

Canterbury at Quantum Villages Homeowners' Association

Rules and Regulations

The Association shall have the absolute right to regulate the use of the Properties, and may from time to time modify, amend and supplement the Rules and Regulations. A current copy of all the Rules and Regulations established hereunder, and any modifications, amendments or supplements thereto, shall be made available at the request of any Owner.

Community living requires that each Owner regulate the occupancy and use of his/her Townhome Unit and the Common Areas so as not to unreasonably or unnecessarily disturb any other resident in the occupancy and use of his/her Townhome Unit. With this in mind, certain initial rules and regulations have been established by Canterbury at Quantum Village Property Owners Association of Palm Beach, Inc. (the 'Association') to protect each Owner's right to the quiet enjoyment of his/her property. These Rules and Regulations are as follows:

Interior

Each Owner, at his/her own expense, shall maintain in good condition and repair his/her Townhome Unit and all interior surfaces within or surrounding his/her Townhome Unit (such as the surfaces of walls, ceilings, floors) and maintain and repair fixtures, including the air conditioner system and all appliances in his/her Townhome Unit. Due to possible mold and mildew issues each Owner shall be required to run all air conditioning systems with the Townhome Unit daily or otherwise vent the Townhome Unit. Each Owner shall be required to change all air conditioning filters on a monthly basis.

Residential Purpose

All Townhome Units shall be used only for residential purposes as a single family private dwelling for the Owner, the members of his/her family and social guests and for no other purposes. Townhome Units may not be used for business use or for any commercial use whatsoever except for a home office with no business traffic.

Parking

Parking in Canterbury at Quantum Village shall be restricted to private automobiles and passenger-type vans, jeeps, pick-up trucks, sport utility vehicles, motorcycles, and motor scooters. No person shall park, store or keep any boat, watercraft, jet ski or boat trailers, **any commercial vehicle** including dump truck, motor home, trailer, cement mixer, oil or gas truck, panel truck, delivery truck, moving van, panel van or vehicles with **commercial lettering or emblems** on them. All vehicles illegally parked will towed at owners expense. You must use your garage to store at least one of your vehicles. All non-garage units must use the space behind their unit for vehicle parking only. Patio furniture and such is not to be stored on your driveway. No parking on any grass, common area or street at any time as those vehicles will be towed. It is the responsibility of the owner to make all delivery services, contractors, guests and rental clients aware of the parking rules and regulations. The Board reserves the right to establish additional regulations as it deems appropriate regarding the designation of "parking," "guest parking," and "no parking" areas, and shall have the power to enforce all parking and vehicular regulations, including the power to remove, at the sole expense of the owner, vehicles that are in violation of parking and vehicle regulations. **October 1, 2014 through December 31, 2014 parking on the West Side NW 24th Ave and NW 25th Ave: On even days only NW 24th Ave are allowed to park their vehicle behind their garage unit. On odd days only NW 25th Ave are allowed to park their vehicle behind their garage unit. If your vehicle is parked on the days you are not permitted to park, your vehicle will be subject to be fined or/and towed. As of January 1st 2015 there will be no parking behind the garage units in the Alley of NW 24th Ave and NW 25th Ave on the West Side.*

Gate Access

Gate Access stickers will only be issued to a resident of Canterbury at Quantum Village. All Residents of Canterbury at Quantum Village **MUST** purchase a Gate Access Sticker for each vehicle. **NO** Certificate of Approval for a Rental will be issued without the purchase of the Gate Access Sticker.

Exterior Antennas / Wiring

NO exterior antennas, satellite dishes (Direct TV) or similar equipment shall be permitted in Canterbury at Quantum Village without prior approval from the Association. You must complete an ARC form and have it approved by the Association before installing the Dish. The Dish **can only be placed in approved designated areas**. No Owners or occupants of a Townhome Unit shall install wiring for electrical or telephone installations, nor install any type of air conditioning equipment, etc. except as authorized in writing by the Association.

Disclosure: Residents who currently have Satellite dishes will be able to continue with their prospective companies. **Any resident who moves out of the community or to another address within the community will have the satellite dish removed.**

Signs

No Owners or occupants of a Townhome Unit shall post any advertisement of posters, signs, stickers, displays, billboards or other advertising device of any kind including For Sale or For Rent signs shall be displayed to the public view on any portion of the Property.

