

**Park Place**

**Rules  
&  
Regulations**

# **PARK PLACE OWNERS ASSOCIATION, INC.**

Park Place is located on 37 acres and consists of 6 buildings with a total of 1,028 units.

**ARBOR** - Construction completed - 1975  
1400 St. Charles Place, Pembroke Pines, FL 33026

**BANYAN** - Construction completed - 1976  
1300 St. Charles Place, Pembroke Pines, FL 33026

**CYPRESS** - Construction completed - 1977  
1200 St. Charles Place, Pembroke Pines, FL 33026

**DOGWOOD**- Construction completed - 1978  
1100 St. Charles Place, Pembroke Pines, FL 33026

**ELM** - Construction completed - 1979  
1000 St. Charles Place, Pembroke Pines, FL 33026

**FOREST** - Construction completed - 1980  
900 St. Charles Place, Pembroke Pines, FL 33026

A total of 18 Directors which includes 4 Officers (President, Vice President, Treasurer and Secretary) are elected annually to serve as the Association's Board of Directors.

Directors consist of 3 members from each building.

Board meetings are held on the second and fourth Thursday of each month (with the following exceptions: holidays that fall on a Thursday, the months of June, July, August and December).

# RULES AND REGULATIONS

These rules and regulations were established by the Board of Directors of your Association in order to make living conditions at Park Place pleasant and enjoyable. They are designed to maintain a proper atmosphere and decorum, to assure our safety and protection and to preserve our property values and investment.

The unit owners, renters, and residents shall be primarily responsible for their conduct and the conduct of their relatives, guests, visitors, and employees, in the observance of these rules and regulations. For the purpose of clarification of terminology, (a) guest is defined as one who remains on the premises of Park Place twenty-four (24) hours or longer, (b) visitor is defined as one who remains on the premises up to twenty-four (24) hours.

The rules and regulations of Park Place have been designed to assure comfortable living and harmonious relations. It is impossible for these rules to please everyone or to satisfy individual personal desires. Most important of all are these unwritten rules that we shall all live by.

Respect and consideration for others.

Good common sense.

Good taste.

A dignified and congenial atmosphere is best maintained by keeping these three basic rules in mind, and by intelligently and respectfully observing the rules in the Condominium Documents, as well as those additional amended and augmented rules as approved by your Board of Directors.

Your Board of Directors

May 2021

# TABLE OF CONTENTS

**ACCESS TO APARTMENTS ..... 1**

**AIR CONDITIONER CONDENSING UNIT ..... 2**

**BARBECUE EQUIPMENT ..... 3**

**CONTRACT SERVICE ..... 3**

**CLUBHOUSE & RECREATION BUILDING ..... 4**

**DELIVERIES, PICK-UPS, MOVE-INS - MOVE-OUTS..... 5**

**DOCUMENTS ..... 6**

**ELEVATOR RULES ..... 7**

**FINES ..... 7**

**FIRE- WHAT TO DO IN THE EVENT OF FIRE ..... 9**

**FLOORING INSTALLATIONS ..... 11**

**GAME ROOM ..... 13**

**GUESTS ..... 14**

**HURRICANE SHUTTERS / WINDOWS ..... 16**

**HURRICANE PROCEDURE ..... 19**

**INDOOR / OUTDOOR CARPET ..... 20**

**INTERNET CAFE ..... 20**

**LANDSCAPING ..... 21**

**LAUNDRY EQUIPMENT ..... 22**

**LOCKBOXES ..... 23**

**MAINTENANCE, ASSESSMENTS, LATE PAYMENT ..... 24**

**MEDECO LOCKS ..... 25**

**NOISE DISTURBANCES ..... 26**

<b>NOTICES .....</b>	<b>26</b>
<b>NURSE / AIDE PASS .....</b>	<b>27</b>
<b>OFFICE PARKING SPACES .....</b>	<b>27</b>
<b>PEST CONTROL / EXTERMINATION .....</b>	<b>27</b>
<b>PETS .....</b>	<b>29</b>
<b>SERVICE AND COMFORT ANIMALS .....</b>	<b>29</b>
<b>POOL RULES .....</b>	<b>31</b>
<b>PRIVATE WORKER .....</b>	<b>33</b>
<b>SALE OR RENTAL .....</b>	<b>34</b>
<b>SCREENING PROCEDURES .....</b>	<b>36</b>
<b>SECURITY RULES &amp; REGULATIONS .....</b>	<b>39</b>
<b>SMOKING POLICY .....</b>	<b>41</b>
<b>TENNIS RULES .....</b>	<b>42</b>
<b>TERRACES .....</b>	<b>43</b>
<b>UNIT OWNER’S COMMUNICATION WITH ASSOCIATION .....</b>	<b>44</b>
<b>UNIT OWNER’S REQUEST FOR ACCESS TO PPOA RECORDS OR TAPE RECORDING .....</b>	<b>45</b>
<b>UNIT OWNER’S REQUEST TO TAPE RECORD OR VIDEOTAPE MEETINGS OF THE BOARD OR COMMITTEES.....</b>	<b>46</b>
<b>VEHICLES .....</b>	<b>47</b>
<b>VEHICLE MAINTENANCE .....</b>	<b>50</b>
<b>VEHICLE WASHING .....</b>	<b>50</b>
<b>VEHICLES BARCODES .....</b>	<b>51</b>
<b>WATER HEATERS .....</b>	<b>51</b>
<b>MISCELLANEOUS .....</b>	<b>52</b>

# ACCESS TO APARTMENTS

1. Each apartment owner is required by Florida Statute 718.111(5) to deposit a duplicate set of keys with his building office in order to make necessary emergency repairs to prevent damage to common elements, or to any other apartment units.
2. Where keys are not left with the building office and are unattainable from an alternate source, and forced entry is required by an emergency, all liability associated with such forced entry rests with the unit owner. The cost of repairs due to such forced entry shall be borne by the unit owner. The Association shall not be liable for any injury, loss or damage of any nature directly or indirectly resulting from such forced entry.
3. The Association reserves the right to refuse admittance to anyone unless properly identified by the unit owner or renter.
4. Within his own unit, each unit owner shall promptly perform all maintenance and repair that, if omitted, would affect any common elements, any portion of the property belonging to other unit owners, or the condominium as a whole. Each unit owner shall be responsible for all damages and liabilities that any failure to maintain or repair may engender.

From time to time, Management, on behalf of the Board of Directors and the Association, must take appropriate action to protect the common elements of the Association. Such action can consist of emergency plumbing, electrical repairs or repairs to common elements. All costs associated with said repairs will be the responsibility of the unit owner.

5. The Association reserves the right to limit access or permanently ban any guest who fails to adhere to Association policies. Residents are responsible for the conduct of their guests. Guests who do not adhere to the Association's policies will result in an Incident Report being generated and a Citation issued to the owner.

# **AIR CONDITIONER CONDENSING UNIT REPLACEMENT**

1. Due to the limited amount of space allocated during the original construction of the buildings for air conditioning condensing units placed on the roof, replacements are limited to the general size and placement of the original units within a 3” variable of the original footprint (width and length) on the current roof equipment pads. Replacement is subject to Association review and approval (2 ton unit size is 29”w x 29”d; 2 1/2 ton unit size is 33” w x 30”d.)
2. A city of Pembroke Pines mechanical permit is required. A copy of the permit, in addition to the required contractor’s licenses and certificate of insurance, unless already on file, must be supplied to the Association prior to commencement of the work.

# **BARBECUE EQUIPMENT**

1. Barbecue equipment is to be used for building functions only and in designated areas only.
2. Requests for use of barbecue equipment must be made, in writing, in advance, to the Administrative Office and are granted on a first-come, first-served basis.
3. The Association shall furnish barbecue equipment, when requested by the building, at no fee.
4. Barbecue area must be policed and refuse disposed of in dumpsters.
5. Each group using barbecue equipment must supply its own utensils.
6. No barbecues may be held before 11 a.m. unless special permission is granted by the Association Office.
7. No private barbecues may be held by unit owners or tenants and their guests on the common areas of Park Place or on unit terraces.
8. Only barbecue equipment furnished by the Association is permitted to be used.

