

San Matera the Gardens Rules & Regulations

These Rules and Regulations apply to the condominium property, the common elements, the condominium units and the condominium in general. The Residents shall, at all times, obey the said Rules and Regulations and shall see that any invitees, guests, family members, or persons for whom they are responsible for will abide by these rules. Violation of the Rules and Regulations may subject the violator to violations and/or fines. All violations shall be remedied immediately.

The Rules & Regulations are as follows:

VIOLATIONS OF THE RULES & REGULATIONS

- ❖ Violations will be called to the attention of the violating owner/resident in writing. The violation will be mailed and/or posted to the unit door.
- ❖ Disagreements concerning violations will be presented to and judged by the Fining Committee. If fines are assessed, they will remain and cannot be disputed.
- ❖ These rules shall apply to all Owners/Residents, their families, guests, tenants, and invitees. Owner/Resident shall be responsible for all violations by persons on the condominium property by permission or invitation of the Owner/Resident and all damages resulting from such violation.
- ❖ If fines are assessed and not paid by the given date, all amenity access will be deactivated and Gate RFID access from the gate system.

Move In/Out Procedures

- ❖ You must notify the office within 48 hours of moving in/out.
- ❖ No moving vehicles/trucks are allowed on property after 6:30 pm and/or overnight
- ❖ Move In/Out hours are as follows:

Mon-Sat	8 am – 6 pm
Sun	12 pm – 6 pm
- ❖ Please be respectful when parking moving vehicles/trucks on property as not to impede the flow of traffic. NO MAJOR INTERSECTIONS MAY BE BLOCKED.

LEASE TRANSFERS

- ❖ Please be advised that SMTG Board of Directors and/or Screening Committee will not approve any person for occupancy in the San Matera Community whose credit check reveals less than a **630 Credit Score via VantageScore 4.0. (REV 7.27.2022)**
- ❖ Any occupant transferring units must go through the entire application process including background check and all applicable deposits regardless of previous lease approvals.
- ❖ Any resident that renews their lease with their landlord must complete the renewal process online at www.applyfastnow.com and use the renewal code **SM002** (30-60) days prior to the renewal date to receive approval for the new lease renewal and receipt of updated parking decal/s at a cost of \$20.00 per vehicle.

PROPERTY GATES

- ❖ All approved Owners and/or Residents must have a gate RFID to access through the gate systems (or will have to use the Call Box system for entry).
- ❖ Tailgating through gates is not permitted by either Occupants or Guests (violations will be imposed).
- ❖ The Condominium Association is not liable for any damage to vehicles caused by property gates.
- ❖ Anyone who damages the property gates will be liable for the payment/repairs.
- ❖ All Guests must use the Call Box System to gain access to property.
- ❖ Anyone driving through the wrong entrance will receive an AUTOMATIC FINE.

- ❖ Owners and/or Residents are not authorized to use any gate codes. You must utilize your RFID or the Call Box system in order to gain access into the San Matera community.

VEHICLES

- ❖ No repair of vehicles shall be made on the Condominium Property.
- ❖ Washing of vehicles is not permitted on property (including mobile detailing).
- ❖ Vehicles are booted/towed at Property Manager's discretion.
- ❖ If you purchased a new vehicle, you are required to purchase a new parking decal from the Management Office for \$20.00 and new RFID for \$50.00 (cashier's check or money order). Decals and/or RFID's are not to be transferred from one vehicle to another. If any decals are transferred to another vehicle, the vehicle will be booted/towed at Manager's discretion.
- ❖ New Owner's/Tenant's alike must pay the Parking Fee of \$70.00 (\$20.00 Parking Decal and \$50.00 RFID).
- ❖ Speed limit is 20mph. Speeding/Reckless driving is not permitted throughout property.
- ❖ Excessive noise from vehicles is not permitted (i.e. music, bass, mufflers, etc.)
- ❖ Vehicles need to be kept in working condition. If vehicle is not in working condition, it will be removed from the property (i.e. broken windows, flat tires, etc.)
- ❖ No commercial vehicles on the premises after 6pm, with the exception of emergency service i.e. plumbers, electrician, etc. (This INCLUDES all vehicles with magnetic signs, business/commercial/advertising)
- ❖ All vehicles must have valid license plates.
- ❖ Any unauthorized, unregistered vehicle that is on the Condominium Property will be booted/towed at the owner's expense.
- ❖ No moving vans/trucks are allowed on the Condominium Property overnight.
- ❖ No PODS and/or trailers or boats are allowed to be on property.

