



BOCA TERRACE

Condominium Association, Inc.

Sales, Rentals, Interviews and Estoppel Letters

- Applications are available in the office and must be fully completed and signed. A copy of the contract for sale must be included.
- A non-refundable application fee of \$150.00 is required (Checks should be made out to Boca Terrace Condominium Association, Inc.).
- Applications should be put in an envelope and dropped off in the mail slot outside the office door.
- After the background check is completed (Approximately five to seven business days), an appointment with the interview committee will be set up.
- All prospective residents (Including children) must be present at the interview.
- Vehicles will be visually inspected for conformity to the Rules & Regulations of Boca Terrace Condominium Association, Inc.
- Applicants must include with their application a copy of their driver's license and vehicle registration, by copy or email, prior to the interview appointment to receive a temporary parking pass. Once moved in, please come into the office to receive a permanent parking decal. The decal should be placed outside the back window of the car, in the lower driver's side.
- Estoppel letters and questionnaires from banks, mortgage and title companies should be dropped off or mailed to Boca Terrace Condominium Association, Inc., 800 SW 9th Street Circle, Boca Raton, FL 33486, or emailed to Office@BocaTerraceCondo.org. A check in the amount of \$250.00 for the estoppel fee must also be included. This check is separate from the \$150.00 check listed in item above. There will be an additional rush charge of \$150.00 if the application needs to be expedited sooner than the regular process timeline.
- A copy of the General Information and Rules & Regulations will be provided to applicants and should be read prior to and brought to the interview meeting.
- **PLEASE NOTE:** Boca Terrace is a non-pet community.

Office Hours

Monday, Tuesday, and Thursday: 8:30 a.m. – 2:30 p.m.



BOCA TERRACE

Condominium Association, Inc.

Application for Background Check – page 1

1. An application for each person must be completed.
2. Please print legibly or type all information. Account, phone numbers and complete addresses are required.
3. If any questions are not answered or left blank, this application may be returned, not processed or not approved.
4. Missing information will cause delays in processing your application.
5. Any misrepresentation, falsification or omission of information may result in your disqualification.

PRINT OR TYPE *(Print or type in black ink)*

Purchase: _____ Lease: _____

Date _____ Building #: _____ Unit #: _____ Date of Occupancy: _____ Phone #: _____

Name: _____ Date of Birth: _____ SS #: _____
MM/DD/YYYY

Maiden Name _____ Email Address: _____

RESIDENCE HISTORY *(Print or type in black ink)*

1. _____ Phone #: _____

Present Address: *Street, City, State, Zip*

Name of Apartment/Condo _____ Phone #: _____ Dates of Residency _____

Name of Mortgage Company _____ Phone #: _____

Address _____ Phone #: _____

2. _____ Phone #: _____

Present Address: *Street, City, State, Zip*

Name of Apartment/Condo _____ Phone #: _____ Dates of Residency _____

Name of Landlord/Mortgage Company _____ Phone #: _____

Address _____ Phone #: _____

Have you ever seasonally resided in Florida before? _____ If yes, please state the name, address and dates of residency:

EMPLOYMENT REFERENCES *(Print or type in black ink)*

1. Employer or retired from: _____ Phone #: _____

How long? _____ Department or Position: _____ Monthly Income _____

Address _____ Zip: _____

2. Employer or retired from: _____ Phone #: _____

How long? _____ Department or Position: _____ Monthly Income _____

Address _____ Zip: _____

If retired, please state the company's name and address retired from and when retired: _____



BOCA TERRACE

Condominium Association, Inc.

Application for Background Check – page 2

CHARACTER REFERENCES *(Print or type in black ink)*

1. _____
Name Address Phone # *(Residential and/or Office)*
2. _____
Name Address Phone # *(Residential and/or Office)*
3. _____
Name Address Phone # *(Residential and/or Office)*

Have you or any proposed occupant ever been convicted of or plead to a crime? _____ If yes, please state the date(s), charge(s), disposition(s) and location(s): _____

APPLICANT(S): Most banks, financial institutions, mortgage companies and employers require your signature and name printed. Make sure the Authorization Form is completed as indicated.

AUTHORIZATION TO RELEASE CREDIT, RESIDENCE, EMPLOYMENT AND CRIMINAL BACKGROUND

I have named you as a reference on my application for residency.

