



RULES AND REGULATIONS FOR BUILDINGS 1 THROUGH 7
February 11, 2014

At Poinciana we live in a relatively small community where all residents should make every effort to maintain uniform standards of behavior, to insure an atmosphere of pleasant and congenial living. If everyone cooperates, it will not be necessary for your Board of Directors and Fining Committee to take unpleasant action against violations. Therefore, all owners should carefully read, review and comply with the condominium documents and these rules, and advise their guests, visitors and anyone who they invite onto condominium property to do so as well.

We are a residential condominium designed and intended as housing for older persons. The members of the community voted to operate as housing for older persons as that term is used and defined in the applicable Federal and State Fair Housing Laws. Accordingly, all units in the association shall be held for occupancy by persons fifty five (55) years of age or older and no permanent occupancy by persons under the age of twenty one (21) shall be permitted. No occupancy shall be permitted to an individual between the ages of twenty one (21) and fifty Five (55) unless the unit is occupied by at least one person fifty five (55) years of age or older.

Note: In the case of inheritance, special considerations apply.

1. **IN COMMON AREAS, CATWALKS AND STAIRWAYS**, the entrance and alcove must be kept free and clear at all times; areas must be kept free of plants, golf carts, bicycles, shoes and articles of clothing, etc.
2. **RAILINGS AND BALCONIES** may not be used for hanging carpets, tablecloths, bathing suits or any other items. Shaking mops, tablecloths and carpets outside is also forbidden.
3. **SUNBATHING** on catwalks and grassy areas is prohibited. No furniture or other equipment is to be placed outside any unit. Injury to a passerby could result in a negligence suit.
4. **PLASTIC GARBAGE BAGS**: All garbage or other items you wish to dispose of

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must be placed inside a securely tied plastic bag and put down the chute or directly in the dumpster. **DO NOT OVERFILL BAG!** NEVER leave items, including but not limited to garbage or papers on the garbage room floor. No cardboard boxes down the chute. **SEE REMINDER ON TRASH ROOM DOORS.** No items, including but not limited to garbage, furniture, appliances, construction material or TV's may be discarded, stored, placed or left outside any unit of in any common area. Do not leave these items next to or near the dumpster; you must remove them yourself from the condominium property or have someone else remove them for you. **RECYCLING:** Please follow recommended guidelines which are updated periodically.

5. TV's, RADIOS and all other noise shall be kept at a reasonable level and as low as possible during the hours of 10:00PM to 8:00AM. Dishwashers, garbage disposals, washers and dryers should not be used during that time. Any noise that "reasonably" disturbs neighbors is prohibited.
6. BARBECUING is not permitted on catwalks, patios or adjacent grassy areas. It is a violation of the Fire Laws.
7. FEEDING OF DUCKS and STRAY ANIMALS is PROHIBITED on CONDO PROPERTY –NO EXCEPTION. VIOLATORS WILL BE FINED.
8. PETS. No pets are allowed inside condominium units, common areas or anywhere in Poinciana Place Condo 1 and 2. Notes: Exception applies to properly documented "Assistance Dogs" and "Emotional Service Animals" that are registered with the NSAR - National Service Animal Registry. The resident must meet the statutory definition of having a "disability." The resident must be able to substantiate their disability, which is critical in requesting a reasonable accommodation. Allowed animals **MUST NOT** disturb other residents, leave waste anywhere on Poinciana Condo 1&2 property and be registered with the Association office upon approval by the Board of Directors or be subject to removal.
9. BULLETIN BOARDS are designed for official Association use and only authorized notices are permitted; all other notices are prohibited. Poinciana organizations may post notices of functions with approval.
10. CHILDREN: The rule of parent or grandparent control applies. They shall be

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responsible for the behavior of their children and grandchildren. Under no circumstances may they become residents except as specified in our Condo Documents. Florida courts upheld the “adult only” provisions.

