be the license of the contractor, with his certificate of insurance and the shutters must be Miami Dade County approved. Stainless steel hardware must be used for the installation and a waterproof urethane sealant must be used in all of the openings that are made for the shutters.
- 15. Q. Where do I place my garbage for pick-up and when?**
A. Trash is picked up on Tuesday and Friday (Friday is recycling day). All trash must be contained in the green trash container or placed in the recycling bins provided by the Solid Waste Authority (SWA). Do not place trash out earlier than 6:00 PM on Monday or Thursday.
All empty trash containers (green container, and yellow and blue recycle bins) must be stored in the garage, not outside.

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- 16. Q. Is a dish antenna or any other external antenna permitted?**
A. Yes, however cable TV is provided through the Condominium Association. (See below)
- 17. Q. Who is responsible for keeping the walks and driveways neat and clean?**
A. It is the owner's responsibility.
- 18. Q. What are the rules regarding the pools?** Pools are Heated
A. Rules are posted at each pool for residents and their guest's safety and welfare.
- 19. Q. Can I have Gutters Installed or a Security Camera.**
A. Yes, However, Board must be notified in writing and owner is responsible for any damage caused to the wood fascia
- 20. Q. Does the Condominium provide pest control services for the interior of my unit?**
A. No. The Condominium is responsible for the common grounds only. Outdoor spraying is done as determined by the Board.
- 21. Q. May I cook outdoors?**
A. Yes, only on a barbecue grill or other device designed for that purpose. Never cook in the garage or the enclosed patio. Common sense dictates that cooking under a roof area constitutes a fire hazard.
- 22. Q. Can the clubhouse be used for private parties?**
A. Yes. Contact a member of the Chanteclair Recreation Association Board of Directors for details.
- 23. Q. Where do I get keys for the pools and clubhouse?**
A. If you have not obtained one from the Seller, contact the Recreation Board for keys.
- 24. Q. How do I obtain a copy of the Condominium Document?**
A. Seller is responsible for supplying buyer with a copy of the Documents. A copy is available from the Condominium for \$35.00.
- 25. Q. How do I get information for activities and meetings?**
A. A Notice of Meetings and activities are posted on the bulletin boards
- 26. Q. Where do I pick up mail?**
A. Mail is delivered to the Section 2 US mailboxes, Monday-Saturday. Keys must be given to you by seller
- 27. Q. Do any water restrictions apply?**
A. Any water restriction imposed by a municipal authority will be posted on the bulletin board.
- 28. Q. Is cable television provided?**
A. Yes; Chanteclair Villas Recreation Association provides cable and Internet through Comcast. Any additional services or questions that you may have can be obtained by contacting Comcast directly at 561 266-2278.
- 29. Q. Where do I obtain insurance information for my mortgage company?**
A. To obtain insurance information for Chanteclair Villas Condominium Association #2, you, your bank or mortgage company must contact; Include the name of the bank or Mortgage Company, loan number, your unit number, and your full name and address.
- 30. Q. Do I pay separate water, sewer & garbage bill?**
A. No, in Condo #2 the water, sewer & garbage are included in your monthly maintenance charge.
- 31. Q. Is there a list of important telephone numbers somewhere?**
A. Yes, they are on the front of the Chanteclair Community Telephone Directory.
- 32. Q. Can I rent my unit?**
A. Yes, you can rent it after you own the Unit for Two Years. Lease may be written once every 12 month period for no less than 1 month or more than 12 months. Prospective Tenants must be interviewed and are subject to the approval of the Board of Directors for the initial rental period as well as subsequent rental periods.
- 33. Q. Can I run an emergency generator if there is an extended power failure?**
A. Yes, but it must be turned off between the hours of 10 PM and 6 AM.