

AMENDED AND RESTATED
RULES AND REGULATIONS
OF
CORNICHE CONDOMINIUM APARTMENT
ASSOCIATION OF THE PALM BEACHES, INC.

AMENDED AND ADOPTED

AUGUST, 2024

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TELEPHONE NUMBERS

FRONT DESK	561-848-3911 ext.: 1
POLICE - Local	911 OR 561-848-4123
FIRE DEPARTMENT	911
SHERIFF DEPARTMENT	561-640-4326
PALM BEACH COUNTY	561-688-3000

PREFACE

Your Board of Directors adopted the following Rules and Regulations. The Manager has been instructed by the Board of Directors to enforce these Rules and Regulations as well as all rules stated in our Condominium Documents.

Owners advise your guests and lessees of these rules in order to avoid possible embarrassment. They should be familiar with Corniche rules.

The facilities of Corniche are for the use and enjoyment of the owners, their lessees and house guests only. Owners are responsible for the acts of their lessees, families, house guests, visitors, and contractors.

These regulations have been established and adopted to maintain high standards and pleasant living conditions, to protect property, and to promote the common welfare and best interests of all Corniche owners and residents.

Rules and Regulations, however, are only effective as long as residents observe them. The Board urges all residents to read them and cooperate as compliance is essential to the successful operations of the Corniche Condominium. Noncompliance with our rules may be brought to the attention of the Board of Directors, as outlined in Section XIII, here of, for appropriate action, including legal action if necessary.

The rules and regulations contained herein are not intended to conflict or substitute those contained in the Corniche Bylaws and Declaration of Condominium. The provisions of the Declaration and Bylaws shall prevail over any inconsistent provisions of said rules and regulations.

I BUILDING EXTERIOR

1. The exterior of all window decorations (draperies, shades, verticals & blinds) must be of solid white color, no patterns.
2. Only approved storm shutters and gray glass tinting (not to exceed tinting required for turtle compliance) may be installed. Detailed information about approved items may be obtained from the Manager.
3. Nothing may be placed on balcony railings which may be visible from the exterior. (exception; from December 1 – January 10 for holiday decorations). No drilling, glueing or adding attachments in any way that could damage the railing integrity.
4. Nothing may be thrown from the balcony or windows.
5. No cooking is permitted on balconies.
6. No sign, advertisement, notice, etc. shall be exhibited, displayed, inscribed, painted or affixed to or upon any part of the condominium property.
7. All residents shall remove all loose or movable objects from balconies during a hurricane warning.
8. Radios, televisions, etc., are not to be played loudly (above forty-five (45) decibels) on Balconies.
9. No alterations or attachments to exterior walls, or interior walls that affect the common elements, are permitted without prior approval of the Board of Directors and/or unit owners as specified in the Declaration of Condominium.
10. No carpeting (including area rugs or mats) is permitted on balconies.
11. Prior approval by the building Manager is required for all installations of floor covering on the balcony.
12. Only authorized personnel (in or on the interior or exterior of the building) shall enter into or upon the mechanical, electrical, maintenance rooms or the roof of the condominium building.
13. All electrical receptacles, in any common area, are solely for general Association purposes. No such electrical receptables are permitted to be used by residents.
14. Smoking - No smoking/vaping is permitted on exterior common elements of the property between the hours of 8:00 a.m. and 6:00 p.m. smoking/vaping is permitted between the hours of 6:00 p.m. until 8:00 a.m.

II BUILDING INTERIOR

1. Owners, lessees, their families, and guests shall not appear in the lobby unless dressed in appropriate attire. No one in bathing suits is permitted in the lobby, Ocean View Room, Game Room, Executive Card Room, or Management offices.
2. Bare feet are not permitted in any public areas other than the pool deck area.
3. Smoking is prohibited anywhere inside the building except in individual condominium units and on their balconies.
4. Halls, walks, entrances, lobby, elevators and stairways may not be obstructed. No objects may be placed or hung on hallway walls. Decorative items not exceeding 2' x 2' in depth and width may be placed in front of unit owners non-operating/stationary front entry door.
5. No trash shall be left in the hallways or in the trash rooms of residential floors. All trash must be secured in plastic trash bags and placed into the trash chute to prevent loose items from blocking the trash chute.