You are hereby authorized to release and give to the below mentioned party(s) on their Attorney or Representative any and all information they request concerning my banking, credit, residence, employment and background in reference with my/our application made for residency.

DESIGNATED PARTY: APPLICANT INFORMATION

I hereby waive any privileges I may have with respect to the said information in reference to its release to the aforesaid party(s).

Photocopies of this Authorization may be made to facilitate multiple inquiries. In the event you do receive a photocopy of this Authorization, it should be treated as an original and the *requested information should be released to facilitate my/our application for residency.*

If this application is NOT legible or is not completely and accurately filled out, Application Information (and Boca Terrace Condominium Association, Inc.) will not be liable or responsible for any inaccurate information in the investigation and related report (to Boca Terrace Condominium Association, Inc.) caused by such omissions or illegibility. By signing, the applicant recognizes that the Association or their agent, Renter Reference of Florida may investigate the information supplied by the applicant and a full disclosure of pertinent facts may be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, criminal background and mode of living as applicable.

I may request, in writing, within a reasonable time, a complete and accurate disclosure of the nature and scope of any investigation.

Applicant's Signature

Applicant's Printed Name

Date



BOCA TERRACE

Condominium Association, Inc.

Building No.: _____
Unit No.: _____
Mail Box No.: _____
Parking Space: _____

Application for Lease – page 1

1. This application, an application for approval, and authorization forms must be completed in detail by each proposed adult occupant, other than husband/wife or parent/dependent child (which is considered one applicant).
2. If any question is not answered or left blank, this application may be returned, not processed and not approved.
3. Please attach a copy of the lease to this application.
4. Please attach a non-refundable \$150.00 check as a processing fee to this application, made payable to Boca Terrace Condominium Association, Inc. for each applicant, other than husband/wife or parent/dependent child (which is considered on applicant). Acceptance of the processing fee does not in any way constitute approval of this transaction.
5. The completed application must be submitted to the Association office at least 15 days prior to the desired date of occupancy (lease date).
6. No lease shall be for less than three (3) months nor for more than 12 months. No more than one (1) lease in a calendar year is permitted. Renewals or extensions of leases are subject to re-approval by the Board of Directors.
7. No four-legged animals are allowed at any time except as qualified under ADA or FHSA guidelines.
8. Use of this unit is for single family residence only.
9. No commercial vehicles, trucks, boats, trailers, motor homes, mobile homes, campers, recreational vehicles, motorcycles, mopeds, motor scooters, etc. permitted to park on the premises overnight. Only one assigned parking space available per unit, plus only one available guest space.
10. The owner (landlord) must provide the lessee with a copy of the Association's Rules & Regulations.
11. Occupancy regulations: no more than two occupants per bedroom.

MUST PRINT OR TYPE ALL INFORMATION ON THESE FORMS *(Print or type in black ink)*

Date _____ LEASE TERM — From: _____ To: _____

Owner's Name: _____ Building #: _____ Unit #: _____

Owner's Present Address: _____ Phone #: _____

Name of Realtor Handling Lease: _____ Phone #: _____

Name(s) of Proposed Lessee(s) (as Lease will appear):

1. _____ 2. _____ Relationship: _____

Other persons who will occupy the unit:

1.	_____	_____	_____
	Name	Age	Relationship/Occupation

2.	_____	_____	_____
	Name	Age	Relationship/Occupation

3.	_____	_____	_____
	Name	Age	Relationship/Occupation



BOCA TERRACE

Condominium Association, Inc.

Application for Lease – page 2

1. I hereby agree for myself and on behalf of all persons who may use the unit which I seek to lease, that I will abide by all the restrictions contained in the Bylaws, Rules & Regulations, Association's Documents and restrictions which are or may in the future be imposed by the Boca Terrace Condominium Associations, Inc.
2. I have received a copy of all Association Documents: Yes _____ No _____
I have received a copy of the Rules & Regulations: Yes _____ No _____
3. I understand that I will be advised by the Board of Directors of either acceptance or denial of this application. Occupancy prior to Board of Directors approval is prohibited.
4. No subletting or renting to borders; additional residents are subject to Boca Terrace leasing policy.
5. If there is a change of roommate, the new roommate must have a background check and be interviewed by the interview committee prior to occupancy. The owner of the unit must also be informed of the roommate change.
6. I understand that there is a restriction on pets and that I may not bring a four-legged animal, nor may any guest, visitor or tenant bring a four-legged animal into Boca Terrace Condominiums, nor acquire one, either temporarily or permanently after occupancy except under the ADA and FHSA guidelines.
7. I understand that the acceptance for lease of a unit at Boca Terrace Condominiums, is conditional in part upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation, falsification or omission of information on these forms will result in the automatic disqualification of my application. Occupancy prior to Board of Directors approval is prohibited.