# **CONTRACT SERVICE**

Should the personnel of contract service companies, which provide service for air conditioning units, require access to the roof of a building, they are given keys to the roof door padlocks only when they leave their driver's license at the guardhouse and show proof of contractor license. Driver's license will be returned to them when key is brought back to the guardhouse. Service personnel are logged in the daily log. Information includes: Company name and vehicle number (if numbered), apartment being serviced and name of resident, vehicle license number, and time of day.



# **CLUBHOUSE—USE OF CLUBHOUSE & RECREATION BUILDINGS**

1. Private functions may be held in the clubhouse auditorium, subject to the Rules and Regulations established for that purpose.
2. All building activities will have precedence over any approved organizations/users except the Park Place Owners, Association. Inc.
3. All other organizations must submit in advance their scheduled programs to the Association for approval of dates.
4. At no time shall any furniture be removed from the clubhouse.
5. Persons using or entering the clubhouse must be properly attired with full body coverage and footwear. No wet bathing suits allowed.
6. The kitchen facilities will be closed and locked and shall not be used other than for approved social functions unless special authorization is obtained from the Association.
7. Organizations/users using kitchen facilities are responsible for damages incurred by their use of the equipments.
8. All recreation buildings will be vacated and locked every evening at 11:00 p.m., except on nights when Park Place Owners Association, Inc., authorized affairs are scheduled.

# **DELIVERIES, PICK-UPS AND** **MOVE-INS - MOVE-OUTS**

1. The Association Office must be notified by the unit owner, resident or lessee at least two (2) days in advance of moves, deliveries and pick-ups. Scheduling is based on availability.
2. Move-ins and move-outs will be allowed only Monday through Friday beginning no sooner than 8 a.m. and must be completed by 6 p.m. as scheduled by the office. You must have a confirmed date from the office and the building. 5 p.m. will be the latest time on Monday through Friday for a commercial deliverer to be permitted to enter the premises. This does not include medical or meal deliveries.
3. No PODS (Portable On Demand Storage Units) will be permitted on the property at any time.
4. Deliveries and pick-ups will be allowed only Monday through Friday from 8 a.m. to 6 p.m. No deliveries or pick-ups will be scheduled on legal holidays.
5. Delivery of medical equipment and supplies, pharmaceuticals and food will be allowed at anytime.
6. Owners, renters and residents are responsible for all deliveries, pick-ups and moves. This includes their being, or appointing a representative to be at the front door of the building, to ensure that the door remains closed when not in use for entrance or egress. Residents are to ensure that no items are staged in the parking lots, building entry ways, lobbies or rotundas. All items must be moved from truck directly into elevators and into respective unit, or the reverse order.
7. When scheduling a move-in, a deposit of \$250.00 will be required to be posted by the resident. This deposit shall cover any damages to Association property by the mover and/or the resident. Should the damages amount to more than the deposit, the said resident shall be responsible for those damages.

For those residents moving from Park Place, at the time they request permission for a move-out, the resident must post a \$250.00 deposit with the Association to

cover the possible damages during move-out. Any damages over and above the \$250.00 would also be the responsibility of the resident who is moving out.

In the case of a move-in or move-out, the deposit money, if not needed for damages, shall be returned to the owner or permanent resident who posted it within thirty days. Renters will receive their deposit within fifteen (15) days after expiration of the lease.

Security shall furnish movers with rules and regulations outlining their responsibilities for such moves. Security will monitor the move-ins and move-outs by filing a report on each as it occurs.

8. Any damage done to the common elements during a move, delivery, pick-up or private work shall be paid for by the unit owner, resident and/or lessee. Ultimately the owner has the responsibility for payment of any damages to the common area.
9. Eighteen (18) wheel trucks exceeding 42 feet in length (includes cab and trailer) and 18 feet in height are not permitted on the complex. Larger trucks cannot maneuver in the complex and necessitate the need for shuttling.
10. Trailers are permitted for deliveries only in the designated delivery area. They cannot remain parked on the property while contractor is working in the unit.

## **DOCUMENTS**

The Association shall charge \$25.00 for a set of “Document Booklets” containing the Declaration, Articles of Incorporation, By-laws, Rules & Regulations and all amendments thereto.

# **ELEVATOR RULES**

1. Smoking is prohibited in the elevators by Broward County Ordinance (73.10) and by State of Florida Statute.
2. Footwear and proper cover must be worn at all times.
3. Service elevator will be available for trade deliveries between 8 a.m. and 6 p.m., Monday through Friday as scheduled by the Association Office.
4. In case of mechanical failure, use the Emergency Phone provided in each elevator to reach Security.

## **FINES**

The Executive Committee, after deliberation and if concurrence with probable cause, shall provide written notice to the Hearing Committee of a meeting to review citations and/or fining issues. The Hearing Committee shall consist of at least three (3) unit owners and shall be impaneled by the Association President.

At the meeting of the Hearing Committee, members are provided with a Summary Report of citations and/or fining issues. Following the committee's review, written notice is provided to the Executive Committee detailing the owner/violator, building/apartment and nature of the violation(s). This notice includes the committee's recommendation for action which includes notifying owner/violator of hearing date, proposed fine or no action and is signed by all committee members present at the meeting.

If action is recommended, the Executive Committee sends written notice to the owner/violator. This notice shall set forth the specific nature of the violation and a statement of the provision of the Declaration, Association By-Laws, and/or Association Rules and Regulations (all as amended), which have allegedly been violated; the date and time of the violation(s); and indicate the date, time and place of the hearing.

The hearing date shall be at least fifteen (15) days from the date of the notice. The said hearing shall be held only if the alleged violator and/or unit owner responds in writing within fifteen (15) days after the date of the notice, and states that he/she desires a hearing. The notice of hearing, to indicate that a written request for such hearing was received, is required.

The party alleged to be in violation, shall have an opportunity to respond, to present evidence and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the Hearing Committee.

The notice of charges and hearing shall also advise the alleged violator that appearance (at violators option, representation by counsel) may be made at such hearing in person with the right to examine all witnesses and produce all evidence at such time and place. If the alleged violator fails to appear at the hearing, the charges will be deemed admitted as fact.

The Hearing Committee shall, within ten (10) days after the date of hearing, make a written report of its findings with a recommendation to the Executive Committee who presents the information to the Board of Directors.

The Board, upon receipt of this report and recommendation, shall proceed to make final disposition of the matter. A written notice of its decision shall, within ten (10) days, be mailed to the alleged violator, his/her representative, and to the owner of the unit which that person occupies, if the person in violation is not the owner. The alleged violator and/or unit owner shall have the option, within ten (10) days of the date of an adverse decision, to request that the Board reconsider the decision.

Nothing herein contained shall deprive or be deemed to preclude any alleged violator or unit owner or the Association from proceeding or taking action in any court of law for the relief or enforcement of its rights or remedies.

\*Section 718.303(3) of the Florida Condominium Act as well as Article 12.11 of the Park Place Declaration of Condominium, as amended, both provide that an association may levy reasonable fines against a unit for failure of the owner of the unit or its occupant, licensee, or invitee to comply with any provision of the Declaration, the Association By-laws, or reasonable rules and regulations of the Association.

No fine shall exceed \$100.00 per violation, per day, up to a maximum of \$1000.00, nor shall any fine be levied except after giving reasonable notice and opportunity for a hearing to the unit owner and, if applicable, its licensee or invitee.