All large cardboard boxes and any other large objects that cannot be disposed of in the trash chute must be taken to the trash room located in the garage. There are large recycle bins located in the garage.

6. Flammable materials may not be placed in storage rooms. Nothing is to be stored on top of any storage bins.
7. Alterations to common interior walls that affect the common elements, are not permitted without prior Board approval and/or the approval of unit owners pursuant to the Declaration of Condominium.
8. Any work in a condominium unit must be done in accordance with local codes and ordinances. Appropriate permits must be secured before any such work begins. The building manager must be provided a copy of permits and be informed before such work commences.
9. Floors not covered by carpet and padding, must have proper sound-proofing material. Owners shall consult with the building Manager before commencing such work to obtain approval of the use of the necessary sound-proofing materials.

10. Service repair and construction personnel are only permitted to work in any condominium unit Monday – Friday, 8 a.m. to 4 p.m. The elevators may not be used after 3:30 p.m. for the moving of freight, furniture, household items. Service/construction personnel are not permitted on Saturdays, Sundays, holidays or before or after stated hours.
11. Animals are not permitted at any time in any place within the building or on the grounds of the Corniche, unless they are properly certified as an assistance, service, emotional or therapy animal and comply with all laws, ordinances, regulations, and Corniche rules, now and hereafter enacted or amended.
12. No solicitations or advertisements of any kind are permitted by anyone in the building for any cause, charity, or any other purpose.
13. Condominiums shall not be used for commercial or professional purposes except as specified in the Declaration and Bylaw documents.
14. No person in any condominium unit or in the common areas of the condominium shall engage in disorderly, profane, indecent, immoral, or unlawful conduct.
15. The Corniche elevators serve a dual purpose of transporting residents and guests as well as of providing access to persons who perform services in the building. In addition, Management Company employees, as well as outside workmen, shall use one (1) designated East elevator to transport themselves and such equipment that they can carry. The West lobby elevator may be designated by the Manager for freight use only when items are too large to fit in a designated East elevator. One (1) of the East elevators shall always remain available for Owners', Tenants', and guest's personal use. If the West lobby elevator is required, then the West lobby elevator shall be the only elevator used for freight at that time.
16. No carpeting (including area rugs or mats) are permitted in hallways outside the units.
17. All electrical receptacles in any common area are not for personal use, but are solely for general Association purposes.

III SWIMMING POOL, SPA and DECK AREAS

1. All persons using pool do so at their own risk. Pool and Spa may be used at hours established by the Association; currently.
 - a. Turtle Season – 7:30 a.m. till dusk (March 1st to October 31st)
 - b. All other times – 7:30 a.m. till 10:00 p.m.
2. Children/Incontinent Persons in diapers are not permitted in pool, unless they are wearing proper sealer pants. Adults with health problems are expected to attend to the condition prior to entering the pool.
3. Children under twelve (12) years of age are not permitted in the pool unless directly supervised by a responsible adult. Spa use by children under twelve (12) years of age must be accompanied by an adult.
4. No diving at any time. (No jumping into pool which unreasonably interferes with other users).
5. No rafts, shall unreasonably interfere with other persons using pool.
6. No ball playing, running, excess splashing or shouting in or near the pool area.
7. Breakable glassware, china, bottles, etc. are not permitted on or around the pool area (including but not limited to, canopy area, grill area, beach entrance area and tennis court).
8. Earphones must be used for all radios/media playing devices and portable speakers at the pool deck. (except for preapproval events).
9. Owners, Lessees & Guest must remove and deposit all paper or debris in the trash receptacles prior to leaving the pool deck.
10. Chaises lounges and chairs may not be reserved. Towels, robes, etc. shall not be left on unoccupied chaises or chairs except when residents are in the pool, on the pool deck, or temporarily at the ocean.
11. No one shall take any pool furniture, including, but not limited to chairs, chaise lounges from the pool area.
12. Beach access must be by use of the stairs only.

