



Spa at Sunset Isles Condominium Association, Inc.

Phone: 561-333-1212

10380 Fox Trail Rd S. West Palm Beach, FL 33411

Fax: 561-333-3387

Spaatsunsetisles@gmail.com

Resale Registration Application

Satellite Dishes are NOT allowed on most units in the community.

The following **MUST BE INCLUDED** with the application:

- A Purchase Contract signed by both seller and buyer.
- Go online to create account for background check and payment at TENANTEV.COM, see page 2.
- Application Fees: \$155.00 for individual applicant, \$55.00 each additional adult.
- Valid vehicle registration. \$ 20.00, money order payable to Spa at Sunset Isles per vehicle gate sticker

Application Fees are NON-REFUNDABLE

CLOSING DATE: _____ INVESTOR? Yes _____ No _____

UNIT NUMBER _____ PROPERTY ADDRESS _____

LIST OF ALL OWNERS NAMES _____

NUMBER OF ADULT OCCUPANTS? _____ CHILDREN? _____ AGES OF CHILDREN _____

MAILING ADDRESS: _____

YOUR PHONE NUMBER _____ EMAIL ADDRESS _____

I WOULD LIKE TO RECEIVE ASSOCIATION COMMUNICATIONS BY:

SELECT ONE _____ EMAIL
_____ POST OFFICE

MAKE, MODEL, YEAR & TAG OF EACH VEHICLE (COMMERCIAL VEHICLES ARE NOT ALLOWED)

LIST ALL PETS, BREEDS AND WEIGHT _____

YOUR WORK OR OTHER PHONE NUMBERS IN CASE OF AN EMERGENCY:

NAME _____ PHONE NUMBER _____

NAME _____ PHONE NUMBER _____

I understand application approval at THE SPA AT SUNSET ISLES CONDOMINIUM ASSOCIATION is conditioned upon the accuracy of the entire application. Any misrepresentation or falsification of information on the application may result in rejection of the applicant. Occupancy prior to the association's approval is prohibited.

I have received and read The Spa at Sunset Isles Condominium Association, Inc. Rules and Regulations.

APPLICANTS SIGNATURE

APPLICANTS SIGNATURE

APPLICANTS SIGNATURE

DATE

DATE

DATE

The Spa at Sunset Isles Condominium

Step ①

Please make sure to select the correct application type and code before proceeding with the application process.
(Before you begin, please note that a valid major credit card is required)



Go to: Tenantev.com



Ready: Create your User Account!



Enter Code to begin!

5723

Step ②



Sign: Once payment has been processed, you will be requested to sign a Receipt and provide your Authorization for Application processing. You will also be requested to Electronically sign the Community's Application. If applicable, once you have completed and signed all the forms, your co-applicant will need to also Electronically sign the Application through their own user account.

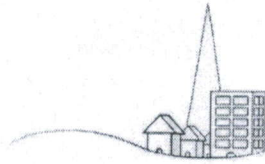


Upload: Through your account, you will be requested to upload the documentation required by the community in order to complete your application.

Customer us at Support@TenantEvaluation.com

Identity Theft:

You can be charged with identity theft if you enter another person's name or social security number, or any other information other than your own on an application. Conviction for identity theft carries with it some potentially hefty penalties. In fact, the Identity Theft Penalty Enhancement Act signed into legislation in 2004 established identity theft as a federal crime. The law sets the penalty for identity theft at up to 15 years in prison and paying as much as \$250,000 in fines.



INTEGRITY
Association Services

**SPA AT SUNSET ISLES CONDOMINIUM ASSOCIATION
GATE ACCESS REGISTRATION**

**A COPY OF EACH VEHICLES LICENSE REGISTRATION MUST ACCOMPANY
THIS FORM TO THE MANAGEMENT COMPANY OFFICE.**

LIST NAMES OF ALL VEHICLE OWNERS

Unit# _____

Resident name: _____ Phone: _____
Resident name: _____ Phone: _____
Resident name: _____ Phone: _____

Primary phone (____) _____ Email _____

YEAR	MAKE	MODEL	COLOR	LICENSE	ST	OFFICE USE ONLY

**THE SPA AT SUNSET ISLES GATE ACCESS TRANSPONDER RECEIPT AND
RESPONSIBILITY ACKNOWLEDGEMENT**

I understand the transponder(s) assigned to the vehicles listed above may not be transferred to another vehicle. Transferring of the device may cause damage resulting in the purchase of another transponder at the resident's expense. I understand that if it is necessary to be issued an alternate transponder device, I will be required to pay the Spa at Sunset Isles \$20.00. Transponder tags are to be used on the specific vehicle that it was assigned to per its current registration and cannot be transferred to any other vehicle(s).

