



1200 U. S. Highway One, Suite E

North Palm Beach, FL 33408

**DATE: March 19, 2019**  
**TO: Waterfront Unit Owners**  
**RE: Rules and Regulations**

A Board of Directors Meeting was held on Monday, March 4, 2019. The Board reviewed several proposed changes and additions to the Rules and Regulations. Attached are the adopted changes or additions to the Rules. Also enclosed is a copy of the original Rules and Regulations plus several adopted changes and additions that have been adopted since.

Finally, we have included several forms that have been adopted with these Rules and regulations as certain leasing requirements have recently been circumvented:

A "Family Members List" has been provided in an effort to identify visitors in the building and differentiate between family members and guests or lessees. As defined in the Association's Declaration family members shall be deemed to include a spouse, children, parents, brothers, sisters and grandchildren. Please return this form to the building manager as soon as possible.

A "Family Registration Form" will be required to be submitted to our building manager at least five business days prior to the arrival of family members. A copy of a picture ID for any individual over the age of seventeen will be not required if a "Family member Form" is on file with the building manger.

A "Guest Registration Form" will be required to be submitted to our building manager at least five business days prior to the arrival of any individual not included on the "Family Registration Form". A copy of a picture ID for any individual over the age of seventeen will be required.

A "Social Room Guest List" will be provided with a copy of the social room lease when requested. The guest list will be limited to thirty (30) total individuals.

# **Proposed Changes to The Rules and Regulations for the Waterfront Condominium Association**

**(Adopted March 4, 2019)**

Words underlined are additions. Words struck through are deletions

**Rule 8. Guests.** Unit owners and lessees of Units shall notify the Board in writing at least five (5) business days prior to the arrival ~~and departure~~ of guests who have permission to occupy a Unit in the absence of the Unit Owner and/or lessee of a Unit. A copy of the "Guest Registration Form" is attached. This form requires the name of each guest in the absence of the Unit Owner and a picture ID for each guest over the age of seventeen (17). Guests may not have guests. Guests may not have pets.

In an effort to identify visitors in the building and differentiate between family members and guests or lessees, the Association will require a list of family members from each Unit Owner. As defined in the Association Declaration family members shall be deemed to include a spouse, children, parents, brothers, sisters, grandchildren and other persons permanently cohabitating the Unit as or together with the Owner. The Association requests that a "Family Registration Form" be provided to the Building manager at least five (5) business days prior to their arrival. Family members shall not be subject to a picture ID unless a Family Registration Form is not provided.

**Rule 21. Pets.** Unit Owners will be permitted to keep small pets with advance approval in writing from the Board, provided that any such pet shall be of gentle nature and disposition. Only two (2) dogs or cats or combination may be kept, but their combined adult weight may not exceed twenty-five pounds. Owner shall immediately remove from premises their pet if it emits excessive noise, such as barking or howling, or becomes a nuisance. Any pet that the Board determines is creating a nuisance shall be permanently removed from the Condominium property.

All pets must be carried, when in the interior common areas, including the elevators, and leashed outside. Pets are not permitted in the recreational areas. The dog walk area is designated as the northwest corner of the Premise. All pet waste must be removed immediately and disposed of properly. Guests may not have pets. All service pets must display identification as a "service pet".



# **Proposed Changes to The Rules and Regulations for the Waterfront Condominium Association**

**(Adopted March 4, 2019)**

Words underlined are additions. Words struck through are deletions

**Rule 25. Fire Doors, Stairwells, Fire Exits and Common Elements.** Unit owners, lessees of Units, and their respective family members and guests are NOT permitted to leave any personal property on the common elements, including the stairwells, other than an area designated as a storage space. Fire doors may not be blocked. No personal items shall block access in the foyer or fire exit areas.

