



GENERAL RULES AND REGULATIONS

BICYCLES

Bicycles are to be stored on a rack in either a first-floor bicycle room or the outdoor bicycle racks located under the stairwells in each building. To accommodate all Owners, it is recommended that no more than one bicycle per condominium unit be stored inside a bicycle room. Helmets and bicycle pumps may be stored on the bicycle room shelf. All bicycles need to be identified with the Owner's name or Unit #.

COMMUNITY ROOM

The Community Room is for the use and enjoyment of all Owners, tenants, and guests. Please notify the Property Manager to reserve this space for private/family functions. Should the Property Manager not be available please place a note on his office door listing the requested time/date and another copy of the information on the inside of the glass door of the Community Room. When finished using the Community Room please turn off appliances and lights, launder any dish towels used, lock the door, and put trash in the dumpster.

COOKING AND BARBECUING

In accordance with Fire Codes, cooking and barbecuing is prohibited on any terrace, balcony, or other common area, except as provided at the Inlet Beach Club's grills (pool side barbecue area). If a grill is not functioning properly, please contact the Property Manager. Should you smell a gas leak, please first contact the Property Manager or an IBC board member at once or contact the emergency phone number provided by Florida Power and Light in your phone book or online. WHEN FINISHED COOKING IN THE GRILL AREA, MAKE SURE ALL GRILLS ARE TURNED OFF AND CLEANED WITH THE PROVIDED SCRAPER/BRUSH.

COMPLAINTS AND SUGGESTIONS

Owners should communicate complaints and suggestions in writing to the Inlet Beach Club Property Manager and submit via e-mail to inletbeachclub@att.net and/or mailed to 120 Inlet Way #108, Palm Beach Shores, FL 33404. Complaints and suggestions may also be placed in the Community Room in a sealed envelope, marked to the attention of the Property Manager. The Property Manager will file your communication and contact you to confirm receipt and action taken.

DOORS, WINDOWS, AND SHUTTERS

Replacement of external doors, windows and shutters must conform to the approved Inlet Beach Club building standards. Replacements shall be reviewed by the Property Manager for Board approval prior to commencement of work. Appropriate work permits must be obtained from the Town of Palm Beach Shores.

DUMPSTERS

Association dumpsters are for the use of Inlet Beach Club residents only. Contractors must remove building and other materials off property. Please securely bag all trash and garbage and place inside the Dumpster. Plastic bags or sealed, leak proof containers must be used especially for wet garbage, namely grease or semi-liquids. Large or heavy items should be placed curbside on Inlet Way on Sunday evenings for free pick up on Mondays. Note that our waste management company only empties the Dumpsters and will not pick up anything you leave outside of a Dumpster.

ENTRY GATE

For security, the main entry gate code may not be given to service personnel and delivery drivers. Instead, please provide them with your personal 3-digit code to enter on the gate keypad. This will then ring to your phone. To admit visitors, press "9" on your phone keypad when it rings. Please alert the Property Manager to re-program the entry gate should your phone number change. The pedestrian gates are for foot traffic. Please be sure your guests and visitors know the code. When ordering something online, indicate your 3-digit code in the shipping information for deliveries

EXERCISE ROOM

Owners are entitled to use the exercise equipment in the Exercise Room at their own risk. Tenants, guests, family members and other occupants in Owners' homes are entitled to use the Exercise Room but do so at their own risk. Owners shall be required to execute a Release, Waiver and Indemnity for their use of the Exercise Room or their tenants', guests', family members' and/or other occupants' use of the Exercise Room. Please turn off and wipe down the exercise equipment and turn off lights and the ceiling fan when finished. The air conditioning thermostat is protected by a plastic cover. Should you find that the temperature is uncomfortable please contact the Property Manager. Please turn off the fan and lights, flush the toilets as needed, and lock the exercise room. Report any malfunction of equipment to the Property Manager.

FLAGS, BANNERS, DECORATIONS and SIGNS

Banners, decorations, and signs are not permitted to be hung from balconies on a permanent basis. Any unit Owner may display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display in a respectful way portable removable official flags, not larger than 41/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corp, or Coast Guard, regardless of any declaration rules or requirements dealing with flags or decorations. Christmas decorations may be exhibited from December 1 until January 10. University or team flags or banners may be

exhibited one day prior to the game, the game day, and one day after the game day. Marketing signs such as Condo For Sale signs and products/ services For Sale signs are not permitted. Appropriate front door decorations/wreaths may be hung on the outside door using "over the top" wreath hangers.

