

TEQUESTA GARDEN  
CONDOMINIUM ASSOCIATION, INC.

## **RULES AND REGULATIONS**

10 WESTWOOD AVENUE, TEQUESTA, FLORIDA 33469

Revised	November 1972
	May 1999
	September 17, 2004
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	<b>April 30, 2026</b>

"The house of everyone is to him his castle." The condominium concept, however, is coexisting, not isolation. It is cooperation, awareness of the needs and hopes of fellow members. It is a wish to live separately, but together in peace and harmony, to live in a congenial atmosphere made possible only by the group itself. Because we are large, we must have regulations but let us start by relying upon the good judgment of all and restrict only in such areas where rules are essential.

Tequesta Garden is an adult community, mainly composed of retirees. Therefore, generally the Recreation Area "goes to bed" at 10:00 PM except on evenings of special group events which are open to all residents.

Tequesta Garden is a "home" community. Care should be taken to avoid a motel or resort atmosphere. Renters and guests of Unit owners have the privileges of Unit owners, but also the responsibilities to abide by these rules and regulations.

Parking spaces are provided in the common elements for Unit owners and guests. Unit owners' parking spaces are identified by their Unit Number. Head-in parking only, please.

Parking in the cul-de-sac at the North end of Garden Street is not permitted. It is suggested that when using the recreation area, parking is limited to the parking located in front of the Clubhouse on Westwood Avenue spaces. DO NOT USE THE GUEST SPOTS BY "H" (4 Westwood Avenue) AND "K" (3 Garden Street) BUILDINGS. Please refer to Section V of these Rules and Regulations for further information on driving and parking rules, regulations and restrictions.

Unit owners (or tenants) should familiarize their families and guests with these regulations and be RESPONSIBLE for their observance.

## **THE RECREATION AREA**

The Recreation Area is available for use by all Unit owners; therefore, mutual consideration is the order of the day. A guest is a visitor in your "home." It is the Unit owner or tenant's responsibility to see that all guests abide by the Rules and Regulations in place. It is not necessary for Unit owners to always accompany adult guests, but adults must supervise children under the age of sixteen (16) when in the entire Recreation Area.

**NO SMOKING, OF ANY KIND, IS ALLOWED IN THE RECREATION AREA.**

**NO BICYCLES, OR BIKES OF ANY TYPE, ARE ALLOWED IN THE RECREATION AREA.**

### **A. SWIMMING POOLS:**

All persons using the pools do so at their own risk. It is not recommended that anyone swim alone. Your best protection is to have someone else present if help is needed.

1. The Department of Health requires the following pool rules:

- a. Shower before entering.
- b. No glass or animals in the fenced pool area (or 50 feet from unfenced pool).

