

GOLF'S EDGE CONDOMINIUM ASSOCIATION, INC.

MASTER RULES & REGULATIONS — 2025 UPDATE

These Rules and Regulations are adopted under authority of the Board of Directors for the purpose of promoting safety, structural integrity, health, aesthetics, quiet enjoyment, property protection, and operational standards for all residents.

All unit owners, renters, occupants, family members, guests, and invitees are required to comply with these Rules. Failure to comply may result in fines, suspension of amenities, or legal action as allowed under Florida Statute §718.303.

SECTION 1 — USE OF CATWALKS & WALKWAYS

1. Sidewalks, catwalks, stairways, corridors, and entrances must remain clear. No storage, carts, furniture, planters, or obstructions are permitted on the catwalks and walkways. Chairs are not permitted to be left out overnight on the catwalks and walkways.
2. No hanging or draping of clothing, towels, rugs, or laundry from balconies or railings.
3. No sweeping, throwing, or dropping materials from balconies or windows.
4. Common areas must remain free of debris. For example - Boxes or trash must be disposed of timely and in accordance with the associations established trash disposal procedures.)
5. No charcoal or propane cooking elements may be used on screened porches or balconies.
6. No door-to-door sales, solicitation, charitable collection, or religious canvassing is permitted unless expressly authorized in writing by the Board. Distribution of flyers, circulars, or commercial material in mail slots, on vehicles, or at unit doors is prohibited without approval.
7. The Association may remove prohibited items left in common elements without notice, and any related cost may be billed to the unit owner.

8. No flammable liquids, propane tanks, gasoline containers, or hazardous chemicals shall be stored inside units, lanai storage closets, or common areas, except normal household amounts. Violations may result in emergency removal.
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SECTION 2 — CONDOMINIUM UNITS & INTERIOR ALTERATION POLICY

A. Renovation Requirements

1. **No renovations, alterations, or improvements may be performed without written Board approval.**
2. **Removal of interior walls, structural components, or reconfiguration of plumbing/electrical requires Board review and written approval.**
3. Contractors must be **licensed, insured, and provide proof of liability coverage naming Golf's Edge as additional insured.**
4. Work Hours — **Monday through Friday only — 9:00 AM to 7:00 PM**
 - o No weekend work except emergency repairs.
5. All construction debris must be hauled off-site by contractor. Disposal into Golf's Edge dumpsters is strictly prohibited. Unauthorized dumping on association property will result in special pickup charges being billed directly to the unit owner.
6. You must fill out and submit an ACH (Architectural Modification Form) that is available online at www.golfsedge.com or by visiting the association's office. The board will review this application from and respond accordingly with their decision. No work can commence without board approval.
7. Protective pads must be installed when transporting appliances, furniture, flooring material, or contractor equipment. No materials may be stored in hallways, catwalks, or common walkways. Work may be suspended by the Association for safety violations. The unit owner will be held responsible for all non insured damage to condominium property.
8. Contractors may not attach equipment to common power sources or water lines without Board or property management approval. Use of Association utilities may result in assessed fees to the unit owner.
9. All work performed must meet Palm Beach County permitting requirements. Work commencing without verification of proper licensing, insurance, or permitting may be

halted by the Association or reported to authorities. Other remedies may be implemented by the association's board as needed.

10. In the event of fire, water intrusion, mold hazard, structural risk, or other emergency affecting adjacent units or common property, the Association may enter a unit without prior notification to protect other units or common elements, as permitted under Florida Statute §718.
11. No Association-controlled utilities including but not limited to domestic water supply, fire suppression lines, irrigation lines, electrical systems serving common elements, or shared service panels — may be disconnected, shut off, modified, or interrupted without prior written approval from the Property Manager or Board of Directors. Any unauthorized shutoff or interference with Association utilities that results in damage to common property, building systems, other units, or shared infrastructure shall be the sole financial responsibility of the unit owner who initiated or authorized the interruption. If emergency work requires temporary power or water shutoff, approval must be obtained immediately before disruption occurs, unless life-safety concerns necessitate immediate action.

B. Windows, Doors & Exterior Uniformity

1. All new windows, sliders, and doors must be hurricane-rated.
2. Frame style, color, and appearance must match current building design.

No exterior change is permitted without written approval.

SECTION 3 — PARKING & MOTOR VEHICLE RULES

1. Only passenger vehicles are permitted. No boats, trailers, commercial trucks, or motorcycles may be kept on property.
2. Parking in assigned spaces only — **Head-in parking only. Backed-in vehicles prohibited.**
3. Vehicles leaking oil or fluids must be removed until repaired.
 - Residents are responsible for stain removal and may be billed for damages.
 - Major vehicle repair is prohibited on the association's property

4. No vehicle repairs including oil changes may not be performed on Association property.
 5. No derelict or unregistered vehicles may be kept on association property.
 6. Vehicles may not block fire hydrants, dumpster access areas, emergency zones, or loading areas. Any vehicle obstructing emergency service points may be towed without prior notice.
 7. Vehicles parked illegally, leaking fluids, occupying another unit's space, or in violation of posted rules may be towed at owner expense after 24 hours notice, or immediately if obstructing emergency access.
 8. Electric vehicle charging is prohibited on Golf's Edge property.
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SECTION 4 — LAUNDRY ROOM POLICY

Reference document: Golf's Edge Laundry Policy

1. Residents must clean lint traps, wipe machines after use, and remove clothing promptly.
2. No bulky comforters, rugs, rubber-backed textiles, or prohibited items.
3. Laundry room doors must remain locked when not in use.
4. Misuse, deliberate damage, or tampering may result in fines or loss of access.