Under no circumstance is it permissible to drill holes or hammer nails or attachments into Association property, including building walls and railing structures to mount holders for the exhibition of flags, banners, decorations, wreaths, etc.

FLOOR COVERING

Under Use Restriction, Article XII of the Declaration of Condominium of the Inlet Beach Club the following statement is included in A. Dwelling Units. "All living areas of second or third floor units except the foyer, below, such materials to be approved by the Association prior to installation."

INSURANCE

The word "building" in the insurance hazard policy, which is issued to protect the condominium buildings, does not include coverage for unit floor coverings, wall or ceiling coverings, within the unit. The unit Owner is responsible for repair or replacement of electrical fixtures, appliances, air conditioning and heating equipment, water heaters, storm doors, and built-in cabinetry. The unit Owner should add these items to his/her homeowner's insurance policy.

KEYS

In accordance with Article 4.12 of the Condominium By-Laws, and Florida Statute 718.111, each unit Owner shall provide the IBC with a key to his/her unit to be used for **Emergency Purposes Only**. Failure to provide such key may require the Association to contact a locksmith at the expense of the unit Owner in an event of an emergency.

Some IBC Board members have access to the lockbox where the unit keys are stored, and **may** be available to unlock an Owner's unit when the unit Owner is locked out of his/her unit. This flexibility for the unit Owner is offered by Board members on a one-time-only basis per unit. Once a unit Owner has exercised the Board member "one-time-only" offer, the unit Owner will be personally responsible for gaining access to his/her unit. This could include utilizing the services of a locksmith at the unit Owners' expense.

OWNER'S DIRECTORY

With permission of the Owner, personal contact information is published in the form of an Owner's Directory. This information is required to fulfill the "Association's notice requirement" and for the personal use of Owners only. Personal information is considered to be proprietary information of the Inlet Beach Club and may not be used for any commercial purpose.

PARKING

Please use only the parking space(s) assigned to your condominium unit. Guest parking is only for visitors and guests and not for parking an additional Owner vehicle.

No trucks or vans bearing commercial signs, no truck campers, mobile homes, recreational vehicles, ATVs boats, trailers or watercraft of any kind may be parked on Association property for more than eight (8) hours and must be for the purpose of loading and unloading only. Non-licensed vehicles will be removed from parking areas at the expense of the vehicle Owner.

Mechanical work on motor vehicles is not permitted except to jump-start a vehicle and/or change a flat tire.

Car washing is permitted in designated areas with the provision that conservation of water is to be practiced and consideration is given to neighboring cars.

Only passenger vehicles shall be permitted to park on the Inlet Beach Club property. The definition of a personal passenger vehicle shall mean standard unmarked passenger car, van, private passenger pick-up truck or other motor vehicle which is used for personal transportation.

PETS

In accordance with the Condominium By-Laws, no apartment or portion of the Condominium property operated by the Association shall be occupied by any pet except one (1) pet per apartment. Said pet shall be a dog or cat not exceeding forty (40) pounds. No pet shall be permitted outside of an apartment unless properly leashed and in the presence of an adult, and no pet shall be allowed to create a nuisance of any kind. It shall be the responsibility of the pet Owner to clean up after his/her pet on Association property.

Recognizing the updates in the Florida statutes regarding service animals, at IBC, Owners/guests are permitted to have registered & licensed (by a known doctor/physician/medical professional) service/support animals larger than the forty (40) pound limit. In order to minimize any confusion regarding such animals, appropriate medical certification must be provided to the Property Manager prior to or at the time that such animal arrives at the Inlet Beach Club. The failure to provide such notification can only result in confusion among our owners, as the appearance of large dogs can be disconcerting to owners without the knowledge of the service aspect of such animal.

Notwithstanding the above allowance, it is still required that proper leashing and cleanup after animals be performed.

RECYCLABLE WASTE

Recyclable waste is to be deposited in the yellow and blue waste bins in the dumpster enclosure area. Yellow bins are for paper (newspaper, flattened cardboard, etc.) and the blue bins are for cans and bottles. Our waste management company asks that you do not put plastic grocery bags in the blue bins.

