

# **Marina Harbour South (MHS) Condo Association, Inc.**

100 Lehane Terrace  
North Palm Beach, FL 33408

## **House Rules**

**The MHS Board of Directors by majority vote, reserves the right, to temporarily modify any of the house rules.**

- 1) Single Family Residence:** Marina Harbour South (MHS) is a single-family Residence. Single family is defined as one or more persons related by blood, marriage or adoption, or no more than two unrelated persons living together.
- 2) Resident List:** A list of all residents, by name and unit number, living at MHS is posted on the wall next to the resident mailboxes. If a resident does not want his/her name to be posted on the list, it is the resident's responsibility to inform the Board.
- 3) Sale of Unit:**
  - "For Sale" signs will be permitted / displayed in the front and rear windows of the unit not to exceed 324 sq. inches (18"X18").
  - One lockbox will be permitted on the front door and will be removed within 24 hours of closing.
  - Seller(s) of the unit will be required to contact the Management Company to request an "Application For Sale" form. The completed application with all requested information and fee must be received within 5 business days after the contract "Inspection Period".
  - An interview with the prospective Buyer(s) by a Committee or Board Member will be required before a Letter of Approval is given and closing can take place.
  - Seller(s) are to notify the Closing Company / Attorney with the Management Companies contact information to order an "Estoppel" at least 10 days prior to closing. Estoppels will not be released until the Application of Sale is completed and approved.
- 4) Rental of Unit:**
  - A Tenant is defined as any person(s) that is residing in the unit without the unit owner present and is not a relative of the unit owner.
  - Unit owner(s) are able to rent their unit (1) one time within a 12 month period of time. A unit owner may request of the Board to grant special permission to rent more than (1) one time within that 12 month period of time due to special circumstances and will be determined on a case by case situation.
  - Landlord(s) of the unit will be required to contact the Management Company to request an "Application For Lease" form. The completed application with all requested information and fee must be received at least 10 days prior to the start of the lease.
  - Landlord will be responsible to set up an interview with the prospective Tenant(s)

with a Committee or Board Member which will be required before a Letter of Approval is given and before move in can take place.

- Leases less than one month are not allowed.

**5) Owner/Renter responsibilities:**

- MHS is a private condominium complex. Renters are bound by MHS condominium rules and regulations.
- Owners must ensure that tenants and/or guests have a copy of the House Rules and impress upon them that compliance with the rules is required.
- Renters are leasing the unit through and from the owner/landlord and not MHS.
- Any deviation from these rules requires that the owner of the unit will be contacted and held responsible.
- A tenant must contact the unit owner/landlord with complaints. The owner can then bring complaints or concerns before the Board. The renter can not contact members of the Board.
- The owner/landlord will be held accountable for the actions of his/her tenant, including damages to common areas.
- MHS is not responsible in any way whatsoever for any tenant.

**6) Guest Rules:**

- A guest is defined as any Non-Relative(s) of the unit owner.
- A guest is permitted to stay for a maximum of 14 days without the unit owner being present / residing in the unit with said guest.
- If the guest is residing along with the unit owner, said guest may stay up to a 30 day period of time without approval of the Committee / Board.
- For security reasons, please notify the Board if the unit owner will be away and a guest will be arriving at your unit so that the Board is aware of unfamiliar vehicles and/or people on the premises.
- Representation of renters as guests is in violation of these rules.

**7) Noise:**

- Nuisances or disturbances will not be allowed to exist on any common area or on or with respect to any boat, including boat dock boardwalks and fishing piers.
- Parties that create a disturbance to residents are prohibited.
- The Board must be notified of parties in common areas at least one week in advance.
- Owners or those occupying their units having parties and or gatherings in the common areas are responsible for clean up and any damages that may incur during such party or gathering.
- Televisions, stereos, radios and other potentially objectionable noises should be kept to a minimum within all units and all common areas, particularly after 11:00 P.M.
- No unit construction or maintenance is permitted before 8:00 AM or after 6:00 PM or on Sundays or holidays per NPB ordinance Sec 19.111.

**8) Pets: \*Tenants: will not be allowed to have any type of pet.**

\* **Owners**: Dogs are not permitted in any condo unit or any of the common areas at any time. This does not include registered service dogs.

**9) Pool Rules:**

- Regulations regarding pool use are posted in the pool area.
- The pool and other facilities are for the exclusive use of owners, tenants and accompanied guests. The owner or tenant must be present when visiting relatives or guests use the pool or pool area.
- Please return all pool furniture to its proper place when you are finished using it.