13. Persons entering the pool area from the ocean or beach must use the wash station at the dune bridge to remove all sand and tar. Users of suntan oils or other lotions are required to protect furniture with adequate covering or large towel.
14. Users shall replace furniture after use and close umbrellas. Use caution when opening umbrellas on windy days.
15. Users shall turn off the timer control switch when you are finished using the spa.
16. An emergency red phone is available at the pool. Dial 9, Plus 911 for emergency services or dial 101 to contact the front desk.
17. Three (3) grills are provided for your enjoyment. Grill users shall follow posted instructions and leave the grills in a clean condition ready for use by other residents.
18. When going to and from the pool deck and beach area, all residents must be properly covered while in the building. Residents are required to wear footwear in the building and only use the two (2) East elevators. The main lobby West elevator is not to be used for ingress or egress to the pool area. Bathers must be dry before entering the building and elevators.
19. Invited Guests – Owner's/Lessee's invited guests to the pool and pool deck area are limited to ten (10) guests. Owner's/Tenant's must advise Management in writing, at least one (1) week in advance, of any plans to invite over ten (10) guests.
20. Canopy Area - May be reserved for lunch/dinner. See Management for reservation policy.
21. No scuba diving equipment to be used in the pool/spa.

IV NORTHSIDE PARK

1. Breakable glassware/china, bottles, etc. are not permitted anywhere on the Northside Park.
2. Earphones must be used for all radios at the Northside Park.
3. Remove and deposit all paper or debris in the trash receptacles prior to leaving the Northside Park area.
4. Replace furniture after use and close umbrellas.

**V SAUNAS, FITNESS CENTER, GAME ROOM
AND EXECUTIVE CARD ROOM**

1. All rooms set forth in Section (V) herein, are under the supervision of the concierge. Owner(s) and Lessee(s) is/are responsible for any and all damage to the room(s) and/or furniture, fixtures or equipment therein, caused by any Owner/Lessee or their family members or guests. Bare feet are not permitted by anyone using the rooms in this section (V). Excessive noise is not permitted by anyone using the rooms in this section V.
2. Fitness Center may only be used from 6:00 a.m. to 10:00 p.m. daily. Appropriate attire must be worn in the exercise room including a shirt and athletic shoes. Minors under 13 years of age are not permitted to use Sauna or Fitness Center equipment. Minors over age 13 are permitted to use these rooms with supervision of a responsible individual who is at least 18 years of age, or upon written authorization provided to the Management Office by the parent or guardian of such minor.
3. Executive Card Room may be reserved with advance written notice to the concierge for personal Owner/Lessee use.
4. When activity is completed, user shall advise the front desk personnel of their departure.

VI TENNIS/PICKLE BALL COURT

1. Court Hours – Courts hours are from 9:00 a.m. and the last game must finish at 5:00 pm. Tennis Courts are for the use of Tennis/Pickleball only.
2. All tennis/pickle ball players must be dressed in proper attire which includes, shorts and shirts and proper tennis shoes.
2. The court may be reserved for one (1) hour for single play-and-two hours for doubles.
4. Any resident reserving the court may invite up to three guests to play with them.
5. Reservations may only be made within forty-eight (48) hours of the time and the day being reserved for play by contacting the front desk or on the Corniche web site. Play at the same reserved time may be permitted for two consecutive days. This may be extended if the court is still available at that time on the day of play.
6. Children under twelve (12) years of age must be directly supervised by a responsible individual of eighteen (18) years or older.
7. If Courts are not reserved, anyone may use the Courts by first checking in at the front desk.
8. Pickle Ball Set Up – Pickleball players are to use a “Quiet Model” paddle; see front desk for more information. Corniche provides the pickle ball nets, quiet model paddles and balls. Individual players are fully responsible for setting up, breaking down and returning all nets, paddles and balls to the front desk, after use. Corniche staff does not provide any services in this regard.