PETS

- ❖ Dogs or cats shall not be permitted outside of their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long (regardless of type/style of leash- example- extension leashes). Said dogs and cats shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within the Condominium.
- ❖ Fish or caged domestic (household-type) birds may be kept in the units, subject to the provisions of the Declaration.
- ❖ Unit Owners/Residents shall pick up all solid wastes from their pets and dispose of them appropriately.
- ❖ No pets will be allowed on any balcony, porch, terrace, or lanai unless accompanied by their owner.
- ❖ No litter box or pet receptacle is allowed on any balcony, porch, terrace, or lanai.
- ❖ No more than two (2) pets per unit are permitted of any description.

AGGRESSIVE BREEDS ARE NOT PERMITTED

Breeds that are considered dangerous are:

Pit bulls, American Pitbull Terrier, Chows, Rottweilers, Dobermans, American Staffordshire Terriers, German Shepherds, Siberian Huskies, Perro Canarios, Alaskan Malamutes, Akitas, any wolf-hybrids and any mix thereof.

- ❖ Documents are required to be provided to Management to verify the type of breed.
- ❖ A photo of your pet(s) is required when registering your animal.
- ❖ A violation of the pet regulations shall entitle the Condominium Association to all of its rights and remedies, including, the right to fine Unit Owners/Residents and/or to require any pet to be permanently removed from the Condominium Property.

PATIOS/BALCONIES

- ❖ Only patio-type furniture shall be placed on the balconies, patios, terraces or lanais or other Common Elements or limited Common Elements. Patio Furniture consists of chairs, tables, settees or loungers, suited for use on patio.
- ❖ Absolutely no types of storage containers are allowed to be stored in your patio, terraces or lanais.
- ❖ No linens, cloths, clothing, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, patios, terraces, lanais or other portions of the Condominium or Association Property.
- ❖ Trash cans and other miscellaneous items may not be stored on the patio/balcony.
- ❖ If screens become ripped/damaged, it is Owner/Resident's responsibility to repair.
- ❖ No window treatments (i.e. bamboo blinds) are allowed to be affixed to your patio screen.
- ❖ Plants are permitted on your patio/balcony; hooks or similar are not allowed to be drilled into the exterior of the building or screen enclosure. Plants need to be maintained in good condition. Excessive plants are not permitted and may not be used to block/cover the screen (manager's discretion).
- ❖ Hurricane shutters if stored on your patio, balcony, lanai, or terrace are to be secured in place by hook & chain.
- ❖ Hurricane shutters are to be stored within the unit or stored within unit storage closet or in a garage (if owned) at Owner's sole responsibility.
- ❖ Bikes are permitted to be stored on your patio, balcony, lanai, or terrace (not at front door area). Bikes need to be neatly stored. Bikes are to be registered with the community (\$5.00), see Management for registration process.
- ❖ No hammocks

GRILLS/FLAMMABLE SUBSTANCES

- ❖ No flammable, combustible, or explosive fluids, chemical or substances shall be kept in any Unit, garage, or on the Common Elements i.e. gas containers, generators, oil lamps, etc.
- ❖ BBQ Grills are NOT permitted in any unit, terrace, balcony, or common area. ONLY ELECTRIC GRILLS are permitted (ex. George Foreman Grills). There are NO EXCEPTIONS.
- ❖ You will be fined up to \$100/day for violation of this rule.

TRASH

- ❖ No trash shall be deposited except as permitted by the Association.
- ❖ Trash may be put outside your front door in a proper receptacle between 6pm and 8pm ONLY. Maximum Two (2) bags.
- ❖ Trash removal takes places promptly at 8pm on Monday, Tuesday, Thursday, Friday, and Sunday.
- ❖ Trash receptacles need to be inside unit by 9am the next day.
- ❖ There is NO TRASH REMOVAL on WEDNESDAY or SATURDAY or posted holidays.
- ❖ No liquids are to be placed in trash. Each bottle/container must be rinsed and emptied prior to disposal and if your bag(s) are to be found with liquid dripping, they will not be collected and will be left in your receptacle.
- ❖ All receptacles for storage or disposal of such material shall be kept in a clean and sanitary condition.
- ❖ Trash found in any area on property other than your front door/dumpster will be inspected and an automatic fine will be issued.
- ❖ Dumping is not permitted. This consists of televisions, couches, chairs, furniture, etc. Only "regular household trash disposal"

