

# OXFORD 200 CONDOMINIUM ASSOCIATION, INC.

Oxford 200

West Palm Beach, FL 33417

Phone (561) 247-2709

Email: [Oxford200board@gmail.com](mailto:Oxford200board@gmail.com)

Website: [oxford200condominiums.com](http://oxford200condominiums.com)

---

## Oxford 200 Rules & Regulations

These Rules and Regulations apply to the condominium property, the common elements, the condominium units and the condominium in general. The Residents shall, at all times, obey the said Rules and Regulations and shall see that any invitees, guest, family members, or persons for whom they are responsible for will abide by these rules. Violations of Rules and Regulations may subject the violator to violations and/or fines. All violations shall be remedied immediately.

The Rules & Regulations are as follows:

### VIOLATIONS OF THE RULES AND REGULATIONS

- ❖ Violations will be called to the attention of the violating owner/resident in writing. The violation will be mailed and/or posted to the unit door.
- ❖ Disagreements concerning violations will be presented to and judged by the Board of Directors. If fines are assessed, they will remain and cannot be disputed.
- ❖ These rules shall apply to all Owners/Residents, their families, guests, and invitees. The owner/Resident shall be responsible for all violations by people on the condominium property by permission or invitation of the Owner/Resident and all damage resulting from such violation.

### Move In/Out Procedures

- ❖ You must notify the Board of Directors within 48 hours of moving in/out.
- ❖ No professional moving vehicles/trucks are allowed on property after 6:30 PM and/or overnight without written consent of the board.
- ❖ Vehicles that are over forty feet in length are not permitted through the gates. This includes moving vans, and vehicle/trailer combinations that exceed forty feet in length.
- ❖ Do not use wheelchair lifts for moving furniture, appliances or other heavy objects.
- ❖ items cannot block stairways, catwalks and sidewalks.
- ❖ Move In/Out hours are as follows:

Mon-Sat	8 AM – 6 PM
Sun	12 PM – 6 PM

Please be respectful when parking moving vehicles/trucks on property so as not to impede the flow of traffic. NO MAJOR INTERSECTIONS CAN BE BLOCKED.

# OXFORD 200 CONDOMINIUM ASSOCIATION, INC.

Oxford 200

West Palm Beach, FL 33417

Phone (561) 247-2709

Email: [Oxford200board@gmail.com](mailto:Oxford200board@gmail.com)

Website: [oxford200condominiums.com](http://oxford200condominiums.com)

---

## HURRICANE

- ❖ It is the responsibility of the Unit Owner/Resident to put up and remove hurricane shutters in the event a hurricane threatens our location.
- ❖ A Unit Owner/Resident who plans to be absent during the hurricane season must designate a responsible firm or individual to care for your Unit should a hurricane threaten the Unit and furnish the Association with the name(s) and phone number of such firm or individual.
- ❖ Hurricane shutters may only be put up 3 days prior to hurricane and must be removed within 3 days after a hurricane.

## COMMON ELEMENTS

- ❖ The sidewalks, entrances, passages, and like portions of the Common elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property.
- ❖ No carts, bicycles, chairs, tables, or any other objects are to be stored in any common area.
- ❖ A Unit Owner/Resident or Occupants shall not cause anything to be affixed or attached to, hung, displayed, or placed on the exterior walls, balconies or windows of the building.
- ❖ Unit Owner/Resident may display one portable, removable United States flag in a respectful way, and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, may display in a respectful way portable, removable office flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast guard.
- ❖ No Unit shall have any aluminum foil placed in any window or glass door, or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing.
- ❖ No unsightly materials are to be placed on any window or glass or be visible through such window or glass door.

## PERSONAL PROPERTY

- ❖ The personal property of Unit Owners/Residents must be stored in their respective Units to avoid any trip hazard.

# OXFORD 200 CONDOMINIUM ASSOCIATION, INC.

Oxford 200

West Palm Beach, FL 33417

Phone (561) 247-2709

Email: [Oxford200board@gmail.com](mailto:Oxford200board@gmail.com)

Website: [oxford200condominiums.com](http://oxford200condominiums.com)

---

## TRASH

- ❖ Trash Pickup: Tuesday and Friday.
- ❖ Bulk Pickup: Friday for all areas. It is not pleasant to see the bulk trash out all week, so please remember to put your bulk trash out late Thursday evening or very early Friday.
- ❖ Recycling: Wednesdays and Saturdays for all areas. (Recycling is on Wednesdays only from May to October).
- ❖ Glass must be broken into pieces and placed into dumpsters.