VII PARKING GARAGE AND OUTSIDE SPACES

1. All Owners/Lessees are required register their vehicles with the management office and provide the license plate numbers, make, model and color of their vehicle(s). Registration forms will be available at the front desk.
2. All overnight guest/visitors require a temporary parking pass which will be issued for any car parked on the outside parking decks. A registration form must be completed at the front desk for all overnight passes. The overnight pass must be displayed on the Dashboard.
3. Only cars, vans, and light trucks (8,500 pounds or less) may park in the parking garage or on the outside parking decks.
4. No trailers, motorcycles, or boats may be parked on the Corniche property.
5. Speed limit on the Corniche property (in garage and/or outside parking areas) is five (5) miles per hour.
6. No advertising, temporary or permanent, is permitted on Owner/Lessees vehicles parked on the Corniche Property.
7. No vehicle with a height clearance over 6 ft. 6 inches may enter the parking garage.
8. Parking spaces may not be used as storage areas, except for a removable automobile top, which must be stored in a proper cart.
9. Parking is not permitted in the circular drive-in front of the main entrance.
10. Vehicles must be parked facing forward so that the rear license plate is visible from the travel lanes of the parking area.
11. No vehicle shall be on Corniche property in such disrepair as to create a safety hazard or fluid leakage (other than condensation from air conditioning).
12. Anyone using a handicapped space must display current proper certification from a State, County or Department of Motor Vehicles. Handicapped parking spaces are not assigned and may be used on a limited basis when Owner/Lessee is in residence and not to be used for long term parking. All handicap parking spaces in the garage are on a first come first serve basis. Handicap license plates or placards must be displayed. No owner/lessee may park their vehicle in a handicapped space when they are not in residence.
13. Owners shall park only in their designated garage spaces. No vehicles shall be parked in another unit's designated space in the parking garage without a written permission form provided to the Corniche. Written permission Forms will be kept on file in the office and remain in force until such permission is terminated by the designated unit owner.

14. Vehicles left in the garage during the summer months may need to be moved for building maintenance, or emergency. At the discretion of the owner, the vehicle's key can be left in the office with the manager or placed in the Association Emergency Key Lock System. If a key is not provided to move the vehicle, the owner assumes all responsibility for any damage that may occur to the vehicle, after being notified of the necessity to access the space.
15. Bicycles/Scooters must be stored in the specifically designated areas of the garage and pursuant to policy as amended by the Board of Directors time to time.
16. Residents may use the garage for loading/unloading luggage, groceries, etc. All grocery carts and luggage carriers must be promptly returned to their designated storage area. Do not leave carts in elevators or hallways. Once unloaded, vehicles must be promptly removed from the loading area.
17. All electrical receptacles in any common area are not for personal use, but are solely for general Association purposes.
18. Vendor/Contractor Parking– All owners are notified of the following:
 - A. All vendors/contractors working in the Corniche must register their vehicle information with the front desk and provide, their company name, and the nature and location of the work to be performed.
 - B. Vendor/Contractors passes must be displayed on the driver's side Dashboard.
 - C. Deliveries shall be made through the garage. Corniche owned grocery carts and luggage carriers are not permitted to be used by vendors/contractors.
 - D. Any vendors or contractors loading/unloading in the garage must promptly move their vehicle to the designated outside parking area after they have loaded or unloaded their vehicle.

VIII GENERAL SAFETY AND WELFARE

Our Management Company and its employees make every effort to maintain order at all times. To help accomplish this, the full cooperation of all residents is a necessity.

