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# Gulfstream Shores Owners Association, Inc.

3851 North Ocean Blvd. #108, Gulf Stream, FL 33483

## Rules and Regulations

as established by the  
**Gulfstream Shores Owners Association Board**  
December 2022

Gulfstream Shores is a welcoming community of full and part-time residents that value and respect their neighbors, both owners and renters alike, and expects them to be considerate of one another and behave in an appropriate manner. Some examples of inappropriate & inconsiderate behavior include; noisy parties; excessive noise after 10:00 PM, e.g. loud music/TV playing, excessive dog barking and/or loud talking in any of the common areas as well as littering or abuse of the furniture.

Therefore the Board of Directors has established Rules & Regulations to assist owners and renters alike in adhering to the expectations for Gulfstream Shores community living.

The website for Association Owner use is at [www.gulfstreamshorescondos.com](http://www.gulfstreamshorescondos.com). Condo documents, forms, and minutes can be found on the website.

The Rules and Regulations are published below as well as on the Owner Only website.

### 1. Pets:

A. Owners are only allowed to keep one (1) dog or cat on the premises. The maximum weight is twenty (20) pounds. Fish may be kept in a tank, provided the tank is no more than ten (10) gallons.

B. All pets must be kept on a leash or carried when on condo property other than the apartment in which the pet resides.

C. Renters are not allowed to have pets. Additionally, Guests/Visitors of either an owner or renter are not allowed to have or bring pets of any kind.

### 2. Parking Spaces:

A. For purposes of this paragraph, "vehicle" is defined as an automobile, motorcycle, or any other passenger type wheeled mode of conveyance normally requiring a parking space.

B. Each unit in Gulfstream Shores is assigned only one parking space. Additionally, all vehicle owners must fill out a registration form to register their vehicle and submit the form to the Gulfstream Shores Board.

C. Owners/renters must only park in the assigned parking space for their unit. It is important to park within the lines of the parking spot and to pull the car in all the way until it touches the front tire stop. If using another Owners parking space for more than 1 week, both Owners must notify the Board in writing.

D. Owners anticipating visitors/vendors must be responsible to inform their visitors/vendors about the parking rules. Visitors/vendors must use the "Parking Visitor Cards" supplied by Gulfstream Shores.

E. We have two #108 spots for guest parking & one space for vendors during the day that may be used for guests in the evening only. If you are having an overnight guest, they may park in the guest space for one night only, unless Board approval is given for an extended time.

Parking is available across the street at the Gulfstream Town Hall from 7am until 7pm. Please note that cars parked at the Town Hall either before or after the posted hours will be towed by the Town of Gulfstream.

F. There is only one spot designated for Vendors who are working at Gulfstream Shores. It is the responsibility of the owner to inform the vendor of appropriate parking availability. If the vendor spot is taken, owner must make alternate accommodations, for example: owner's car goes to Town hall lot, vendor in their spot. The Vendor should display the "parking visitor cards".

G. Box/panel and oversized trucks are not permitted to be parked on the property, without Board approval, even if utilizing an Owners assigned space.

### 3. Leasing a Unit:

A. Units cannot be rented out until the owner has owned the unit for one **consecutive 12 month period**. No lease shall be for a period less than sixty (60) days and cannot be longer than 12 months.

B. A rental application must be submitted to and approved by the Association before occupancy is allowed. Applications for rentals can be found on the GSOA website at [www.gulfstreamshorescondos.com](http://www.gulfstreamshorescondos.com). Proposed tenants shall consist of no more than two (2) persons per bedroom in the Unit. Units may not be leased more than twice in a calendar year.

4. Unattended guests

A. For Safety & Security purposes, please notify the Board if you will be having any guest(s) use your unit without you being in attendance. A Notification form is available on the [gulfstreamshorescondos.com](http://gulfstreamshorescondos.com) website or from the Management company.

B. Owners allowing guests to use their unit without being in attendance for more than 14 days, must have the guests complete/submit background check forms for the security of the community. Forms are available on the [gulfstreamshorescondos.com](http://gulfstreamshorescondos.com) website or from the Management Company. The owner will be responsible for all costs involved for compliance.

5. Use of Swimming Pool:

A. The hours for swimming are dawn to dusk. Swimming during darkness is not permitted.

B. No diving is permitted.

C. Persons under the age of 13 must be supervised by a person over the age of 18 who is also in the pool area.

D. No floats are allowed in the pool, Pool “noodles” are allowed, however they must not be left in the pool area when not in use.

E. No lifeguard is on duty.

F. No glasses, bottles, or other sharp or breakable items are permitted in the patio or swimming area, which is defined as the area inside the fence surrounding the swimming pool. Also, no food is allowed in the swimming area. Plastic cups/bottles are permitted.