- c. No food or beverages in pool or on pool wet deck. Commercially bottled water in plastic bottles is allowed on the pool wet deck for pool patron hydration.
  - d. Maximum water temperature is 104°F.
  - e. Do not use the pool if you are ill with diarrhea.
  - f. Do not swallow the water, it is recirculated.
  - g. Bathing Load: 23 persons in big pool, 14 persons in small pool.
  - h. Pool Hours: 7:00 AM to 10:00 PM.
  - i. Pool maximum depth 6 feet.
  - j. **NO DIVING.**
2. Because soap showers are not permitted, NO SUNTAN OIL SHOULD BE PUT ON THE BODY BEFORE SWIMMING. (Oil lies on the surface of the water, adheres to others and clogs the drains.) If oil is added after the swim, please SPREAD A TOWEL OVER THE PATIO FURNITURE. (Oil penetrates and badly discolors the plastic strips and can ruin good clothing.)
  3. Please do not enter the pool with an infectious disease or any wounds.
  4. Articles of any kind (rafts, floats, inner tubes, snorkels, toys, etc.) are not permitted in the pool unless they are for purposes of exercise (noodles, plastic barbells) or attached to the bather's body.
  5. The pools may be used at any time between 7:00 AM and 10:00 PM except when they are being cleaned. There are no Lifeguards on duty at any time; therefore, SWIMMING IS AT YOUR OWN RISK.
  6. Babies or children still in diapers are not allowed in the pool.
  7. Bathing suits should be changed in the restrooms.
  8. No ball playing in the pools or pool areas. NO RUNNING IN THE POOL AREAS OR DIVING OR JUMPING FROM THE EDGE OF THE POOLS.
  9. Pools and recreation area for residents and guests only.
  10. Children under the age of 16 years must be accompanied by an adult.
  11. Non-breakable beverage containers (for example plastic, metal, cardboard) and light snacks (for example fruit, nuts, protein bars) are permitted at pool side chairs and tables. Beverage containers and snacks are not permitted in the pools or within the unobstructed 4 feet area surrounding the pools. No glass, glass containers or glass bottles are permitted in the pools or pool areas. Residents and guests are responsible for properly disposing of beverage and snack items and should leave the area clean and safe for the next person. All beverage and food spills should be thoroughly cleaned up using the hose or paper towels.
  12. The use of electronic devices such as phones, radios, or other media players is permitted in the recreation area when used with personal hearing devices such as headphones, earbuds, or in silent mode (speaker off). Bluetooth speakers are not permitted. Electronic devices are not permitted in the pool. Approved social events like water exercise classes or association parties may be granted an exception.
  13. Pool wristbands provided by Tequesta Garden are required by all owners and guests while at the pool.

**B. SHUFFLEBOARD:**

1. Courts should be swept before use. The broom hangs on the Shuffleboard cabinet door.
2. If you are the last to play at night, please turn off the lights. (Switches are at the base of the poles.)

3. Please wax the discs after use and place all equipment in the Shuffleboard cabinet.

C. **PUTTING GREEN:**

1. Putting hours are daylight until dark.
2. Flat shoes only may be worn on the Putting Green.
3. Do not use the Putting Green as a short cut.
4. Avoid any action that will destroy the smooth grasslike surface when wet.
5. No children under the age of ten (10) will be allowed on the Putting Green. Please do not allow children to play in this area.

D. **CHAIRS AND LOUNGES:**

1. Chairs may be moved to the barbecue area or to other parts of the Recreation Area but should be returned to the pool area.
2. Please arrange chairs so there will be free access to the Clubhouse from the walkways.
3. When raising the umbrellas, lower and tie down when leaving for the day.

E. **GRILL COOKING AREA:**

1. The outdoor cooking area is for the use of all residents (whether Unit owners or tenants) and their guests.
2. All cookouts, except for those of residents of a Unit and their Unit guests and the informal Friday night Chill and Grill are asked to be scheduled with the office two (2) weeks in advance, indicating the date and time of your desired use, to avoid conflicts in the use of the grills and the kitchen area.
3. The residents using the facilities are responsible for cleaning the grills (and kitchen and Clubhouse, if also reserved for any outdoor cooking area event) and shutting off the gas supply to the grills in order that all of these areas are left in good order after the event has taken place. This applies to ALL activities taking place in the outdoor cooking area.

F. **CLUBHOUSE:**

1. The Clubhouse is for the exclusive use of all residents (whether owners or tenants) and their guests.
2. All resident activities are to be held at the East end of the Clubhouse only and shall be scheduled with the office at least two (2) weeks in advance, indicating the date and time of your desired use, to avoid conflicts in the use of the Clubhouse and the kitchen area particularly in regard to fixed activities. Fixed activities are activities held by residents on a regular basis, such as daily or weekly activities like exercise and pool aerobics.
3. The Clubhouse interior ONLY, not including surrounding grounds and pool may be rented for a "private party."
4. A "private party" is defined as a person or group who has not published notice of the party to all residents at least one week in advance. All other parties/functions are sponsored by a condo organization and announced publicly at least seven days in advance via a posting in mail rooms. On holidays, priority will be given to Tequesta Garden Community events. A check made out to Tequesta Garden Condominium Association in the amount of \$50.00 is required

as a nonrefundable fee for a private party. In addition, a check made payable to Tequesta Garden Condominium in the amount of \$100.00 is required as a refundable deposit.