# **FIRE—WHAT TO DO IN THE EVENT OF A FIRE**

1. First, immediately call your Fire Department (911); give the dispatcher your name, your floor and apartment number, as well as the street address; also give name of apartment building and building number. Then call Security (954-431-1915). Don't assume that someone else has already called the Fire Department and Security. **DO IT YOURSELF!**
2. Feel the door of your apartment for heat; if it feels warm it means that it is dangerous to open the door. The fire and fire gases on the other side of the door could be lethal.
3. If the door is not warm, carefully open it by placing your weight against it in case you have to close it because of fire or smoke. Open it a small amount and check for fire and smoke.
4. If you feel the corridor may be used, alert all the occupants of the building, by actuating the local alarm, then immediately proceed to the closest exit stairway. Be sure to close your apartment door and all doors in the stairway; this will prevent the spread of fire and smoke.
5. DO NOT USE THE ELEVATOR.
6. If the door of the apartment is warm to the touch, or heavy smoke is in the corridor, keep the door closed. Seal the cracks around the door and other places where smoke is entering; shut off air-conditioning and other vents.
7. If a Fire Alarm is heard, evacuate the building. Do not linger in the lobby/rotunda. Evacuate the building until **ALL CLEAR** is given. Guests will not have access to a building while an active code red is in progress.
8. Stay calm until you are directed to safety by rescue personnel. Do not lock your door so that a quick search may be made by fire fighters.
9. When you are outside your building, STAY OUT until you are told you can return

by the Fire Officer in charge. Have a location to meet your loved ones outside the building. Plan this before a fire strikes and be sure all of your family knows this spot.

10. Plan two different routes to leave the building as one of the routes may be blocked by fire or smoke.
11. Become familiar with all of your building, know the locations of all exit stairways even in the dark, not just the closest one.
12. Don't attempt to remove your car, it will only add to the traffic congestion and hamper the efforts of the Fire Department.
13. Plan ahead, conduct fire drills; talk over plan with your family and neighbors.
14. Have a flashlight ready if the power goes off.
15. There is a list of residents that need help in case of an emergency. If any resident wishes to be added to the list, they should call their building office.

# FLOORING INSTALLATIONS

1. No floor covering of any type, except for carpeting, may be installed in any unit without the prior written approval of the Association, with the exception of patios and those in first floor apartments of all buildings and second floor apartments in Wing #2 and #3 in the Arbor Building.
2. The Association's approval of the proposed flooring installation does not constitute an acknowledgement or warranty that the floor is properly installed. It is the unit owner's sole responsibility to ensure that the contractor installs the underlayment and floor materials in compliance with the manufacturer's specifications and that the floor coverings, as installed, result in a minimum Sound Transmission Classification (STC) of 50 and a minimum Impact Isolation Classification (IIC) of 50.
3. Prior to any work being done, residents must submit to the Association Office the following:

A copy of the flooring installation contract or proposal specifying:

- a. The areas of the apartment in which flooring will be installed
- b. Date of installation and
- c. The Manufacturer's Specification Data Sheet showing Sound Transmission Classification (STC) and Impact Isolation Classification (IIC) of the soundproofing materials.
- d. A \$100.00 Security Deposit made payable to Park Place Owners Association must be submitted to the Association along with the above stated documents. The deposit will be refundable three (3) days after the Association grants its final inspection of the soundproofing.

Upon review of the above, the Association will provide written authorization for the installation to proceed.



4. Residents must call the Association Office for inspection once the soundproofing has been installed and prior to the installation of the flooring. Failure to do so may necessitate removal of a section of installed flooring to verify soundproofing at the owner's expense. In addition, the \$100.00 security deposit will be forfeited and non-refundable.

If the floor covering, as installed, is found to be in violation of the aforementioned requirements, the violating unit owner shall be liable for all costs incurred in testing. In addition, the Association shall be entitled to recover from the violating unit owner all reasonable attorney's fees and costs (including but not limited to pre-trial, arbitration, mediation, trial, appellate) incurred in testing, removal of floor covering and all remedies to obtain compliance.

Any resident (complainant) who believes that a neighboring unit has improperly installed flooring shall notify the Association in writing that he/she believes a violation exists. The Association shall investigate the source and severity of the noise and advise the complainant of its conclusion. The complainant, may at its own expense, retain an expert qualified in sound engineering to perform tests on STC, IIC, and mechanical isolation compliance. If such expert determines that the floor is not in compliance with the Association's STC, IIC and mechanical isolation requirements, then the owner shall reimburse the complainant for the testing costs and shall be responsible for all costs of compliance. If the expert determines that the floor complies with the Association's requirements, then the complainant shall not be reimbursed for any costs, including the cost of the expert. If the complainant does not retain an expert, the Association shall be under no obligation to take further action regarding the noise, other than its initial investigation.

5. No owner shall replace any flooring in a unit, other than carpeting, without meeting the requirements of these rules.

# GAME ROOM

1. Game room hours are 9 a.m. to 11 p.m. - every day, including holidays.
2. Unit owners, residents or renters must accompany their guests who wish to use the game room. The number of guests per unit is limited to four, if others are waiting.
3. No beverages or food permitted in the game room.
4. Proper dry dress attire and footwear must be worn at all times.
5. No smoking in the game room.
6. Do not sit on tables.
7. Use the billiard bridge.
8. Unit owner, resident or renter must furnish proof of identification to obtain equipment. During normal office hours, control of game room is handled by the Association Office. After office hours, contact Security by telephone in lobby, and they will come to supply balls and paddles.
9. Unit owners, residents or renters with guests are limited to use of one table if others are waiting to play.
10. Play is limited to one hour if others are waiting to play.
11. Any person playing alone must join with others or relinquish table to two or more waiting for an open table.
12. Anyone causing damage to equipment or removing same shall be billed for the cost of repairs and/or replacement. Owners, residents and renters will be responsible for the acts of their guests.
13. At P.P.O.A. Board's discretion, game room may be closed during holiday periods or Board may make provision for a Security Officer to monitor and control use of facilities. At other times, control of facilities will be per posted information.
14. Emergency exit is strictly for that purpose. Do not open exit door for anyone. Exit at front door.

# GUESTS

1. Residents expecting visitors for no more than twenty-four (24 hours), should use the Voice Activated Guest Access System by calling Security at 954-431-8210 from the telephone which is listed with the Association Office. This system is for visitors expected the day the call is placed or the next and authorizes Security to grant the guest access without a phone call to the resident. Should the resident wish to be advised when their visitor arrives, they should not contact Security in advance. Your visitor must call the resident from the tele-entry system system in order to gain access to the building. Security will not grant entry into buildings for visitors or guests. (Exceptions USPS, UPS, FEDEX, DHL, LaserShip, Emergency Personnel, Medical Equipment.)
2. When residents are aware that they are going to be expecting more visitors than are coming in one car at a time, the office shall be notified at least one day in advance so that Security can be advised.
3. Requests for a Temporary Guest Pass (T.G.) must be made in writing or via residents email. A form is available at the office or a letter indicating name of guest, dates of visit (not to exceed 30 days), relationship, signature of resident and building and apartment must be submitted.
4. All temporary guest passes shall be issued on a not to exceed 30-day basis and may be extended for another period of 30 days with the consent and approval of the unit owner or lessee and Association. Any extension of the 60-day pass requires the guest to complete an Application for Permanent Occupancy. (See page 44.)
5. No persons who have not yet attained the age of nineteen (19) years shall be permitted to reside permanently in the condominium. Anyone under the age may visit, provided such visit does not exceed a total of thirty (30) days per twelve-month period.
6. Unit owners, residents, and renters are totally responsible for the actions of their visitors/guests and any damages or disturbances created by them in accordance with Article 15.1 of the Declaration of Condominium.

7. Key for Guest

If an authorized guest staying 30 days, but not exceeding 60 days, is visiting a building which has Medeco locks, a Medeco key for the front door of the building can be obtained from the Association Office for a fee deposit of \$25, and when the key is returned to the office, \$20 of the deposited amount will be returned. The \$5 fee covers the cost of administrative paperwork.

This key is issued solely for the time the guest is here and must be returned to the Association Office.