1. All exterior entrances shall be locked at all times.
2. Report any suspicious person or incident to the front desk immediately or call Police dispatcher #561-845-4125 or 561-845-4126.
3. All visitors, guests, tradesmen, service people, vendors, and sales agents must present proper identification and must sign in and out at the front desk.
4. In the absence of an Owner/Lessee, no one will be permitted to enter a condominium unit without written or electronic authorization given to Management unless in case of an emergency.
5. Visitors will not be admitted through the building without:
 - a.) telephone confirmation from the Owner/Lessee at the time of visitors' arrival, or
 - b.) Prearranged orders to the front desk personnel in the event you are not in the condominium at the time of visitor's arrival.
6. For purposes of safety and general welfare, Owners/Lessees are advised to notify front desk personnel upon their arrival and when they vacate their unit (no longer are in residence).
7. An Owner leaving for more than forty-eight (48) hours must shut off main water supply valve to their unit.
- 8.a No deliveries are permitted to be delivered beyond the lobby, unless the concierge is able to contact the Owner/Lessee and obtains permission to send the delivery person to their unit. Small packages, flowers, and food deliveries will be left at the front desk to be picked up by the resident. If instructed by the concierge, deliveries shall be placed at a designated location to be picked up by the resident or placed in the package room.
- 8.b Owners/Lessees must arrange for an adult to show I.D. and proof of age to accept any delivery of alcoholic beverages or prescription medications. Under no circumstances are management company or employees permitted to accept any such deliveries on behalf of Owners/Lessees, their families or guest.

9. No deliveries of certified, registered, express or insured mail will be signed for by management personnel without first obtaining written consent from the person to whom the delivery is addressed. Those who wish such mail to be received (requiring signature) written consent must be provided management.
10. In case of any emergency, the Board of Directors, or their authorized agent shall have an immediate right to enter a condominium. All owners are required to provide, under control of the Manager, a key and/or code to their condominium unit.
11. After new Owners or lessees have been approved by the Board of Directors, the Manager will give the front desk personnel written authorization to admit such individuals for occupancy. No one shall be permitted to occupy any unit without this prior approval.

IX GUESTS

1. No guests, except for immediate family members (children, mother, father, brother, sister) may occupy a unit unless the owner is in residence and present, unless the unit owner has provided written notice to the Manager in advance of anticipated arrival, indicating the name of expected guest(s), relationship, dates of arrival and departure. Guests who will occupy a unit for more than 21 consecutive days without the owner being present shall be required to follow the Association approval process for lessees. Owners are reminded that short-term rentals or leases are not allowed and that the provisions of Article IX, Section D of the Declaration establish the rules for the leasing of condominium units.
2. All guests upon arrival must register with front desk personnel to avoid a proper guest being confused with a potential intruder which may result in embarrassment to the guest.
3. Owners and lessees have the responsibility to fully inform all guests of the rules and regulations and to provide them with all necessary keys, and key fobs. If necessary, extra devices can be purchased at the Administrative Offices.
4. Owners are responsible for any damage to the common areas caused by their guests or lessees.
5. All guests, and persons visiting for a brief time, must check in with the front desk concierge upon arrival. The concierge will notify Owner/Lessee of their guests arrival in order to obtain permission from Owner/Lessee to approve their entry. If a guest refuses to check in, they will be denied entry and the concierge will notify Owner/Lessee.

X CHILDREN

1. Responsibility for proper conduct and obedience to all rules and regulations by children shall rest with the owner(s) or lessee(s) with whom they reside or are visiting. Please supervise them.
2. No one is permitted to play in the halls, stairways, or elevators. Children may use public rooms subject to age restriction specifically set forth in the Rules established for such public rooms.

XI MOVE-IN/OUT, USE OF ELEVATOR

1. Owners/Tenants requiring use of an elevator must reserve move in, move out and delivery dates with the Management office. Reserving an elevator for your move or delivery is required.

Reserving an elevator is also required even if a move is from one unit to another unit within the building.

2. Move in-out date must be reserved a minimum of one week in advance together with a \$1,000.00 refundable deposit and a signed agreement.
3. The designated elevator can be used between the hours of 8 a.m. and 4 p.m. Monday through Friday only. The elevators are not available on Saturday, Sunday or Holidays. The size and amount of items to be moved will determine which elevator will be designated by the Management.
4. Movers must follow the guidelines in the move in/out agreement.
5. Moving trucks and related materials must be off the property by 4:30 p.m.
6. All costs to repair damages to the common elements caused by the move must be reimbursed to the Association within thirty (30) days of the move if they are in excess of the \$1,000.00 deposit.

