

**Pine Ridge North Village IV  
Condominium Association  
800 Sky Pine Way  
West Palm Beach, FL 33415**

**USE AND OCCUPANCY RULES AND REGULATIONS**

- A. Each unit is restricted to residential use only by the unit owner, immediate family, guests and tenants. The unit may not be used by more persons than for which it was designed, to wit: five persons in a 2-bedroom convertible den unit, five persons in 3-bedroom units and four persons in 2-bedroom units.
- B. All prospective owners and tenants must be screened. Guests shall register in the office.
- C. No alteration, modification, or addition may be made to any unit without the prior written approval of the Association (See Section 9(e) of the Declaration of Condominium.)
- D. All units are required to have wall to wall carpeting or other flooring material with provision for soundproofing.
- E. Pets: One domestic pet per unit may be kept providing that the pet does not exceed 25 lbs. and does not create a nuisance. All pets shall be walked on a leash. All owners of pets shall pick up after their pet. No pet shall be "tied out" or left unattended on the patio or balcony. Pets should be walked on the outer perimeter of the property along the fence.
- F. No nuisance or any unreasonable annoyance to other unit owners is permitted.
- G. Age: No person under the age of 35 years may reside in any unit except to visit, and no visit may exceed two consecutive months or 75 days in a calendar year. At least one occupant must be 55 years of age (See Section 9(j) Declaration of Condominium and Amendment to Declaration on June 5<sup>th</sup> 1989.)
- H. No person under the age of 18 is permitted to use the recreational facilities unless supervised by an adult owner or occupant.
- I. Personal property shall be stored within the unit. No personal belongs which are unsightly shall be left or stored on a balcony, porch or appurtenance to a unit. Nothing may be stored under the steps or in the hallways.
- J. Common Elements and limited common elements shall be kept clear and free of rubbish, debris and personal articles. No laundry, linen or similar article may be hung or shaken from porches, patios or balconies.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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**(continued)**

- K. All trash must be tied up in plastic bags for disposal in the dumpsters.
- L. Parking: No vehicles including motorcycles which cannot operate on its own may remain on the property. No repairs, except in an emergency shall be made to a vehicle on the property. No boat, camper or recreational vehicle shall be kept on the property (See Section 11.3 (i) Bylaws). No commercial vehicles may be parked overnight.
- M. Each occupant of a unit must park in their designated parking space. ~~All vehicles must be~~ parked "Head In" (not backed in). Guest parking is on a first come, first serve basis. Owners must have a parking permit and any guest staying more than 3 days must get a temporary permit. Any worn permits must be replaced. The Association may change the parking regulations from time to time as needed. ("All parking spaces are subject to rules and regulations determined by the Board of Directors of the Association") (See Declaration of Condominium Section 4.3.))
- N. No cooking or fires on patios or balconies is permitted. No eating or beverages are permitted in areas other than those areas specifically designated for such.
- O. The Association must retain a pass key to all units. Each owner or occupant of a unit must provide a key to the office for access in case of emergency.
- P. After the Closing, new owners must go to the Association office to obtain parking permits for their vehicle(s).

**ALL OWNERS WHO ARE RENTING A UNIT MUST SHARE THESE RULES AND REGULATIONS WITH THE TENANTS.**

Please note: These rules are only summary in nature. A full explanation of each can be found in the Associations' Documents.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date