

# **SANDALFOOT SOUTH ONE, INC.**

**9840 MARINA BLVD.  
BOCA RATON, FL. 33428  
PH/FAX 561-482-8919  
EMAIL: [BOD@sandalfootsouth.com](mailto:BOD@sandalfootsouth.com)**

## **RULES & REGULATIONS**

**Updated & Amended  
at a duly held meeting  
on Feb. 20, 2008**

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**The Board would like at this time to remind everyone  
of the commitment we each made**

(Evidenced by your signing and accepting all the rules and regulations and bylaws found in our condominium documents, when we purchased into our community; Sandalfoot South One, Inc.).

**It is the purpose of the Association to maintain the integrity and standards of our  
community. We share the common goal of maximizing the enjoyment of our  
property and protecting it's value.**

**In this regard everyone's help and cooperation is needed and expected.  
To aid in that effort we have compiled this easy reference guide for all Unit  
owners.**

**These rules and regulations are applicable to ALL unit owners,  
approved seasonal renters, and guests.**

**It is the responsibility of unit owners to advise all renters and guests of these  
rules and regulations.**

**Your Board of Directors will welcome the assistance of all owners in the  
enforcement of these rules and regulations. We urge everyone to comply with  
them and to respect all persons attempting to enforce these rules and regulations.  
It is advisable that everyone be familiar with all the rules and regulations, as they  
are responsible for being in compliance with them all.**

**PLEASE READ THEM**

**Restrictions contained in the By-laws requiring occupancy by at least one (1)  
person Fifty-Five (55) years or older required under the Fair Housing Amendments  
Act of 1988, and of The Associations rule that should the occupant(s) 55 years or  
older voluntarily vacate the unit, occupants under the age of 55 years residing in  
the unit will not be permitted to remain.**

**The Association documents prohibit the permanent residence in a unit of any  
children under the age of sixteen(16) years.**

**Accept the ruling of the Florida statutes 2003, Florida Civil Rights Act, section 760.20-760.37  
paragraph 3b-"If those documents further provide a prohibition against residents 16 years of age or  
younger, that provision shall be construed, for purposes of the Fair Housing Act, to only apply to residents  
18 years of age or younger, in order to conform with federal law requirements."**

**All of the restrictions, limitations and obligations of members as provided in  
the Declaration of condominium are incorporated herein by reference but  
not by way of limitation;**

## **BUILDING**

**1-Owners shall not use or permit the use of their premises in any manner which would be disturbing or be a nuisance to other owners, or in such a way as to be injurious to the reputation of the property.**

**2-The condominium units shall be used only for residential purposes.**

**3-No more than four (4) occupants allowed per unit at any time.**

**4-A guest is permitted to visit and temporarily reside in a unit when the approved occupant is in residence, for a time not to exceed (30) thirty days in total in any calendar year. Owners must provide in writing the names of guests and other information required by the Board of Directors. A guest is defined as anyone not listed on the owners application to purchase. Guests that exceed this amount of time will be considered residents and will be subject to the Association's screening and approval process.**

**5-Guests may occupy a unit only when the owner is present. Any guests are prohibited from using the unit in any manner in the event the unit owner is absent.**

**6-No industry, business, trade, occupation or profession of any kind, commercial, religious, educational, or otherwise, designed for profit, altruism, exploration, or otherwise, shall be conducted, maintained or permitted on any part of the property or in any condominium parcel therein, nor shall any "Sold" or "For Sale" or "For Rent" signs or other window displays or advertising be maintained or permitted on any part of the property or in any condominium parcel therein.**

**7-All sales of units must be approved by the Board of Directors of the Association, Prior to closing. Application forms are available upon request from the Board of Directors, or Management. Only Sandalfoot South One, Inc. forms will be acceptable.**

**8-The owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside of walls of a building, and no sign, awning, canopy, shutter, radio or television antenna shall be affixed to or placed upon the exterior walls or roof, or any part thereof except upon the approval of the Board of Directors or managing Agent, or unless same is provided in the Declaration of Condominium.**

**9-Children who are the guests of residents shall not be permitted to play in the walks, corridors, electric rooms, stairways, garbage cans of any condominium building.**