5. The resident host(s) shall be responsible for all equipment used, leave the room and the kitchen clean and in good order at the close of the activity. Guests may remain until 10:00 p.m. A private party does not mean that another resident cannot enter the Clubhouse and, with the sliding partitions, the pool table may be used.
6. The past practice of non-exclusive, fixed activities held in the Clubhouse for games may continue, but any changes in scheduling shall be scheduled with the office at least two (2) weeks in advance.
7. Playing poker in the Clubhouse: players must be 18 years of age or older. Cards and chips are to be stored in the AV closet and should be returned in the same condition as when removed after each use.

G. **LIBRARY:**

Many residents have contributed books and magazines which may be taken but should be returned so others may enjoy them.

H. **PETS:**

Unit owners, renters, visitors or guests may not introduce or allow to remain on the premises any cat, dog or other animal of any kind without the express prior written permission of the Board of Directors.

Any animal that obtains permission cannot become a nuisance because of but not limited to the following:

1. Noise like excessive or late-night barking, whining or scratching.
2. Odors that migrate to common areas or neighboring units.
3. Aggressive behavior of any kind, including but not limited to biting, assaultive behavior, jumping upon a person or invasion of personal space.

Any permitted animal deemed a nuisance by an Officer of the Board of Directors must be immediately removed from the premises while a review is conducted by the full Board of Directors.

Permitted animals must be restrained by leash, not longer than six feet, at all times while in the common elements. No animals are allowed in the recreational areas of the common elements. This currently is the pool, shuffleboard, golf and clubhouse areas.

Any defecation by the animal in the common elements must be immediately picked up and removed from the common element. Urination in the common element that causes damage will be the responsibility of the permitted owner.

I. **UTILITY ROOMS/WASHERS AND DRYERS:**

Definition: Utility Rooms include the washer and dryer and hallways leading into the storage lockers on the first and second floors of all buildings.

1. Bicycles are not allowed in the utility rooms. They become a traffic hazard in case of fire.
2. One waste receptacle is allowed in each washer and dryer room. Please do not use these rooms as a catch-all for empty cartons, junk mail, etc. The waste receptacles are to be used for lint and dryer sheets only. Cartons may be placed next to your ground level rubbish can on the days of scheduled collection.
3. Clean up any litter resulting from your use of the utility room. Be a good neighbor and leave this common area tidy for others.
4. All residents should plan their schedules so machines are not used before 8:00 a.m. and finish by 10:00 p.m. In consideration of your neighbor, please do not leave your wash in a machine after the wash or dry cycle is completed.
5. Remove lint from the filter at the front of the dryer after each use.
6. In the event your washer and dryer is out of order, any washer or dryer may be used.

J. **STORAGE ROOMS:**

1. Volatile petroleum distillates such as turpentine are a potential fire hazard. Please be careful and store them in closed containers. Saturated rags and papers should be discarded in your ground level rubbish can.
2. All buildings having a small room adjacent to the second-floor utility room must be free of any storage. In case of an attic fire, the only access for firemen is through the trap door located in the ceiling of each of these rooms. The Fire Department will not permit the use of these rooms for personal storage.
3. Locks for individual storage Units are the responsibility of the Unit owner.

K. **METER ROOMS:**

**DO NOT TOUCH** the Clock for Light Control.

1. Meter Rooms located on the ground floor of each building adjacent to the Utility Rooms are "off limits" to general traffic and should be entered only in case of an emergency (i.e. the opening of a switch). Such occasion should be practically nonexistent because each apartment is equipped with an individual switch box containing circuit breakers which open in case of electrical "shorts."
2. Please do not allow litter or stored items to collect in any Meter Room. It is against Fire Regulations.

