

Condominium Association

Rules and Regulations

Park Shores Board of Directors adopted these Rules and Regulations at its meeting November 11, 1991, and revised 1/19/96, 8/5/03, 5/6/2020, and 08/14/2024. They replace all prior Rules and Regulations in effect for Park Shores Condominium Phases I, II, III, and IV. In many instances the rules are addressed within the Declaration of Condominium. The Condominium documents take precedent in all situations.

GENERAL

It is essential in apartment living that each Owner regulates the occupancy and use of his or her unit so as not to disturb other owners or Occupants. Certain rules and regulations are therefore necessary to provide guidelines for owners of units, as well as tenants; and for all persons residing in units; whether permanently or temporary.

I. USE

- A. A unit shall be used and occupied only as a single- family private residence by the owner or his/her Leese, and members of their family, and for no other purpose. No unit shall be occupied by more than two (2) people for each bedroom located in the unit. An exception shall be made for visitors of the immediate family, which includes parents, children, and grandchildren of the resident, whose visit may not exceed 30 days in any one calendar year. This exception is applicable only when the owner or lessee is in residence.
- B. When an owner is not in residence and wishes to permit a guest or guests to use his/her unit, the owner shall give written notice to the association, through the property managers office, (at least 7 days in advance of the guest(s) arrival,) stating the name of the guest(s), phone number, email and their arrival and departure dates.
- C. The owner shall be responsible to advise his/her guest(s) of the restrictions, regulations, and rules contained in the Declaration of the Condominium; the by-laws and the Rules and Regulations of the association, and for the guest(s) compliance with the same. Any violation of the same by the guest(s) shall be the responsibility for any damage to the condominium property caused by any such guest(s).
- D. No occupant will make or permit any disturbing noises or other nuisances in a building or on Condominium property whether made by her/himself, their family, friends, guests, lessees, or employees, nor permit anything that would interfere with the rights, comfort, or convenience of other occupants. This is especially important during Association quite hours between 11:00 pm and 8:00 am.
- E. No unlawful use shall be made of any unit or any part of the condominium Property, or any additional facilities. All rules and Regulations, all laws, zoning ordinances and regulations of all governmental authorities have legal control over Park Shores Condominium development shall be observed by all people.
- F. No person shall play, or allowed to be played, any musical instrument, stereo, radio, or additional facilities, between the hours of 11:00 P.M. and following 8:00 A.M. if the same shall in any way or manner disturb or annoy the other residents at Park Shores Condominium.
- G. All floors of units above ground floor shall be and remain carpeted with underlayment except for bathrooms, kitchens, porches, and entrance foyers. Sound deadening underlayment/materials must be installed under any ono-resilient floor covering. Should noise transmission create a disturbance or a nuisance after a person installs any type of flooring in his/her unit, the responsibility remains of the owner to abate the noise transmission and not the association. The owner must receive written approval of the association prior to installation of the underlayment and floor covering.

- H. The Association hires a contractor to provide rodent control and insect spraying around the perimeter of all buildings. No owner shall employ a pest control company on their own for additional spraying of the outside of the buildings.
- I. Equipment such as washer/dryers, vacuums, exercise equipment, etc. that would disturb others during quiet hours between 11:00 pm and 8:00 am is not permitted.
- J. No personal or contractor work or noise shall be permitted between the hours of 7:00 pm and 7:00 am the next day. No personal contractor work is permitted on Sundays unless there is an emergency.