11. GUESTS are defined as all visitors and residents who are not Condo owners or approved renters. The office is to be notified if visitors stay beyond two (2) weeks. Among the other remedies provided by law, the Association may demand that any such individual immediately vacate if they violate these rules or any provision of the Condominium Documents. IMMEDIATE FAMILY, consisting of Parents, Children, Grandchildren. Great- Grandchildren and their respective spouses may visit without the unit owner(s) present as long as there is at least one person over the age of 55. ALL OTHERS may only visit with the unit owner(s) present.
12. DAMAGE: Unit owners are responsible for any damage to condominium property caused by his or her negligence or willful or wrongful acts. Unit owners will also be jointly and severally responsible for any damage to condominium property caused by the negligence or willful or wrongful acts of their guests, renters or anyone they invite onto condominium property.
13. EMPLOYEES are to be treated with dignity and respect. At no time may a unit owner voice a grievance directly to an employee; the matter should be brought before the Board of Directors. No employee is permitted to perform any activity for residents during their working hours. The Association is not responsible for any recommendations by employees regarding repairs or reconstruction to a unit.
14. ANTENNAS or satellite dishes are not permitted on the outside of the units.
15. BROKEN SCREENS, windows and doors are to be repaired or replaced within ninety (90) days. Any exceptions must be approved by the Board. Repairs not satisfied within six (6) months will be made by a licensed contractor at the unit owner’s expense.
16. SHUTTERS are specifically governed by the Condominium Act. Because of the construction of our buildings, shutters must be installed inside the condominium unit and must be white. This ruling will be enforced after September 12, 2006. IF shutters are installed after this date, they must conform to the condo’s

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specifications.

17. ALL EXTERMINATING of apartments is the responsibility of the unit owner. Termite infestation must be dealt with immediately.
18. FIRST FLOOR OWNERS will be permitted to plant or landscape in the three (3) foot area adjacent to their patio. However, if owners choose to landscape, the Association shall, at all times have the absolute right to remove such landscaping if it becomes necessary to do so, without compensation to the owner. Moreover, such landscaping must be maintained in a first class manner. In the event such landscaping is not maintained as specified, the Association may, among other remedies available to it, remove the landscaping. If an owner chooses not to plant, the Association will maintain the grass area.
19. MEN and WOMEN should be properly attired at all times. This means wearing shirt or other similar covering whenever in non-pool areas. Shoes must be worn at all time by everyone; except in the pool or in the pool area.
20. SMOKING is not permitted on the catwalks, in the elevators or anywhere on Association property; only inside enclosed individual units.
21. UNIT LEASE or RENTAL: Units may not be leased for the first two (2) years of ownership. No unit owner may rent or lease his unit without approval by the Board of Directors. Rental on individual units will be limited to one time within a twelve (12) month period for a minimum of three (3) months.
22. KEYS: All residents shall leave duplicate apartment keys at the Condo Office. Air conditioning closets may not be locked. IF the Association has to break a lock in an emergency, the cost of repair or replacement of the door will be at owner's expense.
23. PERMITTED VEHICLES: The following guidelines shall apply with regard to permitted and prohibited vehicles on the condominium property (including, without limitation, any limited common element parking spaces) and Association property:
 - (a) Passenger automobiles, station wagons, sport utility vehicles and passenger vans which must have windows on all body panels may park on the condominium property.
 - (b) Unmodified 2-door pick-up trucks that are registered as passenger vehicles

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with enclosed bed with a manufactured cover, be allowed to park in our parking lots in specifically designated parking spaces. Said vehicles must be for personal use and may not have any signs, racks, ladders, tools or other items visible.

- (c) Without limiting the general provisions set forth above, no other vehicles will be permitted to park on the condominium property.
 - (d) While engaged in making deliveries or service calls, or if being utilized by Association employees, trucks and other commercial vehicles may be parked in designated areas for short periods, but not overnight.
24. **PARKING:** Numbered parking spaces may only be utilized by passenger cars displaying the Association's parking decal and only by the unit owner or renter assigned to use the particular numbered space. The Association shall have the right to change the assignment of such specific parking spaces from time to time as to the unit owners in this Condominium, as it deems advisable in its sole discretion. Park only in your own numbered space. Trucks, boats, trailers, mobile homes, motor homes and motor cycles are not permitted to be parked or stored anywhere on condominium property. SUV's are permitted. All cars must have current tag and plates. **DO NOT BACK INTO A PARKING SPACE.** Guests, employees, service people or any individual who is not a resident, renter or owner may not park in any of the numbered spaces or anywhere except parking areas marked "GUEST". IF the owner or renter assigned to use the particular numbered space contacts the office that a guest, employee or service person will park in his or her assigned numbered space, they must have approval from the Association. No servicing of cars can be done on condo grounds except in an emergency. No storage of incapacitated vehicles is permitted in condo parking areas. Cross-hatched parking in front of the buildings is for ambulances and other emergency vehicles or commercial garbage pick-up trucks only. It must never be used for general parking.
25. **AUTOMOBILE KEYS:** If you plan on being away for an extended period of time, please leave a set of your car keys with a neighbor in case your car has to be moved for an emergency. You must notify the condominium office as to which