## GRILLS/FLAMMABLE SUBSTANCES

-

- ❖ No flammable, combustible, or explosive fluids, chemical or substances shall be kept in any Unit, or on the Common Elements i.e. gas containers, generator, oil lamps, etc.
- ❖ BBQ Grills are not permitted in any unit, balcony, unless 10 feet away from the building. ONLY ELECTRIC GRILLS are permitted indoors (ex. George Foreman Grills).

## NOISE

- ❖ No Unit Owner/Resident shall make or permit any disturbing noises by himself or his family, pets, visitors, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or Occupants. No Unit Owner/Resident shall play or permit any musical instrument to be played, nor operate or permit a stereo, television, or sound amplifier to be operated in your Unit in such a manner as to disturb or annoy other residents. No Unit Owner/Resident shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
- ❖ Noise violations will result in immediate hearing and/or fine.
- ❖ Do not slam doors, cabinets, windows, etc.
- ❖ No excessive noise should be made in any parking lot, stairwells, or any other Common Element.
- ❖ Excessive noise from vehicles is not permitted (i.e. music, bass, mufflers, etc.).
- ❖ Quiet hours are between:

Monday-Thursday	8 PM – 8 AM
Friday	10 PM – 8 AM
Saturday	10 PM – 10 AM
Sunday	8 PM – 12 PM

# OXFORD 200 CONDOMINIUM ASSOCIATION, INC.

Oxford 200

West Palm Beach, FL 33417

Phone (561) 247-2709

Email: [Oxford200board@gmail.com](mailto:Oxford200board@gmail.com)

Website: [oxford200condominiums.com](http://oxford200condominiums.com)

---

## VEHICLES

- ❖ Only two vehicles per household.
- ❖ No repair of vehicles shall be made on the Condominium Property.
- ❖ Vehicles are booted/towed at Board of Directors discretion.
- ❖ The speed limit is 20 mph. Speeding/Reckless driving is not permitted throughout the property.
- ❖ Excessive noise from vehicles is not permitted (i.e. music, bass, mufflers, etc.).
- ❖ Vehicles need to be kept in working condition. If the vehicle is not in working condition, or leaking fluid, it will be removed from the property (i.e. broken windows, flat tires, etc.).
- ❖ No commercial vehicles on the premises after 6 PM, except for emergency services i.e. plumbers, electricians, etc. (This INCLUDES all vehicles with magnetic signs, business/commercial/advertising).
- ❖ Any unauthorized, unregistered vehicle is not allowed on the Condominium Property overnight.
- ❖ No Parking of recreational vehicles, boats, boat trailers, box trailers, jet skis, and portable storage units (PODs) inside Century Village for more than one hour is a violation of PBC Ordinance and will be reported to PBC Code Enforcement without warning. The Associations that allow these vehicles to park on their property will receive the Notices of Violation from PBC Code Enforcement, not the owner of the offending vehicle.
- ❖ Vehicles that are over forty feet in length are not permitted through the gates. This includes moving vans, and vehicle/trailer combinations that exceed forty feet in length.
- ❖ Code Enforcement Inoperable cars, cars with no license plates, or cars with expired registration tags are a violation of the County Code and should not be used to store junk. The Associations are responsible for curing these violations and will have such removed.
- ❖ Car carriers are not permitted to enter Century Village.
- ❖ All vehicles parked in Association parking areas must have license plates with current registration tags, should be in an operable condition, and should not be used to store junk.

## ELECTRIC VEHICLES

Please do not purchase any electric Golf cart or vehicle without approval from the Board of Directors. Extension cords to your unit are prohibited by Code Enforcement.

### Note

The electricity for the electric vehicle charging station must be separately metered and payable by the unit owner installing such a charging station. Our building cannot sustain such electricity.

# OXFORD 200 CONDOMINIUM ASSOCIATION, INC.

Oxford 200

West Palm Beach, FL 33417

Phone (561) 247-2709

Email: [Oxford200board@gmail.com](mailto:Oxford200board@gmail.com)

Website: [oxford200condominiums.com](http://oxford200condominiums.com)

---

The unit owner who is installing an electric vehicle charging station is responsible for the costs of installation, operation, maintenance, repair, and removal including, but not limited to, hazard and liability insurance. (718.116).

Moreover, the condominium association should confirm that the unit owner is operating an electric vehicle charging station to obtain adequate insurance to protect the condominium association from any liability that may arise out of, or relate to, the unit owner's operation of the charging station.