L. **SCREENED PORCHES/LANAIS AND WALKWAYS:**

1. Walkways
  - a. Loose railings are not safe. Report any such condition to the office or fill out a "Request for Maintenance" form.
  - b. Railings should always be free of decorations, rugs, clothing, etc. Nothing should be draped over or suspended from any part of a walkway railing. Displaying the American flag or the flag of a branch of the United States armed forces on recognized patriotic days is an exception to this rule.
  - c. Please do not shake mops or brush litter over the edge of the walkway.
2. Screened Porches/Lanais:  
Screened porches/lanais are owned and maintained by individual unit owners except for the exterior walls and exterior screens.

M. **AIR CONDITIONERS, TRASH, and WATER HEATERS:**

1. Each Unit owner is responsible for repairs and maintenance to his air conditioning system which includes connections both inside and to the outside.

Replacing piping between inner and outer a/c units must be done in accordance with Miller Engineering drawing dated October 4, 2011. TGCA is responsible for installing 4" PVC pipe under sidewalk.

2. Each Unit owner is assigned a trash receptacle with a metal liner. If the liner is missing, please request one from the office. A new liner will be provided at the cost of \$40.00. Place larger trash items next to your receptacle. We recycle according to the rules set by the Solid Waste Authority.
3. It is incumbent upon each Unit owner to replace his hot water heater after at least ten (10) years of use. The date of manufacture is included in the serial number on the heater. A shutoff valve should be installed on the hot water tank inlet water pipe. A working drain pan should be placed under all hot water heaters on both first and second floors. Water alarms that detect water leakage at the base of the hot water heater are recommended and can be purchased from Maintenance. It is also desirable to place a water leakage detector at the base of each toilet and one under the kitchen sink.

N. **FIRE EXTINGUISHERS:**

1. Four (4) A.B.C. Dry Chemical Fire Extinguishers are installed in boxes on the walls of each building – two (2) upstairs and two (2) downstairs. These extinguishers can be used for wood, paper, gasoline, oil or electrical fires.
2. To use extinguishers, pull plastic cover off the box; pull the pin at the top of the extinguisher and squeeze the handle, directing the stream at the base of the fire.
3. Similar small extinguishers may be found in the Laundry Room.

O. **SAFETY AND SECURITY:**

1. Develop a habit of locking your Unit when you are gone even for a short period. Cars also!
2. Do not leave your key under a door mat. Avoid leaving your door key where it can be borrowed and duplicated without your knowledge.
3. All unit owners are required to leave a unit key with your Building Representative in case it is necessary to enter your Unit. If your key is unavailable and it becomes necessary to enter your Unit, you may be billed for the cost of entry.
4. Unit owners are permitted to install additional locks at their own expense provided a spare key to any new lock is furnished to the Unit owner's Building Representative or trusted neighbor.
5. Notify the office when you plan to be gone for extended periods of time. Also, be sure all newspaper deliveries and mail deliveries have been stopped. Turn off water inside (turn off in pantry closet) and notify the office via telephone at 561-747-1836 to turn off the water outside. You should notify the office at least two (2) days in advance of your return for the water to be turned on outside. When leaving a message please make sure to include your name, date, building and unit number.
6. A record of serial numbers will improve your chances of recovering stolen property.
7. If you return to your Unit and find that your Unit has been entered, do not go in. Call the Tequesta Police Department.