**10-Unit owners are responsible for their guests. Parents or legal guardians are responsible for children's behavior in and around Condominium elements. The parking lot is not a playground. Children are strictly prohibited from playing on the bank area adjacent to the canal. Rock/stone throwing is not permitted anywhere within the condominium property. Tree Climbing is prohibited.**

**11-There shall be no playing, lounging, storage of baby carriages or playpens, bicycles, wagons, toys vehicles, benches or chairs on any part of the common elements except *that baby carriages, bicycles and other personal property may be stored in a common storage area designated for the purpose, and recreational areas may be used for their intended purpose.***

**12-The riding of bicycles on the walkways is strictly prohibited as it definitely presents a safety hazard.**

**13-Unit owners, residents, their families, guests, servants, employees, agents, visitors, shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof, or power rooms of any building.**

**14-The use of the condominium units shall be consistent with existing law, these restrictions, and so long as such does not constitute a nuisance.**

**15-For the convenience of all, it is expected that TV's, radios, etc. be kept at a normal level after 11 PM and before 9 AM so as not to inconvenience your neighbors. All other noises such as loud "good nights" to departing guests, slamming of doors and blowing of horns should be avoided.**

**16-Repair work involving hammering, sawing, etc. that can be heard outside of your unit, must be done between the hours of 8:00 Am and 8:00 PM. Monday through Saturday only. Construction prep work such as sawing, grinding, cutting etc. may not be done on catwalks or stairwells. Such work may only be done in the parking lot or in a grassy area. Unit owner remains responsible for clean up, and/or restoration of any damage to common property.**

**17-Common elements shall not be obstructed, littered, defaced or misused in any manner, nor shall the common elements be decorated or furnished by any apartment owner or residents.**

**18-No structural changes or alterations shall be made in any unit, to to any of the common elements, except upon approval of the Board of Directors or Management Agent or as provided in the Declaration of Condominium.**

**19-The owner shall not erect or cause to be erected any outdoor clothesline.**

**20-No clothes, sheets , blankets, laundry of any kind of other articles shall be hung out or exposed on any part of the common elements and/or terraces, porches, and/or any part of the exterior of the building.**

**21-The common walks and common elements shall be kept free and clear of rubbish, debris and other unsightly materials and shall not be obstructed, littered, defaced or misused in any manner.**

**22-In using the laundry room--the set hours are 8AM to 8PM. these hours have been set so as not to inconvenience the people living in apartments adjacent to the laundry room. Laundry rooms are also subject to posted use restrictions.**

**23-It is expected that, on using the laundry room facilities that you make every effort to keep the premises clean and it is imperative that the filter on the dryer be cleaned thoroughly after each use. Large heavy items such as rugs and draperies, and rugs with rubber backings should not be washed or dried in our machines.**

**24-There shall not be kept in any unit any flammable, combustible or explosive fluid, material, chemical or substance except for normal household use.**

**25-A key to your unit should be on file, in the office of the Board of Directors for emergencies. If a key cannot be obtained in an emergency, door may be broken down and must be repaired at owners expense. If time permits a locksmith will be engaged and the cost of this service will be assessed against the unit owner.**

**26-No cooking shall be permitted on any balcony or terrace of a unit. This is also a local safety Fire Code Violation.**

**27-For the sole use of the residents of Phase One there is a gas barbecue grill, located on the outside patio of the clubhouse. If you use the grill, Please clean it after you are done. Please make sure to turn the gas OFF. DO NOT place anything on the air conditioning unit located next to it.**

**28-For the convenience of all, it is expected that TV's, radios, etc. be kept at a normal level after 11PM so as not to inconvenience your neighbors.**

**29-PETS-The sale of a unit to a buyer with pets will NOT be approved. Pets shall NOT be acquired after initial occupancy. Pets are prohibited. Unit owners are responsible that no pets enter their units for any reason. No animal or pet of any kind or description shall be kept in any unit or brought upon condominium property. This includes visitors.**

**30-Please do not tamper with or adjust sprinkler heads. Call the office or management and leave a message of the location for service.**

**31-Anyone replacing an air conditioning unit MUST have the old unit and all related materials removed from the roof and disposed of properly. Failure to do so will result in the Association's having the old unit removed and passing the charge on to the unit owner. Please remember that unit owners are responsible for the actions of their service personell.**

**32-Please remember to service your interior A/C unit every 3 months to keep condensation lines clear. You can do this with household bleach of "Nu Line" available at Lowes or Home Depot. A/C filters should be replaced regularly.**

**33-All unit owners, upon leaving the unit vacant for a length of time that will exceed two weeks MUST, to the extent possible within that unit, TURN OFF all water supply lines within that unit.**

In most cases that will include;

At least two under the kitchen sink

Two under each bathroom sink

One for each toilet, and

Two main supply lines under the vanity in the master bath. (usually

located to the far end from the sink turn offs.)