In making the foregoing application, I am aware that the decision of the Boca Terrace Condominium Association, Inc. will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

1. _____ 2. _____
 Applicant's Signature Applicant's Signature



BOCA TERRACE
Condominium Association, Inc.

Addendum To Lease

UNIT OWNERS' CONSENT TO ASSIGNMENT OF RENTS TO BOCA TERRACE CONDOMINIUM ASSOCIATION, INC. AND AGREEMENT TO DELIVER RULES AND REGULATIONS TO TENANTS.

The undersigned, _____, as owner(s) of the property described as: Unit _____ of Boca Terrace Condominium Association, Inc., and whose property address is: _____ and the undersigned tenant(s), _____ agree as follows:

1. That said unit owner agrees to continue making payments directly to the Association of condominium association assessments when due.
2. That in the event that said owner does not pay any one (1) monthly assessment by the 30th day of any such month, Boca Terrace Condominium Association, Inc. (hereinafter referred to as "Boca Terrace") shall have the right to require that the tenant pay the monthly assessment along with any additional amounts then owed to the Association, including but not limited to, delinquent assessments, special assessments, late fees, attorney's fees, costs from enforcement of this Addendum or other legal action to collect delinquent maintenance/assessments and fines directly to Boca Terrace and to then pay the remainder of the monthly rent to the landlord.
3. Boca Terrace shall send written notice to both the unit owner and the tenant of the imposition of this requirement, after an owner has failed to pay any one (1) monthly assessment by the 30th day of any such month.
4. The unit owner hereby assigns that portion of the rents which equals the total amount, including any delinquent assessment, special assessments, attorney's fees and court costs, due and payable to Boca Terrace, upon the association giving notice as described above of the delinquency and imposition of the requirement that the tenant pay the monthly assessment to Boca Terrace.
5. The unit owner also agrees that he/she/they will not consider the tenant delinquent in their rental payment, not commence eviction proceedings against the tenant, in the event that the tenant pays the monthly assessments to Boca Terrace and deducts the same from the tenant's rental payment to the unit owner.
6. The tenant acknowledges that he/she/they have received and read a copy of the current Rules and Regulations of Boca Terrace and agrees to be bound by the same.
7. After the account balance is current, the tenant shall continue to deduct the current monthly assessments from the rent and pay it directly to Boca Terrace, unless otherwise notified in writing by Boca Terrace.
8. In the event it becomes necessary to bring legal action to enforce this agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, costs and interest. Any fees or costs incurred by Boca Terrace shall be included in the amount paid by the tenant to Boca Terrace under this Addendum.

THIS AGREEMENT SHALL BIND ALL PARTIES THERETO.

UNIT OWNER(S):

TENANT(S):

Signature

Signature

Signature

Signature

Countersigned: Boca Terrace Condominium Association, Inc.

By: _____

Title of Officer: _____



BOCA TERRACE
Condominium Association, Inc.

Addendum To Lease II

Date _____ Building # _____ Unit # _____

Boca Terrace Condominium Association, Inc. will fine unit owners \$100.00 per day, up to \$1,000.00, for their tenant's rule infractions. Fines are due in 30 days or they will be turned over to collections.

THIS ADDENDUM AGREEMENT SHALL BIND ALL PARTIES THERETO.

Unit Owner(s):

Print Name

Signature

Print Name

Signature

Tenant(s):

Print Name

Signature

Print Name

Signature

Print Name

Signature

Print Name

Signature



BOCA TERRACE

Condominium Association, Inc.

Addendum To Contract

UNIT OWNERS' CONSENT AND AGREE TO BOCA TERRACE CONDOMINIUM ASSOCIATION, INC. RULES AND REGULATIONS.