EACH VEHICLE OWNER MUST SIGN BELOW

Resident Signature

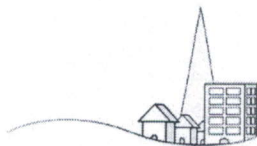
Date

Resident Signature

Date

Resident Signature

Date



INTEGRITY
Association Services

Spa at Sunset Isles Condominium Association, Inc.

Phone: 561-333-1212

liener@integrityassoc.com

Fax: 561-333-3387

IMPORTANT NOTICE TO NEW OWNERS

To insure your property does not receive late payment charges, submit the following documents to the management company office immediately after closing.

1. Official closing statement (HUD form) with all pages signed by all parties.
2. Copy of the Deed issued to you at closing.
3. To insure account is not assessed late fees, we strongly recommend you set up association fee payments going online at **TRUIST.COM/PAYMENTS**.
4. With TRUIST Association pay, you can have recurring payments debited directly from your checking or savings account held at any US financial institution.

The Association does not waive late fees.

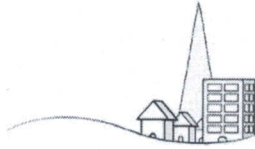
The management office does not accept association fees payments.

For investors benefit, Sunset Isles has on-site leasing and unit management services available.

For more information contact Liener at 561-333-1212

Congratulations on your purchase. My staff and I look forward to meeting with you after closing.

Louis Frangos
Property Manager
Spa at Sunset Isles Condominium Association, Inc.
561-333-1212
Lou@integrityassoc.com



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AVISO IMPORTANTE PARA NUEVOS PROPIETARIOS

Para asegurarse que su propiedad no reciba cargos por pagos atrasados, envíe los siguientes documentos a la oficina de administración inmediatamente después del cierre.

1. Declaración de cierre oficial (formulario HUD) con todas las páginas firmadas por todas las partes.
2. Copia del Título de Propiedad a su nombre en el cierre.
3. Le recomendamos que configure los pagos de las cuotas de la asociación en débito automático (ACH), a través de TRUIST.COM/PAYMENTS, puede hacer que los pagos recurrentes se debiten directamente de su cuenta corriente o de ahorros en cualquier institución financiera de los Estados Unidos.

La Asociación no anula cargos por pagos atrasados.

La oficina de administración no acepta pagos de cuotas de asociación.

Para el beneficio de los inversionistas, Sunset Isles tiene servicios de administración de unidades y arrendamiento en el lugar.

Para más información contactar a Liener al 561-333-1212

Felicitaciones por su compra.

Mi equipo y yo esperamos con interés un encuentro con usted después del cierre.

Louis Frangos
Property Manager
Spa at Sunset Isles Condominium Association, Inc
561-333-1212
lou@integrityassoc.com



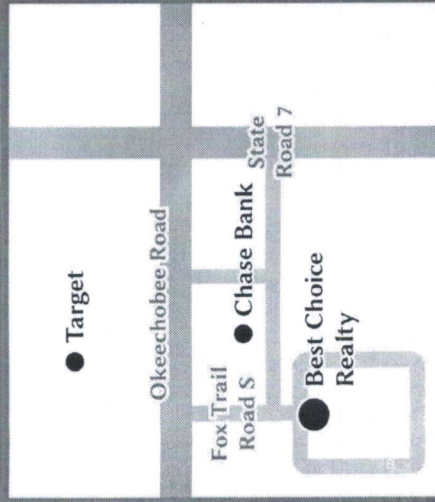
561.715.1205

info@bestchoicere.com

10380 Fox Trail Road S
Royal Palm Beach, FL 33411

Se habla Español.

Office Location



Our office is located inside of the Spa at Sunset Isles Clubhouse.