FITNESS CENTER, LOCKER ROOMS, AND SAUNA/STEAM ROOMS

- ❖ 5am-midnight
- ❖ Lockers are for daily use.
- ❖ No locks should be kept on lockers overnight.
- ❖ Do not tamper with the sauna/steam rooms. If there is an issue, please contact the management office.
- ❖ Must be 18 years of age or older to use these facilities. (No Children in the weight room)
- ❖ Bring your photo identification while using the amenities.
- ❖ Must use headphones when listening to music.
- ❖ Do not open the door for anyone. Everyone must access the amenity areas by bio-metric fingerprints. (unless provided otherwise by management)

TENNIS COURTS

- ❖ Pets, bikes, ball playing, etc. is not permitted on the tennis courts.
- ❖ Tennis courts are only used for “playing tennis”.
- ❖ Children playing tennis must be accompanied by an adult.

SWIMMING POOL

- ❖ There is NO LIFEGUARD ON DUTY. The use of the swimming pool is at the Owners/Residents, Occupants, and Guests’ own risk.
- ❖ Pool Hours are from dawn till dusk.
- ❖ Smoking is allowed in designated areas only, by the upper pool deck.
- ❖ All children under sixteen (16) years of age must be accompanied by a responsible adult when entering the pool area.
- ❖ Children under sixteen (16) will be the direct responsibility of their parents or legal guardians, including full supervision of them while in the pool and on the pool deck.
- ❖ Shower before entering pool.
- ❖ Bring your photo identification while using the amenities.
- ❖ No beverages and/or food of any kind can be in the pool or at the edge of the pool.
- ❖ If any rules are violated, you will be escorted out of the area.
- ❖ When/If you plan on listening to music you **MUST** use headphones.
- ❖ Do not open the door for anyone. Everyone must access the amenity areas by bio-metric fingerprints. (Unless provided otherwise by management)

THE FOLLOWING ARE NOT ALLOWED IN POOL AREA OR AMENITIES

- Alcoholic beverages.
- Glass containers/bottles.
- Animals in the pool or on the pool deck.
- Profanity or loud, disruptive conversations.
- Loud music.
- Diving, running, or horseplay in the pool or on the pool deck.
- Removing chairs, lounges, and tables from the pool deck.
- Leaving towels or personal items to reserve chairs.

Violating the swimming pool rules will result in de-activation of access and/or fines and you will not be allowed in the pool or any of the recreational facilities.

AMENITY HOURS

POOL:

Dawn to Dusk

FITNESS CENTER/SAUNA/STEAM ROOM/RAQUETBALL:

5AM-12AM

BILLIARD ROOM/MULTIPURPOSE ROOM:

9AM-11PM

CHILDREN

- ❖ Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association.
- ❖ Loud noises and improper behavior will not be tolerated.
- ❖ All children under sixteen (16) years of age must be accompanied by a responsible adult when entering the pool area.
- ❖ Children under eighteen (18) years of age may not use the fitness equipment, Billiard room, Wi-Fi room, library, and sauna and/or steam room.

GUESTS/VISITORS

- ❖ All Guests that are visiting overnight must get a visitor parking permit from the management office. Passes will only be issued in the presence of the Owner/Resident.
- ❖ All Guests must be accompanied by the Resident when using the facilities.
- ❖ Only 2 Guests per unit are allowed to utilize the clubhouse facilities.
- ❖ Guests/Visitors are only permitted two - two week passes within a year (30 days). If the Guest is staying the night for more than 30 days within the year, they are required to go through the rental application process.
- ❖ Any questions regarding Guest/Visitor policies do not hesitate to call the management office.

NOISE

- ❖ No Unit Owner/Resident shall make or permit any disturbing noises by himself or his family, employees, pets, agents, visitors, or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or Occupants.
- ❖ No Unit Owner/Resident shall play or permit to be played any musical instrument, nor operate or permit to be operated a stereo, television, or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner/Resident shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
- ❖ Noise violations will result in an immediate hearing and/or fine.
- ❖ Do not slam doors, cabinets, windows, etc.
- ❖ No excessive noise shall be made in any parking lot, breezeway, stairwell, or any other Common Element.
- ❖ Excessive noise from vehicles is not permitted (i.e. music, bass, mufflers, etc.)
- ❖ Per Palm Beach Gardens City Ordinance, **quiet hours are between:**

Monday-Thursday	8pm – 8am
Friday	11pm – 8am
Saturday	11pm – 12pm
Sunday	8pm – 8am