**Rule 27. Leasing and Sales.** The Association may charge a reasonable fee to be fixed by the Board to defray the cost to the Association of processing lease and purchase agreements in regard to the right of first refusal described in the Declaration., but such fee shall not exceed the sum of One Hundred (\$100.00) Dollars. For additional information about this right of first refusal, please refer to the Declaration. All Lessees or tenants must be interviewed and approved by the Board prior to occupying the unit. As clarification of the Leasing provision in the Declaration, which states "Units may only be leased one (1) time in any one (1) year time period", the subsequent lease shall not have a commencement date sooner than the annual anniversary of the commencement date for the prior lease. Lessees may have guests, subject to Rule 8.

No Unit may be listed for lease on any website, such as Airbnb and VRBO. All assessments must be current before the Board approves any leases.

**Rule 35. Club Room. 2. Private Functions.** Use of the Club Room for private functions must be based on arrangements made five (5) business days in advance with the Building Manager, including executing the form of rental agreement approved by the Board for such purpose and payment of the rental charge and deposit prescribed in such agreement. The Board shall approve all club room rentals prior to using the facilities.

**Rule 39. Bicycles.** Bicycles shall be stored in the bicycle room on the garage level or in the Unit. Bicycles shall be taken through the garage level and utilizing the vendor door on the south side of the building. No bicycles shall be allowed on the first floor.

## WATERFRONT FAMILY MEMBER LIST

**OWNER NAME** \_\_\_\_\_ **UNIT #** \_\_\_\_\_

**As defined in the Association's Declaration family members shall be deemed to include a spouse, children, parents, brothers, sisters and grandchildren.**

## Family Members

### Relationship

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## **WATERFRONT FAMILY REGISTRATION**

**OWNER NAME** \_\_\_\_\_ **UNIT #** \_\_\_\_\_

**FAMILY MEMBER NAME** \_\_\_\_\_

**List additional family members, if applicable**

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**ARRIVAL DATE:** \_\_\_\_\_ **DEPARTURE DATE:** \_\_\_\_\_

**AUTOMOBILE INFORMATION: (if applicable)**

**VEHICLE #1**

**TYPE & COLOR** \_\_\_\_\_

**STATE OF REGISTRATION & TAG #** \_\_\_\_\_

## WATERFRONT GUEST REGISTRATION

**OWNER NAME** \_\_\_\_\_

**GUEST NAME** \_\_\_\_\_ **UNIT #** \_\_\_\_\_

**List additional guests if applicable**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ARRIVAL DATE:** \_\_\_\_\_ **DEPARTURE DATE:** \_\_\_\_\_

**AUTOMOBILE INFORMATION: (if applicable)**

**VEHICLE #1**

**TYPE & COLOR** \_\_\_\_\_

**STATE OF REGISTRATION & TAG #** \_\_\_\_\_

**NOTE: All guest over 17 years of age must provide a copy of a picture ID.**

**RULES AND REGULATIONS FOR WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM**  
**(Adopted February 17, 2016)**

**41. CONSTRUCTION APPROVAL AND SCHEDULING :**

Article 20 of the Waterfront Declaration of Condominium provides all modifications, alterations or additions to an apartment requires advance written approval of the Board of Directors. An application and copy of the plans for all such work, prepared by an Architect or Engineer licensed to practice in the State of Florida, shall be filed with the Association prior to the start of work. Any fees or costs associated with the construction shall be paid by the Owner.

Please remember to submit your plans for review on a timely basis, as construction must be scheduled and completed during the period between May 1<sup>st</sup> and October 1<sup>st</sup> of each year. A punch list period would be considered between October 16<sup>th</sup> and October 31<sup>st</sup> at the discretion of the Board.