**34-If a Unit owner plans to rent their unit the following restrictions apply: Rentals may be for no less than three (3) months or no more than four(4) months, specifically December 1st through April 30th. Each unit is allowed one (1) rental per calendar year. The Unit Owner shall notify, and get written approval from the Board of Directors, obtain a rental application from the Association, and return completed form with an application fee of \$100.00. BEFORE renters take up residency on the property. Renters must always have a current application on file.**

**35-Trash pick up is Monday and Thursday. Please do not leave trash outside of the receptacles for any reason. Items too large for the receptacle should not be placed by the receptacles until after 6:00PM the night before scheduled pickup. Please take note of holidays when there is no pick up. Please do not step on receptacle covers or try to over stuff the containers as this results in costly damage to the receptacles.**

**36-Newspapers should not be put into the receptacles as they fill them too quickly, they**

should be held until the night before pick up ,then put out in bags or bundles or otherwise secured against the wind.

37-It is the responsibility of the Unit Owner to dispose of any large furniture and appliances in a proper manner. Nothing should be taken out of the Owner's Unit and left outside in any common area. Anyone of the following can be contacted for free pickup and disposal of these items:

Faith Farms 561-737-2222----Good Will Industries 561-362-9650  
Vietnam Veterans of America 800-775-8387  
Domestic Abuse 561-361-0032 / 888-974-2587

failure to follow this process could result in property damage to the building and / or walkway. This damage will be repaired and the Unit Owner will be charged for all repair costs. When buying appliances from retailers, have in the contract to remove any old appliances.

38-Non-Emergency complaints regarding the service of the Condominium shall be made in writing to the Board of Directors and to the Management Agent. Emergencies should be reported to the management co.

39-Unit Owners are required to pay land-use fees for recreational facilities. Recreation assessment payable monthly to Boca Dunes Country Club. Coupons are provided and should be mailed to Boca Dunes Country Club  
1400 Country Club Drive  
Boca Raton, FI 33428

40-The use of all recreational facilities shall at all times be subject to such rules and regulations as the Board of Directors may establish, or as may be from time to time established by *Sandalfoot Cove Country Club, Inc. Now known as Boca dunes Golf & Country Club.*

41-Payments of monthly assessments shall be made at the main administrative offices or at such other places as may be designated from time to time. Payments made in the form of checks shall be made to the order of Sandalfoot South One, Inc. and sent to:

Sandalfoot South One, Inc.  
c/o Benchmark property Management  
7932 Wiles Rd.  
coral springs, FI. 33067

Payment of regular assessments are due on the first day of each month and if ten or more days late, are subject to late charges, as provided by the Board of Directors or Management Agent.

42-Late Fees: application of payments. Assessments and installments on such assessments paid on or before twenty days after date when due shall not bear late fees, but all sums not paid on or before twenty days after date when due shall bear a late fee of \$15.00 per month. All payments upon account shall be first applied to late fees and then to the assessment payment first due.

43-No unit owner or resident shall direct, supervise or in any manner attempt to assert control over any of the employees of the Association, nor shall they attempt to send any of such employees upon private business of such unit owner or resident.

44-The fire department has requested that all articles such as chairs, plants, etc. be kept from stairways and walkways as they are a potential hazard and in the event of an emergency could cause a delay in rescue operations.

Furniture, even for temporary seating, may not be placed on catwalks, walkways as such placement is in violation of safety and fire codes.

### **PARKING/MOTOR VEHICLE**

**The rules pertaining to parking have been condensed here so that EVERYONE understands the guidelines for the ticketing and towing of vehicles.**

**Vehicles that are not in compliance will be subject to ticketing and or towing, at their owners expense.**

It is the responsibility of each unit owner to inform their guests of these rules.