The undersigned, _____, as owner(s) of the property described as: Unit _____ of Boca Terrace Condominium Association, Inc., and whose property address is: _____ and agrees as follows:

1. That said unit owner agrees to continue making payments directly to the Association of condominium association assessments when due.
2. That in the event that said owner does not pay any one (1) monthly assessment by the 30th day of any such month, Boca Terrace Condominium Association, Inc. (hereinafter referred to as "Boca Terrace") shall have the right to require that the tenant pay the monthly assessment along with any additional amounts then owed to the Association, including but not limited to, delinquent assessments, special assessments, late fees, attorney's fees, costs from enforcement of this Addendum or other legal action to collect delinquent maintenance/assessments and fines directly to Boca Terrace.
3. Boca Terrace shall send written notice to the unit owner of the imposition of this requirement, after an owner has failed to pay any one (1) monthly assessment by the 30th day of any such month.
4. The unit owner hereby assigns that portion of the rents which equals the total amount, including any delinquent assessment, special assessments, attorney's fees and court costs, due and payable to Boca Terrace, upon the association giving notice as described above of the delinquency and imposition of the requirement that the tenant pay the monthly assessment to Boca Terrace.
5. The unit owner also agrees that he/she/they will not consider the tenant delinquent in their rental payment, not commence eviction proceedings against the tenant, in the event that the tenant pays the monthly assessments to Boca Terrace and deducts the same from the tenant's rental payment to the unit owner.
6. The owner acknowledges that he/she/they have received and read a copy of the current Rules and Regulations of Boca Terrace and agrees to be bound by them.
7. After the account balance is current, the tenant shall continue to deduct the current monthly assessments from the rent and pay it directly to Boca Terrace, unless otherwise notified in writing by Boca Terrace.
8. In the event it becomes necessary to bring legal action to enforce this agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, costs and interest. Any fees or costs incurred by Boca Terrace shall be included in the amount paid by the owner to Boca Terrace under this Addendum.

THIS AGREEMENT SHALL BIND ALL PARTIES THERETO.

UNIT OWNER(S):

Print Name

Signature

Print Name

Signature

Countersigned: Boca Terrace Condominium Association, Inc.

By: _____

Title of Officer: _____



BOCA TERRACE

Condominium Association, Inc.

Question and Answer Sheet – page 1

The following are frequently asked questions with the appropriate answers as of _____

Question: *What are my voting rights as an owner?*

Answer: Each unit has one vote. If a unit is owned by more than one person, only one is allowed to vote.

Question: *Am I allowed to have pets in my unit?*

Answer: No, the By-Laws prohibit any quadruped pets, except as approved under the ADA and FHSA guidelines.

Question: *Are there any age restrictions, and if so, what are these restrictions?*

Answer: There are no age restrictions.

Question: *Are there any restrictions concerning the sale or lease of any condominium unit, and if so, what are they?*

Answer: Yes. Any proposed sale, lease, mortgage or refinance of a unit must first be submitted to the condominium board for inspection, credit and reference review, plus an interview. This will be followed by a certified approval by the board, prior to occupancy.

1. Only a single family shall reside in any unit, as defined in Zoning Regulations.
2. Guests, other than immediate family, may not reside longer than 30 days per year.
3. Rental of units is prohibited for the first two years of ownership. Thereafter, owners may lease for a period of neither less than nor more than twelve months, and only once per year. Renters are subject to the same screening process as owners. Renewal of all leases are at the discretion of the Board of Directors, dependent on past behavior.
4. The community is limited to renting 57 units or 25% of all units. Any more than this number will prevent future buyers from being able to get a mortgage. Please check with the office to see if the maximum capacity of rentals has been reached prior to considering renting your unit.

Question: *What other restrictions does the Condominium Association have?*

Answer: For a complete list of restrictions, please see the By-Laws, General Information and Rules & Regulations documents.



BOCA TERRACE

Condominium Association, Inc.

Question and Answer Sheet – page 2

- PLEASE NOTE:**
- A) No boats, trucks, pick-up trucks, commercial vans, motorcycles, mopeds, motor homes or vehicles with a commercial logo may be parked overnight by residents or overnight guests.
 - B) Overnight guests must have a guest pass placed on the driver's side dashboard.
 - C) Parking is for passenger vehicles only. Each unit is restricted to two registered vehicles.
 - D) Violations are subject to towing and fines.

Question: *Are there land-use fees, recreation fees or fees for other commonly used facilities?*

Answer: No. The clubhouse and all recreational areas are owned by the Association, and maintenance of these areas are included in the monthly maintenance fees. The clubhouse can be reserved for private parties for \$150.00 fee and a \$250.00 deposit.

