

## **SAXONY CONDOMINIUM ASSOCIATION RULES AND REGULATIONS**

***Adopted 12/14/2021***

- Every Condominium has a schematic of its parking area, i.e.: Building A, B, C, D, E, F, G, H, J & N. Residents **MUST** park in their designated spot. Should a resident have two (2) cars, one must be parked in their designated spot and the second car must be parked at the short end of their condo in a guest parking space and must display a guest parking permit identifying the unit to which it belongs. Parking permits are available from your Building Director or Management. No unit owner/renter, may park more than two cars on Saxony property. All violators of these rules may be subject to having their vehicle(s) towed at the expense of the resident. No vehicle repairs, or fluid changes may be done on condo property. **NO** vehicles, other than non-commercial passenger vehicles/cars, may be parked on condo property. **NO** motorcycles, open bed pick-up trucks containing any materials in the bed, RV'S, Boats, etc. are allowed on the property. **NO** STRETCH LIMOUSINES or other vehicles used for hire may be parked all day, or overnight on Saxony property. **NO** resident may permanently park a vehicle in a guest space (more than a week) without the permission of the Board or your Building Director. Guest spaces are for Guests, Disabled Guests, Visiting Guests, Visiting Medical Professionals, Therapists, and Medical Equipment Installations. If your license plates are expired, your car may be towed. If you're leaving for a period of time, i.e.: several weeks, or summer, you may not leave your car in a guest space, this also pertains to a guest of yours if going on a cruise or other activity. Your guest must make arrangements for his/her car to be parked off Saxony Property. If Rules are not followed your car may be towed at the owner's expense.
- Any alterations to individual units, limited common areas, and common areas need prior Board approval. Unit owners must provide the following to make such alterations:
  - ✓ A completed Property Improvement Request form
  - ✓ Name, License number and insurance information of the licensed contractor performing the work. Timeframe of work to be completed.
  - ✓ All necessary permits required by Palm Beach County
  - ✓ A \$500.00 check made out to the association, to be held in a non-interest bearing account until completion and inspection of the work by PBC, and Saxony Management.
  - ✓ ALL upstairs owners must have sound proof padding laid before installing tile, wood, or laminate, etc. flooring.
- All unit owners are entitled to peaceful enjoyment of their dwelling, and common areas of Saxony condominium association. All residents are required to respect their neighbors with regard to noise levels and must comply with all local and state noise guidelines.
- **NO** mats, plants or other obstructions may be placed outside a unit or in the common area of the condominium property. If you would like to place flowers or plants outside your door you must get prior approval from the Board of Directors or the Landscaping Committee. Any fruit bearing plants are prohibited. The Landscaping Committee will advise what plantings are allowed. The plantings will be your responsibility to maintain, if approved.
- **NO** laundry, sheets, blankets, etc. are to be hung in the patio or porch areas where they are visible from outside the unit. All laundry must be hung inside condo units.

- All original and updated slab "backroom patios" may not be used as a storage space unless shades, curtains, or some kind of Board approved window treatments are installed and maintained.
- All residents are required to keep all common areas free from debris and damage. No littering, spillage of auto fluids, altering common areas, etc. will be tolerated. All costs to repair/replace damages will be charged to the resident causing such issues.
- All garbage must be placed in plastic bags and tied securely and brought down to and placed in the dumpsters for disposal. Garbage may never be left outside the unit door or on a common area walk or stair. All recyclables must be placed in the appropriate containers. Vendors/Contractors MUST haul away all debris from demolition/alteration to a condo unit. Unit owners will be held responsible for any violations.
- ALL cartons must be broken down before re-cycling or being put in the dumpsters.
- All bulk items, rugs, mattresses, furniture, etc. must **not** be placed in the dumpsters. All old appliances, rugs, bedding are to be removed from the property by the vendor delivering the new items purchased. They are not to be left by the dumpsters or on the curb. Bulk items may only be put outside by the dumpster for pickup one day prior to our bulk pick up service day – currently each Tuesday. Please do not block the dumpster.
- Bicycles must be kept in the designated bike racks (a registration tag must be on the bicycle), or in the resident's unit. Registration tags are currently available from Saxony Management or Maintenance. All Snowbirds/Full Time Residents must put their bicycle(s) in their unit when leaving for weeks or months or they will be disposed of if left behind, particularly during hurricane season. You may not use the lift to bring your bicycle either downstairs or upstairs.
- NO gas or charcoal grills may be stored or used on condo property. NO storage of any combustible substances including but not limited to gasoline/propane will be allowed in units, cars, patio areas, or common storage areas. NO cooking or barbecuing shall be allowed on the patio or porch area. NO generators are allowed.
- All personal property placed in the storage areas must be clearly marked with the unit number it belongs to and the owner's name. NO mattresses, furniture or cardboard boxes are permitted in the storage area. Space is limited, and unit owners may be required to limit storage on property. Any items too large or that require more than a fair percentage of space in the storage area may be stored in local storage units off property at the owner's expense.
- NO pets are permitted in any unit unless approved by the Board of Directors with all pertinent documentation of a Service Animal or Emotional Support Animal, i.e., physician's documentation requiring said animal. All residents requiring such assistance animals must keep current with vaccinations, identification tags that may be required by the condo association, and must follow all Palm Beach County ordinances, i.e., must pick up after animals if walked on condo property. All animals must be contained in their respective units unless walked on a leash. All dogs, cats, etc. must be in the immediate control of their unit owners, and will not be permitted to roam unattended or unleashed on condo property. See Management or your Director for an application.
- Do NOT feed or harass the ducks or any wildlife on the property. Report all nuisance animals to Saxony Management.
- NO rugs, mats, clothing, etc. may be shaken, draped over the balcony, or shaken on the grass.
- All residents are required to give a copy of a key to their unit to their building director in case of emergency, for wellness checks, etc. All residents leaving their unit unattended for more than one week, must inform a Director and have their water, and water heater turned off for the duration of