**P1-NO COMMERCIAL VEHICLES OF ANY KIND, INCLUDING TRAILERS, NO MOTORCYCLES, TRUCKS, CARGO VANS,RECREATIONAL VEHICLES, ALLOWED.**

**P2-Upon acquiring interest in and to the condominium parcel, each owner is assigned a parking space, and is on notice that said parking space may not be rented, assigned or used by anyone other than the owner, without consent of the Association.**

**P3-You are assigned one (1) parking space-- the number will correspond to the number of the apartment in which you reside. If you have a second car, you will use the guest parking spaces provided for in phase one. Under no circumstances are you to use another numbered parking space at any time without the written approval of the Association.**

**P4-When washing your car, please shut off the water when not in use and then return hose to rack provided. Cars are NOT to be washed more than once a week.**

**P5-Service drive is to be used for washing cars and hosed down when finished.**

**P6-No major car repairs are permitted on the Owner's parking space or any part of the common element. No car repairs whatsoever, no flushing of radiators, no oil changes.**

**P7-NO parking of cars ANYTIME in the garbage areas. Especially on days that rubbish is collected, namely Monday and Thursday.**

**P8-Cars parked in spaces assigned to another Unit Owner without their consent and unauthorized by the Board of Directors shall be towed away at the owner's expense.**

**P9-All unit owner/resident cars must have an official parking permit permanently affixed to the vehicle on the rear window.**

**P10-No car shall be parked on Association property, including owner spaces without current tags/ license Plates.**

**P11-All seasonal tenants must have a current/non-expired, Visitor Parking Permit Hang Tag hanging from their rear view mirror at all times while parked on Association property, including while in the units assigned space.**

**P12-All overnight guests are required to have a current, dated Visitor Parking Permit Hang Tag hanging from their rear view mirror at all times while parked on Association property. Unit owners expecting overnight guests should call 561-482-8919 BEFORE their guests arrive to acquire the proper permit. Permits may also be acquired by**

going to the Property Mgmt. office ....during normal bus. Hours...please call ahead.

**P13-Cars may not be backed into spaces.**

**P14-Only unit owners and authorized residents shall be eligible for a resident sticker.**

**P15-Resident stickers are limited to vehicles owned and operated by persons listed and approved for residency during the purchase process, or those that have undergone the same application/approval process since original purchase.**

**P16-Upon purchase of a new vehicle, a new sticker will be issued once all information on file has been updated.**

**P17-information required for a Resident sticker consists of ; Unit owner name, vehicle owner name, registration number, type, make, year, color, model of vehicle, relationship to resident.**

**P18- information required for a Seasonal Tag consists of; Unit number, unit owner name, vehicle owner name, registration number, type, make, year, color, model of vehicle. A current, approved rental application must be on file with the Board, with the dates of unit occupancy.**

**P19-All vehicles parking on Association property must have a valid parking permit affixed to the rear window of the vehicle.**

**P20-The speed limit on condominium property shall not exceed fifteen (15) miles per hour.**

**P21-There will be no unnecessary horn blowing or loud playing of automobile audio components on condominium property.**

**P22-Overnight parking shall mean vehicles on Sandalfoot South One property between the hours of 11:00PM to 6:00AM.**

**P23-The term commercial vehicle shall include all automobiles, trucks, and vehicular equipment on which, there are any visible tools, tool boxes, ladder racks, or other items of commercial activity, including station wagons and SUV's and vans which bear permanent or removable signs referencing any commercial undertaking or enterprise, or vehicles more than 6'1" in height and 19' in length.**

**P24-Vehicles of any kind or size displaying signs (including, but not limited to "For Sale" etc.) are prohibited from parking on the property.**

**P25-Vehicles may not be parked in such a way as to obstruct the free flow of vehicles of pedestrian traffic through, over or upon roadways, walkways, or building entrances.**

**P26-Derelict, abandoned or junked vehicles may not be parked/stored anywhere on the property.**

**P27-A passenger van or sport utility vehicle must have permanent seating for a minimum of four (4) adults, and must have windows on all sides (including the doors),**

the back, and meet the previous height and length requirements specified above.