II. Garages and Vehicles

- A. Family cars, trucks, minivans, and sport utility vehicles, designed for passenger use only and of a size that can be garaged in the owners designated garage space, are allowed. No other motor vehicles or objects, including but not limited to, motorcycles, motor homes, mobile homes, motor coaches, trailers or boats are allowed. An exception is made if the vehicle is on the premises for the purpose of loading or unloading or providing condominium maintenance and repair. Owner and guest's non-commercial pickup trucks or vans, used for personal transportation only, are allowed if completely garaged. Because of limited parking, residents are urged to park their cars in their garage.
- B. A fifteen mile per hour speed limit shall be observed on the roadways of the Park Shores Condominium Development Property.
- C. Nothing shall be placed or stored in any of the garages which would in any way impede the entry or exit into or from the garage of the number of the automobiles for which the garage was designed, nor which would prevent the closing of the garage door or would impede the free entry and exit of the occupants of the automobile after it has been parked in the garage. Flammable liquids of no more than one (1) gallon or propane tanks of 20 lbs. may be stored in a garage but only in a container as approved in accordance with the fire regulations of the Town of Indian River Shores, Florida. All garages shall always be maintained in neat, orderly, clean, and sanitary conditions. Garage doors shall always be closed and secure except when occupant(s) are in attendance.
- D. If a proposed owner/renter has an electric vehicle at the time of purchase or rental, or an existing owner/renter acquires an electric vehicle, the owner shall be required, at their expense, to install a separately metered charging station within their own designated garage space upon approval of the Board of Directors.
- E. No automobile mechanical repair work is to be performed on the association property except for an emergency.

III. Pets

- A. No animals or pets of any kind shall be kept in a unit or in any part of the Condominium Property except with the written consent of the Board of Directors of the Association, and thereafter under the rules and regulations adopted by such Board of Directors, provided, however, that under no circumstances shall animals of any species be kept, bred or maintained in any unit or on the condominium property for commercial purposes, nor shall there be more than one pet kept at any time in any unit, any pet shall be under the control of its owner or the owners representative at all times and shall be on a leash 12 ft. or less when it is outside the apartment unit; and provided, further, that any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Condominium Property within three (3) days of receipt by the offending person of the written notice from the Board of Directors of the Association. Under no circumstances shall any pet weighing more than twenty-five (25) pounds be permitted to be kept on the Condominium Property. Dog waste is to be in plastic bags, sealed and disposed of in waste containers provided around the property.

IV. Appearance in Public View

- A. No enclosures, storm panels, shutters, hurricane shutters, screen doors, awnings, porch blinds or exterior shades may be installed by a unit owner in any unit without such owner first requesting in writing and then obtaining the written

approval of the Board of Directors of the Association, Screened porch walls and railings of units are not to be painted and color except existing building or railing colors.

- B. No Signs, advertising, or notices of any kind or type whatsoever, including, but not limited to, "for Rent" or For Sale" signs, shall be allowed on any part of the Condominium Property. However, during the time that a realtor is physically present at a unit, an "open House" sign may be placed outside the Highway A-1-A entrance, outside the Tuerk Drive entrance, inside the entrance ways, and in front of the apartment being sold, stating the number of the unit then being shown and pointing the direction to that unit.
- C. No personal property of any kind, including, but not limited to, laundry, towels, bathing suits, mops, or clothing, shall be hung or draped from any stair rail, balcony, porch or window ledge of any unit, or any other part of the Condominium Property, or the Additional Facilities. No containers, trash, waste, cardboard, etc. shall be stored on stairways or balconies at any time.