G. When going to/from the pool or beach, please wear a shirt or cover-up.

6. Use of Outdoor Furniture in the Common Area:

A. The outdoor furniture is there for all residents to enjoy, and it should be treated with care and respect.

B. It is a must that any furniture that is moved to other areas be returned to their original location when you’re done using them, i.e. Chairs must go back to the tables and chaise lounges must be returned to the swimming area. Condominium furniture, such as chairs, chaise lounges, and tables must not be taken to the beach.

C. Special care should be taken to lower and tie the umbrellas after use to prevent damage from high winds.

D. The grill in the BBQ Area has been created for community use and enjoyment. Please clean grill and surface areas after use. Make sure propane tank and grill is properly turned off and place the cover over the grill once it has cooled down.

E. Propane is supplied by residents; please refill the tank after use when the tank is empty or low.

7. Non- Smoking Area:

All common and limited common areas of the property, except the BBQ area, are considered non-smoking. The 'Barbeque Area,' is located at the Northeast corner of the property. No smoking is allowed in any other common area on the property, including, but not limited to; the parking lots, stairwells and walkways.

8. Use of the Community Room for Parties and Special Occasions:

A. The community room may be booked for special events on a first come, first serve basis with an annual limit of 5 times. A calendar and sign-up sheet are posted in the mailroom.

B. For private parties, the Association requires a \$150 security deposit. The deposit will be refunded provided the community room is returned clean and the furniture is put back the way it was found.

C. All personal items must be removed in no more than 24 hours of the parties' end or at least one hour prior to the next user's reservation if room is booked back to back.

D. Renters planning on private parties of six or more in the outdoor common area or Community room are requested to notify their landlord in advance, so the event can be coordinated with other residents.

E. All users are responsible for cleaning up and returning all furniture to their original location after a party or special occasion.

9. Use of Laundry Rooms: The Association now OWNS the washers & dryers. We ask that you treat the machines as your own property.

A. Two laundry rooms or Machines are available on all floors. The hours of operation are between 8:00 AM and 8:00 PM for use on a first come, first serve basis.

B. Users are responsible for calling the Management Company to report a mechanical problem.

C. Please be courteous about retrieving your laundry when each cycle is complete, so the next user is not obliged to do so in order to use the machines.

D. Users are responsible for cleaning up after themselves after each use. In particular, empty soap and bleach containers should be thrown away, lint removed from the dryers and machines wiped down if necessary.

E. The hanging of towels, bathing suits, or wet clothing of any kind anywhere outside & on railings is strictly prohibited. Wet items may be hung in laundry rooms.

## 10. Use of Trash Rooms:

- A. Two trash rooms are available on each floor for the disposal of trash and recycling.
- B. All garbage must be wrapped and tied in plastic bags and dropped down the trash chute. **Please note: Pizza boxes must be broken/folded & bagged before throwing into the trash chute/ground floor dumpster.** They are not to be placed in the recycle bin or recycle area. Note: large boxes can clog the chute.
- C. There are two colored bins (one yellow one blue) in each trash room; the yellow bin is for newspapers and magazines, and the blue bin is for bottles and plastic containers.
- D. Bottles and plastic containers must be rinsed before being placed in the appropriate bin.
- E. Articles too big for the trash chute must be carried to the ground floor and placed in one of the dumpsters located at either end of the building. Or if the dumpster is full, large cardboard boxes must be broken down and carried to the recycle area located in the southeast corner of the parking lot behind the large white gate.
- F. Please close doors when leaving the Trash room, this helps to minimize the chances of rodents entering the room.
- G. Articles that are too big to fit in the dumpster may NOT be left downstairs. Residents must make arrangements with the property manager to have them removed at the owner's expense.
- H. All contractors are required to remove trash and properly dispose of debris off premises from a job.

## 11. Unit Keys:

For purposes of emergency and planned maintenance, one key for each unit is **required** and is kept in a special lock box accessible only to Board Members and the Community Manager. Board Members are not obligated to provide lock out service for owners/renters. The Community Manager can be contacted to perform this service for a fee.

## 12. Use of the Mailroom:

Each unit has an assigned mailbox in the mailroom, which is located on the first floor in front of the community room. Property Management contact information can be found there as well.

## 13. Window Washing:

- A. Windows facing the courtyard area are washed every Friday morning, weather permitting. Owners must make sure their windows are closed prior to the start of this operation.
- B. In the case of inclement weather on a Friday, window washing take place on the following Monday.