Animal Restrictions

Owners shall be limited to no more than 1 pet which may be only be a small caged bird, a cat or a dog may be kept in a Townhome Unit. An additional pet (not exceeding 2 at any time per household) must be approved by the Board of Directors. The pet cannot weigh more than 90 pounds at maturity. No pets shall be permitted on any portion of the property unless leashed or caged if outside the Townhome Unit. No animals, livestock, reptiles or poultry of any kind shall be raised, bred or kept on or in any area of the Association. No dog, cat or other pet may run loose on any part of the property. Under **NO** circumstances will any dog whose breed is noted for its viciousness or ill-temper, in particular, the Pit Bull, Rottweiler, Mastiff, Presa Canario, or any crossbreeds of such breeds be permitted on any portion of the Property. Residents must pick up after their pet and dispose of the waste properly. Pet Waste Stations have been provided throughout our Community for your convenience. All pet Owners must participate in PooPrints which collects pet DNA. Pet registration fee is \$30 per pet. If pet Owners fail to properly register their pet, they will be fined \$100. If pet Owners do not pick up after their pet, they will be fined \$100. Any Owners who keeps a pet shall hold the Association harmless against any and all claims, debts, demands, obligations, costs and expenses which may be sustained or asserted against the Association because of acts of any such pets committed in or about the property, and the Owner will be responsible for repairs of all damage caused by such pet.

Exterior Alterations

No Owner or occupant of a Dwelling shall cause or allow improvements or changes to the structure or exterior of any Dwelling or in any manner change the appearance of any portion of the exterior of their Dwelling, without obtaining the prior written consent of the Association and the approval of the institutional first mortgagee, if any, encumbering said Townhome Unit.

Common Areas / Storage

All common areas shall not be obstructed, littered, defaced or misused in any manner whatsoever. No automobile or associated equipment may be dismantled, repaired or serviced (other than emergency work) on the Common Area. No flammable, combustible, or explosive fluids, chemical or substance shall be kept in any Townhome Unit, common area, or storage area, except such as required for normal household or permitted business use.

Trash

No Dwelling shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash must be put in your trash containers and closed to insure the contents remains contained. Trash Pick-Up days are: **Monday: trash and recyclables** (blue bin: glass / aluminum – yellow bin: paper / cardboard). **Thursday: trash and bulk items. Trash containers are to be placed no earlier than 8:00 PM the evening prior to trash pick-up. Containers are to be removed from curbside no later 8:00 PM the same day of trash pick-up. If your**

garbage pail or recycling bins are left outside on non-service days, you will receive a Notice of Violation. If you have bulk items you wish to get rid of please call City of Boynton Beach 561-742-6200. Trash containers are to be stored inside your garaged unit or on your enclosed patio for non-garaged units.

Property Rental / Leasing Requirements

Leasing of Dwellings shall be subject to the prior written approval from the Association. All leases shall be on forms approved by the Association and shall provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of the Associations Documents. All renters must be screened and complete the application in advance to be approved by the Board of Directors. All owners must provide their tenants with a copy of the Rules & Regulations and all tenants must comply with these regulations, the Bylaws, and DOC's. Owners are held responsible for the actions and behavior of their tenants/guests and are financially liable for damage to the common areas, equipment, and for violations of the Rules & Regulations. Any lease or rental agreement must specify that failure to abide by such provisions shall be a default under the lease or rental agreement. Owners shall obtain and deliver to the HOA / Property Manager a written statement from the prospective renters or lessees agreeing to abide by all terms and provisions of the Rules & regulations, the Bylaws and the DOC's.

Pool

1. Pool hours are Dawn till Dusk.
2. The Pool is for the sole use of Canterbury at Quantum Village Residents and their guests.
3. All guests must be accompanied by the resident.
4. All swimmers must wear bathing suits.
5. NO Shirts, Shorts or street clothing may be worn in the pool.
6. **NO one under the age of 15 is permitted in the pool area without adult supervision.**
7. NO food is permitted in the pool area.
8. Water in plastic containers only. No glass containers of any kind.
9. All music must be played using personal head phones only.
10. Running, pushing or other boisterous play is prohibited.
11. NO pets in the pool area.
12. NO smoking permitted in the pool area.
13. Use a towel on the chairs and chaise lounges.
14. Infants and toddlers must wear swim diapers under bathing suit in the pool.
15. Playing with the lifesaving buoy is not permitted.