XII OCEAN VIEW ROOM

1. The Ocean View Room is the Corniche social room is used for Association functions. It may also be reserved and used for individual Owner/Lessee private parties in accordance with the rules and cost associated with such reservation.
2. Permission for private use must be arranged through the management office.
3. Private use of this room is limited to two (2) times per calendar year per condominium unit. Additional times in excess of twice a year, requires Board approval. Unit Owner or Lessee must be physically present for the duration of, and be part of, these functions. Reserving the Ocean View Room is for the personal use of Owners and/or Lessees and is not permitted for third party outside use for which the Owner/Lessee is not personally involved and in full attendance. The Ocean View Room is not permitted to be used for commercial, corporate, or business purposes, regardless of the Owner's relationship to said entity.

Notwithstanding the above, if the Ocean View Room has not been reserved, any resident may up to, seven (7) days in advance, reserve the room for additional times in accordance with the rules and cost associated with such reservation.

4. Owner/Lessee is responsible for the room being left in clean order with all trash removed and placed in the proper containers.
5. A refundable security deposit of \$500 is required from which there shall be deducted any costs for extra maintenance, such as setting up the room, clean up, and/or as well as for the repair of any damage to the room or contents. Any such costs in excess of the security deposit shall be the sole responsibility of the Owner and Lessee and shall be reimbursed to the Association within thirty (30) days of the event.
6. A representative of management shall promptly inspect the room both before and after the social event to ascertain if any damage occurred. The Owner/Lessee must be present at these inspections.
7. Owner/Lessee shall provide the management office with the number of guests within thirty (30) days of the event to ensure that occupancy of the room is within fire code regulations.
8. Florida Statutes provide that, when an owner leases their condominium, the owner may not continue to use the common elements of the Association, during the Lease term, unless the owner is specifically a guest of the Lessee.

9. No excessive noise is permitted. Ocean View Room is under the supervision the concierge.
10. If the TV is not being used for an Association event, or the Ocean View Room is not reserved by a resident, any resident may reserve a TV program through the front desk on or after 7 a.m. of the day preceding the program. Other residents desiring to watch the program may do so.
 - A) If the TV set or Ocean View Room has not been reserved, any resident, may view the TV: after notifying the concierge.
 - B) Children under twelve (12) years must be accompanied by an individual who is eighteen (18) years or older.

XIII SUGGESTIONS COMPLAINTS, RULE VIOLATION

1. Suggestions or complaints must be made in writing to the Management office or, if closed, placed in the suggestion box outside of the Management office.
2. In the event management or a Board Member is notified of a violation of the Association governing and or Rules & Regulation documents, the Manager shall speak with the Owner of the unit involved with the violation and shall inform the Owner of the action that may follow if the infraction is not corrected. After being so informed by the Manager, if one or more subsequent violations of a similar nature occur, at least 2 members of the Board of Directors will speak to the Owner to discuss a solution to the continuing violation. If thereafter the violation continues, the Board, may pursue any remedies or penalties provided by, law or equity against the Owner to resolve the issue.
3. No resident shall reprimand or give orders to management company contract employees. Any criticism shall be reported to the Manager. The Manager operates within the guidelines and policies established by the management company and Board of Directors.
4. Upon written request any document, record, etc. relating to the operation of the association is available for inspection and copying by any unit owner, unless it is excluded from the official records of the Association by Florida Statutes, Section 718.112. The Association may reasonably charge for copies, as permitted by Florida statute.
5. Owners may be recognized to speak at Board meetings on all designated agenda items after the Board has placed said item on the floor for discussion. Anyone speaking from the floor will be allowed a reasonable time after the chair has recognized the individual.

XIV HURRICANE PROCEDURES

1. Upon a hurricane warning, please advise the administrative and front desk personnel if you will be in or out of the building.
2. When voluntary evacuation is announced by the authorities, management will make every effort to inform of such notice.
3. Hurricane proof windows and doors alone offer a degree of protection from flying debris; however, such windows/doors do not have water-proof seals and may allow wind driven rain to infiltrate the building interior.
4. Owners/Lessees should close and latch hurricane shutters before evacuating. This provides an important extra level of protection from water infiltration and flooding Owner's Units.
5. The Management Company (Manager and its employees) will secure the common areas of the building in accordance with the Corniche preparedness plan.

