

## **CANTERBURY E CONDOMINIUM ASSOCIATION, INC.**

These rules and regulations were adopted by the Board of Directors of the Association and in no way supersede the Declaration of Condominium, the By-laws, or any other obligations of members of The Canterbury E Condominium but to supplement those rules and regulations embodied in the By-laws and must be complied with to the same extent as if they were duly adopted By-laws of the Association.

In condominium living certain rules and regulations are necessary and sometimes seem restrictive but they are necessary to insure harmony and enjoyable living by all unit owners alike along with guests and lessees. Such consideration is essential if we are to live together with complete happiness. Each unit owner is entitled to the complete use of their unit and the use of all common facilities insofar as they do not conflict unreasonably or unnecessarily with the right of other unit owners.

The rules should be revised if and when they become obsolete, inequitable or fail to cover existing conditions or situations properly.

When minor rule infractions are reported verbally, or in writing to your Board, a firm, friendly and informative warning will be given. A major infraction must be reported to the Board in writing and signed. The offender in a major infraction may be subject to whatever action The Board of Directors bound by the Rules and Regulations deems necessary.

Unit owners are asked to make these rules and regulations available to and so inform their guests or lessees of them, as they are also bound by them.

**CANTERBURY E  
CONDOMINIUM ASSOCIATION**

**RULES AND REGULATIONS**

1.     **Non-Smoking.** Canterbury E building, common areas and grounds are smoke free areas in accordance with the strictest smoking policy allowed under Florida law.
2.     **Pets.** No pets or animals shall be allowed in or about the Canterbury E Condominium Association building.
3.     **Signs.** No sign, advertisement, notice, lettering or descriptive design of any kind shall be displayed or placed by any owner upon any part of the condominium property except in a place, style and manner approved by the Board.
4.     **Awnings and Shutters.** No awning, canopy, or shutter, including a hurricane or storm shutter, shall be attached or affixed to the exterior of a unit without board approval.
5.     **Clotheslines.** No clothesline shall be placed on and no clothes drying shall be undertaken on the common elements or on the exteriors of any unit.
6.     **Parking Spaces.** Each condo unit is allocated 1 parking space. Due to the limited number of guest spaces, guest spaces are not to be used as permanent parking paces. Exceptions can be made by individuals to use parking spaces that are not being used by other residents.
7.     **Food.** No food may be prepared on and no barbecuing shall be permitted on the common elements other than the patio.
8.     **Personal Property.** No motorcycle, scooter, bicycle, wagon, carriage, shopping cart, or other article of personal property shall be parked, placed or permitted to stand for any period of time on the common elements unless such articles are being used by owners in accordance with rules and regulations promulgated hereafter by the Board.
9.     **Walkways.** The walkways, corridors, halls, entrances, and stairways shall not be obstructed or used for any purpose other than the providing of access, ingress and egress between the common elements and units.



10. **Noises, Odors and Nuisances.** No owner shall cause or permit any unreasonable noises or odors to come from his unit or commit or permit to be carried on any nuisance or immoral or illegal activities on any part of the condominium property.
11. **Litter.** No article of personal property shall be hung or shaken from the doors or windows of any unit. No owner shall sweep or throw from his unit any dirt or any other materials or litter the condominium property in any way.
12. **Garbage.** All garbage, trash, refuse and rubbish from a unit shall be placed inside the allocated dumpster. Larger items such as furniture, etc. shall be placed alongside the dumpster.
13. **Inflammable Articles.** Except to the extent necessary for normal household use, no owner shall use or permit to be brought into his unit any inflammable oil or fluid such as gasoline, kerosene, naphtha, or benzene.
14. **Keys.** The association must retain a key to each unit, and no owner shall alter any lock or install a new lock on any door leading into a unit without giving to the association prior notice thereof and a key for such altered or new lock. In the event no key is provided and emergency requires breaking into the condo unit, any and all repair costs will be paid for by the unit owner. Also see # 26.
15. **Entrance into Units by Association.** The association and any agent, representative or workman authorized by the association may enter any unit during the times and for the reasons set forth in the Declaration. Except in the case of any emergency, the association will arrange with an owner the time for any entry into his unit.
16. **Supervision of Association Employees.** No owner shall supervise, direct or attempt to assert any control over any of the employees of the association or of any management company employed by the association, and no owner shall request that any such employee undertake any private business for an owner.
17. **Complaints.** Any complaints regarding the actions of other owners or the management of the condominium property by the association shall be made in writing to the Board.
18. **Assessments and Monthly Maintenance fee.** Payments and assessments by owners shall be made to: **Gallagher P M, Inc., PO Box 16098 ,West Palm Beach, FL 33216**  
All payments of monthly installments or annual assessments are due and payable on or prior to the first day of each month and owners are subject to a fine upon the failure to make any

such payments when due and payable.

22. **Pest Control.** The association attempts to keep the problem of bugs to a minimum. Once each year a pest control technician visits each condo unit. It is the responsibility of the unit resident to facilitate this process.
23. **Responsibility.** Owners shall be held responsible for actions of themselves, their children, other family members and their guests, licensees and invites, including the causing of any damage to condominium property, whether caused by the moving of personal property or otherwise.
24. **Visitors.** Underage children, adult children, and visitors are allowed to visit for a total of 30 days each calendar year, but the owner must be in residence. Those staying for longer periods must go through the investigation process.
25. **Renters.** It is the responsibility of unit owners to be aware of the rules and bylaws of the association. Owners are held responsible for the actions of their renters and/or guests, therefore it is also the owners' responsibility to ensure their renters and guests are aware of these rules.
26. **ID/Access cards.** WPRF requires all ID/Access cards be returned to WPRF at the time of unit sale or when the unit lease expires.
27. **Repair Costs.** Repair costs for damage to association property caused by renters or owners will be charged to the unit owners.
28. **Change or Waiver of Rules.** The Board shall have the power to specifically consent to or approve in writing any temporary waiver, exception or change in these Rules and Regulations, provided, however, any such consent or approval shall be revocable at will at any time.
29. **Occupancy Restrictions.** The number of people occupying a unit, either by owner or under lease, shall be limited to two (2) in a one bedroom and four (4) in a two bedroom.
30. **Rentals.** The renters and buyers **must furnish** a Background Check and a credit check, along with a \$100.00 application fee. The association will have no part in getting keys to renters. New owners should acquire above keys from seller at time of purchase. **There will be no subletting of rented units. (No weekly rentals)**

31. **Fireworks.** Fireworks of any kind are not permitted on the complex grounds. Fireworks would include but are not limited to: sparklers, fire crackers, roman candles, smoke bombs, whistlers, etc. A fine will be assessed to any member of the Association or private guest of an Association member found to be in possession of said items while on common and/or limited common areas.
32. **Unit Balcony.** Do not hang anything over the railing. Do not nail, screw, glue or otherwise fasten any item to railings, walls etc.
33. **Amenities.** Unit owners in arrears on their maintenance fees will lose the privilege of using amenities, which include pool, laundry, etc. An owner will forfeit his rights to use the amenities when he rents his unit to another individual or individuals.
34. **Modification and Additions.** These Rules and Regulations may be modified, amended, added to or repealed at any time by the Board.

I have received, read and understand the *Rules and Regulations of Canterbury E Condominium.*

Signed: \_\_\_\_\_ Owner/Tenant

Condo #: \_\_\_\_\_ Date: \_\_\_\_\_



I have received, read and understand the *Rules and Regulations of Canterbury E Condominium*.

Signed: \_\_\_\_\_ Owner/Tenant

Condo #: \_\_\_\_\_ Date: \_\_\_\_\_

Return signed copy to Board