## PETS

- ❖ Dogs or cats shall not be permitted outside of their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long (regardless of type/style of leash-example: extension leashes). Said dogs and cats shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within the Condominium.
- ❖ Unit Owners/Residents shall pick up all solid waste from their pets and dispose of them appropriately
- ❖ No pets will be allowed on any balcony, porch terrace, or lanai unless accompanied by their owner.
- ❖ No more than two (2) pets per unit are permitted of any description.

### **AGGRESSIVE BREEDS ARE NOT PERMITTED**

#### **Breeds that are considered dangerous are:**

**Pit bulls, American Pit-bull Terrier, Chows, Rottweilers, Dobermans, American Staffordshire Terriers, German Shepherds, Siberian Huskies, Perro de Presa Canario, Alaskan Malamutes, Akitas, any wolf-hybrids and any mix thereof.**

- ❖ Documents are required to be provided to Management to verify the type of breed.
- ❖ A photo of your pet(s) is required when registering your animal.
- ❖ A violation of the pet regulations shall entitle the Condominium association to all its rights and remedies, including the right to fine Unit Owners/Residents and/or to require any pet to be permanently removed from the Condominium Property.

# OXFORD 200 CONDOMINIUM ASSOCIATION, INC.

Oxford 200

West Palm Beach, FL 33417

Phone (561) 247-2709

Email: [Oxford200board@gmail.com](mailto:Oxford200board@gmail.com)

Website: [oxford200condominiums.com](http://oxford200condominiums.com)

---

## CONSTRUCTION IN UNITS

- ❖ The board must be notified in writing of any construction to be carried out in units.
- ❖ Growing problem of unauthorized and unpermitted construction and demolition at CV units, and the problem of some CV Associations allowing their buildings to fall into disrepair.
- ❖ How to check if permits have been issued for a particular unit or Association, using the PZB permit tracking app:  
[https://www.pbcgov.org/ePZB.Admin.WebSPA/#/Container/Permits\\_Inspections](https://www.pbcgov.org/ePZB.Admin.WebSPA/#/Container/Permits_Inspections)
- ❖ CV Unit Owners who are aware of or suspect unpermitted construction or demolition can send an email report to: [PZB-CODE@pbcgov.org](mailto:PZB-CODE@pbcgov.org)
- ❖ CV unit owners who are aware of or suspect unlicensed tradesmen to send reports to: [PZB-INVESTIGATIONS@pbcgov.org](mailto:PZB-INVESTIGATIONS@pbcgov.org)
- ❖ Owners to report any unsafe conditions at their buildings to, using the PBC Code Enforcement email address: [PZB-CODE@pbcgov.org](mailto:PZB-CODE@pbcgov.org) any reports to the County must include the complainant's name, address, and phone number. Anonymous complaints are not accepted.
- ❖ The State of Florida requires all Contractors to be registered or certified. Be advised to check license numbers with the State by calling 1-850-487-1395 or on the Web at [MyFloridaLicense.com](http://MyFloridaLicense.com) – License efficiently. Regulate fairly.
- ❖ Contractors who perform construction work without County permits, or without proper licenses, are subject to five hundred-dollar fines and other sanctions by the PBC Construction Industry Licensing Board.

## ITEMS NOT REQUIRING A PERMIT

-

- ❖ Window Unit Air Conditioner Replacement (NOT a mini-split or any through the wall mounted unit)
- ❖ AC / Heating – Repair of existing system and/or replacement of any part that does not alter the system listing or make it unsafe.
- ❖ Ceiling Fan – Replacement of existing fan using existing fan box and wiring.
- ❖ Flooring (NOTE: Your condo association may have rules regarding materials and sound attenuation dampening requirements.)
- ❖ Dishwasher – exact replacement in the same location; same wattage.
- ❖ Door – Replacement of any exterior door (excluding overhead doors) *within the existing jam* once in a 12- month period.

# OXFORD 200 CONDOMINIUM ASSOCIATION, INC.

Oxford 200

West Palm Beach, FL 33417

Phone (561) 247-2709

Email: [Oxford200board@gmail.com](mailto:Oxford200board@gmail.com)

Website: [oxford200condominiums.com](http://oxford200condominiums.com)

---

- ❖ Door – Remove and replace any **interior** residential door within the individual unit in the same location within existing door jamb frame.
- ❖ Drywall – Minor repairs if value of work is under \$1,000
- ❖ Faucet – Replace existing, like-for-like replacement in the same location.
- ❖ Light Fixtures – Replace “like for like” in existing lighting outlets in same location.
- ❖ Outlet or switch – Replace existing outlet or switch with appropriate type within existing junction box.
- ❖ Screen room – Rescreening to \$1000.00 value.
- ❖ Sink – like-for-like replacement in the same location only.
- ❖ Toilet – like-for-like replacement in the same location
- ❖ Water Heater – Repair of existing unit (replace the heating element not a water heater).
- ❖ Window – Repair within the existing frame if the value of work is under \$1000.00.

