RULES OF PALMA VISTA CONDOMINIUMS - COMMON AREAS

1. RULES OF GAZEBO USAGE

a. The Gazebo area is only for the use of owners and their guests. The hours will be from 9:00 am to 12:00 am.

b. Drinks are not permitted in glass containers in the Gazebo area and its surroundings.

c. The Gazebo area can be booked for private use by an owner, for celebrations such as birthdays and anniversaries (political and/or religious activities do not qualify). The area included will be the gazebo surrounds and kitchen area. The pool and restrooms may be used, but will be available for general use by all residents.

   i). Hours of use are from 9:00 am to 5:00 pm, and the date must be booked two weeks in advance with the PV BOD.

   ii). It is the responsibility of the owner to fully clean the area after use. Garbage should be deposited in the dumpster in closed plastic bags, and the garbage bins must be lined with new garbage bags.

   iii). The use of Gazebo is free of charge, but having a non-resident guest requires a payment to cover the additional cost of insurance. The cost will be indicated by the treasurer at the time of confirming the date. Any damage to property will be the responsibility of the primary user.

d. The owner will be responsible for the behavior of their guests.

e. Visitors parking is not included, guests must park outside the condominium.

f. The Gazebo cannot be booked on public holidays.

2. RULES FOR THE USE OF SWIMMING POOLS

a. The pool and children's play area cannot be reserved for private parties.

b. The pool has no lifeguard service, its use is at your own risk.

c. Running around the pool is not allowed.

d. Drinks (soda, alcoholic beverages, etc.) in glass containers and food items are not permitted in or near the pools.

e. **Minors must be accompanied by an adult at all times when in or near the pool.**

f. Inflatable objects are not allowed, except child safety flotation devices.

g. Jumping or diving into the pool is not permitted.

h. Before using the pool you must shower first, especially when coming from the beach.

i. Swimming costumes are mandatory.

j. The pool has a maximum capacity of 20 people.

k. During cleaning of the pool, there is a waiting period of an hour after the pool technician finishes the cleaning. Cleaning usually takes place every Monday and Friday.

3. RULES OF PARKING USE

a. All residents have the right to use their two private parking lots at all times.

b. It is not allowed to use a private parking other than yours at any time.

c. Parking in lots designated for people with a physical handicap is not permitted at any time. This is for the exclusive use of people with physical disabilities, who visit the complex. Misuse is a breach of law.

d. There are only six (6) parking lots for visitors. The use of these parking lots will be based on their availability. A resident is not allowed to use more than one visitor parking lot at the same time.

e. The parking of small boats and/or "Jetski" devices is not permitted in the parking area.

f. The parking of damaged vehicles is not permitted.

g. No car repairs are permitted in the parking area.

h. Car washing is not permitted in the parking lot.

i. The parking area must not be used for the storage of construction materials and other personal items.

j. Vehicles with oil leakages are not permitted inside the parking lot.

k. Motor vehicles are not allowed inside the parking lot operated by minors.

4. RULES OF THE DUMPSTER

a. The dumpster is emptied once weekly.

b. The dumpster is for the exclusive use of the residents, to deposit common trash from their units.

c. All trash shall be deposited in sealed plastic bags. Loose trash is not allowed in the dumpster.

d. Large boxes and furniture items must not be deposited in the dumpster.

e. Small boxes should be flattened before placing in the dumpster.

f. It is not permitted to deposit construction debris in the dumpster. This is the responsibility of the contractor and the owner of the unit.

g. Extra collection will be billed to the unit who uses the dumpster improperly.

5. RULES FOR CONSTRUCTION AND/OR REMODELING:

a. No construction and/or remodeling is allowed on weekends and holidays. The hours will be from 8:00 am to 4:30 pm.

b. The owner will be responsible for the behavior of the construction and/or remodeling personnel. Construction personnel are not permitted without suitable clothing.

c. Every contractor must have public liability insurance and state insurance fund policy. Copy must be sent to the Board of Directors.

d. All construction personnel must use safety equipment at all times. It will be the responsibility of the contractor to provide safety equipment to their personnel such as goggles, glasses, ladders, etc.

e. All contractors and residents are responsible for maintaining common areas such as sidewalks and parking lots, that are affected by movement of contractor personnel and materials during construction and/or remodeling.

f. The use of the disabled parking spots, by contractors, is not permitted at any time Contractors may use visitor parking lots only.

g. The parking area is not to be used to store construction materials or other contractor items.

h. The dumpster is not permitted to be used for the disposal of contractor waste.

i. The use of common areas by construction personnel such as the gazebo, restrooms and swimming pools is not permitted.

6. MISCELLANEOUS RULES

a. The installation of antennas of any kind that affect the facade and original design is not allowed.

b. Storm shutters should be closed 48 hours after the official emergency warning and removed no later than seven (7) days after the emergency.

c. The installation of signs of any kind that affect the facade and original design is not allowed.

7. EMERGENCY RATIONING RULES

a. Palma Vista Condominiums is required by law to implement a rationing plan for water and electric power resources in cases of emergency. The following are the systems that we have at Palma Vista:

i). Electric generator - 35 kVa.

(1) This system provides emergency power to the access gates, communal lighting, potable water pumping system and pool filtration system.

(2) Rationing: During an emergency the pool pumping system will shut down and the generator will be working to maintain security in the condominium, this includes the access gates and lighting, which is controlled by photocell. The photocell turns the system on and off approximately from 7:00 pm to 6:30 am.

ii). Tank - 15,000 gallons of drinking water.

(1) This system provides residents with safe drinking water. The system automatically turns on when the mains water supply shuts off. The tank is filled by means of a level buoy which works automatically.

(2) Rationing: In case of emergency, the system will turn on only four (4) hours a day:

(a) Morning - 6:00 am to 8:00 am
(b) Afternoon - 6:00 pm to 8:00 pm