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- neighbor you have left your keys with.
26. **EXTENDED ABSENCE:** Condominium units that are unoccupied should have the air conditioning set to 78 degrees or cooler to prevent mold and **MUST** have the main water valve turned off to prevent leaks to the unit and other surrounding units.
 27. **MOVING** is permitted Monday-Saturday from 9:00AM – 5:00PM. Only one elevator per building may be used and elevators may not be “held”. Passengers must be given priority use of elevators.
 28. **CONSTRUCTION:** Unit owners must make their own arrangements to dispose of all construction materials and debris as dumpsters may not be used for this purpose. It is prohibited to throw construction debris or any other garbage over catwalks railings. Construction noise is only permitted Monday – Friday from 9:00AM – 5:00PM. All tile and hardwood installations must have the required sound proofing barrier. Applications must be filed and approved and materials must be inspected prior to and during installation.
 29. **REQUEST OF CONDO DOCUMENTS** for viewing must be submitted via certified mail and only one request is accepted each month. No emails, faxes or phone calls will be accepted.
 30. **CREDIT HISTORY** – Applicants for purchase with a credit score of less than 650 and/or delinquent accounts will result in a decline, unless the purchaser is willing to pre-pay twelve months maintenance to be held in a non-interest bearing account for a period of twenty-four consecutive months of timely payments. After such time, the money can be returned or credited to future maintenance obligations.
 31. **SECURITY DEPOSITS** - ALL lessees must post a \$500.00 security deposit with the Association to be held in a non-interest bearing account to pay for any damages to the common elements and/or Association property.
 32. **CONSTRUCTION/MOVING DEPOSITS** – ALL unit owners must post a \$200.00 security deposit prior to commencement of work/moving to cover any additional cleanup or repairs to the common elements or Association property. Deposit will be held in a non-interest bearing account to be refunded in whole or part upon final inspection by the Association.

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Note: The most current Rules and Regulations will be posted on our website.

Please be aware that the Florida Condominium Act gives Associations limited fining authority as a tool in the enforcement process. A fine may be levied on the basis of each day of a continuing violation.

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POOL RULES AND REGULATIONS

Our pool is the property of and maintained entirely by Poinciana Place Condominium Association, Inc. representing buildings 1 through 7. It is limited to owners and their guests only.

The Board of Directors is very specific in listing the rules and regulations to avoid misunderstandings. Please remember, this pool is a part of the permanent home of each unit owner and your cooperation in making this recreational area a clean, healthful and desirable social gathering place is a most important factor for our retirement lifestyle.

1. **FOOD AND BEVERAGES.** Absolutely no food may be brought to or consumed in the pool area except when there are authorized Association functions. Only beverages in plastic containers are allowed.
2. **SHOWERS.** A shower MUST be taken by everyone before entering the pool.
3. **SUN LOTION, OILS AND OINTMENTS.** These items are primary causes of pool water pollution. All lotions should be washed off and toweled before entering the pool. Full length bath towels should be placed on chairs and lounges to prevent soil and damage to the furniture, especially when sun tan lotions are used.
4. **DIVING** is not permitted. We do not have a "diving board" as defined by Palm Beach County regulations.
5. **POOL PROPERTY.** Under no circumstances may pool property be removed from pool area.
6. **CHAIRS, LOUNGES, TABLES.** Our supply of chairs, lounges and tables is limited and it is expected that basic courtesies will prevail in their use. This means that people may only use one chair or lounge at a time per person.
7. **BALL PLAYING, RUNNING, PUSHING.** No ball playing of any kind is permitted in the pool or pool area. The Palm Beach County Pool Safety Code prohibits running in the pool area and pushing others into the pool.
8. **POOL APPAREL.** A proper covering over bathing suits should be worn to and from the pool. Shoes worn in the pool must be put on at the pool.
9. **POOL RAILINGS.** Towels, wet bathing suits, etc., may not be hung from the pool

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enclosure railings.

10. GUESTS. Please be reasonable and limit the number of guests you invite.
11. ABSOLUTELY NO DIAPERS OR INCONTINENCE APPARREL to be worn in the pool. NO EXCEPTIONS!
12. MEDICAL CONDITIONS. Extreme caution in the use of the pool and consideration for others is urged by unit owners or guests who have respiratory, skin problems or other conditions.
13. THERE ARE NO LIFEGUARDS IN ATTENDANCE. You swim at your own risk. There is a clearly marked emergency 911 phone next to the ladies dressing room.
14. RADIOS, Music and other personal entertainment devices must have attached headsets and be kept to a level which does not disturb others.

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