

# Pineapple Walk I Homeowners Association, Inc.

## Rules & Regulations

### Table of Contents

	<u>Page</u>
PREFACE	
1. Building and Improvements .....	2
2. Tents, Shacks or Accessory Buildings .....	2
3. Antennas and Flagpoles .....	2
4. Animals and Pets .....	2
5. Parking .....	3
6. Barbecues .....	3
7. Courtyards .....	3
8. Signs .....	3
9. Mining and Drilling .....	3
10. Nuisances .....	3
11. Removal of Sod and Shrubbery, Alteration of Drainage .....	3
12. Boats, Motor Vehicles, Trailers, Etc. ....	3
13. Maintenance or Repair to Motor Vehicles .....	3
14. Trash Removal .....	4
15. Subdivision .....	4
16. Pineapple Walk II .....	4
17. Maintenance of Property .....	4
18. Complaints .....	4
19. Hurricane Season .....	4
20. Leasing Policy .....	5
21. Guests .....	5
22. Pool Rules .....	5
23. Radio Equipment .....	5
Addendum to Rules & Regulations - 3/28/2011 .....	6
Addendum to Rules & Regulations - 12/11/2013 .....	7
Emergency Phone Numbers .....	8
Hospitals .....	8

## **PREFACE**

The following Rules and Regulations have been established in accordance with Pineapple Walk I Documents in order to maintain high standards, pleasant living conditions and for the common welfare and best interest of all Pineapple Walk I homeowners and their guests.

It is regrettable that community living makes so many rules necessary, and it is hoped that these rules will be voluntarily complied with. If not, the Association has the legal right to enforce them.

The Association Board may at any meeting of the Board adopt Rules and Regulations or amend, modify or rescind any existing Rules and Regulations so long as these Rules and Regulations are not inconsistent with the terms or provisions of the Pineapple Walk I Documents.

Members are welcome to make constructive suggestions, in writing, to the Association Board for the improvement and efficient operation of Pineapple Walk I.

### **Pineapple Walk I Homeowners Association, Inc. Rules & Regulations**

#### **1. BUILDING AND IMPROVEMENTS**

No building, additions, improvements, alterations, pools, fences, walls, patios, terraces, screened enclosures or barbecue pits may be erected or altered until the plans and specifications are approved in writing by the Developer and Association.

#### **2. TENTS, SHACKS OR ACCESORY BUILDINGS**

No Tents, shacks or accessory or temporary buildings or structures shall be constructed or otherwise placed within Pineapple Walk I except in connection with the construction, development or sales activities permitted under the Declaration or with the prior written consent of the Developer.

#### **3. ANTENNAS AND FLAGPOLES**

No outside antennas, antenna poles, antenna masts, electronic devices, antenna towers or flagpoles are permitted.

#### **4. ANIMALS AND PETS**

- Only common household pets may be kept in a residence, but not for breeding or commercial purposes.
- All owners keeping pets in a residence must obtain from the Association and fill out a "Pet Permission Slip".
- All owners keeping pets in a residence are responsible for the immediate clean up after walking pets.
- All pets must be leashed at all times.

5. **PARKING**
  - Assignment of parking spaces will be by Block Building only.
  - Visitors are allowed to park in "Visitor" parking spaces only.
  - No parking is permitted on the ingress and egress areas.
6. **BARBECUES**

Owners may use barbecues in their respective courtyards only.
7. **COURTYARDS**

No owner may create any situation in which the Association deems to be unsightly in the courtyard in front of the residence if same can be seen from the parking lot or ingress and egress areas.
8. **SIGNS**

No signs may be erected or displayed on the land or on any structure unless first approved in writing by the Developer and Association.
9. **MINING AND DRILLING**

No mining, quarrying or drilling for minerals, oil, gas or otherwise is permitted within any portion of Pineapple Walk I.
10. **NUISANCES**

No owner shall cause or permit any unreasonable or obnoxious noises or odors and no nuisances or illegal activities shall be permitted.

