THE ARBOURS OF THE PALM BEACHES

CONDOMINIUM ASSOCIATION, INC.

Administrative Rules and Regulations Clarified November 2025

Common Ground Accessibility:

1. **In general, most common grounds are available for all community members' enjoyment. However, no public access is allowed to the areas behind buildings except for ground maintenance purposes, community safety, Board sanctioned inspections or for emergency situations.**

2. **Walking, jogging or any other activities on the grassy areas behind or in between the buildings is not permitted. Of course, residents are allowed in the areas adjacent to their own Unit.**

***Landscaping*:**

1. **Prior to planting any plants or shrubbery in the ground an Architectural Change Form (ARC) must be submitted for Board approval. This form can be found on the Arbours website or obtained from the management company.**

2. **Decorative potted plants, seasonal flowerpots, or any other miscellaneous decorations, such as solar lights, are allowed without requesting approval. Any items placed outdoors are the responsibility of the Unit's owner/residents. The association and its vendors are not responsible for any loss or damages. Items must be placed in areas which do not interfere with the sprinkler system, care of the bushes, lawn or shrubs. At our sole discretion, and without specific explanation, the Board reserves the right to ask the resident to remove any or all decorations at the resident's own expense. No objects shall be placed along the walkways leading to the gate or front door.**

3. **Fruit trees and vegetable plants of any kind are not permitted.**

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***Parking Regulations*:**

1. **All residents must obtain a Parking Decal from the management company using the vehicle's current registration. A Parking Decal must be applied to the left side of every vehicle's rear window.**

2. **Visitors are only permitted to park in unmarked parking spaces.**

3. **Overnight parked visitor vehicles require a Visitor Pass placed in plain view on the rear view mirror or dashboard. An overnight Visitor Pass can be obtained from the management company. Each Unit is allowed 1 Visitor Pass.**

4. **In the event a Unit has a third vehicle, the third vehicle must park in a space located at the clubhouse, pool or tennis court in any Guest parking space.**

***Modification and Alteration*:**

1. **Homeowners must obtain special permission from the Board of Directors for any exterior or interior changes to their Unit such as awnings, patios, removal of interior walls, just to name a few. An Architectural Change Form (ARC) can be obtained either from the Arbours website or the management company. The ARC must be submitted and approved by the Board before work can begin.**

2. **Any remodeling should be performed Monday through Saturday 8:00 AM to 5:00 PM.**

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Holiday Decorating:

1. **Festive holiday decorations are welcomed during the year. These include Thanksgiving, Christmas, Valentine's Day, Memorial Day, Independence Day, just to name a few.**

2. **The American Flag, First Responders Flag and seasonal flags on the appropriate holidays are permitted.**

3. **When hanging decorations such as garland or string lights to gutters, fences, fascia or around front doors and windows, only the use of temporary, removable, clips or hangers are allowed.**

4. **Residents are responsible to remove any decorations on lawns and bushes prior to regular lawn maintenance.**

5. **Decorations must be removed no later than 3 days after the date of the holiday in question, except for Christmas decorations, with a required removal date of the following January 6th.**

***Pet Care*:**

1. **Per Unit, residents are allowed 1 dog and/or 1 cat.**

2. **Dogs must be on leashes at all times. Owners are responsible for picking up after their dog.**

3. **Cats are not allowed to run free. If a cat is caught, it will be taken to an animal rescue center.**

4. **Pets must be registered and a copy of their rabies vaccination records submitted to the management company.**

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Refuse Pick Up:

1. **Trash pick up is currently on Tuesday and Friday. All trash should be in sealed plastic bags before placing them inside the dumpster. Nothing should be placed between the dumpster and/or recycle bins.**

2. **Bulk pick up is currently on Wednesday. All items should be placed on the left side of the dumpster area no earlier than Tuesday, the day before pick up.**

3. **Recycle pick up is currently on Wednesday and Saturday. All cans and bottles should be placed in the blue recycle bin. All paper and cardboard should be broken down and placed in the yellow recycle bin. Any excess cardboard must to be broken down and placed in the dumpster or another less full yellow recycle bin located on the property. Do not put plastic bags or containers with food residue in the recycle bins.**

Additional Rules:

1. **Additional rules can be found in the Declaration of Condominiums portion of the documents (DC 9.a-k).**

2. **Additional rules can be found in the By-Laws portion of the documents (BL 11.3 a-o).**

Clarified November 3rd 2025
Board of Directors