

PARK SHORES OF INDIAN RIVER SHORES
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, and 5/6/2020. They replace all prior Rules and Regulations in affect 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 precedence on all situations.

GENERAL

It is essential in apartment living that each Owner regulate the occupancy and use of his or her apartment so as not to disturb other Owners or Occupants. Certain rules and regulations are therefore necessary to provide guidelines or 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 lease, and members of their family, and for no other purpose. No unit shall be occupied by more than two (2) persons for each bedroom located in the unit. An exception shall be made for visitors from 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 unit, the owner shall give written notice to the association, through the manager's office, (at least 7 days in advance of the guest(s) arrival,) stating the name of guest(s) and their arrival and departure dates.

C. The owner shall be responsible to advise his guest(s) of the restrictions, regulations, and rules contained in the Declaration of 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 of the owner whose guest(s) they are, and the owner shall be responsible for any damage to any Condominium property caused by any such guest(s).

D. Deleted

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 having jurisdiction over the 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 television in or on the Condominium Property, or the additional facilities, between the hours of 11:00 P.M. and the following 8:00 A.M., if the same shall in any way or manner disturb or annoy the other residents at Park Shores Condominiums.

G. All floors of units above the ground floor shall be and remain carpeted with underlayment with the exception of bathrooms, kitchens, porches, and entrance foyers. Sound deadening underlayment must be installed under any non-resilient floor covering. Should noise transmission create a disturbance or a nuisance after a person installs any type of flooring in his unit, the responsibility remains that of the owner to abate the noise transmission and not the Association. Owners must receive written approval of the Association prior to installation of the underlayment and floor covering.

II. GARAGES AND VEHICLES

A. Family cars, station wagons, mini-vans 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 vehicle or objects, including but not limited to, trucks, motorcycles, mopeds, 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 or repairs. Guest's non-commercial pick-up trucks or vans, used for personal transportation only, are allowed if completely garaged. (Because of limited parking, residents are urged to park their car in their garages.)

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 garage which would in any way Impede the entry or exit into or from the garage of the number of 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 occupants of the automobile after it has been parked in the garage.

Flammable liquids of no more than one (1) gallon 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 be maintained in neat, orderly, clean and sanitary conditions at all times. Garage doors shall be closed at all times except when occupant(s) are in attendance.

D. If a proposed owner has an electric vehicle at the time of purchase, or an existing owner acquires an electric vehicle, they shall be required, at their own expense, to install a separately metered charging station within their own designated garage space upon approval of the Board of Directors.

III. **PETS**

No animals or pets of any kind shall be kept in a unit or on any part of the Condominium Property except with the written consent of the Board of Directors of the Association, and thereafter under 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 any commercial purposed, nor shall there be more than one pet kept at any one 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 lease 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 written notice from the Board of Directors of the Association. Under no circumstances shall any pet weighing more than twenty-five (25) pounds permitted to be kept on the Condominium Property. Adopted 4/27/94

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 any color except existing building or railing colors.

B. Deleted

C. Deleted

D. 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.

E. 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.

V. SALES AND LEASES

A. No unit will be leased for a period of less than three (3) months or ninety (90) days. No separate rooms may be rented and no transient tenants may be accommodated.

B. During the period a 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:

1. Copies of all purchase agreements or leases must be submitted to the Board of Directors, 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 Rent" or "Membership Application" must be submitted. Copies of all lease renewals must also be submitted.
2. Each Application for Purchase or Lease submitted to the Board of Directors or its designee(s) shall be accompanied by a check to the order of the association in the amount of Fifty dollars (\$50.00) which shall not be refundable under any circumstances.
3. Approval will be contingent upon an orientation meeting between the prospective Purchaser(s) or Lessee(s) and the Board of Directors or its representative(s). This meeting must be accomplished before a certificate of approval will be 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 the 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.
4. 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 two (2) weeks from the date of the delivery of the required papers and application to 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 provided by the Association that must be signed by all Lessors and Lessees provided.

F. No unit will be leased to a tenant who will maintain for their own use, while residing within Park Shores, an electric vehicle, until such time as the owner, at their own expense, has installed a separately metered electric vehicle charging station upon approval of the Board of Directors.

VI. OUTDOOR COOKING - BARBECUE GRILLS, ETC.

No barbecue grill or hibachi shall be used or stored on any porch of any unit in any condominium in the Park Shores Development. When cooking equipment is being used, residents are requested to exercise reasonable care to make certain that smoke and fumes do not enter adjacent apartments.

VII. STORM PRECAUTIONS

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 of time, 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.

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 off load from Fred Tuerk or AlA to a smaller cab styled truck. No moving containers may be left upon the property overnight.

IX. 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 therefore.

X. ASSOCIATION EMPLOYEES

No unit owner or resident shall direct, supervise, or in any manner attempt to assert any control over any of the employees of the

Association nor shall such unit owner or resident attempt to send any of such employees upon the private business of such unit owner or resident. **Request for common area maintenance must be submitted in writing in a work order. Work orders are located in each of the bulletin boards located throughout the property.**

XI. SOLICITATIONS

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

XII. POOL RULES

A. All persons using the Pool and deck do so at their own risk. There is no lifeguard!

B. Both the pool and the gazebo are closed from 10:00 P.M. to the following 7:00 A.M. and are not to be used between such times.

C. The use of the pool and gazebo is limited to residents and their guests.

D. No glassware, crockery or food is permitted in the immediate pool area or on the deck. Food is permitted in the gazebo only.

E. No pets are permitted in the pool or gazebo area.

F. When using the pool, children under the age of 12 years must be accompanied by an adult.

G. Diving, running, "horseplay" or other potentially dangerous physical activity are not permitted in the pool or the area around the pool.

H. No floatation devices are to be used in the pool when other persons are using the pool.

I. Please shower before using the pool. Cover chairs and chaises with towels.

J. Children who are not toilet trained are not permitted in the pool.

K. Radio and music volume must not disturb others using the area.

L. Pool gates are to be kept latched at all times.

XIII. ENFORCEMENT

All residents should cooperate in 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 is necessary to report a violation to the Association Management, the following procedure should be followed:

1. The complainant should advise the Board of Directors the nature of the complaint, etc. in writing.
2. When the Board of Directors receives, the alleged violator will be contacted within 5 days, by a representative of the Board, and

advised of the reported violation. This contact will be recorded by the Chairman of the House Committee or the Secretary with a notation as to the action taken and the resolution, if any.

3. If, within 5 more days, the violation still persists, the Board will send a letter asking the purported violator for a written timely response or an appearance before the Board.
4. If within 30 days the violation has not been resolved, the Board may resort to legal action against the violator.

XIV. **SAFETY**

A. No skateboards, bicycles, roller skates or roller blades 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 and recreational equipment must be stored in the unit or in the garages when not in use.

C. No swimming, boating, or recreational use of the Park Shores ponds is permitted, with the exception of fishing. However, an adult must accompany children under 12 and any fish caught must be returned to the pond, as they are not edible.

XV. **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 be easily maintained at 30 inches.

B. At apartment entrances, or areas immediately adjacent to the apartment entrances, owners may plant only flowers whose height does not exceed twelve (12) inches.

C. No other plantings or landscape modifications may be made without the approval of the Grounds Committee of the Board of Directors.

D. All plantings done by an 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 grounds committee.

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Revised 4/27/1994

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