14. Renovations/Alterations as it relates to internal & external construction:
- A. All owners must submit a Renovation Request form and Contractor Application forms to the Board for approval before undertaking any renovations. The forms can be found on the GSOA website at [www.gulfstreamshorescondos.com](http://www.gulfstreamshorescondos.com).
  - B. The Board and Management need to know what contractor and/or vendors are on site for security purposes. This includes any plumbing, electrical, dry wall, A/C and door/window work.
  - C. All appropriate building permits must also be received before work can commence. Renovation Request forms and Contractor application forms can be found on the GSOA website at [www.gulfstreamshorescondos.com](http://www.gulfstreamshorescondos.com).
  - D. Once plans, requests and applications are approved by the GSOA Board, building permit forms must be submitted to the Town of Gulfstream, the Town of Delray Beach and if necessary the Palm Beach County Building departments for approval.
  - E. Once approved and work is scheduled, as a courtesy, please notify your neighbors. All permits must be posted in a window of the unit where work is being performed.
  - F. **General work timeframes (same as for the Town of GulfStream).**
    - From May 1<sup>st</sup> through November 30<sup>th</sup>: Monday-Saturday 8a.m. to 5p.m.**
    - From December 1<sup>st</sup> through April 30<sup>th</sup>: Monday-Friday ONLY 8a.m. to 5p.m.**
- In addition, for the enjoyment of our owners and families, please observe the following Holiday timelines for a moratorium on contractor/vendor work unless it is an emergency:**
- Easter Break**                      **Wednesday prior to Easter through the following Weds.**
  - Thanksgiving Week**            **Monday through Saturday the week of Thanksgiving**
  - Christmas/New Years**        **From the 5 working days prior to Christmas to Jan. 3rd**
15. Elevator pads:
- A. Are to be used by vendors, owners and renters when moving furniture, construction material and all large items that could damage the cab.
  - B. The pads are located in the Community room in the cabinet to the right of the fridge. Return the pads when you are finished moving items in the elevator.
16. Deliveries
- All large deliveries including appliances should be delivered from the North parking lot up the side steps or ramp to the building. No large delivery vans or cranes can be parked in front of the building.
17. Door and Windows:
- In order to maintain the uniformity of the building in appearance, the Association has a Door and Window guide for approved doors and windows. This guide is available on the [gulfstreamshorescondos.com](http://gulfstreamshorescondos.com) website or from the Management Company.

18. Balconies & First Floor Patios:
  - A. The patios on the first floor & balconies are considered limited common area and as such, are aesthetically controlled by the Association.
  - B. Furniture, umbrellas, tables and plant pots must be white in color.
  - C. Units with patios or balconies are allowed to have up to 5 pieces of furniture. Rusted or damaged furniture must be removed and disposed of immediately.
19. Walkways:

No furniture or entrance rugs are allowed on walkways. This is a fire code requirement to allow access for emergency response teams to enter the building without any obstacles in their way.
20. Luggage & general use carts:

Carts are located in front of the maintenance room for owner/renter use.  
Please be courteous and return them immediately after use so they are available for others.
21. Security and Safety:
  - A. The comfort and enjoyment of the premises is of the utmost importance to all residents. Please keep this in mind when inviting guests and vendors to our building.
  - B. If you spot a suspicious person or activity on the premises your first call should be to 911 and/or the Gulfstream Police number at (561) 243-7800. Then please contact our property manager and/or a Board member to notify them of the potential problem.
  - C. From time to time, owners and renters will be given digital codes to access keys or entrance to secure areas. Under no circumstances are these codes to be passed on to visitors or other nonresidents.
  - D. The building is equipped with a fire alarm system that has strobe lighting and sounds a warning using speakers located throughout the building and courtyard. The system is programmed to automatically call the fire department, the police, and our management company. If the alarm goes off, it should not be necessary to call anyone. Simply seek a safe place and await further instructions. The system is tested periodically at pre-announced times.
21. GSOA is in compliance with the Florida statute 718.113.4 for Flags and Banners:

Florida law protects the right of unit owners to display one portable, removable United States Flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4.5 feet by 6 feet, that represent the armed forces regardless of any declaration rules or requirements dealing with flags or decorations.

Owners are to complete the form below and submit it to the Property Manager

I/WE HAVE RECEIVED A COPY OF THE RULES AND REGULATIONS OF GULFSTREAM SHORES OWNERS ASSOCIATION, INC. I/WE ACKNOWLEDGE THAT I/WE HAVE READ THESE RULES AND REGULATIONS AND THEY ARE UNDERSTOOD. FURTHER, I/WE ACKNOWLEDGE ANY INFRACTION OF THE ABOVE MAY BE SUBJECT TO A HUNDRED (\$100.00) DOLLAR FINE PER OCCURRENCE.

Owner:  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_ Date \_\_\_\_\_

Owner:  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_ Date \_\_\_\_\_