Question: *Is the Association currently a party to any litigation, and if so, what are the issues in the litigation?*

Answer: No, there are no current litigations.

Question: *As a unit owner, am I mandated to become a member of any recreational facilities association, and if so, how much must I pay?*

Answer: No.

NOTE: *The statements contained herein are only summary in nature. A prospective resident should refer to all references, exhibits hereto, the sale contract and the Condominium documents.*



BOCA TERRACE

Condominium Association, Inc.

A Non-Profit Corporation

General Information Rules & Regulations

1 Governing and Maintaining the Condominium

The Documents of the Boca Terrace Condominium Association, Inc. are the basis for all the Rules & Regulations and for governing the Association.

The Documents may be purchased from the Boca Terrace office for \$50, or downloaded from the website. Each buyer is entitled to receive a current copy from the seller.

Official records of the Association are maintained in the office and may be viewed by any owner *within* ten days of filing a written request or can be viewed on the website by owners.

BOARD OF DIRECTORS

The Board of Directors consists of seven-members.

MEETINGS

Meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Directors. Notices and the agenda of the meeting are posted on the official bulletin board (outside the office) at least 48 hours prior to the meeting.

- Meetings are open to all owners and renters.
- Owners may speak on issues, but must limit comments to issues on the table.
- Owners must be recognized by the President before speaking.
- Owners must observe the time limit set by the President.

DELEGATING AUTHORITY

- The Board of Directors is the ultimate authority on all aspects of the Condominium Association.
- Any problem with employees should be directed to the Board of Directors by phone or in writing.
- No Resident or Owner shall direct or attempt to assert control over any employee.
- No Resident or Owner shall request any employee to undertake private business during working hours.

ENFORCEMENT OF RULES & REGULATIONS

The Board of Directors, through state law and the Documents of the Association, is empowered to see that the Rules & Regulations are enforced for the benefit of all.

- Every person residing in Boca Terrace has been interviewed, given a copy of the Rules & Regulations, and has *signed* a statement agreeing to comply.
- The Board has the authority to impose fines of \$100.00 per day, up to \$1,000.00 for infractions. Fines are due within 30 days or they will be turned over to collections.
- If legal action is required to enforce rules, the defendant is subject to court costs, including legal fees.
- Complaints of any nature should be given to the office in writing via email or mailed letter.

FINANCIAL RESPONSIBILITY

A monthly maintenance fee for each unit is determined in accordance with the budget adopted every year in November, and each owner will be notified.

MAINTENANCE FEE

- Paid on a monthly basis, or paid in advance. Payments can be dropped off at the office or paid through the website.
- Due on the 1st of each month.
- Cash payments will not be accepted.
- Delinquent after the 10th of the month, after which a late fee of \$25.00 is added.
- Special assessments are payable as levied and subject to a late fee.
- Payment may not be withheld during a dispute with the Association.

2 Residency

Boca Terrace is a single family community. The owners shall occupy each unit as a residence and for no other purpose.

USE RESTRICTIONS AND RESPONSIBILITY

"Single family" shall mean a legally married couple, or one or two unrelated persons residing in the unit and their immediate family.

No single owner is allowed to own more than two units.

Children under the age of twelve (12) must have adult supervision while on the common grounds or recreational areas.

Parents or other adult caretakers must assure that the children obey all the Rules & Regulations.

OCCUPANCY IS LIMITED TO:

- No more than two persons in a one-bedroom unit.
- No more than four persons in a two-bedroom unit.
- No more than six persons in a three-bedroom unit.

Any person who will reside in a unit on a regular basis must be interviewed as a resident; such residents are subject to Boca Terrace Rules & Regulations and to the leasing policy of the Association.

No trade, business, professional or other commercial enterprise shall be conducted on the property.

GUESTS

- All overnight guests must register in the office and obtain a temporary parking pass.
- Overnight guests are **limited to 30 days** per year. Email or come to the office during office hours to request a guest pass.
- If an owner allows anyone use of their unit while not in residence, the office must be notified in writing stating the name of the guest, their relationship to the owner, and probable length of stay.

NUISANCES

No dogs, cats and other quadrupeds are permitted on Boca Terrace property by owners, renters or guests, except as qualified under ADA and FHSA guidelines.

NOISE CONTROL

The City of Boca Raton has an 11:00 p.m. noise curfew. No musical instruments, radio, television, etc. may be operated at a level which may be disturbing at any time.

