

# **RULES & REGULATIONS: BAL HARBOUR CHATEAUX CONDOMINIUMS**

## **Revised and Approved September 22, 2020**

### **Introduction**

To be effective and help make our community enjoyable for all residents and to promote a family residential atmosphere, reasonable rules and regulations are necessary, and must be enforced. Owners and/or residents shall, at all times, obey said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, lessees and persons over whom they exercise control and supervision. Failure to follow these rules may result in legal action against the unit owner.

The Board of Directors of Bal Harbour Chateaux Condominium Association, Inc., hereafter referred to as the Board of Directors, presents the following:

## **RULES AND REGULATIONS**

### **I. Quiet Hours**

1. Quiet hours are between 11 p.m. to 8 a.m., Sunday-Thursday; 12 a.m. to 8 a.m., Friday-Saturday & holidays.

### **II. Exterior Appearances**

1. The exterior of the condominium structure and all other areas appurtenant to the units shall not be painted, decorated or modified in any manner without the prior consent of the Board of Directors.
2. No radio or television antennas or other structures shall be attached to or hung from the building exteriors, roofs, walls, or anywhere, or placed on balconies in any manner. The exception will be TV satellite dishes, which must first have Board of Directors approval on size and location.
3. No sign, notice or advertisement shall be displayed on or at any window or any part of the units or common areas, including vehicles and boats. No awning, for sale or rent signs, ventilators, fans, air-conditioning, pumping or other devices shall be used in or about the units, except as preapproved by the Board.
4. Hurricane shutters may be installed in accordance with future specifications adopted by the Board.
5. No items that a reasonable person would deem unsightly or unsafe may be stored on balconies, in walkways, on patios, or on or under stairways. Personal property, other than patio-type furniture and plants, are prohibited on unit owners' balconies and/or common areas, including walkways. Unit owners with common area patios may store barbeque grills in patio areas designated for such or in approved areas on the sides of buildings. Balconies and common areas shall be used for the purpose intended and not for hanging garments or for the cleaning of rugs or other household items. Barbequing on second floor balconies is prohibited, except for electric grills.
6. Installation of any equipment (such as, but not limited to, water softeners, spas, etc.) in the common area must be approved in writing by the Board of Directors within thirty (30) days. Plans must be submitted and approved by the Board of Directors before any changes can be made to any portion of any porch area by screens, windows or doors.

7. Trash disposal areas are not for personal use. All aluminum cans collected must be placed in garbage bins provided in Bldg. 1000 electrical surround area and the lids closed. All cardboard boxes should be flattened before placing in dumpsters. If you have large items or remodeling debris to discard, it is your responsibility to have it hauled off or taken to the dump.
8. Electrical areas behind buildings 960 and 1000 must be kept neat and orderly. No items may be placed on or around water or electrical surrounds. If those areas become a problem, unit owners, if identified, will be notified and, if not corrected within 14 days, objects will be removed at owner's expense.
9. Door color on units must be burgundy. Patio windows must be a dark bronze. Side windows must be white. Any future sliding doors installed must be on the side of the lanai and pre-approved by the Board of Directors. (Mar 2012). Windows must be approved by the Board of Directors before installation. Windows approved are: White vinyl frames with horizontal rollers. Window approval steps are:
  - A. Window installation application must be submitted to the Board of Directors for approval. Application must include; 1) Brochure regarding window manufacturer showing windows are engineered for Florida hurricanes. 2). Windows quote invoice showing specifications of the windows to be installed. 3) Windows are engineered for Florida hurricanes and comply with Hillsborough County building codes and regulations.
  - B. Windows to be installed by licensed contractor with permit supplied to Board of Directors
10. No furniture should be placed on the community dock unless approved by the Board of Directors. Any furniture that is left on the dock in the future without Board of Directors' approval will be disposed of. (Mar 2019)
11. First floor units are permitted to install and maintain paver patio areas in the common area with Board of Directors' approval. Patio dimensions permitted and vendor choices were established by the Board of Directors and approved by unit owners. The approved vendor is Reyes Interlocking Pavers. (Oct 2016 and Dec 2016)
  - A. Patios must be 7 feet x 10 feet or 5 feet x 8 feet with the following restrictions on use and installation:
  - B. Patios must be the same style pavers as existing patios.
  - C. Grills may stored on patio areas designated for such or in approved areas on the sides of buildings.
  - D. Only outdoor style furniture is permitted on patio areas, in a tasteful arrangement that is proportional to the size of the patio. Outdoor accessories such as potted plants should also be kept in proportion, in size and number to the size of the patio.
  - E. No folding or temporary furniture will be permitted to be allowed on the patio areas overnight.
  - F. The unit owner must maintain their unit paver patio at all times. Failure to maintain this area will result in the Association requiring the patio area to be repaired or removed at the expense of the unit owner.

