

**OCEAN PALM VILLAS NORTH (OPVN)
CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS
Adopted by the Board of Directors
May 22, 2012**

UNOCCUPIED UNITS

1. Turn off water at the valve in garage. (Valves for Units 1 - 10 are located outside the garage).
2. Turn off ceiling fans.
3. Bring all outside chairs, plants, etc. inside your Unit.

BUILDINGS AND GROUNDS

4. Entrance doors and garage doors must be the Association color (brown/bronze). These doors are painted by the Association.
5. Storm doors, sliding glass door frames, window frames and porch enclosures must be the Association color (brown/bronze). The Owner is responsible for purchasing these items in the Association color or for painting the items in the Association color.
6. Excessive noise is to be avoided after 10 p.m.
7. "FOR SALE" and "FOR RENT" signs must be standard 8"x10". One (1) for sale sign or one (1) for rent sign per Unit is permitted. The signs must be mounted in the garage door window.
8. Business, religious, and political symbols or signs are not permitted on common ground. United States flags are allowed, but cannot be attached to the building.
9. No items can be put on the garage roofs (chairs, planters, etc.)
10. Clothing, towels, linens, etc should not be aired outside your Unit.
11. When a WEATHER ADVISORY is issued, all outside chairs, potted plants, etc., should be brought inside so they do not become projectiles. Owners are responsible for any resulting damage.

PETS

12. Two domestic pets are permitted per household.
13. All dogs must be on a controlled leash when not in the confines of your Unit.
14. Owners must clean up after their pets.
15. The pet shall not create a nuisance. If a pet creates a nuisance for another Owner, notify the Board of Directors in writing.
16. If an Owner does not correct the problem of a nuisance pet, fines will be assessed in accordance with Florida law. The Owner is responsible for the actions of pets belonging to tenants.
17. There are no restrictions on the size or breed of a pet. However, aggressive pets, small or large, will not be allowed.

VEHICLES

18. Parking is NOT permitted on lawns or on the main thoroughfare
19. Posted speed limit must be observed

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20. Vehicles (cars, pickups and small vans) are to be parked only in the respective garage or driveway of each Unit or in the additional parking areas provided. Absent Owners may grant permission for driveway use.
21. Motor homes, large vans, trailers or boats are to be parked only in the provided areas. The maximum time for such parking on Association property is (2) two weeks at one time, not more than twice a year.
22. Automobile repairs that require immobilization of the vehicle for more than one day must be performed inside the garage.
23. No disabled or non-registered vehicles are permitted.
24. If a driver damages a sprinkler, he/she will be responsible for its replacement.

POOL RULES

Our pool is for the exclusive use of Unit owners, tenants and guests of a Unit Owner who are staying in a Unit.

Each Unit has a key for one of the pool gates. Units on the river side have keys to the gate on the north side of the pool. Units on the golf course have a key to the gate on the south side of the pool.

The management company has a part time employee who maintains and cleans the pool on a regular basis.

1. Shower before entering pool, especially after returning from the beach.
REMOVE BEACH SAND FROM FEET AND BATHING SUITS BEFORE ENTERING THE POOL.
2. If someone other than an Owner, tenant or guest is using the pool, please let a Board member know.
3. Children under 12 must be accompanied by an adult.
4. Animals are not allowed in the pool enclosure. **(State Law)**
5. Running and rough play is forbidden.
6. Diving is prohibited.
7. Glass containers are not permitted within the pool structure.
8. Rope float must be secured at all times. **(State Law)** If the rope is disconnected for any reason, reconnect the rope before leaving the pool
9. No sitting or jumping on the rope is permitted.
10. No objects shall be discarded into the pool.
11. Small rafts or floats permitted when less than 3 people are in the pool.
12. If you are the last one out, lock the gates and tie down the umbrellas.