**Occupants of an Apartment When Unit Owner is Absent**

In compliance with the amendment to Declaration of Condominium Article 12.1(a) Use of an Apartment by Others than Unit Owners and amendment to Declaration of Condominium Article 12.7(a) Use of an Apartment by Others than Lessee:

**THE ONLY PERSON(S) WHO CAN BE GUESTS OF UNIT OWNERS, RESIDENTS OR RENTERS NOT IN RESIDENCE ARE PARENTS, CHILDREN, GRANDCHILDREN, BROTHERS, & SISTERS, WHO ARE CONSIDERED TO BE AUTHORIZED ADULTS. At no time will those under the age of nineteen (19) be permitted to use the apartment without an AUTHORIZED ADULT being in residence.**

1. Notice of use of apartment by guest must be given to the Association Office, in writing, at least 24 hours prior to the anticipated arrival of the guest to Park Place.
2. Failure of resident or guest to comply with the above will result in guest being denied entry to complex.

# **HURRICANE SHUTTERS / WINDOWS**

## **SPECIFICATIONS FOR INSTALLATION OF HURRICANE SHUTTERS OR IMPACT WINDOWS**

Prior to the installation of hurricane shutters and impact windows as specified below, written approval must be obtained from the Association Office. The owner must furnish a proposal from the company performing the work, indicating the materials and methods to be used, a certificate of insurance from the proposed contractor, and a copy of the building permit issued by the City of Pembroke Pines Building Department.

A \$250.00 Security Deposit made payable to Park Place Owners Association must be submitted to the Association along with the above stated documents. The deposit will be refundable fifteen (15) days after the Association grants its final inspection. To obtain the Association's Final Inspection, the unit owner must call the Association Office no later than thirty (30) days after the City has completed their final inspection. The Association will schedule an appointment to inspect the installation of the work completed. If the inspection meets the Association's requirements, final approval will be granted. If the unit owner fails to notify the Association within thirty (30) days for the City's final inspection, his/her security deposit will be forfeited and non-refundable. It is recommended by the Association that the unit owner withhold final payment to their contractor until the Association's final approval is granted.

Upon receipt of the above items, the Association shall provide initial approval to commence with the installation.

A copy of the FINAL building permit issued by the City of Pembroke Pines must be presented to the Association Office for the final inspection and approval of the installation.

Nothing can be attached to the exterior of the building which is not approved by the Association and which is not hurricane rated. This includes any type of vinyl or roll shades on the terrace.

## **SUN SHADES - EXTERIOR UNIT PATIOS**

The installation of new sunshades or total replacement thereof is prohibited.

### **HURRICANE SHUTTERS - EXTERIOR PATIOS**

The patio shutter shall consist of either the roll type or accordion type shutters in accordance with these and the manufacturer's specifications. No other type of shutter will be permitted. Drapes, shades, window covering are not permitted on terraces.

The **roll type shutter** shall be constructed of aluminum. The shutter shall be no more than 48 inches wide or no more than 96 inches wide, if using reinforcing bars, and shall incorporate an overhead enclosure. The entire shutter system and supporting hardware must be located within the interior confines of the patio. They are to be **WHITE** in color. The accordion type hurricane shutter shall be constructed of aluminum only. The slats shall be 4 1/2 inches in width. The accordion shutters will be attached to the building, above and below, with extruded tracks, fastened with tapcon screws made of hardened steel. The entire shutter system and supporting hardware must be located within the interior confines of the patio. They are to be **WHITE** in color.

The owner shall be responsible for the maintenance of the shutters.

### **HURRICANE SHUTTERS - EXTERIOR WINDOWS**

The window shutters shall consist of roll shutters or accordion type shutters in accordance with these and the manufacturer's specifications. No other type of shutter will be permitted.

The roll slats shall consist of 2 1/4 inch aluminum. The aluminum slat shall be extruded from prefinished coil. The roll shutter enclosure shall not exceed 10 by 10 inches. All exposed assembly and attaching hardware shall be steel. The enclosure shall be completely caulked around its entire perimeter where the enclosure meets the wall.

If the roll shutters are electrically operated, all wiring must be contained within the interior confines of the unit. Exposed electrical wiring on the exterior of the building is not permitted.

The roll shutter slats shall be **WHITE** in color. The accordion type shutter shall be constructed of aluminum only. The slats shall be 4½ inches in width. The accordion shutters will be attached to the building, above and below, with extruded tracks, fastened with tapcon screws made of hardened steel.

The accordion shutters shall be **WHITE** in color.

The owner shall be responsible for the maintenance of the shutters.

### **UNIT WINDOW REPLACEMENT – IMPACT WINDOWS**

The new windows shall be rated for a large missile impact and shall match the configuration of the existing windows, i.e., single hung, number and type, in addition to meeting all other requirements of the Engineer's specifications. The frame shall be WHITE in color. The owner may replace sections of the windows within the unit without replacing all; however, all adjoining windows must be included.

Window glass tint is optional but must be **GRAY**, if desired.

A copy of the Engineer's complete specifications must be obtained from the Administrative Office for all other requirements prior to seeking a contractor.

### **WINDOW TINTING**

Owners wishing to replace their existing window tinting must use the color GRAY to provide uniformity throughout the complex. Window tinting must be maintained in good condition. Tint which has deteriorated must be removed. All adjoining windows must be uniform, e.g., either tinted or untinted.

### **WINDOW - SCREENS**

All adjoining windows in a bank of windows must be uniform. They must all have screens or all screens must be removed. Windows and screens are the responsibility of the unit owner to maintain.

# HURRICANE PROCEDURES

In the event of a hurricane **WATCH** being issued by the **National Hurricane Center** for Broward County or its eastern seaboard, **all owners or occupants** must take the following action:

1. All terraces that have sun shades must have them rolled up and secured.
2. All terraces that do not have perimeter accordion hurricane shutters installed must have all items, including furniture and plants, removed from the terrace leaving it completely bare.
3. In the event of a hurricane **WARNING** being issued by the **National Hurricane Center** for Broward County or its eastern seaboard, **all owners or occupants** must take the following action:
  1. All units that have accordion hurricane shutters either on the terrace perimeter or across the terrace door and/or hurricane roll up shutters at any other apartment windows must have them closed and locked.
  2. All residents and occupants should seek shelter inside their buildings. Use the emergency exit doors if the front and rear exit doors have been shuttered and remain inside the building.
4. Terraces that have perimeter accordion hurricane shutters installed may leave any items on the terrace **providing** the accordion shutters are closed when a hurricane **WARNING** is issued by the **National Hurricane Center**.

These procedures must remain in force until the WATCH or WARNING has been officially lifted and the storm is of no further threat to the area.

UNIT OWNERS, RESIDENTS, OR TENANTS WHO FAIL TO COMPLY WITH RULES ABOVE WILL BE SUBJECT TO A FINE FOR NON-COMPLIANCE AND WILL BE HELD FINANCIALLY RESPONSIBLE FOR ANY RESULTING DAMAGE TO PROPERTY.



## **SEASONAL RESIDENTS OR VACATION PERIODS**

Owners, residents or tenants are obligated to either clear their terraces before departure for an extended period of time or make arrangements to have them cleared in the event of an impending hurricane.

## **DEFINITIONS**

**Hurricane WATCH** - An announcement for specific coastal areas that hurricane conditions are possible within 36 hours.

**Hurricane WARNING** - A warning that sustained winds of 64kts (74 mph or 119 km/hr) or higher, associated with a hurricane, are expected in a specified coastal area in 24 hours or less.

## **INDOOR / OUTDOOR CARPET**

Indoor/outdoor carpet, or any similar materials, which retains moisture, may not be used as a floor covering on the terrace as this causes the steel rebar to rust allowing for deterioration of the concrete flooring.

## **INTERNET CAFÉ**

The Internet Café in the Annex is open for use by residents and their guests from 9:00 a.m. to 11:00 p.m. Authorized persons using the Internet Café must:

1. Obtain a log-in and password from the Association Office during normal business hours.
2. Supply their own paper for printing purposes.
3. Report any equipment issues to the Administrative Office.
4. Follow rules posted in Café.

# LANDSCAPING

1. Any resident desiring to plant or alter any common area of Park Place, must receive written permission from P.P.O.A. Residents must first submit a plan, with a sketch of the work proposed, together with an outline of specific plants to be used.
2. Any plant or growth in place now, or to be placed in the future, in common areas, shall become the property of Park Place Owners Association, Inc.
3. All plants or growth in the common areas of Park Place will be cared for by Park Place Owners Association, Inc. The type of care and the needs of all growth shall be determined solely by Park Place Owners Association, Inc.
4. Park Place Owners Association, Inc. may, at its sole discretion move, or remove, any alteration, plant or growth in the common areas of Park Place.
5. Park Place Owners Association, Inc. will not be responsible for any loss of plant or growth, planted by residents, for any reason.