### **III. Vehicles, Boats, Trailers, RV's, Etc.**

1. Vehicles are restricted to paved road areas at all times, except for service or maintenance.
2. Passenger automobiles, SUV's, light pick-up trucks and motorcycles that do not exceed the size of one parking space may be parked in the designated areas.

3. Boats, trailers, all RV-type vehicles (i.e. motor homes, campers, 5<sup>th</sup> wheelers, etc.), commercial vehicles, buses and all types of equipment or machinery are prohibited on Association property, except for a seven (7) day limit to load, unload, or for a delay in transit. Exception will be for equipment or machinery used for service, repair or maintenance to Association property, including owner remodeling. Extensions should be requested in writing. The Board of Directors may approve special circumstances.
4. Vehicles which are not currently licensed or cannot operate on their own power shall not remain on premises for more than 24 hours without permission of the Board. No unlicensed or inoperable vehicles are allowed in assigned or guest spaces. In addition, vehicles shall be of good appearance and not reflect negatively on the appearance of Bal Harbour Chateaux Condominium Association, Inc. (Apr 2004)
5. All unit owners have been assigned a parking space and have the right to use this space, or trade this space with another unit owner, as protected under condominium law. Each unit is entitled to one designated parking space which may be used exclusively by them, unless they have a renter or guest, in which case their space may be for their renter/guest's one vehicle, if they have one. Unit owners may use their one space for multiple vehicles, such as mopeds, golf carts or motorcycles. Unit owners are allowed to use one guest space for parking additional vehicles only while they are in residence. When not in residence, they must park any vehicles left on-site only in their assigned parking space. (Apr 2004).
6. Only emergency repairs or service of a minor nature may be performed on Association property. Repairs or service such as, but not limited to, oil changes, radiator flushing, brakes and engine repairs are prohibited.
7. Restrictions in Section III do not apply to service vehicles making deliveries or pick-up or for repair work, all of which must be of a temporary nature.
8. Carports are common elements. The original assigned user will be the private unit owner who paid to have a carport built. When the unit owner transfers occupancy by deed or lease, the new unit owner as tenant will be assigned to that carport (Aug 2005).
9. Unit owners who have been assigned a carport shall maintain, repair and replace the carports at the sole expense of said unit owners. The unit owners who share a carport structure shall equally share the expenses of the maintenance, repair and replacement of said carport structures (Aug 2005).
10. Additional carports may be built at sole expense of a unit owner in accordance with the above policy and with the approval of the Association's Board of Directors (Aug 2005).

#### **IV. Use Restrictions**

1. Unit owners and renters shall give at least five (5) days advance notice to the Board of the names, license tag number(s) and number of days visiting of any guest who has their permission to occupy the unit in their absence for more than seven (7) days. All Board of Directors members will be made aware of such visitations.

2. A unit shall be occupied and used only as a private, single family residence and for no other purpose. No more than three (3) permanent residents are permitted per unit. (Mar 1996)
3. There shall be no solicitation, business venture, or advertising on condominium property by any person for any cause, charity, or for any other purpose, unless specified by the Board of Directors.
4. No children under the age of fifteen (15) shall occupy the property, except as guests, for a period not to exceed four (4) weeks in any one visit or six (6) weeks in any one year.
5. Unit owners will not allow their unit to be occupied in their absence without prior notice to the Board of Directors. Each unit owner must notify the Board of Directors of the name, age, and length of stay on each occupant. Exceptions may be made at the discretion of the Board.
6. All units must be rented for not less than a sixty (60) day period.( Mar 1996) Renters are required to follow all rules and regulations. Unit owners are responsible for providing renters with information regarding the Association's rules and regulations prior to occupancy.
7. Washing machines will be allowed in individual units in buildings 960 and 1000 Apollo Beach Blvd., only if they are plumbed separately to an outside sewer line. All plumbing will be at owner's expense. Existing machines may not be replaced unless plumbed separately as described above. Dryer venting must be no higher than 2 feet or at least 6.5 feet high on the outside wall. Any existing washers and dryers in 1008 may not be replaced, and future buyers of 1008 or any other units with washers and dryers must be notified of this by current owner.