**10) Laundry Rules:**

Please observe laundry hours of 8:00 am to 9:00 pm, and help to keep the laundry areas clean and uncluttered by following these rules:

- Do not leave laundry supplies in laundry areas.
- Clean any spilled laundry products.
- Clean dryer lint filter after use.
- Do not leave laundry in washer or dryer after completion of cycle.
- Leave washer door open and dryer door closed after use.
- Turn off lights and close door when you are finished.
- Do not use the laundry waste containers for personal trash such as junk mail or for oversized items.
- Drying of towels, bathing suits, laundry, etc is prohibited in common areas.

**11) Trash/Waste Disposal:**

- All trash is to be properly bagged and placed in the dumpsters at the northwest corner of the parking lot.
- Do not put liquids into the dumpsters.
- All large items should be placed at the curb for Tuesday and Thursday pick-up.
- No hazardous waste materials, including paint, are to be dumped into the sewer drains. Other arrangements must be made by the unit owner for disposal of these types of products.

\* **The two parking lot drains go directly into the canals. Do not dump anything into these drains that would do harm to the water in the canals.**

**12) Parking Rules:**

- Each unit has one designated parking space.
- Do not park in someone else's space unless given permission by the owner.
- Only standard two and four door passenger vehicles are permitted to park in assigned and guest parking spaces overnight (12AM to 6AM) in the MHS parking lot.
- Parking of any other vehicles overnight, such as motorcycles, must be approved by the Board.
- No boat, boat trailer, RV, or other unauthorized vehicle parking is permitted in the parking lot overnight.
- All vehicles must have current tags and insurance and be in operable condition.
- Vehicles must be parked front to the wheel stops in all parking areas. This

- prevents exhaust fumes from entering unit doors and windows, and prevents exhaust damage to landscaping.
- No vehicle may have visible signage.
- A fine may be imposed by the Board on any owner or renter who does not comply with MHS parking rules.
- \* Any parking in the cul-de-sac overnight may result in a ticket from the Village of NPB.

**13) Truck parking:**

- No trucks over 3/4 ton or dual rear wheels are allowed.
- All trucks must be approved by the Board.
- Pickup trucks and vans must be parked in the three designated spaces by the pool house.
- If designated parking spaces for truck parking are full, guest parking spaces may be used for trucks and vans.
- Please make guests aware of these allocated parking spaces.

**14) Vehicle Repairs:**

- No repairs of any kind other than minor maintenance, such as adding oil or changing batteries, is to be done on the premises.
- Car washing/waxing must be done in the designated area.

**15) Speed Limit:** For everyone's safety, please observe the 5 mile per hour speed limit.

**16) Keys:** The Board must have a key or access to a key for every unit at all times, in case of emergency. If it is necessary for the Board to gain access to a unit for which a key has not been provided by the owner, the owner will be responsible for any expense incurred.

**17) Second Floor Patios:** No carpeting is allowed on screened second floor patios due to potential damages from water retention to the units below.

**18) Grassy Areas:**

- The grassy area between the units and the seawall on the east, north and south sides, although a common area, is considered off limits out of respect for the privacy of unit residents. Please do not walk past anyone's patio.
- There are piers at the ends of both the north and south boardwalks for fishing or taking in the view.
- Use the sidewalks, not the grass, for access to the docks and the piers.
- Owners/landlords are responsible to ensure that renters and visitors are made aware of these rules.

**19) Storm Shutters:**

- If a unit is unoccupied during hurricane season, hurricane shutters on the water side must be installed prior to leaving unless the unit owner has installed approved Hurricane Impact Windows on all water side windows.
- It is required that owners make arrangements to have their shutters installed or

removed in their absence.

**20) Window Coverings:** The outside of all window coverings facing the parking lot must be white to maintain a uniform appearance of MHS buildings.

**21) Landscaping:** Any additions to landscaping or placement of potted plants must be approved in advance by the Board. If approved, they must be maintained by the owner.

**22) Hallways:**

- The shared hallway between units is a common area and must be kept free of clutter, furnishings and clean at all times.
- While there is no designated color scheme, all doors and walls in each hallway must be uniform and owners must be in agreement.
- Please do not slam doors.

**23) Limited Common Elements:**

All limited common elements such as shared entrance doors, windows and screened or glass porch enclosures will be maintained by unit owners or the Association according to Florida state law and MHS rules. Any changes to the above must be approved by the Board.

**24) Common Storage Areas:**

There are large common storage areas under the stairway near the pool and under the south stairway. These are kept locked and owners should have a key. Please be considerate and remember that these are shared spaces and should not be used for all your storage needs. There are also small storage spaces in the laundry areas to store common-use items such as ladders. Do not store personal items in these spaces, and help to keep them as neat as possible.