10380 Fox Trail Road S
Royal Palm Beach, FL 33411

20% off our leasing fee

OR

30% off our leasing fee + free lease renewals

With our management service

New customers only. One coupon per owner. No expiration date.



In Royal Palm Beach

Leasing, Sales & Unit Management
Serving Palm Beach County Since 2007
Over \$60 Million in Sales

We make the worries go away.
Go with the Best or worry like the rest!

Owner Loyalty

Best Choice Realty has 100% owner loyalty because of our commitment to retaining tenants. We have been leasing and managing investment properties for out of area owners since 2007. My staff has screened over 1000 tenants and collected over \$4 million in rents.

Lou Frangos
Broker, Owner & Real Estate Investor

What our owners have to say...

"You have performed over and above expectations on the insurance claim."

Bill C.
New Jersey

"Lou is intelligent, thorough, organized, accountable and, most importantly, trustworthy!"

John B.
New York

"Thank you for all your help this year. I really appreciate it."

Albert S.
California

Feel free to contact any of our accounts.



Leasing

- Agents available 7 days a week
- 50 state tenant criminal background report
- Tenant credit history with current income and employment screening
- Bar Association approved lease form
- Damage inspection reports at move-in
- License and insured brokerage company
- Multiple Listing Service member (MLS)
- Member of Palm Beach Board of Realtors

Sales

- Short sale expertise
- Over \$60 million in sales
- Multiple Listing Service member (MLS)
- Member of Palm Beach Board of Realtors

Unit Management (Optional)

- We have managed as many as 50 unit per owner
- Free lease renewals
- Rent funds deposited to your bank within 10 days
- Late fees collected from tenants
- Use your repair people or our licensed staff
- We respond to tenants needs 24/7
- Photos sent to you of needed repair
- Damage inspection reports at move-out
- Insurance claim coordination
- Annual rent increases
- Appliance service contracts available



We make ownership easy

No cancellation fees on
our agreements

The Spa at Sunset Isles COA

Getting started....

Your New Home address

_____ Fox Trail Road South, unit _____

West Palm Beach, Florida 33411

MAILBOX # _____

TELEPHONE NUMBERS FOR UNIT HOOKUPS:

Florida Power & Light

(561) 697 – 8000

Fpl.com

Palm Beach County Water Utilities

9045 Jog Road

Boynton Beach, Fl 33472

(561) 740-4600

Cable/Internet

1-800-Xfinity

Non Emergency Sheriff Office

(561) 688 3400

Office Address

10380 Fox Trail Road South

West Palm Beach, Fl 33411

Phone: (561) 333-1212 Fax: (561) 333-3387

**The Spa at Sunset Isles Condominium Association
10380 Fox Trail Rd. S.
West Palm Beach, FL 33411**

ACKNOWLEDGEMENT FORM

**Declaration of True and Correct Information
Acknowledgement of Rules and Regulations and Governing Documents**

I/We declare the information provided in the Registration form is true and correct. I/We authorize the Association, or its agent(s) to verify the information provided in the Registration.

I/We hereby acknowledge receipt of and agree to abide by the Rules and Regulations of the Spa at Sunset Isles Condominium Association and recognize that we are subject to the Declaration of Covenants, Conditions, Restrictions and easements for Spa at Sunset Isles Condominium.

Resident Signature Date

Resident Signature Date

Apt. #: _____

Note: Residents must report any changes in the above information in writing to the office concerning occupancy and the use of your home or any access devices as soon as you are aware or it occurs.

Initials _____



INTEGRITY
Association Services

10380 Fox Trail Rd S, West Palm Beach, FL 33411

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SPA AT SUNSET ISLES

Residents,

Pool Area

The new locks on the pool gates were installed to keep out people who don't live here and have been damaging the property. If you see people climbing the fence, please call the police to report trespassers. If people in the pool area are disturbing you at night, **call the police**. You are entitled to quiet hours after 10:00 pm. For your safety, be sure the pool gates are closed at all times. **Never leave the pool gates open. The pool is open for use from sunrise to sunset. Residents must accompany their guest in the pool area and fitness center at all times. No children allowed in the area without an adult supervision.**

Glass containers and pets are not allowed in the pool area.