**42. CHARGING FOR ELECTRIC CARS**

Electric cars may be charged as follows:

**Owners will be charged a monthly fee as determined by the Board of Directors from time to time whenever a vehicle uses the common area electric of the Association during any part of a month.**

**RULES AND REGULATIONS GOVERNING THE SOCIAL ROOM AT THE  
WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM**  
**(Adopted February 17, 2016)**

**17. A usage fee of \$50 is to be charged to the lessee for functions in the social room. The charge is not refundable and may be changed as determined by the Board of Directors from time to time. A \$500 refundable deposit shall be required.**



# RULES AND REGULATIONS FOR WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM

(Adopted March 2015)

Words underlined are additions. Words struck through are deletions

## (EXISITING LANGUAGE):

29. **TRADES ACCESS TO APARTMENTS** : The following is a list of procedures:

- ~~Monday - Friday, 8:00 am - 5:00 pm~~
- ~~Saturday, 10 am - 4:00pm, Based on Staff Availability~~
- ~~No Sundays or Holidays~~
- ~~Exceptions Made for Emergencies Only~~
- ~~Access through Service Entrance or Garage~~

## (PROPOSED LANGUAGE):

29. **TRADES ACCESS TO APARTMENTS** : The following is a list of procedures:

- Monday - Friday, 8:00 am - 4:00 pm
- No Saturday, Sundays or Holidays
- Exceptions Made for Emergencies Only
- Access through Service Entrance or Garage Unless Authorized by the Building Manager.

**ALL** Vendors and their employees will be issued a badge which must be worn by each individual.

Owners having Contractors provide significant repair or replacement within the unit must obtain and complete a Construction Application. This application can be obtained from the Building Manager and is subject to approval.



## **RULES AND REGULATIONS**

### **FOR**

### **THE WATERFRONT ON THE OCEAN AT JUNO BEACH**

1. **DEFINITIONS.** All terms not otherwise defined in these rules have the meanings set forth in the Declaration of Condominium (the "Declaration").
2. **COMPLIANCE.** Unit Owners, lessees and invitees will comply with all of these Rules and Regulations.
3. **RESPONSIBILITY.** Owners and lessees will be held responsible for the actions of themselves, their children, other family members, their pets and guests, licensees and invitees, including the causing of any damage to Condominium Property.
4. **SUPERVISION OF ASSOCIATION EMPLOYEES.** No Owner or lessee shall supervise, direct or attempt to assert any control over any of the employees of the Association or of any management company employed by the Association, and no Owner or lessee shall request that any such employee undertake any private business for an Owner during business hours.
5. **ENTRANCE INTO UNITS BY ASSOCIATION.** The Association and any agent, representative or workman authorized by the Association, has the right of access to each Unit during reasonable hours when necessary for the maintenance, repair or replacement of any Common Elements or Limited Common Elements which the Association is obligated to repair and maintain, or for making emergency repairs which are necessary to prevent damage to the Common Elements, the Limited Common Elements, the Condominium Building or to another Unit or Units. Notice of entry shall be given to the Unit Owner.
6. **KEYS.** The Association shall maintain a key to each Unit in the Condominium. No Owner shall change or alter existing locks or install additional locks without giving the Association notice, and unless duplicate keys are provided to the Association. There shall be a One Hundred Dollar (\$100.00) charge payable to the Association for additional common element keys.
7. **ASSESSMENTS.** Payment of Assessments shall be made at the office of the Association. Payments made by check shall be made payable to the order of The Waterfront At Juno Beach Condominium Association, Inc. All installments of annual assessments are due and payable on the first day of each billing

quarter, and Owners are subject to a fine and/or interest upon the failure to make such payment when due and payable.

8. GUESTS. Unit Owners and lessees of Units shall notify the Board in writing at least five (5) days prior to the arrival and departure of guests who have permission to occupy a Unit in the absence of the Unit Owner and/or the lessee of a Unit.

9. USE OF THE COMMON PROPERTY. The Common Elements are for the exclusive use of the Condominium's Unit Owners and lessees of Units and their immediate families, resident house guests and guests accompanied by a Unit Owner or lessee, in accordance with the terms and conditions of the Declaration. No other person is permitted to use the Common Elements of the Condominium unless accompanied by a Unit Owner or a Member of his immediate family or lessee of a Unit. All persons are required to wear a cover-up and footwear while in the interior public spaces.

