

CCT Rules and Regulations

Summary of Material Modifications 2020

Miscellaneous corrections to miss-spellings and punctuation.

Wherever it occurred, references to “members of [the] immediate family” or “immediate family” are replaced with “Immediate Family Members”, as defined in Section (I)(G).

Section (I). The first paragraph is amended by deleting the discriminatory language.

Section (I)(B)(1) and (2). Added “Overnight.” to clarify this non-resident classification.

Section (I)(B)(1) is amended to replace “MEMBERS OF IMMEDIATE FAMILY” in the title with “IMMEDIATE FAMILY MEMBERS” and delete first sentence “Parents, adult brothers and sisters, adult sons and daughters, and their respective spouses and children.”

Section (I)(G) amendment adopted January 26, 2005 is rescinded and deleted. Section XXVI(B) in the *Declaration of Condominium* states the percentages required under the Housing for Older Persons Act (HOPA).

Section (I)(G) is added to define “Immediate Family Members”.

Section (II)(A). The word “unshuttered” in the penultimate sentence is deleted, and the parenthetical following is deleted and replaced with the following: “(See Sections (V) Hurricane and Tropical Storm Precautions and (VI) Extended Absences.)”

Section (II)(C)(4). The sentence “Drapery linings facing out must be white or off-white to maintain the cohesive look of the building.” is added to the end thereof.

Section (II)(E) TRASH DISPOSAL AND RECYCLING is amended and restated in its entirety.

Section (II)(H) DELIVERIES AND MOVING is amended and restated in its entirety.

Section (II)(K) is added to specifically prohibit clothes washers or dryers in apartments.

Section (III)(D) BICYCLES is amended and restated in its entirety.

Section (III)(H) LOUNGE. Paragraph (1)(a) is amended to limit attendees to those invited by the resident, lessee, owner or other approved occupant. Paragraph (1)(c) is amended to restrict attendance to residents of Country Club Tower and to prohibit the general public. Paragraph (1)(d) is deleted as it allows the general public, which is prohibited.

Section (III)(H) LOUNGE. Paragraph (2)(a) is amended to clarify allowed attendees and fees. Paragraph (2)(c) is amended to require the kitchen and other used areas be restored to its pre-usage condition within 2 hours after the event.

Section (III)(L) BILLIARDS. Paragraphs (1) and (3) are deleted, and the remaining paragraphs are renumbered accordingly.

Section (III)(L) EXERCISE. Paragraphs (5) and (7) are deleted, and paragraph (6) is renumbered as paragraph (5).

Section (III)(M) SWIMMING POOL. Paragraph (10) is amended by the addition of the following at the end thereof: "The pool is closed for use after sundown." Paragraph (11) is amended so that it reads as follows: "Anyone using the pool area is required to do so in a manner considerate of others. Only radios with headphones are permitted." Paragraph (12) is amended to apply to anyone at any age. Paragraph (13) is amended to delete the first sentence thereof; children are not adults and cannot be expected to behave as adults.

Section (III)(N) TENNIS COURTS. Paragraph (3) is deleted, and the remaining paragraphs are renumbered accordingly.

Section (IV)(3) (formerly paragraph (2)) is amended in its entirety.

Section (IV)(9) (the second paragraph (9)) is deleted in its entirety. The *Declaration of Condominium* does not limit the number of apartments that can be owned and the definition of "Family unit" is discriminatory under Federal and state law.

Section (IV)(10) is amended by adding the words "or such fee as determined by the Board of Administration" to the end thereof.

Section (IV)(12) is amended in its entirety to clarify the maximum cap on leases.

Section (V) HURRICANE PRECAUTIONS is renamed to read "(V) HURRICANE AND TROPICAL STORM PRECAUTIONS".

Section (V). Resolutions adopted April 30, 2007 requiring inspection of windows and patio doors is rescinded and deleted. It is the sole responsibility of the unit owner to perform such inspection or have such inspection performed by a general contractor, engineer, or window/door contractor to make sure their windows and patio door are not defective in any way.

Section (V). A new paragraph (10) is added.

Section (VI) EXTENDED ABSENCES. The following sentence is added to the end of the first paragraph: "Step (1) is required."

Section (VI)(1) is amended and restated in its entirety.