**P28-A truck is any vehicle with an open bed, any pickup truck, or any configured add on to a pickup truck. Regardless of passenger seating.**

**P29-Any vehicle parked upon the property must have a proper current registration or license in the proper license position.**

**P30-Parking on the grass or any landscaped area is prohibited.**

**P31-Vehicles are not permitted to create any noise nuisance to the community (i.e., excess horn blowing, loud audio equipment, etc.)**

**P32-Non-resident vehicles may not be stored on community property without prior Board approval.**

**P33-Non-conforming vehicles will be towed away at the owner's expense and liability.**

### **GOLF CART RULES & REGULATIONS**

Since Golf spaces are not personally owned and are part of the common area, whose use and ownership is limited by the Association, and the Board of Directors. That usage is limited by the following rules:

**G1-Golf cart spaces are for unit owners of Sandalfoot South One, Inc. only.**

**G2-Unit owners,(whether singly or as a couple) are limited to one golf cart space only.**

**G3-Regardless of number of units owned, only one space will be issued.**

**G4-There will be a yearly fee, Due in January (in its entirety, by the 31<sup>st</sup>) to cover the cost of the electricity used for chargers. That fee is presently \$60.00, which covers January 1<sup>st</sup> through December 31<sup>st</sup> of the calendar year. The Board has the right to, from time to time, to adjust this rate with changes in the cost of electricity.**

**G5-Golf carts using these spaces must be wholly owned by person/s (owners) in Sandalfoot South One, Inc. There can be no sharing of ownership with any person/s that are not also owners within Sandalfoot South One.**

**G6-New unit owners wishing to purchase a golf cart must first receive permission from the Board of Directors, as spaces are limited.**

**G7-Depending on availability new owners must pay an initial (non-refundable) \$100.00 reservation fee. This fee goes into a golf cart space maintenance fund, used to maintain the designated golf cart area. This is separate from the yearly electric fee.**

**G8-Upon the sale of a unit that has a reserved space, the unit owner may;**

**A-Extend the use of that space to the new owners, upon approval from the B.O.D. Upon which the new owner will be responsible for the yearly electric fee, but not the \$100.00 initial buy-in.**

**B-Upon the sale of that unit, Should the new owner not have need for a golf cart space, reservation of that space shall revert back to the Association and will be re-assigned.**

**C-Owners holding a reserve on a space may NOT sell, transfer, or lease/sub-lease their right of use of that space to anyone. (Only exception being to new approved owners as stated above.**

**G9-Since the golf cart spaces are common property and subject to the same rules as all common property; No individual shall rent/lease, assign or subdivide their interest or use of a golf cart space. No individual shall post signs on carts or spaces.**

**G10-Each individual shall maintain their golf cart in a usable condition and not cause to be stored here, any unusable golf cart.**

**G11-it is up to the individual golf cart owner to obtain and maintain insurance coverage for all possible liabilities pertaining to the individual golf carts. The Association is not and will not be responsible to any damage or loss to the golf carts, or persons using the golf carts, whether malicious or intentional or an act of God.**

**G12-It is up to the individual to notify the Board of Directors to any changes in either unit ownership or golf cart ownership status.**

**G13-In the event that all spaces are reserved the B.O.D. Will maintain a waiting list. The list will be kept on a first come first served basis with no jumping, and as spaces become available they will be offered to persons on the list in numerical order.**

**G14-Owners may relinquish their reserve at any time with 30 day notice to the board.**

**G15-Owners are responsible for the proper, safe, and legal use of the golf cart at all times. Carts are not to be driven on the grass, walkways or other forbidden areas, and shall not be driven in any safe manner.**

**G16-Abuse of the rules and regulations may cause the Board to ask you to relinquish your space and to remove the golf cart from the property.**

**G17-Gas powered golf carts are not allowed.**

**The board of Directors may at any time change, revise, or revoke these existing rules and regulations, in their entirety or in part, and make such additional rules and regulations, as in their opinion, shall be necessary for the safety, cleanliness, good order, and the felt need of the community and, for promoting the comfort and convenience of all residents and to foster harmony.**

***--CULLED FROM ORIGINAL DOCUMENTS--  
--NOT RESPONSIBLE FOR TYPOGRAPHICAL ERRORS---  
--IN ALL INSTANCES ORIGINAL DOCUMENTS RULE--***