The above bullet points are not a concise guide to Palm Beach County Building Division Policies and local Building Codes.

## A/C UNITS

- ❖ It is the responsibility of the Unit Owner or Occupant to ensure proper preventative maintenance is conducted on their A/C unit and must be able to show proof of such maintenance if required by the Condominium Association.
- ❖ The board must be notified at least two days in advance of any work to be done to A/C units which are located on the roof of the building to protect the integrity of the roof and safety of the residents. **30 foot ladders are required for roof access.**
- ❖ A current business license and a Certificate of Insurance with **Oxford 200 Condominium Association as additional insured** must be provided at least two days in advance by email to [oxford200board@gmail.com](mailto:oxford200board@gmail.com)

## SIGNS

- ❖ No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted, or affixed in, or upon any part of the Condominium or Association Property.
- ❖ Additionally, no awning, canopy, shutter, or other projection shall be attached to or placed upon the outside walls or roof of the building or in the Common elements, without the prior written consent of the Board of Directors of the Associations.
- ❖ Exterior modifications may also be restricted by provisions of the Master Covenants.

# OXFORD 200 CONDOMINIUM ASSOCIATION, INC.

Oxford 200

West Palm Beach, FL 33417

Phone (561) 247-2709

Email: Oxford200board@gmail.com

Website: oxford200condominiums.com

---

-  
SECURITY

- 
- ❖ Any emergency should be immediately reported to 911.
  - ❖ Contact Security to report any security concerns at 561-689-0432.

Every Owner and Occupant shall comply with these Rules and Regulations as set forth herein, all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time.

These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted.

- a) Restrictions on presence of pets
- b) Restriction on occupancy of Units based on age\*,
- c) Restrictions on the type of vehicles allowed to park on the Condominium Property.

-  
I/We have read and completely understand the Rules and Regulations of OXFORD 200 Condominium Association.

-  
Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

-  
Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\*In compliance with HUD regulations on verification of occupancy, Oxford 200 Condominium Association conducts a census every two years.

# OXFORD 200 CONDOMINIUM ASSOCIATION, INC.

Oxford 200

West Palm Beach, FL 33417

Phone (561) 247-2709

Email: Oxford200board@gmail.com

Website: oxford200condominiums.com

---

## AMENDMENT TO THE RULES & REGULATIONS OF OXFORD 200 CONDOMINIUM ASSOCIATION, INC.

In the event any other section of our recorded by-laws or previously enacted Rules and Regulations conflicts with these Rules, these Rules supersede and control. Although compliance with the terms and conditions of these Rules is mandatory, these Rules are intended only to set minimum standards of conduct. The Board may require unit owners/occupants to take additional preventive measures on a case-by-case basis. Compliance with the minimum standards contained herein does not relieve the unit owner or occupant of any additional requirements not contained herein, which would, if not implemented, lead to or result in harm to the unit, other units, common elements, limited common elements.

### MOLD, MILDEW AND SIMILAR TOXIC GROWTH

Unit owners, tenants and occupants are required to always maintain the interior of their unit in a manner that would prevent the development of mold. If mold growth occurs in the unit, the unit owner at their expense must take immediate action to remove the mold and sterilize the unit, using procedures to prevent the spread or proliferation of mold during the removal process. The owner, tenant and/or occupant must immediately notify the Association. Please refer to governing docs.

Every owner, including an owner who does not reside in the unit, has the affirmative duty to take reasonable precautions to prevent the unit from becoming a source of mold and other hazardous pollutants. Every owner, including an owner who does not reside in the unit, is required to routinely and periodically inspect the unit to ensure the absence of mold, water, leaks, and other conditions that could harm the unit, other units, and common elements. Every owner, including an owner who does not reside in the unit, must maintain a meaningful presence in the unit to prevent the proliferation of mold throughout the unit, other units, and common elements. Owners/Occupants acknowledge they understand the urgency of notifying the owner and the association immediately when a condition is noticed. If prolonged neglect causes additional spreading of mold, mildew or similar toxic growth damage, owner is responsible for costs of all repairs, neighboring unit damage repair.