V.. Sales and Lease

- A. No unit will be leased for a period of less than three (3) months or ninety days (90) days. No separate rooms may be rented, subletting not permitted and no transient tenants may be accommodated.
- B. During the period when the unit is leased to others, the owners of the unit may not use the Park Shores facilities.
- C. Applicants for the purchase or lease of a unit must obtain approval from the association prior to occupancy. The owner or agent must furnish such information regarding the applicant as requested by the association.
- D. The procedure for obtaining Association approval for either purchase or a lease is as follows.
 - i) Copies of all purchase agreements or leases must be submitted to the Property Management Company, or to the designee(s) of such Board, for approval or disapproval no later than (3) weeks prior to the date on which the purchase or lease is to become effective. Also, a completed "Application to Purchase or Lease a unit" must be submitted. Copies of all lease renewals must also be submitted. The owner's financial account must be current with no outstanding balances prior to approval.
 - ii) Each Application for Purchase or Lease submitted to the Property Management Company shall be accompanied by a check to the Association in the amount of Fifty dollars (\$50.00) which shall not be refundable under any circumstances.
 - iii) Approval will be contingent upon an orientation meeting between the perspective Purchaser(s) or Lessee (S) and the Board of Directors or its representative (s). This meeting must be accomplished before a certificate of approval is issued and before the Purchaser (s) or Lessee (s) may occupy the unit. This is an essential step in the application procedure as it provides only personal contact between the applicant and the Board of Directors. It enables both sides to ask and answer questions regarding condominium living in this community and the responsibility involved. Need to set criteria for approval.
 - iv) The board of Directors of the Association, or its designee(s) must provide the Owner of the unit intended to be leased or purchased with a written decision approving or disapproving the intended transaction within the (2) weeks from the date of the delivery of the required papers and application of the Board of Directors or its designee (s). such decision shall be deemed delivered either at the time of physical delivery to the individual or his agent, or when deposited in the U. S. Mail, Postage Prepaid, via certified Mail, return Receipt requested. Failure of the Board of Directors or its designee (s) to deliver such written decision to the applicant or his agent within the two-week period shall be deemed a waiver by the Board of Directors or its designee (S) of their right to pass upon the proposed purchase or lease which shall be deemed approved.
- E. All lease contracts shall contain an addendum "Application to Purchase or Lease a Unit" provided by the Association that must be signed by the Lessors and leases provided.

VI. Outdoor Cooking – Barbecue Grills, Smoke Pits, Etc.

- A. No barbecue grill or hibachi shall be used or stored on any porch or courtyard of any unit in any two and three story condominium building in the Park Shores Development. When cooking equipment is being used, residents are requested to exercise reasonable care to make sure the smoke and fumes do not enter any adjacent apartments on the property.
- B. Smoke Pits or any other smoke emitting devices other than Barbecue Grills are not allowed on Park Shores Property.

VII. Storm Precaution

Prior to the onset of a hurricane, at such time as the National Weather Service has issued a hurricane warning for the Vero Beach area, or when units are to be unoccupied for an extended period, all furniture must be removed from balconies, porches, and courtyards, in order to prevent injury. A hurricane warning means that hurricane conditions are expected within 24 hours.

VIII. Roofs

Unit owners, residents, members of their families, guests, servants, employees, agents, and/or visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of any building within the Park Shores Development.

IX. Moving/ Deliveries

Vehicles with more than two axles or oversized trucks are not permitted inside of the Park Shores Community. Absolutely no semi-trucks are permitted under any circumstances. Oversized vehicles must be loaded or off loaded from Fred Tuerk or A-1-A to a smaller cab styled truck. No moving containers may be left upon the property overnight. Delivery Carriers or other contractors should not be given entry to garages unless the owner is present or all Owners who share the garage have agreed in writing.

X. Trash and Garbage

All trash and garbage must be enclosed in plastic bags (not grocery type) securely fastened and deposited in the trash and garbage containers provided. All containers should be taken out the day of trash or recycle pickup and returned that evening after containers have been emptied.

XI. Association Management Employees or Contractors

- A. No unit owner or resident shall direct, supervise, or in any manner attempt to assert any control over any of the Management Company employees or any contractors employed by the Association. Additionally, no unit owner or resident shall attempt to send any of such employees on private business of such unit owner or resident. Requests for maintenance, repairs, landscaping, etc. must be submitted in writing in a work order. Work orders can be made through the Portal or are on each of the bulletin boards located throughout the property.

XII. Solicitations

- A. Solicitations for any purpose are prohibited within the boundaries of the Park Shores Development.

XIII. Pool Rules

- A. Use of the pool at your own risk – no lifeguard on duty.

