

RULES AND REGULATIONS

Dear Residents:

We all must abide by the rules and regulations at Mezzano Condominium for the safety and enjoyment of everyone in the community.

Cigarettes:

Please do not throw your cigarette butts and ashes on the stairs, breezeway floors, or sidewalks by the entrance to your building, your parking space, or over the balconies. Smoking is not allowed in breezeways or on the stairs. Please use the designated container to dispose of your cigarette butts. This is the only warning as the maintenance man cannot get to his other duties because of this situation being out of control.

Parking/Vehicles:

Please remember all parking spaces are assigned. If someone is in your spot, DO NOT park in another assigned spot, park in a guest spot. Inform the office of your situation. Guests are not allowed to park in assigned spots. NO ONE may overtake a guest spot for more than 24 hours. Any vehicles with expired or missing tags, unsightly, inoperable and/or improperly parked will be ticketed and towed at the vehicle owner's expense. Any vehicle that has exposed lettering and/or advertisement on them will be towed, please park outside of the community after 9:00PM. All vehicles must be parked NOSE IN. Please have your vehicle repaired if you notice oil or fluid leaks. You will be charged for the asphalt repair if your parking space is damaged. It is PROHIBITED to repair your vehicle or change the oil in the parking lot. No alcoholic beverages of any kind are allowed in the parking lot, breezeways or stairways.

Any vehicle parked in an assigned numbered spot without displaying a Mezzano decal will be towed. In addition, any vehicle that is parked in an assigned

numbered that has not been registered with Mezzano Management may be towed.

Trash:

The parking lot and breezeways seem to be a popular place for throwing trash. PLEASE do not put trash outside your entrance door in the breezeway nor drag it down the stairs as it attracts unwanted animals, leaves unsightly stains and it is offensive to your neighbors and guests. DO NOT throw your household trash in the nearest trash can by your home. Household trash MUST go to the trash compactor. Trash is to be kept inside your unit until you are actually taking it to the trash compactor, otherwise you will be fined. When transporting your trash bags and boxes to the trash compactor, PLEASE do not put it on the top, hood or trunk of your car.

Noise:

Noise can be a serious problem. PLEASE CONSIDER YOUR NEIGHBORS. The slamming of doors can be controlled. You will always find a breeze blowing through the breezeways even if it is not a windy day. Please close your doors gently. Please keep your television and stereos at a reasonable level so it will not disturb your neighbors. Congregating and hanging out in breezeways creates loud noise for your neighbors. Please take your guests inside.

Pets:

Dogs are to use the designated areas to relieve themselves which is the grass areas by the fence. NOT BY PATIOS AND ENTRANCES OF THE BUILDINGS! Pick up after your dogs immediately and put it in the pet station trash baskets which are located throughout the property. ALL DOGS MUST BE ON A LEASH AT ALL TIMES. Dogs are prohibited in the pool/cabana area, fitness center, clubhouse and children's playground.

Fitness Center:

No one under the age of 18 is permitted to use the exercise equipment. Children must be supervised in the playroom. Shoes, shirts and proper exercise apparel must be worn at all times. A towel must be used to wipe down equipment after each use. No smoking permitted. Lights, television and radio must be turned off as you exit.

Satellite Dish:

Satellite dishes CANNOT be attached, hung, displayed, or placed on the doors, balconies, or windows of a building. You must have written consent from the association BEFORE installation and are subject to the conditions designated and adopted by the association. Cutting, breaking, removing any landscape to accommodate the satellite dish is strictly prohibited. You will be fined \$50.00 for the first offense.

Pool and Cabana:

Hours of operation are from 6:00AM to 9:00PM. Residents MUST accompany all guests to pool. NO AFTER HOUR PARTIES ARE ALLOWED. Proper swimming attire is required: no thongs or cut-offs. No loud music/voices in the pool or cabana area. Pets are prohibited in the pool or cabana area. No glass bottles/containers are permitted in the pool or cabana area. Children 16 years old and younger MUST BE accompanied by an adult resident while in the pool areas. Absolutely NO diving or jumping in the pool. See additional swimming pool policies. Alcoholic beverages are ONLY allowed in the cabana area.

Grills:

The fire code of West Palm Beach prohibits the use of propane gas and charcoal grills on balconies, patios, storage areas and breezeways whether in use or for storage. The Fire Department will be notified if they are not removed at once. The property insurance rates will increase should they fine you. We have BBQ

stations on the property for your use. You may have an electric BBQ on your patio or balcony. You must remove the plug after each use.

Garages:

Garage doors must be kept closed when you leave. Vehicles are prohibited to park in front of garages (even if you are the owner). You will be towed without notice at the vehicles owners' expense.

Water

The water supply is from the City of West Palm Beach. When you move into your unit, you may experience a fowl odor. Please do not be alarmed as it is the sulfur (which smells like bad eggs) that forms and settles in the hot water tank because of your unit being vacant. Please turn on your washing machine and dishwasher and let them run the full course to help empty out the hot water tank. Please turn on all your faucets to clear the pipes. Open your window to allow the breeze to clear the air.

General Information

If you are renting your unit, the Association is not responsible to repair any of your appliances if they break down. All appliances, light bulbs/light fixtures, air conditioner, smoke detectors, toilets, fans and any other item inside the unit are the responsibility of the homeowner. Please do not call the office for the maintenance person to come fix something in your unit.