Fitness Center

The fitness center hours are daily 6:00 am to 10:00 pm

A security system has been installed in the fitness center. Anyone attempting to open any door or window will set off the alarm and the police will be dispatched immediately. **No children allowed in the area without an adult supervision.**

Vandalism & Trespassing

If you see anyone damaging the property, do not confront them. Call the police and let them deal with them. It is important that residents cooperate with the police. If no one signs a complaint, then the police can't make a report. Without a report, we can't identify and prosecute vandals and trespassers. Please do your part to have a safe and secure community.

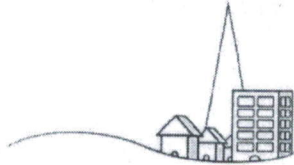
Pet Restrictions

Several residents have observed dogs walked without a leash. In addition, some residents are not cleaning up after their dogs. You must clean up after your dog. If you receive a violation letter, you may be required to pay a \$100 fine per violation. Pets must be kept quiet from 10:00 pm to 7:00 am.

Parking

There are no assigned parking spaces. **Residents are not allowed to park commercial vehicles or trailers overnight on the property.**

Louis Frangos
Property Manager



INTEGRITY
Association Services

Phone: 561-333-1212

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Spa at Sunset Isles
Community Safety Notice
Towing Vehicles Without Notice

Some residents and visitors are blocking vehicles in parking spaces, in handicap spaces and in garages. Fire hydrants are also blocked in designated fire lanes.

These vehicles are impeding access to EMERGENCY VEHICLES ENTERING the community. Fire, police and ambulance personnel cannot service the community.

Vehicles EXITING the community for emergency purposes are also impeded.

For the safety and security of the community:

Vehicles blocking other vehicles in parking spaces will be towed without notice at the vehicle owners' expense.

Vehicles blocking garages or designated fire lanes will be towed without notice at the vehicle owners' expense.

Vehicles illegally parked in handicap spaces or handicap ramps will be towed without notice at the vehicle owners' expense.

Parking spaces are available in other parking areas.

Spa at Sunset Isles Condominium Association Inc.
Louis Frangos, Property Manager
On behalf the Board of Directors

SCHEDULE "A"
TO
BY-LAWS

RULES AND REGULATIONS
THE SPA AT SUNSET ISLES A CONDOMINIUM

Ver 120613

Each of the rules and regulations shall be in accordance with all applicable county and state codes, ordinances and regulations.

1. The sidewalks, entrances, passages, lobbies and hallways and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables, clothing, shoes or any other objects be stored therein, except in areas (if any) designated for such purposes.

2. The personal property of Unit Owners and occupants must be stored in their respective Units.

3. No articles other than patio-type furniture shall be placed on the patios, balconies or other Common Elements or Limited Common Elements. No linens, cloths, clothing, shoes, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, patios, terraces, lanais, railings or other portions of the Condominium or Association Property.

4. No residential Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto any of the balconies or elsewhere in the Building or upon the Common Elements. Each residential Unit Owner shall be responsible for cleaning up after themselves, and their guests, tenants and invitees when within the Condominium Property or Association Property, including, without limitation, placing all trash and/or garbage in the proper receptacles.

5. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage, recycling or disposal of such material shall be kept in a clean and sanitary condition.

6. No Unit Owner or occupant shall make or permit any disturbing noises, nor allow any disturbing noises to be made by the Owner's family, employees, pets, agents, tenants, visitors or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

7. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium or Association Property, except signs used or approved by the Developer (until such time as Developer is no longer offering Units in any portion of the Condominium, and thereafter by the Board). Except only as may be permitted by the Master Covenants, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the Building or on the Common Elements, without the prior written consent of the Board of Directors of the Association.

8. Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

9. No repair of vehicles shall be made on the Condominium Property.

10. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements, other than as is reasonable and customary in vehicles and/or in cleaning supplies.

11. A Unit Owner or occupant who plans to be absent during the hurricane season, must prepare his or her Unit prior to his or her departure by designating a responsible firm or individual to care for the Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual.

12. A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, railings or windows of the Building. Notwithstanding the foregoing, any Unit Owner may display one portable, removable United States flag.

Initials _____

in a respectful way, and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.