10. PARKING. No vehicle shall be parked at any time on the Condominium Property except in designated parking spaces. Unauthorized parking will be grounds for removal of the vehicle at the expense of the Owner.

All vehicle operators shall obey parking regulations posted in the parking areas and drives. All vehicles shall be parked within the painted lines and pulled up as close as possible to the front wall or bumper. Vehicles may not be parked rear first. As a security measure, all automobile doors should be locked. The Association is not responsible for any injury to or loss from cars parked on the Condominium Property.

Except in the event of emergency, no vehicle maintenance or repairs shall be performed on the Condominium Property. No vehicles shall be washed, polished and/or waxed on the Condominium Property, except in designated areas.

11. COMMERCIAL AND RECREATIONAL VEHICLES. No commercial vehicle or vehicle carrying commercial license plates, recreational vehicle, trailer or boat, camper, truck or van of any kind shall park or be parked at any time on the Condominium Property unless such a vehicle is a commercial vehicle in process of being loaded or unloaded, or unless such a vehicle is parked in areas which may be designated hereafter by the Board as the areas for the parking of commercial vehicles. "Commercial Vehicles" shall mean those not designed or used for customary personal/family purposes. The absence of commercial type lettering or graphics on a vehicle shall not be dispositive as to whether same is a Commercial Vehicle. The foregoing shall not prohibit vans with windows which contain seating for at least four (4) persons without containing commercial type lettering. All vehicles kept on the Condominium Property shall be operational and in good repair and condition. In the event of dispute as to whether a vehicle is prohibited, the determination



of the Board shall be binding and conclusive. Please refer to the Declaration for additional rules and restrictions.

12. DISABLED VEHICLES. No vehicle which cannot operate on its own power shall remain on the Condominium Property for more than twenty-four (24) hours.

13. EXTERIOR. The exterior of the Condominium Building, including the balconies and terraces and all areas appurtenant to the Condominium, including the Common Elements and Limited Common Elements shall not be painted, decorated or modified by any Unit Owner in any manner without the proper consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the Condominium, except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association.

14. ANTENNAS AND AERIALS. Except as may be required by governmental regulations, no antenna or aerial shall be placed upon or affixed to any exterior of a Unit and no antenna or aerial placed or affixed within a Unit shall extend or protrude beyond the exteriors of the Unit or the planes of such exteriors. No radio or television installation or other electronic equipment may be permitted in any Unit which interferes with the television or radio reception of another Unit.

15. HURRICANE SHUTTERS. Only Board approved hurricane shutters may be attached to the exterior of a Unit.

16. BALCONIES, WINDOWS, DOORS AND ROOF DECKS. Nothing shall be dropped, thrown, swept or otherwise expelled from any window, door, balcony, or roof deck. No clotheslines or drying clothes shall be placed on any ledge, balcony, or roof deck.

All loose or movable objects must be removed from balconies, or roof decks upon notice of an approaching hurricane or inclement weather characterized by conditions of high wind. For additional restrictions, refer to the Declaration. Each Unit Owner or lessee who is absent during hurricane season must prepare the Unit by removing all movable objects from the outside patio or terraces.

17. FLOOR COVERINGS. No floor covering shall be installed in the Units without the written permission of the Board. No floor covering will be approved by the Board unless the Unit Owner is able to demonstrate that the flooring will be adequately soundproofed by use of approved materials for diminution of sound.

18. WINDOW AND GLASS DOORS. No aluminum foil may be placed in any window or glass door of a Unit, and no reflective substance may be placed on any glass in a Unit, except a substance previously approved by the Board. Sun control window coatings may be installed, provided they conform to specifications approved by the Board. Window coverings, e.g. blinds, drapes, etc., must be approved by the Board before installation.

19. NOISE. All noise, including, without limitation, talking, singing, television, radio, record player, tape recorder or musical instrument, shall be kept at such volume level that such noise is not audible outside of the boundaries of the Unit in which it originated.