COMMON ELEMENTS

- ❖ The sidewalks, entrances, passages, lobbies and hallways and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property.
- ❖ No carts, bicycles, carriages, chairs, tables, lockboxes, or any other objects are to be stored in any common area, except (if any) common area designated for such purposes.
- ❖ A Unit Owner/Resident or Occupants shall not cause anything to be affixed or attached to, hung, displayed, or placed on the exterior walls, doors, balconies or windows of the Building.
- ❖ Unit Owner/Resident 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 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard.
- ❖ Curtains, drapes and/or blinds (or linings thereof) which face on exterior windows or glass doors of Unit shall be white or off white in color and must be in proper working order. If it is not an approved color, they shall be removed and replaced with acceptable items.
- ❖ No Unit Owner/Resident or Occupant shall permit anything to fall from window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto any of the balconies, patios, terraces, lanais or elsewhere in the Building or upon the Common Elements.
- ❖ No Unit Owner/Resident or Guests are allowed to smoke in the common area (i.e. breezeways, passages, lobbies, and hallways).
- ❖ No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing.
- ❖ No unsightly materials are to be placed on any window or glass or be visible through such window or glass door.

PERSONAL PROPERTY

- ❖ The personal property of Unit Owners/Residents must be stored in their respective Units.
- ❖ Absolutely no personal property such as plants, pottery, decorations, etc. excluding a welcome mat at your front door shall be placed or stored in any common areas of the Condominium Property. If found in the common area, management will dispose of it immediately.

HURRICANE

- ❖ It is the responsibility of the Unit Owner/Resident to put up and remove hurricane shutters in the event a hurricane threatens our location.
- ❖ A Unit Owner/Resident who plans to be absent during the hurricane season must designate a responsible firm or individual to care for his Unit should a hurricane threaten the Unit and furnish the Association with the name(s) of such firm or individual.
- ❖ Hurricane shutters may only be put up 3 days prior to a hurricane and must be removed within 3 days after a hurricane.
- ❖ Hurricane shutters may not be put up for any extended period of time or if there is no impending storm.

SATELLITE DISHES

Installation of satellite dishes of Unit Owners shall be restricted in accordance with the following:

- ❖ Installation shall be limited solely to the Unit or any Limited Common Elements appurtenant thereto and may not be on the Common Elements.
- ❖ The dish may be no greater than one meter in diameter
- ❖ The dish shall be placed in a location which minimizes its visibility from the Common Elements.
- ❖ The dish may not be affixed to any part of the Limited Common Elements/Common Elements.

A/C Units

- ❖ No window air-conditioning units may be installed by Unit Owners or Occupants.
- ❖ It is the responsibility of the Unit Owner or Occupant to ensure proper preventative maintenance is conducted on their A/C unit and must be able to show proof of such maintenance if required by the Condominium Association.
- ❖ Submission of a completed architectural modification form and all accompanied documents are required and to be approved, before changing out an A/C unit within the Association. (non-compliance will result in a violation to the unit)

SIGNS

- ❖ No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted, or affixed in, or upon any part of the Condominium or Association Property.
- ❖ Additionally, no awning, canopy, shutter, or other projection shall be attached to or placed upon the outside walls or roof of the Building or in the Common Elements, without the prior written consent of the Board of Directors of the Association.
- ❖ Exterior modifications may also be restricted by provisions of the Master Covenants.

SECURITY

Any emergency should be immediately reported to 911.

- ❖ Security is on premises 7 days a week from 8 PM – 4 AM.
- ❖ Contact Security to report any security concerns after business hours, phone number is listed in all breezeways.
- ❖ (561) 888-1036 to report any security concerns after hours.

PERSONAL ERRANDS

- ❖ Employees of the Association are not to be sent out by Unit Owners/Residents for personal errands.

Every Owner and Occupant shall comply with these Rules and Regulations as set for herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time.

These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. Further, anything to the contrary notwithstanding, these rules and regulations shall not apply to the Developer, nor its agents or employees and contractors, nor to the units owned by the Developer, except:

- (a) Requirements that leases or lessees be approved by the Association,
 - (b) Restrictions on presence of pets,
 - (c) Restriction on occupancy of Units based on age (if any),
 - (d) Restrictions on the type of vehicles allowed to park on the Condominium Property;
- however, the Developer or its designees shall be exempt from any such parking restriction if the vehicle is engaged in any activity relating to construction, maintenance, or marketing of units.

I/We have read and completely understand the Rules and Regulations of San Matera the Gardens.

Applicant Signature _____

Date: _____

Applicant Signature _____

Date: _____