- B. Hours are Dawn to Dusk.
- C. Use of the pool and gazebo area is restricted to residents and guests.
- D. No food or beverages in the pool area or wet deck.
- E. Commercial bottled water in plastic bottles are allowed on the wet deck for pool patron hydration.
- F. Children under 12 must be accompanied by an adult.
- G. Children not toilet trained are not permitted in the pool at any time.
- H. Radio and music volume must not disturb others using the area.
- I. No Diving, running, "horseplay" in the pool or on pool deck.
- J. No floatation devices are permitted in the pool when others are using the pool.
- K. Bathing load 19.
- L. Do not swallow the pool water.
- M. No glass in the fenced pool area.
- N. No Pets/animals are permitted in the pool or gazebo areas.
- O. Please shower before using the pool. Cover chairs and chaises with towels.
- P. Pool fence gates must always be latched.

XIV. Enforcement

- A. All residents should cooperate in the enforcement of these Rules and Regulations. Enforcement should normally be handled by person-to-person communication between fellow residents, If, however, any resident deems it necessary to report a violation to the Association Management, the following procedure should be followed:
- B. The complainant should first notify the Property Management Company of the nature of the complaint, etc., in writing.
- C. The Property Management Company will identify the type of complaint such as if it is a violation of the Rules and Regulations, safety issue, legal matter, or other advice to the Board of Directors.
- D. When the Board of Directors receives the complaint, the Property Management Company will send the alleged violator a notice of the complaint to be corrected within 7 days, this contact will be recorded by the Management Company with the notification as to the action taken and the resolution, if any.
- E. If the original violation persists or there is a second offence, the Property Manager Company will send a second notification letter asking the violator for a written timely response or an appearance before the Board of Directors.
- F. If within 30 days the violation has not been resolved, the Board will turn the violation back to the Management Company for possible fines or may resort to legal action against the violator.

XV. Safety

- A. No skateboards, bicycles, roller skates, roller blades, hoover boards, motorized scooters, etc. are permitted on the walkways to the pool or in the hallways or walkways of any building. No skateboarding, roller-skating or roller blading is permitted on the perimeter road and bicyclists should use extreme caution. The association considers these roads to be unsafe for recreational use.
- B. All bicycles, strollers, grocery carts, Trash/recycle containers and recreational equipment must be stored in the unit or in the garages when not in use.
- C. No swimming, boating, fishing, or recreational use of Park Shores ponds are permitted.
- D. No basketball, soccer nets are permitted on the Association property.

XVI. Planting

- A. Owners may plant, in the enclosed patios of their apartments located within Phase I and Phase II, flowers or small shrubs whose mature height shall not exceed thirty (30) inches, or which, by pruning, can easily be maintained at 30 inches.
- B. At apartment entrances, or areas immediately adjacent to the apartment entrance, owners may plant flowers whose height does not exceed twelve (12) inches.
- C. All plantings done by the owner must be maintained by the owner. This includes watering, fertilizing, and weeding. Any plant material that is not maintained in a healthy and attractive condition will be removed by the Landscape Advisory Committee.
- D. Courtyard Responsibilities – See Addendum

Revised 11/11/1991.

Revised 4/27/1994.

Revised 1/19/1996.

Revised 8/5/2003.

Revised 5/6/2020.

Revised 8/14/2024.

Addendum

Park Shores of Indian River Shores

Courtyard Landscaping Responsibilities

May 23, 2024

Due to the ongoing confusion surrounding courtyard responsibilities the board has established the following guidelines that will help clarify owner and Condo association responsibilities for maintenance, upkeep and ownership within all courtyards.

Owner Responsibilities: See Condo Declarations, paragraph 17b.

All additions, modifications or expansions within any courtyard, terrace or patio require prior approval of the board. Any such additions, modifications or expansions will be at the owner's personal expense.

Owners are responsible for the pavers on the walkways within their courtyard. Pavers outside of courtyard gates will be the responsibility of the Condo association.

Condo Association Responsibility:

The Condo Association will mow grass, edge along walkways, trim plantings as appropriate, pick-up leaves, trim oak trees and palm trees, fertilize and provide pest control within the courtyard, terrace or patio.

Condo III end units and portions of the interior units have an open border. Some shrubbery has been planted and sections of lattice have been installed by the association along these borders. Those shrubs (and only those shrubs) and lattice sections shall be the responsibility of the Condo Association