No owner shall play upon or permit to be played upon, any musical instrument, or operate or permit to be operated a stereo, radio, television set or other loud speaker in a residence between the hours of 11 p.m. and the following 8 a.m. if the same shall disturb or annoy other residents.
11. **REMOVAL OF SOD AND SHRUBBERY ALTERATION OF DRAINAGE**

No sod, topsoil, muck, trees or shrubbery may be removed from Pineapple Walk I and no change in the condition of the soil or the level of the land of any portion of Pineapple Walk I may be made which results in permanent change in the flow or drainage of surface water of Pineapple Walk I without the prior written consent of Developer and Association.
12. **BOATS, MOTOR VEHICLES, TRAILERS, ETC.**

No boats, boat trailers, motor homes, trucks, commercial vehicles, vans, motorcycles, motor scooters, mopeds or go carts, or other motor vehicles or trailers, whether of recreational nature or otherwise, other than 4-wheel passenger non-commercial vans may be placed, parked or stored within Pineapple Walk I except for loading and unloading or during deliveries or repairs to a residence, but in no event overnight without the prior written consent of the Developer and Association.
13. **MAINTENANACE OR REPIAR TO MOTOR VEHICLES**

No motor vehicle may be repaired or in any way serviced except for washing and cleaning on Pineapple Walk I property.

**14. TRASH REMOVAL**

All trash and garbage must be disposed of in the metal dumpsters provided for this purpose. Please use plastic bags tied to avoid spillage, odor and pests. Be sure to put the lid to the dumpster down and close the gate.

**15. SUBDIVISION**

No portion of Pineapple Walk I shall be divided, subdivided or sold except as a whole without the written approval of the Developer.

**16. PINEAPPLE WALK II**

The common areas of Pineapple Walk II are not available for use by Pineapple Walk I owners or guests.

**17. MAINTENANCE OF PROPERTY**

Each owner shall maintain in good condition and repair at his own expense:

- All portions of his residence
- Courtyard and fence serving the residence, provided that no owner may change the color of the fence or the finish or the type of paint used by Developer without the Association's prior written approval.
- All utility lines, ducts, conduits, pipes, wires and other utility fixtures and appurtenances, which service only his residence.
- All glass and screens in windows and doors in his residence.

All such maintenance and repair must be consistent and in uniformity with the Block Property.

Each owner must perform promptly all such maintenance and repairs and is liable for any damages that arise due to his failure to do so.

Each owner must promptly report to the Association any defect known to such owner, which requires repair of the Block for which the Association or a party other than that owner is responsible.

**18. COMPLAINTS**

Any complaints regarding the actions of the owners, lessees or the management of Pineapple Walk I must be in writing.

**19. HURRICANE SEASON**

No hurricane or storm shutters shall be installed without prior written consent of the Association.

Any owner who plans to be absent from his residence during hurricane season is responsible for removing all furniture, potted plants and other movable objects from his respective courtyard and entrance.

## 20. LEASING POLICY

Any owner wishing to lease his unit must obtain from the Association and fill out an "Association Rental Approval Application". The Association Documents contain the following restrictions on leasing:

1. No unit shall be rented for transient or hotel purposes. Any lease must be of at least one month's duration. A lessee with ~~one-month~~ lease or longer may not sublet or allow a third party to occupy the unit for less than one month. No unit may be rented more than three times in one year.
2. No 2-bedroom unit shall be leased to or occupied by more than 4 people.
3. No 3-bedroom unit shall be leased to or occupied by more than 6 people.
4. All tenants or occupants are subject to Association regulations, and the owner(s) shall be held responsible for any and all infractions. The lease must contain a clause that indicates the tenant has received a copy of the Association Rules and Regulations.
5. Tenants or occupants of a leased unit are entitled to use the recreation facilities only if the unit owner relinquishes his/her right to use recreation facilities for the length of the lease.
6. The unit owner(s) must provide management with a copy of the lease. Full name(s) of lessee(s) and occupant(s), and the permanent address and emergency telephone number of the owner.
7. Unit owner is always responsible for Association assessments, insurance deductibles or any other charge the Board of Directors may direct to the unit.
8. The tenants and occupants of a unit are the guests of the unit owners. They are encouraged to assist the Association on committees but are not allowed to sit on the Board of Directors.

