

The TUSCANY OF PALM BEACH INC. Rules and Regulations dated August 31, 2010 are amended effective April 18<sup>th</sup> 2018. They include some information from our Condominium Documents or Bylaws for informational purposes only.

### **BUILDING RULES AND REGULATIONS**

Unit owners, lessees and guests are responsible for the observance of these rules and regulations.

#### **GENERAL**

1. Any person who willfully or maliciously, destroys, removes, or in any manner interferes with the use of smoke detectors, vehicles, tools, equipment, water supplies, hydrants, towers, buildings, communication facilities, or other instruments used in the detection, reporting, suppression, or extinguishment of fire shall be guilty of a felony.
2. Abandoned property (all tangible personal property which has been left abandoned and unprotected from the elements and includes wrecked, inoperative or partially dismantled motor vehicles, trailers, boats, machinery, appliances, plumbing fixtures, furniture and any other articles) must not be left on the property.
3. No unit owner shall make any addition, alteration or improvement in or to the interior of the unit without the prior written consent of the Board of Directors. (9.1 of the Tuscany Declaration)
4. Each unit owner shall be liable for the expenses of any maintenance, repair or replacement rendered necessary by his act, neglect or carelessness or by the negligence of any member of his family, his or their guests, employees, agents, licensees, tradesmen, contractors or lessees (Article 11, 11.2 of the Bylaws). Repair of said common elements will be billed to the unit owner's account and will be payable no later than the month after being billed.)
5. All contractors must provide the Tuscany with a valid license, proof of liability, workmen's comp. insurance, permit and South Palm Beach registration for the work they are performing before starting a job.
6. All unit owners, lessees and guests are responsible for cleanup and damages caused by their employees. Employees must also be instructed to maintain cleanliness on the walkways and in the laundry rooms.
7. Loud radio, television, sound systems, musical instruments, conversation or other noise which might be offensive to Tuscany occupants must be kept to a minimum, particularly between the hours of 11 PM and 8:30 AM.
8. Nothing may be attached, hung or draped on terrace/balcony railings or from windows. No signs are permitted. Nothing may be thrown from the terraces or balconies. All cooking on terraces, balconies or common elements is prohibited with the exception of Association-sponsored or approved events. Clotheslines are not permitted. Shaking of cleaning materials from terraces or balconies is not permitted.

9. All walkways in common areas must be kept clean and uncluttered.
10. All doors opening into walkways must be kept closed at all times.
11. Deliveries placed at the front door of a unit are limited to newspapers.
12. Each unit owner is responsible for all interior maintenance and repairs of their unit, including sliding doors, windows and screens.
13. It is required that each unit owner shall obtain and maintain at all times individual casualty and general liability policies insuring the property lying within the boundaries of their unit and for their personal liability arising in the use of their own unit and other areas of the common elements for which they have exclusive use.
14. No mats or shoes are to be left outside the unit.
15. Party, billiard and exercise rooms, as well as restrooms, showers and saunas and laundry rooms are open from 6 AM to 10 PM daily.
16. Feeding of any animals on Tuscany beach or common elements is prohibited.
17. Smoking is not allowed in or on the common elements.
18. All property in storage bins/storage rooms is the sole responsibility of the unit owner; the Tuscany is not responsible for theft or damage to such property.

#### **PUBLIC LAUNDRY ROOMS**

1. All garbage must be placed in plastic bags and securely tied before being placed in the disposal chute.
2. All glass and plastic containers and other breakable items must be placed in the covered yellow containers in the laundry room and not thrown down the chute. Paper products must be placed in the gray containers to the left of the washers.
3. Hours of Operations 8am -11pm

#### **RESIDENTIAL LAUNDRY EQUIPMENT**

1. Washers **MUST** be installed with stainless steel burst free hoses.
2. Washers **MUST** be installed with a leak pan and water alarm
3. Dryers must be ventless only
4. Owner will be 100% responsible for any/all leaks or damage caused by the washer/dryer

#### **BUILDING SAFETY**

1. In case of any emergency in a unit, regardless of whether or not the unit owner is present, the Property Manager shall have the right to enter the unit to remedy such emergency. To facilitate

such entry, each unit owner must deposit a key to their unit with the Property Manager. If keys are not made available to the Property Manager, the Association has the right to gain entry by whatever means available; any damage resulting from forced entry shall be borne by the unit owner.

2. Unit owners must provide keys to their unit to guests or family members prior to their arrival. If door staff must let guests in to obtain keys left in unit for arrival, these emergency keys must be returned to the front desk within 30 minutes.

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3. When the unit owner is not in residence, their guests may enter and use the unit with prior written and signed notification by the unit owner to the Property Manager for a period of not more than fourteen days. A guest registration form is available from the office. All liability for damages, or loss due to such entry, is the unit owner's responsibility.
4. Owner authority must be given to the Property Manager in order for licensed contractors, workmen, realtors or their agents to gain entrance to a unit in the owner's absence. Possession of a unit key does not itself constitute holder's authority to enter the unit.
5. Pedestrian gates are to remain closed at all times.