13. Installation of satellite dishes by Unit Owners shall be restricted in accordance with the following: (i) installation shall be limited solely to the Unit or any Limited Common Elements appurtenant thereto, and may not be on the Common Elements; (ii) the dish may be no greater than one meter in diameter, and (iii) to the extent that same may be accomplished without (a) impairing reception of an acceptable quality signal, (b) unreasonably preventing or delaying installation, maintenance or use of an antenna, or (c) unreasonably increasing the cost of installing, maintaining or using an antenna, the dish shall be placed in a location which minimizes its visibility from the Common Elements.

14. No window air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing. No unsightly materials (as determined by the Board in its sole discretion) may be placed on any window or glass door or be visible through such window or glass door.

15. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.

16. Each Unit Owner may keep no more than two (2) household pets in his or her Unit, subject to the terms hereof, and provided that any such pets do not become a nuisance or annoyance to any neighbor by reason of barking or otherwise. A determination by the Board that an animal or pet kept or harbored in a Unit is a nuisance shall be conclusive and binding on all parties. Except for the household pets which may be maintained in Units, no other animals, reptiles, wildlife, livestock or poultry of any kind shall be raised, bred or kept on any Unit. No pet may be kept, bred or maintained for any commercial purpose. No dogs or other pets shall be permitted to have excretions on any Common Elements, except areas designated by the Association, if any, and Unit Owners shall be responsible to clean up any such excrement. For purposes hereof, "household pets" shall mean dogs, cats and other animals expressly permitted by the Association, if any. **ALL PETS SHALL BE KEPT ON A LEASH NO GREATER THAN EIGHT FEET (8') IN LENGTH OR CARRIED BY A RESPONSIBLE PERSON WHEN NOT IN A UNIT OR IN A SECURED FENCED-IN YARD, IF ANY.** Pets shall also be subject to all applicable rules and regulations. Nothing contained herein shall prohibit the keeping of fish or domestic (household-type) birds, as long as the latter do not become a source of annoyance to neighbors. Without limiting the generality of the restrictions on pets contained in the Declaration, a violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in the By-Laws and any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property. No pets shall be maintained in a parking space, parking garage space, or storage space.

17. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration and By-Laws of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, a fine or fines may be imposed upon an Owner for failure of an Owner, or such Owner's family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration or By-Laws, provided the procedures set forth in the Declaration for fining are adhered to. Fines shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant.

18. These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium and the Master Covenants, provided that the provisions of the the Declaration of Condominium or of the Master Covenants shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. Further, anything to the contrary notwithstanding, these rules and regulations shall not

apply to the Developer, nor its agents or employees and contractors, nor to the Units owned by the Developer, except:

- (a) Requirements that leases or lessees be approved by the Association (if applicable); and
- (b) Restrictions on the presence of pets; and
- (c) Restrictions on occupancy of Units based upon age (if any); and
- (d) Restrictions on the type of vehicles allowed to park on Condominium Property; however, the Developer or its designees shall be exempt from any such parking restriction if the vehicle is engaged in any activity relating to construction, maintenance, or marketing of Units.

The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

Resolution to adopt Paragraph 19, September 11, 2009

19. To facilitate communications and enforce deed restrictions, tenants and owners are required to submit a registration form to the Association prior to residing in the community.

Resolution replacing Paragraph 13, September 27, 2011

1. Satellite dishes may not be installed on any portion of the Common elements, including, but not limited to, the Condominium roofs and/or exterior walls.
2. No more than one (1) satellite dish may be installed on the Condominium Unit Owner's property. Satellite dishes may not exceed one meter in diameter.
3. Satellite dishes must be installed entirely within the exclusive area of a Condominium Unit Owner's balcony or patio. The dish is permitted to be mounted on a tripod on the balcony, or, the dish can be secured to the top of the balcony railing as long as the dish does not extend beyond the railing or otherwise overhang or encroach upon the Common Elements. Holes are NOT to be drilled within the exterior walls of the Condominium building.

Resolution to append Paragraph 5, November 16, 2013

Further, all garbage and trash must be placed in the trash compactor provided on the Condominium property. Trash, rubbish and other garbage may not be placed on any other portion of the property, and shall not be placed in the areas immediately adjacent to or surrounding the trash compactor, but must be placed inside the trash compactor. Further, all bulk trash shall not be placed in the trash compactor but, rather, shall be placed in the designated bulk trash area adjacent to to the trash compactor.