P. **OWNERSHIP, SALE, or LEASE OF UNIT:**

1. Any Unit owner who is contemplating the sale or lease of his or her Unit should thoroughly understand the various provisions of the Declaration of Condominium; a copy of which was given to him or her when they purchased their Unit. They must turn over the Declaration of Condominium, By-Laws and the Rules and Regulations of Tequesta Garden to the new Unit owner. Provisions of the sale or lease of Units are covered under Articles XI and XII of the Declaration of Condominium, as amended from time to time. The importance of these Articles relates to the ability of Unit owners to transfer legal possession to an occupant/new Unit owner.
2. No dwelling Unit owner may dispose of a dwelling Unit or any interest in a dwelling Unit by sale without prior notice to the Association of such intention, and the Unit owner must provide the Association with the following:
  - (a) the name and address of the intended buyer;
  - (b) a copy of the Contract for Purchase and Sale signed by all the parties; as well as
  - (c) any other information that the Association may reasonably require detailed instructions for selling Units must be obtained from the Association office. The prospective buyer must also complete an interview with an Association representative and obtain a Certificate of Approval before the buyer will be approved to purchase the Unit.
3. No dwelling Unit owner may lease a dwelling Unit or any interest in a dwelling Unit without prior approval from the Association of such intention. Detailed instructions for leasing Units must be obtained from the Association office. The Unit owner must provide the Association with the following:
  - (a) the name and address of the intended tenant;
  - (b) a copy of the Lease signed by all the parties;
  - (c) a copy of the Board-approved Addendum to Lease Agreement between Landlord(s) and Tenant(s), signed by both the owner and lessee (a copy of which can be obtained at the Association office); as well as
  - (d) any other information that the Association may reasonably require.The prospective tenant must also complete an interview with an Association representative and obtain a Certificate of Approval before the tenant will be approved to lease the Unit.
4. A Unit owner may rent or lease his Unit no more than twice in a twelve (12) month period, which shall be measured from the commencement of the lease prior to the most prior lease of the Unit. If a Unit owner leases his Unit, he automatically forfeits all rights and privileges of the common elements and recreational facilities for the duration of the lease (a three (3) month minimum per rental). It should be understood that all leases shall comply with and be subject to the various provisions of the Declaration of Condominium, By-Laws, Condominium Act of Florida and the Rules and Regulations, and the provisions of sale shall be deemed to be expressly incorporated into any lease of a Unit.
5. No rooms may be rented, and no transient tenants may be accommodated.
6. Each dwelling Unit will be occupied only by a family, its servants and guest as a residence and for no other purpose. No occupancy shall be permitted by individuals between the ages of eighteen (18) years and fifty-five (55) years unless the Unit is also occupied by at least one (1) person who is fifty-five (55) years of age or older.

7. When renting a Unit for a period of six (6) months or less, the Unit owner is required to pay the Palm Beach County Tourist Development Tax and the State of Florida sales tax. Visit [www.pbctax.com](http://www.pbctax.com) for payment instructions.
8. A "new Unit owner" may not rent (lease) his/her condominium during the first twelve (12) months of ownership, which time shall be calculated from the date of closing.
9. The Unit owner can only own a maximum of two (2) Units and may only lease one (1) Unit at a time.
10. If a dwelling Unit owner shall acquire his title by gift, devise or inheritance, or in any other manner, the continuance of his ownership of the dwelling Unit shall be subject to the approval of the Association.

Q. **GUESTS AND UNIT OWNER'S FAMILY WHEN UNIT OWNER IS NOT PRESENT:**

1. Occasionally Unit owners lend their dwelling Units to friends or relatives while they are away. In such cases, the Unit owner is required to write to the Board of Directors (10 Westwood Avenue, Tequesta, FL 33469) at least two (2) weeks prior to the expected visit, giving the names of the persons coming, when they will arrive and how long they will remain.
2. Unit owners should familiarize their families and guests with the rules and regulations by which we all must live in order to maintain a peaceful and harmonious atmosphere.
3. Note particularly! The same limitations upon the occupancy use of Units by others than the Unit owner which exists with regard to formal renting or leasing also apply to gratuitous arrangements and without regard to relationship between them and the respective Unit owner. Exceptions to this rule require prior written approval of the Board of Directors. The intent of this paragraph is to inform renters that relatives, personal guests, as well as the renters are bound by the same rules which govern all Unit owners, namely the Declaration of Condominium, the By-Laws, the Condominium Act of Florida and the Rules and Regulations of Tequesta Garden.