#### **POOL AND POOL AREA**

1. Residents and guests must wear a cover-up and footwear going to and from the pool or beach area, through the lobby, or in the parking area, and must not enter the lobby or elevators with dripping swimwear.
2. Food and beverages in non-glass containers are allowed on the green. Unit owners are responsible for the proper disposal of all trash. Trash needs to be removed from the pool area and the green and disposed of as in 11.2.
3. Swimming pool rules, which are posted at the entrance to the pool and within the pool area, must be adhered to strictly. They are as follows:
  - A. All persons must be properly attired upon entering and leaving pool area.
  - B. All persons must shower before entering pool.
  - C. Children under 12 years old must be accompanied by an adult.
  - D. Children under 3 years old must wear leak-proof diapers.
  - E. Baby carriages/strollers or wheelchairs not permitted within 4 feet of pool.
  - F. Only water in plastic containers allowed poolside. No food or beverages allowed.
  - G. Only Noodles and Donut type floats no larger than 36 inches in diameter are allowed (no water toys permitted).
  - H. Rough play is not allowed.
  - I. Restrict radios to those with earphones so as not to disturb others.
  - J. Please close umbrellas after use. If necessary, ask the door person for assistance.
  - K. Swimming pool is open from dawn to dusk.
  - L. Maximum water temperature is 104 degrees Fahrenheit\*.
  - M. Do not use pool if you are ill with diarrhea\*.
  - N. Do not swallow pool water, it is recirculated\*.

O. No glass or animals in fenced pool area\*.

\*Mandatory posting required in pool area by Florida Department of Health

4. The Tuscany of Palm Beach is not responsible for any accident occurring in or around the pool or elsewhere on the premises, or for the loss, destruction or damage to personal property.

#### **BEACH AREA**

1. Tuscany pool or lawn furniture, including umbrellas, must not be taken to the beach.
2. Coming from the beach, please remove tar and sand from personal articles.

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#### **STORAGE ROOMS**

1. All items must be kept within the unit owner's storage compartment and not in the aisles of the storage room. Items left outside of compartment will be removed by Tuscany personnel.
2. No flammable liquids or materials may be stored.

#### **LIMITATIONS ON CONSTRUCTION AND REMODELING PROJECTS**

In consideration of the desire of residents to enjoy the peace and quiet of their homes during the limited season in which many reside in Florida, effective immediately, any and all unit structural changes, alterations or remodeling projects creating noise, dust, or dirt shall only be permitted between April 16 and November 30 of each year. The only exception to this restriction is work that involves routine maintenance, emergency repairs (such as to plumbing, electrical, HVAC and other systems), or work that creates no disturbances to neighbors, and that work will only be permitted between December 1 and April 15 at the discretion of the Board of Directors.

#### **MISCELLANEOUS**

1. No soliciting or canvassing within the building and building grounds permitted. Lists of unit owners may not be used for marketing or sales solicitations.
2. Pets are not permitted on the premises.
3. Adult supervision is required for children under 16 years old to use the saunas, the billiard room and the exercise room.
4. No one is permitted to run in the walkways, lobby, parking area, stairwells or on the sundeck.
5. Bicycle or scooter riding, roller blading or skateboarding in the garage, parking area, catwalks or on the sundeck is not allowed.
6. Vendors are not permitted on the rooftop without approval from the Property Manager. Unescorted residents are not permitted on the rooftop.
7. Commercial trucks, boats, portable watercraft, campers and mobile homes cannot be parked overnight on Tuscany grounds. Commercial trucks should be on site only for deliveries and moving, and then only in designated areas.
8. No deliveries or moving in and out of the building is permitted on Sundays or holidays.
9. No plumbing, electrical or construction work in units is permitted on Sundays or holidays except in case of an emergency, in which case the Property Manager must be notified.
10. Work hours are from Monday through Saturday 8 AM to 5 PM.

#### **PARKING**

1. Reserved parking spaces do not go with the unit when sold.

2. All reserved parking spaces are paid for on a yearly basis and are automatically renewed each year unless the annual fee is not paid.
3. All parking fees are due January 1. Coupons will be issued along with the New Year's maintenance coupons. If payment is not received by January 10, the reserved space will be considered relinquished. No refunds or partial-year payments are allowed.
4. A list of available spaces/fees will be kept in the Property Manager's office. If an owner wishes to change their space, they must see the Property Manager for availability. If they do not desire any of the spaces available, they may enter their name on a wait list. The list will be in order of first on list, first choice of spaces when they become available.

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5. An owner with a reserved space may permit another Tuscany resident or their guests or lessees to use that space in their absence but only if they notify the Property Manager in writing.
6. No resident may occupy more than two reserved spaces at any time.
7. Non-reserved parking spaces are for the use of all owners and guests who do not have a reserved space.
8. Handicapped parking is located along the north wall of the Tuscany. These spaces are to be used only by those who have a handicapped permit. Long-term use of these spaces is not permitted by owners who do not have a reserved space.
9. Contractors must park their vehicles along the west wall of the Tuscany.
10. All motorized vehicles must have their own parking space.
11. Areas behind parking curbs may not be utilized as storage.
12. Commercial trucks, boats, portable watercraft, campers and mobile homes cannot be parked overnight on Tuscany grounds. Commercial trucks should be on site only for deliveries and moving, and then only in designated areas.
13. A designated parking area may be utilized by a motor vehicle only as defined by Florida state statutes.
14. Leaving cars at the main entrance is strictly prohibited. This space must be kept clear at all times for emergency vehicles. No vehicle is to remain at the back (east) entrance to the lobby after items have been loaded or unloaded.
15. Illegally parked cars are subject to towing at the owner's expense.
16. Unit owners absent from the building for several days or longer who leave their locked cars in the parking area must leave a key with the Property Manager.

**APPROVED AS AMENDED BY THE BOARD OF DIRECTORS; April 18<sup>th</sup>, 2018**

X   
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 President of the Board of Directors

X 4/27/18  
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 Date