## 21. GUESTS

It is the responsibility of the owner to notify all guests of the Rules and Regulations of Pineapple Walk I, and the owner is responsible for all violations of these Rules and Regulations.

## 22. POOL RULES

- Pool rules posted at the swimming pool must be observed at all times.
- No radio may be played so loud as to annoy or disturb other persons.
- No dogs are allowed in the pool area.

## 23. RADIO EQUIPMENT

No ham radios or radio transmission equipment may be operated or permitted to be operated without the prior written consent of Developer and Association.

# Pineapple Walk I Homeowners Association, Inc.

## **Addendum as of March 28, 2011** **Rules and Regulations**

### **5. Parking**

Violators will be towed at owners expense Westway Towing – 866-954-8698.

### **20. Leasing/Purchase Policy**

Any owner wishing to lease his unit must obtain from the Association and fill out an "Association Rental/Purchase Application". The Association Documents contain the following restrictions on leasing:

**1. No unit shall be rented for transient or hotel purposes. Any lease must be of at LEAST FOUR MONTH'S DURATION. No unit may be leased more than one (1) time in a calendar year. Maximum term for lease is one year.**

No change in #2, 3, 4, 5 and 6.

**7. If the proposed transaction is a lease, it is further agreed that, in the event Lessor becomes more than thirty (30) days delinquent in payment of any assessment, the Association shall then become authorized to receive rental payments owed to Lessor directly from the Lessee until such time as Lessor becomes current with the Association. This item is consistent with Florida Statutes.**

**8. All applications must be completely filled out with a \$125.00 check or money order made payable to Transcontinental Property Management, and deliver or mail to 1323 Lyons Road, Coconut Creek, FL 33063.**

**9. A tenant or new buyer is not permitted to move into the community until approved by the Board of Directors; certificate will be issued by the management company evidencing approval by the Board. At that time, tenant/buyer can proceed to move into unit. Pineapple Walk I reserves the right to evict any tenant who does not qualify and/or follow the proper procedures of the community and has already moved into the unit.**

**10. Rentals must be renewed on an annual basis with a renewal application which is much shorter than the initial application. There is no fee for renewals of leases if owner and tenant are in good standing, but a tenant information sheet must be completed and returned to the management company.**

**12. Pineapple Walk reserves the right to exercise its eviction rights should it be determined that persons are using a unit as their primary residence (not a short term guest as defined in the "overnight guests' section) and are not listed on the rental application and have not been subject to the background check.**

# **Pineapple Walk I Homeowners Association, Inc.**

**Addendum as of December 11, 2013**

## **Rules and Regulations**

At a duly held meeting dated December 11, 2013, pursuant to proper notice, the Board of Directors voted for and approved a new Rule to be added;

- 13. Any owner must own their unit for at least one (1) year prior to renting it out to a tenant.**

# Pineapple Walk I Homeowners Association, Inc.

## **EMERGENCY PHONE NUMERS**

Emergency, Police, Fire/Rescue	911
Paramedic	911
Florida Power & Lights	561-997-8700
Palm Beach County Sheriff	561-278-3131

## **HOSPITALS**

Boca Raton Community Hospital	561-395-7100
Bethesda Memorial Hospital	561-278-2401
North Broward General Hospital	561-941-8300
Imperial Point Hospital	561-772-9000
Holy Cross Hospital	561-771-8000

## **MANAGEMENT COMPANY INFORMATION**

Transcontinental Property Management, Inc	Tel: 954-979-9854
	Tel: 954-979-3620
	Fax: 954-979-6975