TRANSFER OF UNITS

No condominium unit may be transferred by any means (sale, inheritance, gift, etc.) without the approval of the Association.

LEASING POLICY

- Owners are not permitted to rent out their unit **during the first two years of ownership**. This includes leasing to roommates during the first two years of ownership.
- No leases of less than three (3) months in a calendar year, nor a lease for more than a 12 month period.
- No more than one (1) lease per calendar year is permitted. Renewals or extensions of leases are subject to re-approval by the Board of Directors.
- No subletting or renting to boarders; additional residents are subject to Boca Terrace leasing policy.
- All leases must be approved by the interview process.
- All persons who will reside in the unit, including children, must appear before the interview committee.
- No person(s) may occupy a unit prior to the interview process.

ACCESS TO UNITS

In accordance with State laws and The Documents of the Boca Terrace Condominium Association, Inc., the Board has the right to enter any unit in an emergency situation.

Each unit owner must furnish the office with a duplicate key to the unit. If the locks are changed, please supply a new key to the office.

The office will not grant access to any unit without written permission of the owner.

HURRICANE SEASON AND VACATIONS

If any owner is expected to be away for more than a few days:

- Remove all furniture, potted plants and other movable objects from patios, balconies and entries.
- Close hurricane shutters.
- Turn off main water valve (usually found above the water heater).

3 Common Areas

All of the land and buildings within 9th Street Circle, exclusive of the condominium units themselves, are considered Common Property.

- All maintenance, alterations or improvements of building exteriors and other Common Property are the responsibility of the Association.
- Any cleaning or maintenance requests should be given to the office in writing. Work orders are available outside the office.

GROUNDS

- No resident shall trim, remove or add any tree, shrub or plant on Common Property without prior approval.
- No fences shall be installed on Common Property.
- Private flower gardens may not protrude more than four feet from the building and must be cared for by the resident.
- Furniture may not remain on the Common Property overnight.

LAKES, BRIDGES AND WILDLIFE

- NO wading, swimming, boats, rafts, surfboards, etc. in the lakes.
- NO trash or foreign objects in the lakes.
- NO feeding of squirrels, raccoons, birds or other wild animals.
- Gazebos, bridges and docks are to be used for fishing and relaxation only.

TRASH

- All trash and refuse must be put into the metal dumpsters within a trash bag.
- Bulk trash is the responsibility of the resident and is not to be put in the dumpster or trash area.

RECYCLING

- Yellow Bins are for newspaper, corrugated cardboard, paper bags, magazines, telephone books, mail and dry food boxes.
- Blue Bins are for aluminum cans, steel cans, glass bottles and jars, milk and juice cartons and plastics #1-7.

Removal of discarded furniture, appliances, construction material, etc., is the responsibility of the unit owner.

WALKWAYS AND STAIRS

The entrances, walkways and stairs of all buildings are for entrance and exit of a unit only:

- Nothing shall be hung from the unit doors and mats and rugs shall not be shaken from windows and railings.
- Walkways, stairways, grounds and parking lots must not be obstructed in any way.
- Nothing is to be stored under the stairs or on the walkways.

BARBECUES

Condominium barbecues are in each pool area:

- Follow instructions for their use.
- Turn off gas after use.
- Clean grate after use.
- Food, alcoholic beverages and glass containers cannot be brought into or consumed in the barbecue or pool area.
- Private barbecues are not allowed.

LAUNDRY ROOMS

Coin operated washers and dryers are available in Phase I buildings:

- Hours: 8:00 a.m. – 11:00 p.m.
- Keep locked when not in use.
- Observe common courtesy and cleanliness.

BUILDINGS

EXTERIOR CONFORMITY

- Hurricane shutters, lights, screen doors and screened patios must comply with Palm Beach County and Boca Raton building codes and must conform in color and style as approved by the Association.
- No decorations or lighting may be put on Common Property by a resident.

INTERIOR RESTRICTIONS

- Tile or hardwood flooring installed in a second floor unit must have condominium approved soundproofing.
- Patios are not to be used for storage or laundry: they should be kept tidy and look attractive.

STREETS, PARKING LOTS AND SPEED LIMITS

- SW 21st Avenue and SW 9th Street Circle, are City streets, and subject to all City ordinances. The speed limit is 20 MPH. The speed limit in all Boca Terrace parking lots is 10 MPH.

