

VINTAGE GRAND ON PALMER RANCH ASSOCIATION  
COMMUNITY POLICIES ADDENDUM

Residents and their guests must comply with all applicable building, housing, and health codes within the Condo and within the community. In addition residents must comply with the provisions, rules and regulations of the Declaration of the Condominium.

Residents/ Owners are responsible for the occupants and guests of their condos.

**Patio & Balconies**

Residents' Condominium, patio must be kept in a clean and sanitary state. *The only items allowed on the balconies or lanai is patio furniture designed for outdoor use.* Residents are not permitted to dry or air any bedding, clothing, rugs, or similar articles in any outdoor area or patio.

**Hallways/stairwells**

Hallways and stairway free of all personal belongings such as bicycles, skateboards, boats, debris, personal items and trash. **A fee of \$50.00 per item will be assessed to your home if any items are left out.** Smoking, loitering, running, or noisemaking is not permitted in the hallways or stairwells.

Alteration of window coverings is not permitted. Do not hang sheets, foil, or other items in the windows.

**Pets**

**Maximum of one (1) pet** is permitted with prior approval and deposit. Certain breed restrictions are prohibited and Vet records are required. Snakes, reptiles, and other exotic animals not considered of a domestic nature are not permitted.

Pets may not disturb or menace any person or other animal. When outside of the condominium, all pets must be leashed and accompanied by its owner or custodian. **Owners/Custodians are required to clean up after the pet immediately or a fine will be imposed. Pets are not permitted in the pool area, tennis court, fitness center or any other recreational area. Please pick up after your pet...\$50.00 penalty...per county ordinance 90-32-IX**

**Pool**

Swimming in the community pool is at your own risk. No lifeguards are on duty. Pool area may be used from dawn to dusk. **However, the pool may be closed without notice at the discretion of the Property's Management.** Facilities are for private use of our Residents and their guests; guests must be accompanied by a Resident at all times. Proper swimwear is required; cut-offs and thong style swimsuits are not allowed. Oils and lotions must be rinsed off before entering water. Residents under the age of two, or untrained, must wear diapers under plastic pants with elastic. **Pets, glass containers, skate boards, bicycles, etc., are not allowed in pool areas. Alcoholic beverages are not permitted.**

Food, beverages, cigarettes, and trash are to be disposed of in proper receptacles. Residents under age 16 must be accompanied by an adult at least 18 years of age. Diving, running, horseplay, skateboarding or rollerblading is not permitted in the pool or spa area; music should be played at a volume that may not disturb others.

**Grilling Areas**

Grills are provided for Resident's use and enjoyment. Please be courteous and leave grill area clean and remove all trash. *All rules and regulations apply as stated in this addendum for all recreational and community facilities.*

**Fitness Center**

Fitness Center is available from 8 A.M. to 8:00 P.M. for the private use of residents and their guests but may be closed without notice for service or repairs at the discretion of the Property's Management. You must be at least 18 years of age to use the fitness equipment. **No one under the age of 18 is allowed to use the fitness equipment. Pets, glass**

**containers, loud music, skates, skateboards, rollerblades or alcoholic beverages are not permitted in any recreational or play area provided.** Tennis shoes are required footwear on the court. Residents are not permitted to play on clubhouse furniture, steps or entrance. Football, baseball, and other sports requiring large areas for play are not permitted on the community grounds. Several parks are near the area, and are better equipped for these sports. Play at your own risk.

**Bicycles, Roller-blades, and Skateboards**

Bicycles, rollerblades, scooters or skateboards are not permitted in breezeways, on the sidewalks, grounds, and tennis court or in any of our common or amenity areas and must be stored in the owners' apartment when not in use. You will be responsible for any damage caused to our community due to the use of these items. Do not store or lock any items in stairwells or breezeways. Bicycles, roller blades, scooters or skateboards found anywhere else on property will be collected as abandoned. Repeated collections may result in forfeiture of privileges. All residents ride at their own risk.

**Vehicles**

All vehicles must be licensed, operable, and free of any defects which may cause the leakage of fluids. After existing on property for 72 hours in a non-operable condition, vehicles are subject to towing at owners' expense. Washing may only be conducted in designated areas. The designated car wash area is located next to the trash compactor in the center of the community. **Vehicle repair is not permitted anywhere in the community.** RVs trailers, boats, and other recreational vehicles are not to be stored on the premises. There is a **10 M.P.H.** speed limit throughout the property for everyone's safety. All residents and their guests must comply with this limit at all times.

**\*\*DO NOT PARK YOUR VEHICLE IN FRONT OF OR IN CARPORTS UNLESS YOU OWN/RENT THE CARPORT. YOUR VEHICLE WILL BE TOWED WITHOUT NOTICE AT YOUR EXPENSE.**

**The rules stated above are for the overall enjoyment and safety of all residents. Please adhere to the rules as stated. Should you have any concerns regarding the Rules and Regulations, please stop in the management office. Thank you! ☺**

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**Condo #**                      Resident Signature                      \_\_\_\_\_  
Date

\_\_\_\_\_  
**Condo #**                      Resident Signature                      \_\_\_\_\_  
Date

\_\_\_\_\_  
Property Representative                      \_\_\_\_\_  
Date