Each unit owner may keep no more than two (2) household pets in his or her Unit, subject to the terms hereof, and provided that any such pets do not become a nuisance or annoyance to any neighbor by reason of barking or otherwise.

Pets, shall not exceed a total maximum of fifty (50) pounds at full maturity. Further, any Owner or other person keeping a pet in his or her Unit must provide to the Association evidence and documentation that such pet(s) has been properly inoculated or vaccinated, including, but not limited to, vaccination for rabies, and that all such inoculations and/or vaccinations are current.

A determination by the Board that an animal or pet kept or harbored in a Unit is a nuisance shall be conclusive and binding on all parties. Except for the household pets which may be maintained in Units, no other animals, reptiles, wildlife, livestock or poultry of any kind shall be raised, bred or kept on any Unit. No pet may be kept, bred or maintained for any commercial purpose. No dogs or other pets shall be permitted to have excretions on any Common Elements, except areas designated by the Association, if any, and Unit Owners shall be responsible to clean up such excrement. For purposes hereof, "household pets" shall mean dogs, cats and other animals expressly permitted by the Association, if any.

ALL PETS SHALL BE KEPT ON A LEASH NO GREATER THAN EIGHT FEET (8') IN LENGTH OR CARRIED BY A RESPONSIBLE PERSON WHEN NOT IN A UNIT OR IN A SECURED FENCED-IN YARD, IF ANY.

Pets shall also be subject to all applicable rules and regulations. Nothing contained herein shall prohibit the keeping of fish or domestic (household-type) birds, as long as the latter do not become a source of annoyance to neighbors. Without limiting the generality of the restrictions on pets contained in the Declaration, a violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in the By-Laws and any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property. No pets shall be maintained in a parking space, parking garage space, balcony or storage space.

a. Permitted Uses. Parking areas upon the subdivision property shall be used only by dwelling unit owners, their guests and invitees. Parking areas shall only be used to park private passenger motor vehicles. No trucks, mobile homes, trailers, campers, boats, boat trailers or other recreational vehicles, or other vehicles or equipment other than private passenger vehicles shall be parked or left standing upon the subdivision property, except for purposes of loading and unloading. No motor vehicles shall be parked other than in areas designated for parking.

b. Commercial Vehicles Prohibited. Commercial vehicles that were not registered with the association prior to January 1, 2014 are not permitted to be parked on the subdivision property overnight. Commercial vehicles are any type of vehicle displaying business identification or signage of any kind, or displaying other indicia of a commercial or business use, including, but not limited to, tools, toolboxes, ladders and equipment.

c. Other Prohibited Vehicles. No motor vehicle which cannot operate under its own power shall remain on the subdivision property for more than twenty-four (24) hours, and no repair of any motor vehicle shall be made on the subdivision property. No motor vehicles not bearing current license and registration tags as required pursuant to State law, shall be permitted on the subdivision property. No motor vehicle over 5,000 pounds in weight may be parked upon the subdivision property. No motor vehicle may display a "For Sale" sign. Motor vehicles in a significant state of visible disrepair, such as missing wheel covers, windows or other parts, are a nuisance and may not be parked on the subdivision property.

d. Prohibited Practices. Motor vehicles are only to be parked in designated parking areas and garages. Motor vehicles may not be abandoned or parked for extended periods of time. Vehicles may not be parked on any street area. Vehicles may not be parked on any grass or unpaved surfaces at any time. Vehicles parked in designated handicap parking without visible valid handicap parking permits are not permitted.

Resolution adopting Paragraph 20, November 16, 2013 (cont'd) Ver 120613

e. Registration of Vehicles. Each resident who possesses a valid driver license may register up to two (2) permitted vehicles. No Dwelling Unit may have more than four (4) vehicles registered to it. Each permitted vehicle must have a valid registration to a resident. Vehicles shall be registered by completing a registration form to be provided by the Association, and may be issued a sticker or tag as evidence of proper registration.

f. Penalties for Violations. Vehicles improperly parked upon the subdivision property, or otherwise in violation of these rules, will be tagged for towing at least 48 hours in advance of towing, at the expense of the owner of the vehicle. A violation of these rules may also be penalized by way of a fine or other remedy authorized by the Declaration, Bylaws, or other applicable law.

