

CLOISTER POINTE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

According to the Condominium By-Laws and the Declaration of Condominium, Article XVII, Section I, as to Condominium unit(s), the Board of Directors may from time to time adopt, or amend previously adopted Rules and Regulations governing and restricting the use and maintenance of the Condominium unit(s); provided, however, that copies of such Rules and Regulations prior to the time same become effective, will be posted in a conspicuous place on the Condominium's property, and/or copies of the same will be furnished to each owner.

1. VEHICLES

Commercial trucks, commercial pick-up trucks, boats, water-craft, trailers, motor homes, campers, buses and other vehicles will not be allowed on the confines of Cloister Pointe. No advertising of any kind may be displayed on vehicles that are parked on Condominium property and no equipment or supplies should be left on pick up vehicles over night.

Vehicles may not be stored or abandoned on Condominium property by either owners or tenants of Cloister Pointe. Inoperable, unlicensed, uninsured or unregistered vehicle or vehicles with expired tag(s), are not permitted. Only vehicles used on a regular basis are permitted.

No mechanical maintenance, repairs, fluid changes, other than emergency, shall be done on vehicles parked on Common Grounds of the Association. No driving onto grass areas please.

Tenants are allowed to have two (2) cars. Guest parking is for guests only. No guest parking for more than seven (7) consecutive days. No parking in grass or behind vehicles in your assigned slot (double parking). ***Violators are subject to towing at owner's expense.***

2. RENTING, LEASING, SALES

All renters, lessees, and buyers must complete and submit a New Resident Application along with a \$100 non-refundable application fee made payable to **Cloister Pointe Condominium Association**. Management will conduct background searches consisting of credit, criminal, and prior conviction reports; The Association will conduct resident interviews. Upon completion of the New Resident Process, an approval or denial letter will be mailed per request.

The common elements of the unit being rented, leased or sold must be in compliance with the By-Laws of the Cloister Pointe Condominium Association prior to the Association making a final decision. ***The new owner must deliver a copy of the warranty deed to Cloister Pointe Condominium Association's management company upon closing.***

3. PETS

No domestic or exotic pets are permitted without prior written approval of the Board. Cats and dogs that are 30 lbs. and under are permitted. Pets must always be on a leash when on the common grounds, and pet waste must always be picked up. Animal Control will be called to remove any animals found loose on Cloister Pointe common grounds.

4. INSURANCE

Each individual owner shall be responsible for purchasing, at his/her own expense, Liability Insurance to cover accidents occurring with in their own unit and dwelling insurance to cover any structures and/or personal property.

5. SATELLITE DISHES

No satellite dishes are allowed on common grounds including roofs or building. Check with management for guidelines.

6. RESPONSIBILITY OF OWNERS

The condominium unit shall be occupied and used as a single family dwelling. The owner may lease the unit at his/her discretion provided the homeowner complies with the leasing application process and the tenants abide by all Association Rules and Regulations. Please note, the Board of Directors are **NOT** the managers of rental units. Tenants must be directed to contact their landlords or their rental agents for assistance.

Nuisance - Unit owners must not obstruct or interfere with the rights of other unit owners or annoy them by unreasonable loud noises, radios, boom boxes, TV, stereo, musical instruments, etc. The unit owner shall not commit or permit any nuisance, immoral or illegal acts in or about the Condominium property.

Garbage - Garbage must be disposed of in plastic bags, tied and placed in the dumpster. Boxes must be broken down, folded and placed in dumpster. Garbage may NOT be left on the floor of the dumpster enclosure or outside of the enclosure. Household bulk items (washer, dryer, furniture) must be placed inside the bulk enclosure located at the east entrance.

Window Treatments - Only genuine window treatments are permitted on the windows. No sheets, paper, aluminum/tin foil, or any other non-window treatment item may be installed on the windows.

Hurricane Shutters - If you are installing hurricane protection, you must comply with the requirements of the Association. The Guideline/Release Form may be obtained from the management company.

Fire Alarms & Extinguishers - Fire alarms and extinguishers must be installed and maintained in good working condition by the unit owner.

Patios - Storage on front patio or rear open patios is strictly prohibited. Outdoor clothes-lines or hanging of clothing etc. on fences or patio is not permitted. The unit owner shall not permit or suffer anything to be done or kept in his/her unit or the common grounds which will increase the rate of insurance for the condominium property. No items are permitted to be stored outside of the unit.

Common Areas - No storage of any kind whatsoever may be kept on common areas. NO pavers, plants/flowers/trees may be stored or planted on common areas. **Violators will be subject to a clean-up fee and possible fine.**

Modifications - ANY modification to the exterior of the unit, including exterior doors/windows/fences is not permitted without prior written consent of the Association. Please contact the management company for a Modification Request Application.

Assessment Fees - Assessment fees are due each and every month on the 1st of each month made payable to Cloister Pointe Condominium Association. Checks made payable to the management company will not be accepted. If payment is not received by the 10th of the month, there will be a \$25.00 late fee charge to the unit owner's account. It is the responsibility of the unit owner to turn over their payment booklet to the new unit owner if the unit is being sold. **You do not need a payment stub to make your monthly payment. Keep in mind, in order to maintain accurate records, please forward any updated information to the management company listed below.**

Please mail all payments to the following address:

**Cloister Pointe Condominium Association
c/o Carver Group Enterprises
6415 Lake Worth Road, #205
Lake Worth, Florida 33463**

If you have any questions regarding accounting issues, please call the accounting department at 954-255-2300.

Complaints regarding violations of the Rules and Regulations or Condominium Documents must be in writing, signed by the person making the complaint, and sent to the Association's management company listed above.

"I have read the Association Rules and Regulations and agree to continue to abide by them"

Signature

Name Printed

Unit #

Date

Signature

Name printed

Unit #

Date

Your above signature is acknowledgement of the current Rules and Regulations adopted April 27 1983, amended April 13, 1986 and again April 3, 1995.