**Note: Electrical closets located in both laundry areas are not considered storage areas and cannot be used for storage. Storage is not allowed in these areas.**

**25) Pool heater:** The pool heater will be set at 83 degrees from November 15 to May 15. The BOD may modify the temperature depending on the weather conditions.

**26) Boat Slip Assignment:**

- Boat slips are assigned by the Board according to the waiting list.
- To be eligible for a boat slip the following priority system will be used:  
1) Owner/Occupant 2) Owner/Part time Occupant 3) Owner/non-resident  
A lower priority slip lessee will vacate the boat slip to a higher priority Lessee within 90 days after being notified by the Board.
- When a slip is vacated, the Board will determine who is next in line to be offered a slip assignment.
- Any Owner with an assigned slip must contact the Board in writing of his desire

to move to a vacated slip. The slips are numbered 1-6 on the north dock, beginning on the west end. The slips are numbered 7-8 on the south dock beginning on the west end.

**27) Boat Slip Occupancy:**

- The unit owner's boat must physically occupy the slip for a minimum of three months each calendar year unless otherwise approved by the Board.
- In order to maximize the enjoyment of our facilities, an owner who has an assigned slip must notify the Board of any long term absence of his/her boat from its slip. This will allow the Board to assign the slip to another MHS owner to use during his/her absence.
- The owner who is currently assigned the slip will be liable to the MHS Association for proper utilization of the slip.
- All fees for boat slip rental will be paid to the MHS Association.

**28) Boat Size:** Slip sizes are as follows:

#1	40'	#3	40'	#5	30'	#7	35'
#2	40'	#4	30'	#6	35'	#8	35'

- No boat shall exceed a length of more than 90% of the size of its slip.
- The highest steering station deck allowed will be no more than 15 feet above the water.
- Boats with flying bridges will be allowed only in slips 1, 7, and 8. Exceptions to this must be approved by the Board.

**29) Dock Boxes:**

- One dock box is permitted for each slip; it must be white in color and in good repair.
- The size and placement of the dock box must be approved by the Board.
- No other personal property is permitted on the docks.

**30) Boat Maintenance:** As a condition to docking a permitted boat at MHS, the owner must execute a written lease agreement supplied by the Association, agreeing to and acknowledging boat docking rules including the following:

- A. To undertake appropriate measures to keep the boat properly maintained and also secured/tied to the dock, and to prevent the boat from causing a disturbance or inconvenience to residents of MHS or damage to the docks.
- B. To provide the name, address and telephone number of a responsible person who will undertake the foregoing during the absence of the owner. This provision shall in no way obligate the MHS Association to undertake any of the owner's obligations under this rule.
- C. To agree that if the Board reasonably determines that the foregoing is not properly undertaken at any time, the Association may retain the services of a professional to undertake same at the expense of the owner. To this end, the owner confers the right and authority upon the Board and the professional to perform the services required. This shall in no way, however, act as a guarantee by the Association as to the

- undertake any of the owner's obligations under this rule.
- C. To agree that if the Board reasonably determines that the foregoing is not properly undertaken at any time, the Association may retain the services of a professional to undertake same at the expense of the owner. To this end, the owner confers the right and authority upon the Board and the professional to perform the services required. This shall in no way, however, act as a guarantee by the Association as to the work performed.

**\* ALL BOATS MUST BE REMOVED FROM THE DOCK AREA AT ISSUANCE OF A HURRICANE WARNING FOR THIS AREA. NO BOATS ARE ALLOWED TO BE AT MHS DOCKS DURING A HURRICANE.**

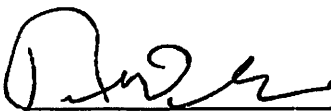
**31) Requests/Suggestions:** All requests and suggestions must be made in writing to the Secretary of the Board.

Please keep in mind that the Board Members are volunteers, committed to serving all residents and elected by you to do the day-to-day running of the complex and enforcement of the rules. It is a very time consuming job, so please attempt to resolve minor issues yourself before bringing them to a Board member. Be patient and understanding with all Board members, and don't forget that the rules are made by all of us for the safety and protection of all of us.

Also, please remember that living in a condominium complex means living in close proximity to many other people. Be aware at all times of your neighbors' right to privacy and peace and quiet. Let us continue to work together to keep MHS a great place to live!

APPROVED:

**Marina Harbour South Board of Directors**

  
Robert Gural, Pres.

  
Ceal Salvante, Treas.

  
John Sabourin, Dir.

  
Rich Gaeta Dir.

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Ken Mates, Dir.

DATE: 11/18/14

Revised 11/15/14