

# **A Brief Synopsis of Important Paloma Information, Rules and Regulations**

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## **For Information Purposes Only Does Not Supersede the Official Controlling Documents Listed Below**

### **Official Controlling Documents:**

1. Articles of Incorporation of Paloma at Palmira Golf and Country Club, A Condominium Association, Inc.
2. Declaration of Condominium of Paloma at Palmira Golf and Country Club, A Condominium.
3. Bylaws of Paloma at Palmira Golf and Country Club Condominium Association, Inc.
4. Rules and Regulations for Paloma at Palmira Golf and Country Club Condominium Association, Inc.

The **Paloma Website** ([www.palomaparadise.com](http://www.palomaparadise.com)) contains a wealth of useful information, including:

1. A Paloma resident address book (under Resources/Documents).
2. Pertinent documents, including the above Official Documents (under Resources/Documents).
3. Meeting Minutes.
4. A Work Order Form for requests to May Management.
5. A listing of key contacts and telephone numbers.

The Paloma Webmaster provided Homeowners with a username and password when they purchased their units. If you do not have a username and password, you may request one via the "Login/Request Login" link on the website.

### **SPA and POOL Rules:**

Pregnant women, small children, people with health problems and/or taking medications that cause drowsiness should not use the SPA without first consulting a physician.

Shower before entering the SPA.

No food, drink, glass or animals in the SPA or on the SPA deck.

SPA bathing load is 7 persons maximum.

Maximum SPA use is 15 minutes.

SPA and swimming pool hours are dawn to dusk.

Maximum SPA water temperature is 104 degrees F.

No night swimming.

No diving.

An emergency telephone is located on the clubhouse outside wall.

Dial 911 for emergency medical services.

Children under 12 years of age must have adult supervision.

WARNING – there is no lifeguard on duty.

**Pest Control:** Paloma has a pest control contract with Team Pest Defense. They periodically spray the building perimeter. If a Homeowner has a problem, they will come and spray the inside of your unit at no additional cost to you. You just need to schedule a time to let them into your unit. They can be reached at 239-561-1300.

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**Trash Pickup:** All garbage, trash, refuse or rubbish must be placed in appropriate trash containers or bags. As a last resort please double bag your garbage in strong bags as birds will peck at the bags. All trash containers shall be stored inside the garage and kept in a clean and sanitary condition. Trash is collected Monday morning. Trash containers should be put out at the curb Sunday evening or early Monday morning. If you are not able to do so, and if at all possible, please arrange for a neighbor to do so for you. Emptied trash containers should be returned to the Homeowner's garage as soon as possible.

**Recycling Pickup:** Recycling is collected Monday morning. Recycling containers should be put out at the curb Sunday evening or early Monday morning. If you are not able to do so, and if at all possible, please arrange for a neighbor to do so for you. Be certain the recycling container is oriented properly, as indicated on its cover. Emptied recycling containers should be returned to the Homeowner's garage as soon as possible.

**Modification and Landscaping:** The exterior of the homes and all other areas appurtenant to a home shall not be painted, decorated or modified in any manner without the prior written consent of the Neighborhood Association's Board of Directors (**the Board**). A Homeowner shall not install any screen doors, awnings, hardware or the like without prior written approval of the Board. Second floor Homeowners may not install any floor covering, other than carpeting, in any room other than the bathroom, kitchen/breakfast area or laundry/utility area without prior written consent of the Board. Soundproofing insulation must be placed under floor coverings such as wood or tile.

**Hurricane Shutters:** Clear plastic hurricane shutters may be installed within window wells and white or building color hurricane shutters may be installed inside the lanai screens. These shutters may be put in place from May 15 to November 30. White electric shutters on the lanais may be used year-round. Hurricane shutters not meeting these specifications may be installed only during a hurricane watch.

**Parking:** No vehicle or other possessions belonging to a Homeowner or to a member of the family or guest, invitee or lessee of a Homeowner shall be positioned in such a manner as to impede or prevent access to another Homeowner's garage. Parking spaces adjacent to the roadway are set aside for the second-floor unit Homeowners. Second floor unit Homeowners should not park in front of their garage door and potentially impede the access to the first floor unit's garage. Parking on the street is allowed during the day. However, overnight parking on the street is not allowed.

**Leasing and Rental:** A condominium may not be leased for a period of less than 30 days and no more than three times per calendar year. Subletting is not permitted. The Lease/Rental Application form is available on the Paloma website (under Resources/Documents).

**Pets:** No Homeowner is permitted to keep a pet in his or her home without prior written permission of the Board. The pet registration form is available on the Paloma website (under Resources/Documents). Dogs whose breed is noted for its viciousness or ill

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temper (e.g. "Pit Bull" and similar breeds) are not permitted. Renters/lessees are not permitted to have pets. Pets shall not be on the lanai unless someone is present in the condominium. If a pet becomes obnoxious to other Homeowners by barking or otherwise, the Homeowner thereof, upon written notice by the Board, must correct the problem, or, if not corrected, the Homeowner will be required to permanently remove the animal from the property.

**Garages:** Garages are to be used for the parking of motor vehicles and for minimal storage. Garage doors shall remain closed when not in use by a vehicle entering or exiting the garage. According to the Declarations, 17.13 states that "no garage shall be permanently enclosed so as to make the garage unusable by an automobile, and no portion of a garage originally intended for the parking of an automobile shall be converted into a living space or a storage area...Garages are intended for the primary use of parking and storage of motor vehicles. Homeowners and their lessees and family members, guests and invitees of such Homeowners and lessees, may not store personal property in a garage and then park motor vehicles in the unassigned parking areas of the Condominium. Homeowners shall not park their automobiles in the driveways so as to impede a neighboring Homeowner from ingress/egress to their driveway and/or garage."

**Propane:** Please be aware that the storage of propane cylinders exceeding (2) cylinders containing a maximum of 1 pound of propane each, inside a residence including garages, is strictly prohibited by the Florida Fire Protection Code and the 2004 NFPA LP Gas Handbook. As a frame of reference, the typical "barbecue cylinders" used on gas grills contain approximately 16 to 20 lbs. of propane when full. Accordingly, storage of these barbecue cylinders inside a residence or attached garage is prohibited by the code. Propane cylinders are not allowed on second floor lanais.