### LAUNDRY ROOM

Clothes-washing facilities are provided as a convenience to owners and/or occupants. Care and consideration are required of all who use the facilities. Machines shall be left clean and washer lids should be left open to avoid growth of mold or mildew. Do not move clothing belonging to another. When an owner and/or occupant has clothing in the laundry room, care must be taken to avoid leaving the cleaning process unattended. Care must be taken to vacate the laundry room as quickly as possible to allow use by another owner and/or occupant.

Initials: \_\_\_\_\_

# OXFORD 200 CONDOMINIUM ASSOCIATION, INC.

Oxford 200  
West Palm Beach, FL 33417  
Phone (561) 247-2709  
Email: Oxford200board@gmail.com  
Website: oxford200condominiums.com

---

## PETS, SERVICE ANIMALS, AND EMOTIONAL SUPPORT ANIMALS

The Association may grant permission to allow owners and/or occupants to have a small pet, services animal or an emotional support animal as permitted by Florida law.

**PETS (limit of 2) UNDER 25 LBS. ALLOWED ON THE PROPERTY.**

## ASSIGNED PARKING

Each owner has an assigned location for parking one automobile. Guest parking is available for guests who are visiting for short periods of time. No changes in parking location assignments shall be made without proper notice and approval by the elected condominium board. No automobile may be parked if it is not capable of operation. No vehicles other than operational automobiles may be parked at the condominium property. Boats, trailers, recreational vehicles of all types and campers of all types and sizes may not be parked for any period of time at the condominium property. Occupants must use the owner's assigned parking space and not guest parking spaces.

## ITEMS PLACED ON THE SIDEWALKS AND WALKWAYS

Nothing may be left on the sidewalks, catwalks, walkways and/or stairways after an owner and/or occupant is finished using an item. Items such as chairs, tables and umbrellas shall be brought into the condo after it has been used. Nothing will be permitted to block a walkway or to stay outside overnight as there is concern for other residents who may trip or fall.

Nothing can be placed on the floor by the mailboxes and/or by the laundry room door no matter how short the time may be that it is intended to stay there.

A unit owner is responsible for the costs of repair or replacement of any portion of the condominium property not paid by insurance proceeds if such damage is caused by intentional conduct, negligence, or failure to comply with the terms of the declaration or the rules of the association by a unit owner, the members of his or her family, unit owners, guests, or invitees, without compromise of the subrogation rights of their insurer.

Initials: \_\_\_\_\_

# OXFORD 200 CONDOMINIUM ASSOCIATION, INC.

Oxford 200  
West Palm Beach, FL 33417  
Phone (561) 247-2709  
Email: Oxford200board@gmail.com  
Website: oxford200condominiums.com

---

## ACKNOWLEDGEMENT OF RECEIPT OF THE OXFORD 200 RULES & REGULATIONS

I/We have received a copy of the Oxford 200 Condominium Association, Inc. Governing Documents, Rules and Regulations and have read them in their entirety prior to the time I submitted this application. I/we hereby agree to abide by the current version of the Oxford 200 Condominium Association, Inc., Rules and Regulations or be subject to any action initiated by the Association.

**Applicant 1:** \_\_\_\_\_  
Print Name

Date \_\_\_\_\_

\_\_\_\_\_  
Signature

**Applicant 2:** \_\_\_\_\_  
Print Name

Date \_\_\_\_\_

\_\_\_\_\_  
Signature

**USE AND OCCUPANCY:** Guest may visit only while unit owner is residing. The owner of a unit shall occupy and use his apartment unit as a single family, for himself and the adult members of his family and his social guests.

Visit is permitted only while (owner) is residing and for no other purpose; And for a visit of a maximum of 30 days per year. Any guest whose visit is longer than 30 days must undergo the investigation process of residency.

**CHILDREN:** No children under fifteen (15) years of age shall be permitted to reside in any of the units or rooms thereof in this Condominium,

Except that (owner) children may be permitted to visit and reside for a reasonable period, not exceeding 30 days, in a calendar year.

**NEGLIGENCE:** A unit owner shall be liable for the expense of any maintenance, repair, or replacement... after casualty made necessary by his /her or a guest's violation of any portion of the Declaration or by his negligence or intentional misconduct.

**DO YOU INTEND TO HAVE ANYONE ELSE LIVE IN THE APARTMENT NOW OR IN THE FUTURE?**  YES  NO

\_\_\_\_\_  
If YES, please explain

**HAVE YOU EVER BEEN EVICTED FROM A RENTAL RESIDENCE FOR NON-PAYMENT OF RENT?**  YES  NO

\_\_\_\_\_  
If YES, please explain