their absence. All residents leaving for more than a week, or season, must have a designated person to check on their unit. The name and contact information of said person must be on file with the condo office or your building Director. Any damages from unattended units by the occupants to other units will be the responsibility of the unit owner.

- All vendors performing renovations to a unit must keep all walkways free of debris, equipment and maintain the property in good order with no damage to the stairs, walkways or any common areas. All vendors are required NOT to park in non-parking areas. All damage caused by a vendor will be the responsibility of the unit owner. Any vendor parked in a no parking area will be tagged for possible towing. Vendors may use the no parking area for 20 minutes to load and unload materials, as allowed for residents loading and unloading handicapped/disabled residents.
- No more than two persons may occupy the one, or two bedroom units. No units may be sub-leased. Room rentals are strictly prohibited. Occupancy will be strictly enforced. Requests for exemptions may be addressed to the Board of Directors.
- No occupants under the age of 18 are permitted to stay overnight for more than 30 days in a calendar year and must always have a resident over 55 years old in residence with them. Occupants between the ages of 18-54, must also have a full-time resident in the unit who is at least 55 years old. We are a 55+ community. Deviations to this rule due to hardship may be considered by the Board of Directors.
- Robert Rules of Order (current version) are to govern all Board meetings unless in conflict with our governing documents or the Florida Condominium Act. All participants attending Board meetings are required to maintain order, and conduct themselves in a respectful manner.
- All unit owners are required to maintain their units, fixtures, appliances, plumbing and electric in good working order. Any damage caused to other units will be the responsibility of the unit owners who do not maintain their unit/fixtures in good working order to restore.
- All unit owners are required to maintain homeowner's insurance and must provide proof annually to the Association or be subject to potential fines.
- The Association may levy fines for infractions to any of the condominium documents, rules and regulations. Fines may not exceed the amount prescribed by the Florida Condominium Act or the Condominium Documents, whichever prevails.
- No unit owner/occupant may keep items in their unit or vehicle that may increase the liability of the Association, or interfere with the rights of other residents.
- No unit may be leased/rented for a 24 month period after transfer of said unit.
- Units may be rented for a minimum of a three month period and may not be rented more than once in a calendar year. No lease shall exceed one year or allow for an automatic renewal.
- Unit owners will be held accountable for the careless, reckless actions, or damages to the common area by their renters, guests or vendors.
- The Board of Directors may from time to time update these Rules and Regulations. No rule may be made that is in conflict with our governing documents, Federal or State law.
- Keys for the Pedestrian gates may be purchased for \$25.00. These keys give access to a majority of pedestrian gates in the Kings Point community.
- Lift keys can be purchased for \$10.00.

- If any Resident would like a copy of the FULL Declaration of Condominium, Articles of Incorporation, By-Laws, Individual Building Documents and the Rules & Regulations, please note that all Association Documents are posted at the community's website: [www.saxonyatkingpoint.com](http://www.saxonyatkingpoint.com) . You will need an email address to register for access. Paper copies are available from JMD Management and currently cost \$150.
- All prospective sales and all lease applicant(s) / occupant(s) must read these rules and regulations and sign that they agree to the terms and will not violate the membership rules.
- Prospective occupant(s), please Sign with matching signature on your Identification provided to the Association, Print name and date. NO Lease or Sales agreement will be considered without the signed acceptance of the Saxony Condominium Association rules and regulations, so kindly attach the signed copy of the rules to the sales and lease application. If not received with the application, it will be returned.

For New Sales and all Leases, please acknowledge receipt of these rules and regulations by signing below.

I have received and agree to abide by the Saxony Condominium Association's Rules and Regulations Adopted 12/14/2021.

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Name

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Date

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Name

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Date

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Name

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Date