20. CHILDREN. Children shall not be disorderly or disruptive and shall not be a nuisance to other residents of the Condominium. Children under the age of twelve (12) shall be closely supervised at all times by an adult to insure that they do not become a nuisance to other residents of the Condominium.

21. PETS. Unit Owners will be permitted to keep small pets with advance approval in writing from the Board, provided that any such pet shall be of gentle nature and disposition. Only two (2) dogs or cats or combination may be kept, but their combined adult weight may not exceed twenty-five (25) pounds. Owners shall immediately remove from the premises their pet if it emits excessive noise, such as barking or howling, or becomes a nuisance. Any pet that the Board determines is creating a nuisance shall be permanently removed from the Condominium property.

All pets must be carried when in the interior common areas, including the elevators, and leashed outside. Pets are not permitted in the recreational areas. The dog walk area is designated as the northwest corner of the Premises. All pet wastes must be removed immediately and properly disposed of.

22. OBSTRUCTIONS. There shall be no obstruction or cluttering of the Condominium Property. No article of personal property shall be parked, placed or permitted to stand for any period of time on the Common Elements, except for such areas of the Common Elements intended for the use of such articles.

23. SIGNS. No sign, nameplate, signal, descriptive design, lettering, advertisement or illumination shall be inscribed or exposed on or at any window, door, balcony, or terrace without the express prior written consent of the Board. No "For Sale" or "For Lease" signs shall be exhibited or displayed on or within the Condominium Property.

24. FIRE HAZARDS. Except to the extent necessary for normal household use, no Unit Owner or lessee of a Unit shall use or permit to be brought into his Unit any oil, gasoline,



kerosene, naphtha, or benzene. Nothing shall be placed in any storage areas, Private Garage Units or Private Cabana Units which could create a fire hazard.

25. FIRE DOORS. Unit Owners, lessees of Units, and their respective family members and guests shall not use the fire doors for ingress and egress, except in emergency situations. These doors may not be blocked.

26. REFUSE. All refuse, waste, cans, newspapers, magazines and garbage shall be properly bagged and deposited with care in the appropriate garbage chutes and/or covered sanitary containers provided therefore, including recycling containers. Use of the trash chutes is prohibited between 11 p.m. and 7 a.m. All disposal shall be made in accordance with the Association's directions, which may be posted from time to time.

27. LEASING AND SALES. The Association may charge a reasonable fee to be fixed by the Board to defray the cost to the Association of processing lease and purchase agreements in regard to the right of first refusal described in the Declaration, but such fee shall not exceed the sum of One Hundred (\$100.00) Dollars. For additional information about this right of first refusal, please refer to the Declaration.

28. MOVE-IN PROCEDURES. The following is a list of procedures:

Monday - Friday, 8:00 a.m. - 4:00 p.m.  
No Weekends or Holidays.  
No Tailgate or Drop Shipments.  
Use Garage Lobby for All Items.  
Exception - Very Large Pieces - Make Arrangements with Building Staff.  
Use Padded Freight Elevator.

29. TRADES ACCESS TO APARTMENTS. The following is a list of procedures:

Monday - Friday, 8:00 a.m. - 4:00 p.m.  
Saturday - 10:00 a.m. - 4:00 p.m., Based on Staff Availability  
No Sundays or Holidays.  
Exceptions Made for Emergencies Only.  
Access through Service Entrance or Garage.

30. OFFICIAL BULLETIN BOARD. The official bulletin board is designated as the bulletin board next to the mailboxes in the lobby.