# LAUNDRY EQUIPMENT

1. All posted rules in laundry rooms must be observed. When using washer or dryer, please wipe tops of machines and clean filters of washers or dryers.
2. Laundry room equipment must be used only between the hours of 8 a.m. and 10 p.m.
3. Washers are not to be used for soaking clothes.
4. Laundry equipment should not be used between 1:30 p.m. - 3:30 p.m. on Thursday as the testing of emergency generators may interrupt wash or dry cycle.
5. Should there be a problem with laundry equipment, user should place a sign on the machine and contact the Association Office (954-431-4007).
6. Close door of laundry room and turn off the lights when leaving.
7. No washing machines and dryers shall be installed in any apartment. Any machines installed, except those placed with permission of the Developer, shall be removed.
8. Laundry cards are available through the VTM machine located in the Clubhouse lobby. To obtain a card, \$10 must be deposited. The actual cost of the card is \$7, and it has \$3 worth of laundry usage on it. Additional monies may be added to the card in increments of \$5, \$10, and \$20 up to \$99 balance. The machine does not accept \$1 bills.
9. Non-residents are not permitted to do personal laundry (exceptions visiting family members of residents).

# LOCKBOXES

In an effort to provide all owners with an emergency access option to their units and maintain a uniform standard of appearance for the common areas, the Association has adopted this policy to permit the installation of an emergency lockbox for all unit owners pursuant to the rules provided herein.

It is the intention of these rules to provide only one uniform lockbox design, color and mounting location. No other lockboxes or alternate mounting locations will be permitted.

1. The lockboxes must be purchased from and installed by the Association at a current cost of \$50.00. It will be permanently mounted to the unit entrance door in a uniform location established by the Association. **NO OTHER LOCKBOXES OR DEVICES WILL BE PERMITTED ON THE DOORWAYS UNLESS ALREADY APPROVED IN THE RULES AND REGULATIONS BOOKLET.** (The Association may amend the purchase/installation costs from time to time as deemed necessary.) **VIOLATORS WILL BE FINED.**
2. Lockboxes may only be requested and approved by the Owner or legal representative of the unit. No other occupant or renter of the unit is authorized to purchase them.
3. The lockbox shall become and remain the exclusive property of the Owner, and all costs associated with the maintenance, repair or replacement shall be borne by the Owner. The box will become a permanent fixture of the door and cannot be removed, painted or altered in any manner.
4. The lockbox is intended for the exclusive private use of the Owner and is not intended to replace the requirement to furnish a set of keys to the Association for emergency access.
5. Upon installation, the Association shall provide the Owner with the preset combination of the lock. It is strongly recommended that the Owner change the preset lock combination prior to using the box.

6. It shall be the sole responsibility of the Owner to transfer the combination lock code numbers to all subsequent Owners of the unit.
7. The Association and your building representatives accept no responsibility in managing, servicing or accessing the lockbox after installation.

**NOTE: The use of the lockbox does not preclude the requirement to furnish a set of keys to the Association for our emergency access to your unit.**

## **MAINTENANCE ASSESSMENTS,** **LATE PAYMENTS**

1. Assessments and installments on such assessments not received by the Association on or before ten (10) days after the date when due are late and bear interest at the highest rate of interest allowed by law per annum from the date when due until paid. In addition to the above stated interest, the Association must charge an administrative late fee in an amount not to exceed the highest amount permitted by law, or such lesser amount as the Board determines, from time to time, by a duly adopted Board rule, for each delinquent installment that the payment is late. Any payment received by the Association must be applied first to any interest accrued by the Association, then to any administrative late fee, then to any costs and reasonable attorney fees incurred in collection, and then to the delinquent assessment. The foregoing is applicable notwithstanding Florida Statutes, Section 673.3111, any purported accord and satisfaction, or any restrictive endorsement, designation, or instruction placed on or accompanying a payment. In addition, restrictive endorsements, designations, or instructions placed on or accompanying a payment are prohibited, null and void and of no force or effect. Refer to amendment passed and recorded on August 31, 2020 to Declaration of Park Place Owners Association, Inc., Article 8.1, 8.2, 8.3, 8.5, 8.6, 8.7 and 8.9.
2. Further, if delinquent maintenance payments or assessments are referred to an attorney for collection, reasonable attorney's fees and expenses of collection are added, and all payments on the account are first applied to interest, non-payment

late charges and fees, and then to the maintenance payments or assessments first due.

3. The Association may record a lien against a condominium unit owner for any unpaid maintenance payments or assessments. All such liens may be foreclosed by suit in like manner as a foreclosure of a mortgage.
4. Except as determined by the Board of Directors of Park Place Owners Association, Inc., the maintenance within an apartment is the responsibility of the unit owner or his tenant.

## **MEDECO LOCKS**

### **NUMBER OF KEYS PER UNIT**

Each unit shall receive two keys from the previous owner. If there are additional permanent residents, an additional key shall be issued for each such permanent resident.

### **LOST KEY**

If a Medeco key is lost, a replacement can be obtained from the Association Office at a charge of \$25. Should the lost key be found and returned to the Association Office, \$20 will be refunded.

If a police report is presented indicating that the key was stolen, the replacement will be furnished at a charge of \$5. The \$5 fee covers administrative costs.

### **USE OF KEYS**

No Medeco front door key is to be given to a nurse aide, cleaning person or anyone who has not been screened.

# **NOISE DISTURBANCES**

1. No noise disturbances shall be allowed between the hours of 10:00 p.m. and 7:00 a.m., Monday through Sunday, except on New Year's Eve, when noise is permitted until 12:30 a.m. and no noise after 12:30 a.m. until 7:00 a.m. the following morning.

This also applies to the use of a musical instrument, television, stereo, car or truck stereo, drum, compact disc or tape player, loud speaker or other device for the production or reproduction of sound in a manner which disturbs the peace, quiet or comfort of the unit owners or the complex.

2. The installation of wind chimes on an apartment terrace is prohibited.
3. Pet birds which disturb the peace and tranquility of Park Place may not be kept on an apartment terrace.

## **NOTICES**

1. All notices of Board of Directors' meetings, committee meetings, meetings of unit owners and copies of minutes of Board meetings will be posted in the following locations:

Administration Building: Bulletin board in the main entrance area.

Condominium Buildings: First floor rotunda area - bulletin board adjacent to postal boxes.

2. In addition to notices from the Association, the following are allowed for distribution to residents:
  - Information flyers authorized by the Condominium Building Councils.
  - Newsletters from P.P.O.A. sponsored organizations to members only.
  - Newspaper publications delivered by outside vendors.

3. **Building Bulletin Boards and Easels:**

Approved organizations that wish to post notices on the building bulletin boards can post only one notice at a time of a maximum size of 8 1/2" X 11".

4. All non-P.P.O.A. notices must be submitted to the building office for review and approval prior to posting. Other than official notices from the Association, each building's Council has sole discretion as to what flyers or information may be posted on its bulletin board and/or easel. Notices posted on easel supplied by the Association are controlled by the Association.

## **NURSE / AIDE PASS**

Temporary passes for a nurse/aide will be issued on a 90-day basis and will be extended in 90-day increments with the consent and approval of the unit owner, resident or renter and the Association.

## **OFFICE PARKING SPACES**

No long-term parking in office parking spaces in front of the clubhouse. Parking is only for those who have business in the office. Parking at PPOA office spaces prohibited after hours. Parking in the office spaces after hours only when social functions are being held or to replenish monies on laundry debit cards.

## **PEST CONTROL / EXTERMINATION**

As a part of the Association's effort to maintain a pest-free environment in the buildings, unit owners are strongly encouraged to utilize the services of the Association's contracted exterminator for their apartments each month.