4 Recreational Facilities

All recreational facilities are for the pleasure of our residents and their guests; *usage is at your own risk.*

CLUBHOUSE

GENERAL

- Hours: 9:00 a.m. – 11:00 p.m.
- Doors to the clubhouse are locked at all times. The Openpath mobile app will need to be used for the main entrances.
- Children under the age of 12 must be accompanied and supervised by an adult.
- The game room/library is for reading, card games or billiards. Books in the library are available for all residents to borrow or keep. The library also accepts donations of books from residents.

PRIVATE USE

Residents may apply to use the clubhouse for a private party.

- Applications can be obtained in the office.
- Applications must be accompanied by two checks: one for the \$250.00 deposit and one for the \$150.00 for usage fee.
- Upon inspection for damage and satisfactory clean-up, the \$250.00 will be refunded.
- The clubhouse may be reserved for any day of the week *except* when an Association function is scheduled.
- **No application will be accepted for Clubs, Organizations, or Business Affairs.**

TENNIS COURTS

This is a private condominium. The courts are intended for the use of Boca Terrace residents and their guests and *not* for commercial purposes.

- Hours: 8:00 a.m. to dusk.
- Playing is limited to one hour when others are waiting to play.
- Proper attire is mandatory.
- Children under the age of twelve are not permitted to use the courts unless accompanied by an adult resident.

Courts are not to be used as a playground. No bicycles, tricycles, skates, skateboards or any such device may be brought on or used on the courts.

BASKETBALL COURT

- Located adjacent to Phase II pool.
- Hours: 8:00 a.m. to dusk.

POOLS

The Florida Department of Health, Palm Beach County and the Association insurance carriers mandate that Boca Terrace establish rules for the use of these facilities. The Association reserves the right to deny the use of the pools to anyone for infraction of the rules. The recreation key (MEDECO) is required to enter and exit the pool areas. The key cannot be duplicated and there is a \$75.00 fee to replace.

- The pool is reserved for the use of Boca Terrace residents and their guests.
- Alcoholic beverages may *not* be brought into or consumed in the pool area or the barbecue area.
- Pool parties are not allowed.
- Smoking is not allowed in the pool and pool area.
- Use of the pools is at your own risk: there are *no life guards*.
- Hours: From dawn to 11:00 p.m., except during cleaning.

- Showers must be taken before each time you enter the pool.
- Chairs and lounges must be covered with a towel and kept outside the white line.
- All food and beverages must remain in the barbecue area. Alcoholic beverages may not be brought into or consumed in the barbecue or pool areas.
- No ball playing, running or roughhousing.
- No diving or jumping into the pool.
- No SCUBA gear in pools.
- No bicycles, skateboards, skates, roller blades, etc. in the pool area.
- *No glass containers or cans* of any kind in the pool area.
- No frayed or cut-off jeans in the pools.
- No person with rashes, communicable diseases or open wounds in the pool.
- Children under the age of two are restricted to the infant pool.
- Children wearing diapers or waterproof pants, regardless of age, may not use the large pools.
- *Children under the age of twelve must be accompanied and supervised by an adult (18 years of age or older) in the pool and pool area.*

5 Vehicles, Parking and Bicycles

Residents and overnight guests (after 11:00 p.m.) alike, must meet Boca Terrace regulations regarding vehicles and parking.

- **Permitted:** Passenger vehicles which include sedans, coups, convertibles, jeeps and non-commercial vans with windows that accommodate no more than seven passengers.
- **Not Permitted:** Trucks, Pick-ups with camper tops, motor homes, trailers, motorcycles, mopeds, boats, vans with cargo space or any vehicle with a commercial logo.

VEHICLES PARKED ILLEGALLY AFTER 11:00 P.M. WILL BE WARNED, THEN TOWED AT OWNER'S EXPENSE.