31. POOL AND CABANA.

- a. Pool and jacuzzi rules as posted at the pool area will be observed.
- b. No pets are permitted in pool area.
- c. No food or drink is permitted in pool or within 4' of pool perimeter.
- d. All persons are required to wear robes and/or other covering and footwear while enroute to and from the pool area, sauna and exercise room.
- e. Employees of residents are not permitted to use the pool, sauna or exercise room.
- f. Parents are responsible for the behavior and safety of their children. Children under 12 years of age must be accompanied by adults while at the pool.
- g. Ball playing and other sports activities are not permitted on or around the pool deck or cabana area.
- h. In the interest of sanitation, the pool and jacuzzi (spa) may not be used at any time by children not potty trained, regardless of age. Also, it is not to be used by any person with contagious or infectious skin or health conditions.
- i. Swimming fins, rafts and similar items are prohibited from being used in the pool.
- j. No loud noise, including music, will be permitted in the pool area after 10:00 p.m.
- k. No glass bottles are permitted anywhere on pool deck.
- l. No diving allowed from any pool area.
- m. No child under the age of five (5) is permitted use of the jacuzzi.
- n. Children aged 5 through 12 may use the jacuzzi if accompanied by an adult.

32. SMOKING. Smoking is not permitted within the common areas of the building.

33. SAUNA AND FITNESS CENTER. These rooms are provided for use by Owners, members of occupant families, guests and tenants, and use is strictly at user's risk. Children under the age of fourteen (14) are not permitted to use the Fitness Center. Children under the age of fourteen (14) are not permitted to use the sauna unless supervised and accompanied by an adult. Rules covering the use of the sauna and exercise room are posted.

34. BARBECUES AND OUTDOOR COOKING. No cooking is permitted on balconies, terraces, or any other portion of the Condominium Property except those areas designated by the Association away from the building.



35. CLUB ROOM.

1. General Use. The Club Room is available for use by Unit Owners and their guests when accompanied by a Unit Owner. Such users shall leave the area in an orderly condition, free of any rubbish, trash or debris resulting from their presence.
2. Private Functions. Use of the Club Room for private functions must be based on arrangements made in advance with the Building Manager, including executing the form of rental agreement approved by the Board for such purpose and payment of the rental charge and deposit prescribed in such agreement.

36. CAR WASH. A hose bibb and hose is located at the northwest end of the building. Car washing is permitted in this location only.

37. COMPLAINTS. Any complaints regarding the actions of other Owners, their guests, licensees or invitees, lessees, or the management of the Condominium Property by the Association shall be made in writing to the Board.

38. ENFORCEMENT. Violations of these rules and regulations shall be reported immediately to a member of the Board, or the management agent. Disagreements concerning violations including, without limitation, disagreements regarding the proper interpretation and effect of these Rules and Regulations, shall be presented to and determined by the Board, whose interpretation of these rules and/or whose remedial action shall be dispositive. In the event that any person, firm or entity subject to these rules and regulations fails to abide by any covenant, restriction, rule or regulation in the Declaration, Articles, Bylaws and/or Rules and Regulations of the Condominium, he or she may be fined by the Association for each such failure to comply. Such fine shall be collected by the Association and shall become a part of the Common Surplus of the Condominium. Any Unit Owner against whom the fine is sought to be levied shall be afforded an opportunity for hearing in front of the Board after reasonable notice of not less than fourteen (14) days and said notice shall include:

- a. Statement of the date, time and place of hearing;
- b. A statement of the provisions of the Declaration, Articles, Bylaws, or these Rules and Regulations which have allegedly been violated; and,
- c. A short and plain statement of the matters asserted by the Association.

The non-compliance shall be presented to the Board after which the Board shall hear reasons why penalties should not be imposed. The Unit Owner or lessee of a Unit may be represented by counsel and may cross-examine witnesses. The Unit Owner or lessee against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the Association. A written decision of the Board of Directors will be made within twenty-one (21) days after the Board meeting.

The Board of Directors may impose fines against the applicable Unit as follows:

A fine not in excess of One Hundred Dollars (\$100.00) for each violation with a maximum total fine of One Thousand (\$1,000.00) Dollars for each violation of these rules and regulations, Declaration, Articles of Incorporation and ByLaws.