R. **CLOCKS AND TIMERS:**

Problems arise when residents take it upon themselves to adjust timers for the sprinkling of lawns, resulting in damage to timers and costly repairs. DO NOT TOUCH TIMERS.

S. **PLANTING AND DECORATIONS:**

No Unit owner, resident or guest may intrude upon the common elements by introducing plantings, statuary or any other objects. An exception to this rule includes only the appropriate seasonal decorations during the period of December 1 to January 15 as approved by the Board of Directors. Such seasonal decorations must be in commonly accepted good taste. If not, they may be subject to removal during this period by a majority vote of the Board of Directors.

T. **HURRICANE SHUTTERS:**

As of November 1, 1992 all shutters installed will be either white or natural aluminum in color, and will be so installed as to be virtually flush with the window or door openings in either the deployed or UN-deployed position. All hurricane shutters will be a product that is approved by the Village of Tequesta Building Code and a permit for installation from the Village will be required prior to installation.

U. **RENOVATIONS TO DWELLING UNITS:**

When renovating a Unit (such as installing new wood or tile flooring on second floors or altering screened enclosures of balconies, etc.), owners are required to fill out an ARC (Architectural Review Committee) form, specifying materials and the complete nature of the work to be done, and submit it to the office for approval before beginning any renovations to their unit. Only a licensed contractor with a permit from the Village of Tequesta Building Department may be used. A "Conditional Approval" must be granted for the work to be done.

In accordance with the Association's practice of reducing noise transmission from the floors of the second floor units, installation of flooring material in the living areas of all second floor Units require the use of sound barrier material, with a minimum requirement of STC 72 (Sound Transmission Class) and an IIC (Impact Insulation Class) of at least 60, as an under layer to such flooring except for installation of carpeting and synthetic sheet material and tile material which is pliable at room temperature.

V. **PARKING and DRIVING ON ASSOCIATION PROPERTY:**

See Article XI (J) of the Declaration of Condominium for detailed information on vehicles restrictions. It is particularly noted here that ONLY passenger automobiles equipped with original automobile manufacturer's factory design passenger bodies and station wagons may park on condominium property. Exception: passenger vehicles for the handicapped with appropriate state permit. No commercial vehicles of any kind including moving vans and moving containers are allowed to park, except when the commercial vehicle is owned by a service or moving company working in a particular Unit, and NO commercial vehicle shall be allowed to remain on Association property overnight. By way of example, NO motorcycles, two-wheel vehicles, trucks including pick-up trucks, dune buggies, buses, trailers including travel trailers, boats, vehicles not fully mechanically operable or currently licensed for use, recreational vehicles, mobile homes, truck mounted campers attached, motor homes are allowed to be parked on Condominium Property. On a temporary basis, Unit owner travel trailers, motor homes or campers or those of guests may be parked for no longer than forty-eight (48) hours at areas designated with permission from the Board of Directors. A letter stating the desired dates must be submitted to the office. Out of necessity and on an exception basis, moving vans and moving containers may be parked overnight in areas designated by the President when moving into or out of a Unit cannot be completed in one day.

Posted speed limits and one-way driving patterns are to be observed for the safety and welfare of residents and their guests. Caution should be exercised for pedestrians and those on bicycles.

W. **ELECTRIC VEHICLE CHARGING and PARKING:**

Special rules for electric vehicles on Association property are defined in the Tequesta Garden electric vehicle charging station policy and rules and regulations. Any unit owner who desires to install an electric vehicle charging station must contact the office for these policies and associated procedures. Board approval is required for all charging station installations prior to any construction being initiated. Residents may not run extension cords from their units or common areas for the purpose of charging their vehicles. The type of electric vehicles allowed to be parked on the Association property is defined in the Vehicle Restrictions in Article XI (J) of the Declaration of Condominium.