RENTAL OF UNITS

Renters must fill out a Rental Application form and Tenant Background Screening form. The condominium unit Owner or Owner's agent (realtor) must submit these forms to the Property Manager and a check in the amount of \$100.00 (application fee) payable to the Inlet Beach Club 30 days prior to the rental period. The Board will then approve or disapprove the Rental Application. A written confirmation will be sent to the condominium unit Owner and a copy of the IBC Rules & Regulations to the renter. The Board has thirty (30) days to

approve or disapprove the rental application so please plan accordingly if the move in date is close. (Declaration of Condominium - Article XIII, Section B, Paragraph 1b & 2B). Year-to-year repeat renters must fill out only the IBC Rental Application form every time they rent. The application fee for repeat renters is \$100.00. The application fee is waived if a repeat renter moves into an IBC condominium unit again within 90 days of departure from their last rental. The Owner is ultimately responsible for the rental and the actions of the renters. All leases shall be for a period of not less than thirty (30) days. A unit may be leased a maximum of four (4) times in a calendar year. (Declaration of Condominium-Article XII, Paragraph I).

SALES

A notice of Intent to Sell Application, accompanied by a \$100 fee (Estoppel Letter), must be submitted to the Board of Directors prior to the sale of any condominium unit. The Inlet Beach Club does not permit the use of lock-boxes. The condominium unit Owner or Owner's representative (Realtor) must be present at all showings. The prospective new Owner must pay a fee of \$100 for a background check conducted by an external agency. When time permits, the IBC Board of Directors will post the announcement of a unit for sale to be placed on IBC bulletin boards, website, and e-mail. This early notice to IBC Owners is a favor to Owners who are aware of family or friends who have indicated an interest in acquiring an IBC unit. Prospective buyers will be interviewed by at least two members of the IBC Board of Directors in person or via telephone prior to approval for purchase.

SWIMMING POOL

The swimming pool and surrounding area is for the exclusive use of the Inlet Beach Club Owners, tenants, and guests. *In accordance with the State Health Department, a list of swimming pool rules is posted in the swimming pool area; everyone is expected to abide by all rules including the rule stating no animals in pool or pool enclosure area. (Only exception being service animals properly leashed inside the pool enclosure but not in the pool.)*

Pool users swim at their own risk as there is NO LIFEGUARD on duty. Any individual who is unable to restrain evacuations of urine or feces into the pool shall wear a waterproof garment designed to prevent such release.

Showers must be taken before entering the pool if body oils are used.

No glass - in any form - is permitted in the pool area.

UMBRELLAS

Inlet Beach Club provides umbrellas in the pool and the grill areas for use by our owners and occupants. In order to ensure the longest life possible for the umbrellas, we ask that when you put an umbrella up, please put it down when you are finished with its use for the day. Owners often find umbrellas up at the end of the day with no one around. This results in increased wear and tear on the umbrellas. Please advise your guests of this rule.

In addition, it is important for owners to help in maintaining a uniform and consistent look for the Inlet Beach Club from the inlet side of the property. In that light, it is recommended that all newly acquired owner umbrellas, subsequent to the issuance of this rule/regulation in March 2018, be either white or tan and solid in color in order to blend with the aqua in the pool/grill area. Multicolored umbrellas are discouraged.

WALKWAYS/COMMON AREAS

In accordance with the Town of Palm Beach Shores Fire Regulations no items may be stored or kept on any common walkway or common areas outside of Owner units. The only exceptions outside of Owner units are doormats, shoes, and one small plant. Violations will result in a letter of warning from the Board of Directors. Any code violations not corrected within one week will be reported to the Fire Inspector. Any items left or stored in other common areas (pool, bicycle rooms, locker rooms, exercise room, community room, etc.) are subject to removal without notice.

WATER

If leaving your unit for more than three days, please turn off your unit's water supply.

WORKMEN AND CONTRACTORS

Workmen, deliverymen and movers shall schedule their work between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday. Work is to be scheduled with the Property Manager if Saturday and Sunday work is required. The Town of Palm Beach Shores has specific noise regulations regarding workmen.

As a courtesy, immediate neighbors should be notified of ongoing project activities undertaken by unit Owners. Every effort should be made to schedule major renovations between April 15 and October 15. Contractor's vehicles may not be parked at the Inlet Beach Club overnight.

No contractor waste shall be placed in the IBC dumpsters. Owners must instruct their contractors to process waste at their own expense. Examples include carpet remnants, cabinetry replacements, toilets, tile waste, etc. Cleaning of paintbrushes using water based paints must be completed in the unit Owners' sinks, or off site, and not in the common areas or parking lot.

Contractors and workmen may use a lock box on an unoccupied unit with the permission of the Property Manager.

Permission must be obtained from the Property Manager for all construction at the Inlet Beach Club. This does not include repair or painting, but does include improvements, floor covering and major plumbing projects. Appropriate permits must be obtained from the Town of Palm Beach Shores.

**This is a general list.
Please refer to your Condominium Documents and Bylaws for a comprehensive list**