Payment of Fines: Fines shall be paid not later than thirty (30) days after notice of the imposition or assessment of the fines.

Non-exclusive Remedy: These fines are not exclusive and exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled.

39. RULE CHANGES. The Board may change or revoke Rules and Regulations from time to time. These rules supercede any other rules now in effect.

40. CONFLICTS. Should any conflicts arise between these Rules and Regulations and the Declaration, the Declaration controls.



**RULES AND REGULATIONS GOVERNING THE COMMON AREA FACILITIES**  
**AT THE WATERFRONT AT JUNO BEACH**

1. The Social Room and other Common Area Facilities may be rented by Waterfront owners for private parties including those where the owner wishes to include non-residents. These Facilities are not available for the use of any business entities.
2. The owner shall personally contract for and **must** be present at the function at all times. The lease is to be signed by the owner at the time the reservation is made. All fees and deposits are to be paid at the time the lease is signed.
3. Reservations are to be made with the Building Manager at least five business (5) days in advance of the desired date and must be approved in writing by the Board of Directors before the event date.
4. Activities are to be confined to the social room, swimming pool and surrounding deck, lobby level bathrooms and landscaped area east of the building. **Furniture must remain where it is presently located.** Use of the lobby areas (except for access to the social room) and fitness center is expressly excluded.
5. The usage fee shall be \$50.00 is to be charged to the lessee for functions in the social room. The charge is not refundable and may be changes as determined by the Board of Directors from time to time.
6. If the common area is leased over the weekend, Lessee must provide for a professional cleaning service to clean area no later than the next morning. If more extensive cleaning is required, an additional charge will be made on the basis of time and material, and/or use of outside cleaning services/specialists. The Building Manager may, if necessary, make arrangements with in-house personnel or outside services.
7. The sponsoring owner shall be responsible for any clean-up or damage to the facilities, including any amount which may exceed the damage deposit.
8. One or more parking attendants are required whenever in excess of 10 cars of non-residents are in attendance. This service, which is the responsibility of the sponsoring owner, shall be by a licensed parking service.
9. The Building Manager is available for information and advice regarding the use of the facility.
10. The number of guests attending any function other than an Association function planned by the Social Committee is limited to 30 persons.

**RULES AND REGULATIONS GOVERNING THE COMMON AREA FACILITIES**  
**AT THE WATERFRONT AT JUNO BEACH (CONT'D)**

11. Use of the Waterfront employees by owners for non-association functions is expressly prohibited. Hiring outside help will be the owner's responsibility. The Building Manager may assist you in the matter to insure security procedures are maintained.
12. **Set up must be done within two (2) hours of the function, and must be taken down immediately after the function ends. The common areas must be cleaned by the owner, and left in as good a condition as found.**
13. The Social Room will be open between the hours of 9:00 am and 12:00 am (midnight), except for a New Years Eve party whereby the party shall terminate by 1:00 am on January 1st. Lessee must understand that all trash is to be removed by the 12:00 am (midnight) closing time. This includes the social room being left in its original condition. All activities utilizing the outside facilities must terminate at dusk.
14. The names of the non-resident guests **must** be submitted to the Building Manager personnel 24 hours prior to the party.
15. The use of the Common Area Facilities will be available to only one sponsor on any given day.
16. Beer kegs are not permitted.
17. Two separate checks shall be made payable to The Waterfront at Juno Beach Condominium Association.
18. On all non-association functions a \$500.00 damage and clean-up deposit is required for each day leased. If this deposit is needed to repair damage and more extensive clean-up of the damage the deposit will be applied by the association. The balance will be returned to the owner. If the deposit is insufficient, the owner is liable for the additional amount required.
19. Owner **must** submit proof of homeowner's insurance.
20. No object throwing in pool area. Any sports activities should be on building grass (east) or on beach area.
21. Shoes must be worn at all times in building lobby areas.
22. No running in pool or social room areas.
23. No fireworks are allowed.
24. Please respect the unit owner's peace for noise levels.