The only way to accomplish our goal of a pest-free environment is to treat each building in its entirety. **Therefore, it is highly recommended that unit owners, who are not in residence full time, make arrangements to insure that their apartments are treated on a continuous basis.**



Those residents who have difficulty hearing should crack their door open on the day the exterminator is expected at their apartment so that the technician is aware that the resident is at home and awaiting service.

Apartment treatments include every room, closets (when left open), cabinets and terraces (when left open).

Residents, who utilize the pest control service each month and who have a pest issue within their apartment between treatments, will receive re-treatment at no charge. The exterminator will continue treatment on a systematic basis to eradicate the problem with no additional charges.

For those residents who miss a treatment, there is a charge of \$25 for a special treatment outside of the scheduled treatment day for their building and apartment. Arrangements for this service must be made through the Association Office.

It is the responsibility of unit owners to maintain their apartments and ensure that they are pest free. Owners are not obligated to utilize the extermination service provided by the Association and are free to use other contractors at their own expense.

Should there be an infestation in the common areas or adjoining apartments, emanating from an apartment which does not receive the Association's extermination service, the unit owner will be notified to take appropriate action immediately, at the owner's expense, to correct the problem within the apartment.

Based on our current agreement with the extermination company, pest control treatment shall be for the elimination of infestations of pharaoh ants, crazy ants, thief ants, little fire ants, little black ants, pyramid ants, fire ants, odorous house ants, carpenter ants, roaches, palmetto bugs, silverfish, rats and mice.

Flying insects and termites are not included in this service. Owners seeking extermination of insects other than those covered by the agreement may make their own arrangements, at their own expense, with the Association's exterminator or a company of their choice.

# **PETS**

1. The introduction of any dog, cat or other animal (excluding birds, fish and the like) by any owner, lessee or guest is prohibited.
2. Visitors or guests of residents may not bring pets into the Park Place complex for any purpose. Boarding pets belonging to others is prohibited.

\*Refer to amendment passed and recorded on November 23, 1982, to the Declaration of Park Place Owners Association, Inc., Article 12.4.

## **SERVICE AND COMFORT ANIMALS**

Residents requesting an exemption to the Association's no pet policy and require the assistance of a service or comfort animal, in accordance with the American Disabilities Act (ADA) and/or the Federal Fair Housing Amendments Act (FHAA), must submit proper documentation to the Association. Resident must obtain the Association's written approval prior to the service or comfort animal being permitted to stay on the premises. All service or comfort animal requests are handled on a case by case basis, required documents will be determined and specified to the resident at time of request. No service or comfort animal may stay on the premises without prior Association approval.

1. Animals must have a valid license issued by Broward County.
2. Owners must provide proof that animals have been vaccinated against rabies as well as proof that animal is in good health. This evidence is to be supplied to the PPOA office annually.
3. A current photo of the animal in residence must be submitted to the PPOA office annually.
4. It is prohibited for the animal to sit, stand, etc., on any common area furnishings.
5. Owners will be responsible for any damage done by the animal. Violations are subject to fines.

6. Owners will be required to remove any animal that is creating a nuisance.
7. An emergency local contact number must be provided to the PPOA office and building office.
8. Animals when in common areas must be under complete control of the owner. Animals walking in common areas must be on a leash.
9. It is the responsibility of the animal owner to properly dispose of any animal waste.
10. Park Place Animal ID is required and must be shown to Security upon request when resident and resident's animal are using the common area.

## **POOL RULES**

1. All persons must shower before entering the pool.
2. Any child, not toilet trained, must wear a swimming diaper, rubber pants, and bathing attire.
3. In the event that a toilet accident occurs causing the pool to be drained and refilled, that unit owner who is responsible, shall be financially liable for all the costs involved in cleaning, draining, and refilling of said pool. The Association shall bill the unit owner for these costs. Penalty for non-payment shall be a lien on the unit owner's property and, in addition, the loss of pool privileges.
4. Children under twelve (12) years of age must be supervised by an adult in the pool, exercise and sauna areas.
5. No running, horseplay, or ball playing permitted in the pool areas.
6. No floaters or inflatables or foreign objects permitted in the pool areas. Safety inflatables worn on person and exercise noodles permitted.

7. Shoulder length or longer hair must be pinned up and secured; bathing cap preferred.
8. Use of pool is at your own risk. No diving permitted.
9. Reservation of lounges or chairs by placing towels or other personal effects on such lounges and chairs is prohibited.
10. Only plastic bottled water permitted. No other bottles, glass, or food permitted in pool area, with the exception of those being used in Association-approved activities.
11. Return chairs to proper place. If possible, residents will close and tie down umbrellas after usage.
12. Furniture or equipment may not be removed from area.
13. Equipment in the sauna room is used at own risk and must be treated properly; any damage will be charged to party responsible (Rule 4 applies here).
14. No smoking in all fenced-in pool areas.
15. Towels should be spread on lounges and chairs when using oils. All body oils must be showered off before entering the pool.
16. Persons in wet bathing suits not permitted in buildings, except for the sauna room; cover-ups and shoes must be worn in buildings.
17. All pools have been fenced and will be open from dawn to dusk.
18. Pool furniture, towels, blankets, should not be placed on the grass or on the pool fence.

CONDOMINIUM OWNERS, RESIDENTS AND TENANTS ARE REQUESTED TO COOPERATE IN ENFORCING THESE RULES AND REGULATIONS AND ARE RESPONSIBLE FOR INFORMING THEIR VISTORS/GUESTS.

# PRIVATE WORK

1. When unit owners, residents or tenants are having work done in their units, such as rug cleaning, tile installation, repairs, etc., all materials and/or equipment required therefor, shall be confined to the interior of that unit. Any damage resulting to the common area shall be the responsibility of the unit owner, permanent resident, or tenants. Any debris shall be removed from Park Place by the contractor/handy-man. Debris shall not be placed on Park Place premises.
2. This work shall be performed between the hours of 8 a.m. and 6 p.m., and no work is to be performed on Saturday or Sunday or holidays except for emergency repairs, such as air conditioning, cable T.V., plumbing, electrical or refrigeration, window glass replacement, or tele-communications.
3. It is the responsibility of the unit owners, and/or residents or tenants having work done in their apartments to see that all common areas affected by their service people are cleaned up. Any costs incurred by the Association for cleanup or repairs will be billed to the unit owners, and/or residents or tenants involved. Any outside service people or contractors or deliverers that refuse to respond to a request by Management, a Building Officer or Security may be barred from further admittance to the complex by Security.
4. No work is to be done in laundry rooms, lobbies, elevators, stairs, hallways or trash rooms, or outside the building.
5. Unit owners, residents, or tenants performing major renovation projects within their units are limited to a three-month period in which to complete the work. Major renovation projects are defined as kitchen replacements, floor covering replacements (tile, wood), bathroom renovations, etc.
6. For any type of renovation work to your unit, your contractor must contact the City of Pembroke Pines Building Department, to inquire if the work requires a permit (e.g., cabinets, electrical, plumbing, countertops, bathroom vanities). This list is not all-inclusive. Contact the Association Office prior to doing the work. A copy of all City permits must be furnished to the Association office prior to commencing renovations.

# SALE OR RENTAL

If an owner is anticipating renting or selling his/her apartment, the following procedures must be followed:

1. If the apartment is to be listed with a real estate agent, the owner of the apartment must submit a letter or email to the Association Office containing the following information:

1. Building and apartment number
2. Name of real estate company
3. Agent's name
4. Indicate whether or not this is to be multiple listing.

The letter must be signed by the owner.

In showing the apartment, only one car (no caravans) will be allowed in at one time.

No realtor lock-boxes allowed in any building.

2. Units shall be occupied and used by their respective unit owners only as private dwellings for such owners, their families, tenants, and social guests and for no other purpose whatsoever.
3. At least one occupant in each unit must be at least fifty-five (55) years of age or older. No persons who have not yet attained the age of nineteen (19) years shall be permitted to reside permanently in any of the apartments.
4. Leases must be more than six (6) months, and leasing shall be restricted to not more than one lease during a twelve (12) month consecutive period, starting with the commencement date of the last prior lease.
5. A \$250.00 security deposit must be posted by the owner or renter for all leases. Unit owner or renter shall be responsible for any damage that either one or both may cause to be permitted on premises.