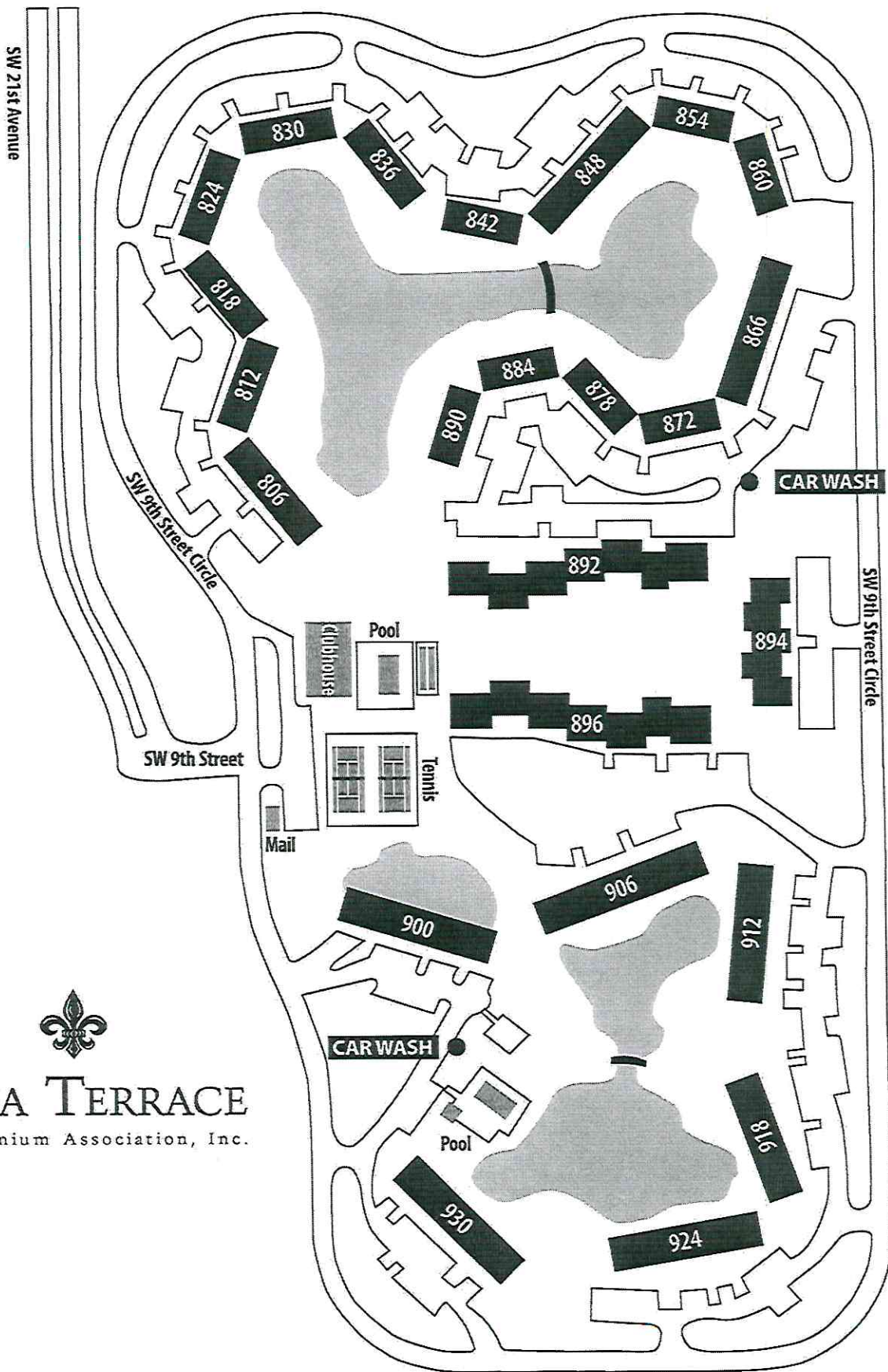
PARKING

Residents are allowed two vehicles per unit.

- There is one numbered space assigned to each unit.
- A second car may park in any available guest space.
- All vehicles on the premises must park nose in first.
- All vehicles on the premises must display a Boca Terrace decal or guest pass. No parking between the hours of 11:00 p.m. through 6:00 a.m. is permitted without a decal or guest pass.
- Guest parking passes will only be issued for a total of 30 days per calendar year.
- All vehicles on the premises must have a current and valid state license plate and registration.
- All vehicles on the premises must be in operational condition and not produce excessive noise or cause damage.
- There is no overnight parking at the clubhouse or pools without a guest pass from the office.

BICYCLES

Children under 5 years old are allowed to ride their bicycles and tricycles on the walkways with adult supervision. Storage must be within the confines of the unit, in designated bike rooms (Phase I) or within the fences or porches of the Townhouses. All items in storage rooms are the owner's responsibility and require registration and ID decal from the office.



BOCA TERRACE
 Condominium Association, Inc.