X. **INSURANCE:**

Dwelling Unit owners are responsible for obtaining insurance coverage at their own expense for at least their personal property and for their personal liability and

living expenses and for all real and personal property located within the boundaries of their Unit which are excluded from the coverage to be provided by the Association.

Y. **NO SMOKING:**

To promote the health, safety, and welfare of residents, smoking is prohibited as follows:

**Common areas:** Smoking, including cigarettes, cigars, pipes, e-cigarettes, vaping devices, marijuana, or any similar product, is prohibited in all indoor common areas, including hallways, lobbies, stairwells, fitness centers, clubhouses, garages, laundry rooms and restrooms.

**Outdoor common areas:** Smoking is prohibited within 25 feet of any building entrance, exit, window, or ventilation intake, and in designated outdoor common areas such as pools, patios, playgrounds and recreation areas.

**Units/Limited common areas:** Smoking that creates smoke, odor, or drift that unreasonably interferes with neighboring units or common areas is prohibited. Owners are responsible for ensuring smoke does not migrate into adjacent units.

**Guests/Tenants:** Owners are responsible for compliance by family members, tenants, guests, invitees and contractors.

**Violations/Enforcement:** Violations may result in written warnings, fines, suspension of privileges, or other remedies authorized by the condominium documents and applicable law.

Z. **COMMON ELEMENTS:**

1. No Unit owner shall make any addition, alteration or improvement in or to the Common Elements, limited Common Elements or Association Property (including the laundry rooms, Association grounds or leased property). The maintenance and operation of the Common Elements, limited Common Elements and Association property is solely the responsibility of the Association and a common expense. Requests for maintenance may be made by filling out a Maintenance Request slip and submitting it to the office.
2. Common Element walls cannot be altered by penetration or otherwise for purposes of repairing heating, ventilation, air conditioning or plumbing without permission from the Association and the Village of Tequesta. Procedures are available at the Association office for undertaking such repairs.
3. Screens, screen doors and railings on balconies are common elements.
4. Unit Entrance Area. 16" x 16" tile can be used. Color required is earth tone or a color similar to the catwalk or walkway. Adjacent unit owner must approve tile and color.

AA. **SOLICITATION:**

Tequesta Garden Condominium Association is a private community within which solicitation is prohibited. Association property is not to be used for postings other than Association notices, notices of resident social activities and general information in regard to municipal services.

AB. **RUBBISH:**

Trash pick-up is on Tuesday and Friday any time after 7:00A.M. We recycle all newspapers, aluminum, plastic, glass, etc. and other recyclable items should be placed in the Recycle Bins located behind the Clubhouse.

AC. **COMPLIANCE:**

Compliance with the Declaration, Articles of Incorporation, By-Laws, Regulations and the documents and regulations are applicable to all Members, their Families, Occupants, Tenants and Invitees.

The Association, and Florida Statutes (718.303-3) provides for compliance to these documents, rules and regulations. While wishing to adjudicate compliance with a simple method via personal contact, letters and a hearing process, which provides at least fourteen (14) days written notice and an opportunity for a hearing before a committee of other Unit Owners who are neither Board members nor persons residing in a Board member's household. The Association has the power to levy fines for failure to comply.

In any proceedings arising because of an alleged failure of a dwelling unit owner to comply with the terms of the Declaration, Articles of Incorporation or the By-Laws of the Association, or the Regulations adopted pursuant to them and the documents and regulations as they may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorney's fees as may be awarded by the court.

It is the Associations intention to settle compliance issues in the simplest and fairest manner. The Association does have the right and responsibility for enforcement.

A current copy of the Declaration of Condominium, Articles of Incorporation and By-Laws for Tequesta Garden Condominium Association are available on our website [www.tequestagarden.com](http://www.tequestagarden.com) under "Links."

A current copy of the Rules and Regulations is available in the Association office.