## **V. Selling or Leasing Unit**

1. Prior to putting their unit on the market, for sale or lease, unit owners or their broker or representative must notify the Board of Directors in writing of their intention to put their unit or units on the market.
2. Placing "for rent" or "for sale" signage on Bal Harbour Chateaux Condominium Association, Inc. property must be pre-approved by the Board of Directors and placed only on the posts designated for such by the Board. All other signage is strictly prohibited.
3. With a sale or a lease, unit owner, their broker or representative must give the Board of Directors the fully completed and executed official "Bal Harbour Chateaux Condominium Association Inc., Sales/Lease Approval" form. Lease agreements must be a minimum term of sixty (60) days.(Mar 1996)
4. The Board will circulate the "Sale or Lease Approval Form" to Board members for approval. This must be accompanied by a signed (by purchaser or lessee and unit owner) copy of Bal Harbour Chateaux Condominium Association, Inc., "Rules and Regulations" **and** a completed criminal background check on the new resident(s). If this criminal background check is not conducted by the unit owner, a third-party entity will be charged with this task, which will be billed to the unit owner.
5. Any sale or lease to an individual requesting to bring a service or support cat or dog, must be accompanied by verifiable documents from a state-certified medical professional verifying their need for such an animal.
6. The unit owner is responsible to see the proposed purchaser submits to the Association all information and the questionnaire required by the Board of Directors. It is required that the buyer will have furnished all Association documents, rules & regulations that affect living here, before closing.
7. The Board of Directors has the right of first refusal of any proposed sale of a unit.

## **VI. Emergency or Maintenance Entry**

1. In case of emergency involving any unit, regardless of whether the owner or resident is present or notified, entry must be made available. This also applies for pest control service.

## **VII. Pet Rules**

1. Bal Harbour does not permit unit owners or their guests to have pets. Visitors are not allowed to bring pets on the property (**unless** they are approved certified support animals). Requests for Assistance Animals or Emotional Support Animals by residents must be approved by the Board of Directors prior to the animal being brought on the property. Requirements would include that the animal has been prescribed for unit occupant by a licensed physician or mental health professional. A copy of the prescription must accompany your application for renting or buying at the Bal Harbour Chateaux Condominium Association, Inc. Owners of these service animals must immediately clean up after their animals and dispose of waste properly.

## **VIII. Recreational Facility Rules**

1. The pool, shuffleboard court and community dock are for the exclusive use of residents and their guests.
2. Board of Directors' approval is required to have more than eight (8) guests at one time in the pool.
3. The rules posted at the pool area are to be followed using appropriate precautions. These rules include, but are not limited to:
  - a. Pool hours are from 8 a.m. to 10 p.m.
  - b. No diving.
  - c. No glass or animals in the fenced-in pool area.
  - d. Use common sense & good judgment overseeing pool area behaviors.
  - e. Clean up after yourself & your guests when using pool area.

## **IX. Participation at Board Meetings**

1. Unit owners may address the Board of Directors for periods of up to three (3) minutes when recognized by the chairperson during the Board of Directors' meeting.
2. At the conclusion of a meeting, prior to adjournment, Association members may briefly express their views on relevant topics of their choice.

## **X. Access to Condominium Records/Reports**

1. Any unit owner, upon written request to the Board of Directors Secretary, may have access to official records and reports of the condominium Association. Copies are available at a cost.

## **XI. Notice of Meetings**

1. Notice of all Board of Directors and Association meetings will be posted on bulletin boards at buildings 960, 1000 and 1008 and on the Association's website, and, in special or emergency situations, emailed or texted to unit owners.

## **XII. Insurance**

1. The Board of Directors advises that each unit owner carry HO-6 insurance on their unit(s). The Bal Harbour Condominium Association Inc., does not provide insurance coverage for loss of or damage to the following unit owner's equipment: Electrical fixtures, appliances, air conditioners and/or heating equipment, water heaters, built-in cabinets, carpeting and wallpaper or paint. Unit owners are advised to be certain that these items are covered by their individual policies.
2. In the event of a unit owner's appliance, plumbing or water heater failure, which results in excessive cost to the Association for water, electricity or other expenses, the unit owner will be responsible for excess expense and will reimburse the Association.

## **XIII. Response to Unit Owners Written Inquiries**

1. There will be a limit of three (3) questions per inquiry per unit in any given 30-day period.

**THESE RULES AND REGULATIONS ADOPTED BY BAL HARBOUR CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS AT A DULY CALLED BOARD MEETING ON SEPTEMBER 22, 2020 SUPERCEDES ALL OTHER RULES AND REGULATIONS.**