Fifteen days after the expiration date of the lease, and upon return to the Association Office of all bar codes issued to the tenants, the security deposit will be refunded to the person who posted the check.

6. Units may be rented only in entirety, and no unit may be rented for hotel or transient purposes, (e.g., AirBnB).
7. All of the provisions of any documents of the Association pertaining to use and occupancy shall be applicable and enforceable against any person occupying an apartment unit.
8. When a unit is leased, a tenant shall have all use rights in the Association property and those common elements otherwise readily available for use generally by unit owners and the unit owner shall not have such rights except as a guest.

Although the unit owner has landlord access rights with respect to the unit during the lease period, dual usage by a unit owner and a tenant of common elements, otherwise readily available for use by unit owners, is not available to the unit owner during the term of the lease period. All owners' barcodes will be deactivated for the term of the lease.

### **Renewal of Original Lease**

1. The Association Office must receive all lease renewal paperwork no later than 30 days before the expiration of the lease.
2. If renewal paperwork is not in the Association office before the expiration of the lease, all vehicle bar codes will be deactivated, and the renewal will be processed as a new lease. A new Application for Lease, along with the screening fee (up to \$150.00), must be submitted to the Association Office. A screening may be held at the discretion of the Directors. In addition, the owner will be subject to a fine (\$25 per day up to \$1,000) if the tenants are residing in the unit after the expiration of the lease date. All lease renewals are subject to Association approval. There must be no unpaid fines at time of renewal.

3. If it is not the intent of the owner/tenant to renew the lease, the Association must be notified in writing 30 days prior to the expiration of the lease.
4. Procedures 1, 2, and 3 do not apply to a lease of less than one (1) year. Leases of less than one (1) year cannot be renewed or extended. If the same party is to re-rent this apartment for another period of time, it is considered a new lease and the procedure for renting must then be followed (screening, necessary checks, "Approval of Rental" forms, and a copy of lease).

NOTE: THE DOCUMENTS, AS AMENDED OCTOBER 1983, PROVIDE THAT AN APARTMENT SHALL BE RENTED ONLY ONE TIME WITHIN (12) MONTHS OF EFFECTIVE DATE OF PRIOR LEASE.

Any party who previously rented in Park Place and who is anticipating renting again in Park Place, must follow the renting procedures as outlined (screening, necessary checks, "Approval of Rental" forms, and a copy of lease).

Any resident (owner or renter) anticipating buying an apartment in Park Place must follow the procedure as outlined (screening, necessary checks, "Approval of Sale" forms, copy of contract for purchase, financial information, etc.). After closing, a copy of the recorded Warranty Deed and the closing statement must be given to the Association Office where it will be kept on file.

## **SCREENING PROCEDURES**

1. "APPLICATION FOR APPROVAL OF LEASE OR RESALE" forms must be filled in completely, and signed by all parties involved. These forms must be presented to the Association Office, along with a check for up to \$100.00 (up to \$150.00 non-refundable Screening Fee) payable to Park Place Owners Association, Inc., at least 30 days prior to date of closing or beginning date of lease. In no case is the Association required to conduct a screening more than thirty (30) days prior to the closing or the effective date of the lease.

Where rental is involved, a check for \$250.00, payable to Park Place Owners Association, Inc., must also be submitted as a security deposit. These funds are deposited in a non-interest bearing account. Fifteen days after the expiration date



of the lease, providing there are no damages or outstanding fines, the security deposit will be refunded to the person who posted the check. It is the renter's responsibility to provide the Association with a forwarding address. A copy of the lease with the effective dates, signed by both parties, must be included with the Application for Lease.

**SCREENING PAPERS MUST BE COMPLETE AND ALL REQUIRED FEES PAID BEFORE THEY WILL BE ACCEPTED BY THE ASSOCIATION OFFICE.**

**INCOMPLETE PAPERS WILL NOT BE ACCEPTED.**

2. Where purchase is involved, a check for \$250.00, payable to Park Place Owners Association, Inc., must also be submitted as a moving deposit. This deposit shall cover any damages to Association property by the mover and/or owner. Provided there are no damages, the deposit will be returned when the move is complete. Should the damages amount to more than the deposit, the unit owner shall be responsible for those damages.

Park Place Owners Association, Inc., requires that screening papers be submitted thirty (30) days prior to the effective date of any lease or closing in order to review the papers and to allow the Screening Committee time to contact the prospective tenant or purchaser for screening. **PAPERS SUBMITTED WITH LESS THAN THIRTY (30) DAYS PRIOR NOTICE MAY NOT BE ACCEPTED BY THE ASSOCIATION.** Within this thirty (30) day period, purchaser or renter will be contacted to set up a screening date at a mutually convenient time.

3. The following must be submitted with your Application for Purchase: Completed application, copy of driver's license for each applicant, legible sales contract, screening fee (check or money order), additional \$35 for credit report if married and not using the same last name, prior 2 years of U.S. or foreign income tax returns, including W2's, copy of recent pay stub for each applicant, prior 3 months bank statements, document showing proof of cash to close, minimum

20% down if mortgage involved (Board approved 6/26/03) or balance due on contract if paying cash.

4. All parties to be screened, for rental or resale, must appear in person.

5. Requests for approval of either rental or other transfer of a unit will be disallowed where there is an outstanding delinquency in payment of either regular maintenance assessment or special assessment.
6. Anyone who is to be screened must have an understanding of the English language or must make arrangements to have an interpreter present at the time of the screening. Realtors are not permitted in screenings.
7. All documents included with Park Place applications for purchase, lease or permanent occupancy, which are written in a foreign language, must be translated to English. All documents which contain financial information must have the currency converted to U.S. dollars. Application packages which do not adhere to these requirements will not be accepted by the office.

### **PERMANENT RESIDENT**

If a resident of Park Place wishes to have someone move in with him/her on a permanent basis (over 60 days), it is necessary that an Application for Permanent Occupancy be completed and the individual(s) be screened. There is a screening fee (up to \$150.00) and an in-person interview with members of the Screening Committee.

### **Owner not in Residence**

If a unit owner wishes to have a family member move into their apartment on a permanent basis (over 60 days), it is necessary that an application for Permanent Occupancy be completed and the individual(s) be screened. There is a \$100 screening fee and an in-person interview with members of the Screening Committee.

# **SECURITY RULES AND REGULATIONS**

The following rules do not supersede the Association By-Laws, the Declaration, or any legal statutes.

Objectionable behavior is not acceptable even if it is not specifically covered in the rules.

We are equally responsible for the comfort and well being of our community.

## **THE RULES WILL BE ENFORCED AS FOLLOWS**

- A. Complaints of violations should be directed to the office, or the Security Officers if after hours.
- B. Violations will be called to the attention of the violating member by the Manager. She or he will also notify the Board of Directors, if warranted.
- C. Disagreements concerning violations will be presented to and judged by the Board of Directors for future action.

## **OWNERS AND GUESTS ARE URGED TO READ THE RULES AND ABIDE BY THEM!!**

Security can only be as good as the cooperation given by members. Park Place should have a good security system for your protection and welfare.

Security should be the responsibility of each and every one of us. We should be aware of the violations of good security and report them for the good of all concerned.

### **1. Assisting Unit Owners**

Security personnel are not permitted to provide personal services to any resident. The only security assistance that may be given is contacting 911.

2. **Emergency**

**Fire:** When the building fire alarm sounds, call **911** first, and then afterwards call Security at 954-431-1915. Leave your apartment, and walk down the stairs. Do not use the elevators. Security Officers will come to the building and wait for the fire department. They will NOT turn off the alarm. Do not ask them to do so!! Only the fire department can shut the alarm off.