Full laundry policy remains enforceable in full and is available on www.golfsedge.com

SECTION 5 — TRASH, BULK, & RECYCLING POLICY

Reference document: Golf's Edge Trash & Recycling Rules

Trash

- Pickup days: **Monday, Thursday, Saturday**
- All trash must be bagged and placed inside dumpsters.

Recycling

- Pickup: **Wednesday & Saturday (May–Oct: Wednesday only)**
- Residents must separate recyclables correctly.

Bulk Item Disposal

- Bulk pickup: **Friday ONLY**
- Items may be placed out Thursday evening or Friday morning.
- Bulk placed out early may result in the **Owner being charged full cost of special pickup.**

Construction Waste

- Absolutely prohibited in Association dumpsters.
- Contractor debris removal is the owner's responsibility.

Failure to comply with the association trash removal rules may result in additional charges to the unit owner.

SECTION 6 — GROUNDS & LANDSCAPING

1. No planting, altering, trimming, or modifying landscaping without Board or Gardening Committee approval. The Association reserves the right to remove any unapproved vegetation, shrubs, trees, root structures, or agricultural growth without notice if such planting presents a potential or active threat to building structures, irrigation lines, plumbing, walkways, foundations, or any other common element of the condominium. Owners are strongly encouraged to contact the Board or Gardening Committee with any questions involving planting, removal, or alteration of vegetation located on common property. All planting must receive written approval prior to installation.]
2. No installation of landscaping rocks or pebbles may be installed on the common element. The only permitted landscaping filler is wood chips.
3. No hoses outside front unit entrances.

Rodents & Pests.

4. Unit occupants must report any sightings of roach, rodent, termite, or other infestations to the property manager.
 5. No resident shall feed wildlife including birds, ducks, raccoons, or feral animals. Feeding animals is a sanitation hazard.
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SECTION 7 — SEASONAL & EXTENDED ABSENCE RULES

Any unit unoccupied for more than 30 days must:

1. Provide the Association an **emergency access key**. Unit owners must provide the Association with a working key (and/or access code) to their unit to enable emergency entry as permitted under FS 718. Refusal to provide key access may result in forced entry during emergency events, and all associated damages will be assessed to the owner. If locks are changed, owners must immediately deliver updated keys to the Association.
 2. Allow reasonable access for periodic unit checks.
 - Damage found that could have been prevented by inspection will be the **financial responsibility of the unit owner**, in accordance with FS §718 regarding failure to maintain interior property.
 3. Maintain A/C temperature between **78–82°** to prevent mold.
 4. Shut off unit water to prevent hidden leaks. Hot water heaters must be shut off during extended absences.
 5. Owners of vacant units must employ a condo unit inspector at least once a month. This inspector must check the unit for humidity, odor, water intrusion, pests, and mildew. Failure to conduct proper inspections may result in liability to the unit owner for damages extending beyond their unit.
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SECTION 8 — PETS, SMOKING & NUISANCE CONTROL

PETS

No pets except:

Service dogs:

SERVICE & ASSISTANCE ANIMALS – Updated Policy (2025)

Golf's Edge complies fully with the federal Fair Housing Act, HUD assistance animal guidelines, and Florida statute. Service Animals (task-trained) and Emotional Support/Assistance Animals (non-trained, disability-related need) may be approved as reasonable accommodations upon proper documentation.

Documentation may be requested only when disability or related need is not readily apparent and must be provided by a licensed healthcare professional with an established provider-patient relationship. Online certificates or unlicensed letters are not accepted.

All assistance animals must be registered with the Association, kept under control, leashed when outside the unit, not create noise or safety disturbances, and not damage common property. Owners must remove all animal waste immediately.

Animals that become aggressive, disruptive, or unsanitary may have accommodations revoked following due process. Knowingly misrepresenting an animal as a service animal is a crime under Florida Statute §760.27 and may result in penalties.

One (1) domestic indoor cat

Aquarium fish

Caged birds

Must not disturb neighbors or create odor/noise. If nuisance persists after notice, the pet must be removed within 3 days.

SMOKING

No smoking or vaping is permitted in any common area, on walkways, or on lanais where smoke may reasonably enter another unit or impact neighboring residents. This includes balconies, patios, stairwells, and areas adjacent to open doors, windows, or A/C intake points. Smoke drift complaints will be treated as nuisance violations under the enforcement section of this document.

NOISE

No loud music, TV, or instruments at a level disturbing other units.

Quiet hours: 10:00 pm – 8:00 am

No installation of flooring, loud tools, or amplified sound during these hours.

SECTION 9 — ENFORCEMENT, FINES & PENALTIES

The Board is authorized to issue violations, levy fines, suspend amenity use, or pursue legal enforcement under FS §718.303.

Standard Violation Process:

Step	Action
1	Written Warning
2	Notice of Violation + Cure Period
3	Fine Hearing before Committee
4	Application of Fines / Suspension
5	Legal or collection action if unresolved

Fines may be levied up to \$100 per day per violation, not to exceed \$1,000 total, unless safety-related. Cure periods shall be 5–10 days unless immediate safety hazard exists.

The cure period for violations shall be seven (7) days unless the issue presents a health, safety, fire, structural, or sanitation risk, in which case the cure period may be shortened at the Board's discretion.

A fine schedule may be adopted separately.

CONFLICT CLAUSE

If a conflict exists between these Rules & Regulations and the Declaration or Florida Statutes, the higher legal authority shall prevail.