SPA AT SUNSET ISLES CONDOMINIUM ASSOCIATION

NOTICE TO ALL RESIDENTS

ORDINANCE 98-22 SEC 4-8 OF PALM BEACH COUNTY STATES:

IT IS UNLAWFUL FOR ANY PERSON TO HARBOR, FEED AND/OR KEEP ANY STRAY ANIMAL UNLESS HE/SHE HAS NOTIFIED THE DIVISIONS WITHIN 24 HOURS FROM SUCH TIME ANIMAL CAME INTO HIS/HER POSSESSION.

SUNSET ISLES ASSOCIATION RULES REQUIRE ALL PETS TO BE CARRIED OR BE ON A LEASH OUTSIDE THE UNIT.

STRAY CATS ARE RUNNING WILD THROUGHOUT THE COMMUNITY. THESE CATS ARE DEFECATING EVERYWHERE IN THE COMMUNITY CREATING HEALTH RISKS FOR RESIDENTS AND PETS. THE STRAY CATS CAN CARRY DISEASES OF DANGER TO PEOPLE AND PETS. THERE'S DAILY MESSSES TO CLEAN FROM CATS GETTING INTO TRASH BAGS. THE STRAY CATS HAVE BECOME A MAJOR PROBLEM IN THE COMMUNITY. ASSOCIATION IS SPENDING A LOT OF TIME AND MONEY ON THE STRAY CAT PROBLEM.

DO NOT FEED STRAY CATS.

IF YOU FEED STRAY CATS THEN YOU MAY BE REPORTED TO THE PALM BEACH ANIMAL CONTROL. ANIMAL CONTROL MAY ISSUE A VIOLATION TO YOU REQUIRING PAYMENT OF A FINE.

Louis Frangos

Property Manager, Spa at Sunset Isles



Spa at Sunset Isles Condominium Association, Inc.

NOTICE TO RESIDENTS

Dog owners must pick up feces. Residents who violate the law are subject to eviction. To insure the community is not overcome with the stench, residents must watch dog owners and report violations to the county and the office.

Below is the section of county ordinance pertaining to animal nuisances. Animal nuisance violations should be reported to Palm Beach County for an animal control officer to investigate. You can contact the county directly at Nuisance Animal Affidavits: (561) 233-1213. Contact our office for assistance at info@integrityassoc.com.

Palm Beach County Animal Care and Control Ordinance 98-22

Sec. 4-5. Animals creating nuisances.

(a) The owner having control or custody of any dog, cat or psittacine bird that:

(1) Habitually barks, whines, howls, squawks or causes other objectionable oral noise resulting in a serious annoyance to a reasonable person, shall be deemed to be committing an act in violation of this section; or (2) Disturbs the peace by habitually or repeatedly destroying, desecrating or soiling public or private property, chasing persons, livestock, cars or other vehicles, running at large, or other behavior that interferes with the reasonable use and enjoyment of the property, shall constitute a public nuisance.

(b) An animal control officer shall investigate an alleged violation of this section upon the receipt of two (2) sworn affidavits of complaint provided by the division, signed by two (2) unrelated county residents living in separate dwellings in the close vicinity of the alleged violation. For the enforcement of paragraph (a)(2) herein, one (1) of the affidavits may be provided by a person who works for a recognized business or agency that regularly or frequently provides service in the close vicinity of the alleged violation. The affidavit shall specify the address or location of the alleged violation, the nature, time and date(s) of the act, the name and address of the owner or custodian, if known, and a description of the animal, if known.



INTEGRITY
Association Services

Phone: 561-333-1212

Fax: 561-333-3387

SPA AT SUNSET ISLES COA, INC.

NOTICE TO ALL RESIDENTS

ASSOCIATION RULE #3 STATES: NO ARTICLES OTHER THAN PATIO-TYPE FURNITURE SHALL BE PLACED ON THE PATIOS, BALCONIES OR OTHER COMMON ELEMENTS OR LIMITED COMMON ELEMENTS.

PROPANE AND CHARCOAL GRILLS ARE NOT ALLOWED TO BE USED OR STORED WITHIN 10 FEET OF BUILDINGS OR ON BALCONIES.

FAILURE TO FOLLOW ASSOCIATION RULES CAN RESULT IN FINES UP TO \$50.00 PER DAY.

On behalf of the Board of Directors

Louis Frangos
Property Manager