Anyone violating the pool rules accordance with the Declaration, Bylaws and Rules and Regulations of the Community will be evicted from the pool.

Window Coverings, Screens & Patios

All units must have proper window coverings such as Drapes, Blinds, and/or Shades. Paper, Sheets, Towels, foil, cardboard, broken window dressings or other such materials are not allowed. Window Screens must not be ripped, torn, bent or hanging off window. Grills are allowed on patios only. Patio Furniture (**Not indoor furniture**) is allowed on your back patio and balcony. Nothing will be kept in the front or side of your Unit.

Garages, Driveways & Walkways

No Garage is allowed to be converted into living space. All Garage doors must be kept closed except when entering or exiting the garage. All driveways and walkways must be kept clean. **No oil residue, paint, dirt or any other substance should be on the driveway and/or walkway or will be subject to a fine.** No furniture in driveway or walkway. Patio Furniture is allowed on your back patio only.

Nuisances

Nothing shall be done or maintained on any Dwelling or anywhere on the Properties which may be or become an annoyance or nuisance to the occupants of other Dwellings. Owners or occupants of the Townhome Unit shall exercise extreme care to minimize noises in the use of musical instruments, radios, televisions, amplifiers or other loud speakers in said Townhome Unit. The following is a general list of what is considered a nuisance and not permitted in Canterbury at Quantum Village.

1. Loud music or outdoor parties that disturb the peaceful enjoyment of their accommodations or community facilities. They shall not operate or permitted to operate such devices or other loud instruments in any Townhome Unit between the hours of 11:00 PM and 8:00 AM the following day.
2. Party rental equipment including Bounce Houses and D.J's are not permitted on any common area of Canterbury at Quantum Village without written permission to the Association.
3. Cars that are in disrepair and/or leak oil must be repaired or replaced or they will be subject to being towed.

Move In/Out – Service Calls

Move In / Out, Service / Repair / Maintenance calls, Realtor showings are all to be scheduled between Dusk and Dawn. Emergency repairs ONLY (e.g. Plumbing / Electrical -Florida Power & Light) can be maintenance after Dusk.

Fines

The Association may levy reasonable fines against a Townhome Unit for the failure of the Owner of the Townhome Unit, or its occupant licensee, or invitee, to comply with any provision of the Declaration, the Bylaws, or these or other rules of the Association. No fine may exceed \$100.00 per violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000.00 / No fine may be levied except after giving reasonable notice and opportunity for a hearing to the Townhome Unit Owner and, if applicable, its licensee or invitee. The hearing must be held before a committee of other Townhome Unit Owners. If the committee does not agree with the fine, the fine may not be levied. Each Owner shall also be liable for many damage done by such Owner of Owner's tenant to any Townhome Unit or Common Area and will be responsible for all attorney's fees incurred by the Association in collection for the cost of such damage.

Holidays and Hurricanes

All holiday decorations may not be in place prior to 30 days before OR later than 30 days after the holiday. All hurricane shutters may not be in place prior to a hurricane warning or longer than 30 days after hurricane warning has been lifted.

Help your community

If you see anyone resident or non-resident breaking the rules to the community such as Jumping the fence, vandalism, people not cleaning up after their pet, not putting trash in the dumpster or someone in the pool area breaking the rules. Please notify security, Take a photo and email to the office so we may address these issues.

Tenant _____

Date _____

Tenant _____

Date _____

IMPORTANT NUMBERS

Canterbury at Quantum Villages

Property Manager

Niambi Emanuel

EMS Property Management

561-223-9439 (o)

561-907-4974 (f)

canterburyquantum@gmail.com (e)

www.canterburyquantumvillages.com (w)

Finance Manager

Glenn Mangan

GWM Property Management

561-951-6590 (o)

561-694-2106 (f)

smb195755@comcast.net (e)

Security Guard

561- 293-0142

City of Boynton Beach (Trash Pick Up)

561-742-6200

FPL

561-697-8000

Animal Control

561-742-6210

Non-Emergency Police

561-732-8116

Water Authority

561-742-6300

RESIDENTS KEEP THIS LAST PAGE