**Remain out of the building until the fire department says it is all clear!!!**

**Illness or Accident:** Call **911** first, and then afterwards call Security at 954-431-1915. Give Security Officer all the information he will need: Name, building, apt. number, and telephone number. Security will direct the rescue squad to the right building. Security will immediately proceed to the building involved and secure and hold elevator for emergency.

**Leaks and Floods:** During business hours, call office at 954-431-4007. At all other times, call Security IMMEDIATELY. They will make the calls necessary to get help for the situation.

**Electrical:** During business hours call Association Office at 954-431-4007. At all other times call Security IMMEDIATELY if the lights are out in the building, halls, your apartment, or any part thereof.

3. **I.D. Challenging:** Security Officers may challenge anyone at any time. You MUST have proof of identification with you. This is the only way we can have security in Park Place. We want to keep out the people from the surrounding areas that come in and use our pools and tennis courts.
4. **Rules and Regulations:** The Security Officer will enforce the Association rules and regulations. They will be courteous and respectful. This is their job. Please be respectful to them. If you feel that an infraction is not justified, report it at a later time to your building or the office.
5. **Security Officers Will Respond to a Problem:** They will buzz open the door to your building if you have lost or forgotten your keys. YOU MUST IDENTIFY YOURSELF to the satisfaction of the officer (proof of identification). This is for

- your protection and the only way Park Place can have real security.
6. **Security Officers** will wear I.D. name cards at all times. If you have a complaint about an officer, PLEASE DO NOT argue with the officer. Take his name and report it to the Association Office. The proper measures will be taken.
  7. A valid U.S. or foreign driver's license must be provided to Security by all drivers accessing Park Place. Those residents or guests that wish to walk onto the complex, must confirm their identity with a valid I.D. which includes a driver's license, state-issued identification or a passport.

## **SMOKING POLICY**

### **Administration Building, Annex, Saunas and Fenced-In Swimming Pool Areas:**

No smoking permitted.

### **Condominium Building:**

No smoking in social room(s), office, hallways, rotunda/lobby areas or within fifty (50) feet of any other common area including at the front, side, and rear entrances of the buildings.

# TENNIS RULES

RESIDENTS HAVE PREFERENCE AT ALL TIMES.

COURTS ARE OPEN FROM 8:00 a.m. to 10:00 p.m.

1. No player will be permitted to play two consecutive time periods, if others are waiting.
2. Children under eight (8) not permitted.
3. Proper tennis attire and tennis shoes must be worn at all times.
4. Common tennis courtesies must be observed.
  - A. NO RADIOS.
  - B. NO UNNECESSARY OR LOUD TALKING.
  - C. NO CUTTING ACROSS COURT WITHOUT PERMISSION OF PLAYERS.
  - D. NO OBSCENE OR DISREPECTFUL LANGUAGE.
5. No smoking on courts or under canopy.
6. No tables and chairs on court or lawn area. Furniture to remain under canopy areas only.
7. Play on wet courts absolutely prohibited.
8. These rules are legally enforceable by the Association.
9. No congregating in tennis court area after 10:00 p.m. when courts are closed.
10. No eating at tennis court area at any time.
11. Residents have priority at all times.

# TERRACES

1. Water shall not be swept from terrace.
2. No curtains or drapes may be hung on terrace.
3. No towels, bathing apparel, linens, etc., are to be dried or hung on terraces.
4. Hanging, cleaning, or beating garments, rugs, or the like from or on the terrace is prohibited.
5. No signs of any kind shall be placed on terraces.
6. Small satellite dishes may be placed on the floor of the terrace.
7. Terraces may not be used as storage rooms.
8. Bicycles may not be stored on apartment terraces.
9. Patio paint must conform to the Associations-approved colors.

# UNIT OWNER'S COMMUNICATION WITH ASSOCIATION

Should a unit owner have any question as to Association procedure or requirements affecting his unit, he/she may make inquiry in person at the Association Office or by mail addressed to Park Place Owners Association, Inc., 1350 St. Charles Place, Pembroke Pines, Florida 33026.

Should an owner wish to make inquiry as to Association matters or voice concerns affecting the Association and/or the condominium, he/she may do so by addressing the Board of Directors at noticed meetings.

Should a unit owner wish to address the Park Place Owners Association Board of Directors on any condominium matter, he/she may do so by writing to the Board at the Association address and requesting permission to address the Board, three (3) minutes maximum, at any regular, workshop, or special Board meeting. Such written request should reach the Board at least seven (7) days prior to the Board meeting and should include a summary of the topic to be brought before the Board.

Further, pursuant to the provisions of Section F.S. 718.123 (1) of the Condominium Act and a Resolution passed by the Park Place Owners Association on December 18, 1986, all common areas and recreational facilities shall be available to any unit owner(s) to peaceably assemble and to address other unit owners on any matters affecting the condominium or the unit owners. Such meetings shall be held not more frequently than once a month and shall be subject to scheduling through the Social Committee and Administration Office subject to availability of the facilities. Notice of such owner(s) meetings shall be posted on the building bulletin board or any other means of notification.

In addition, the unit owner requesting the meeting must submit the following information to the Park Place Owners Association, in writing, no less than one month in advance of the date of the meeting.

1. Purpose of meeting
2. Agenda
3. Approximate number of people who will attend.



# **UNIT OWNER'S REQUEST FOR ACCESS TO P.P.O.A. RECORDS OR TAPE RECORDING**

1. Any unit owner desiring access to P.P.O.A. official records must first submit a written request to the Secretary of the Association detailing which specific files or subject matter he/she wishes to view.
2. The Association Secretary, or Officer if Secretary is unavailable, will respond to this request and, if needed, schedule a date and time when said records or tape recordings will be available.
3. After responding to the unit owner's request, the Association Secretary, or Officer acting in his absence, will notify the General Manager of said request and his decision. The General Manager will, in turn, inform the office secretary when to schedule appointment so that the needed information and materials may be prepared.
4. Records may not be removed from the Association Office. A secretary will oversee and make any copies requested for a fee of \$0.25 per page.
5. Unit owner may not request access to official records more frequently than once a month.
6. For further clarification and limitations, see Resolution dated 3/25/85, revised as of 4/22/93, which is available in the Association Office. Access to Association records shall be in accordance with provisions of FS 718.111(15)(c).

# **UNIT OWNER'S REQUEST TO TAPE RECORD OR VIDEOTAPE MEETINGS OF THE BOARD OF DIRECTORS OR COMMITTEES**

Any unit owner may audio tape or videotape meetings, subject to the following conditions:

- a. Provide a written request to the Association Office at least 48 hours prior to the meeting.
- b. Install any videotaping equipment at least 15 minutes prior to the scheduled start of the meeting.
- c. Person taping is not permitted to move around the meeting room or block the view of anyone in the audience and shall not make any distracting sounds or light emissions and must remain a minimum of 15 feet from any Director or committee member location.
- d. Audio taping and/or videotaping shall also conform to provisions of FAC 61B-23.002, item (11).

# VEHICLES - PARKING AND TRAFFIC RULES

1. Owners, residents, tenants and their families, guests, tenants, and employees will abide by the following parking and traffic regulations:
  - a. Owners, residents, tenants, their families, guests, and employees will abide by such traffic and parking regulations as may be posted at the parking area and on the driveways of the complex, including speed limit, one-way signs, stop signs, no parking signs, etc.
  - b. Owners, residents, tenants, shall not park, nor shall they permit thier families or guests to park in parking spaces of other owners, or in such a manner as to prevent ready access to the parking space by other owners or in other non-designated parking areas. Improperly parked vehicles are subject to removal by towing at Association Management's discretion. Costs incurred will be borne by the vehicle owner.
  - c. No vehicle is to be backed into any unit owner or guest parking space.  
**FRONT END PARKING ONLY**
  - d. If a resident allows his assigned parking space to be used by a neighbor, he must notify the Association Office, in writing, indicating the name and apartment number of the resident who will use his space.
  - e. Horns are to be used only when necessary for safe operation of vehicle.
  - f. Violators of parking and traffic rules will receive citations, and if infraction is repeated, the vehicle will be subject to towing at the owner's expense, in addition to fines levied by the Board.
  - g. **Guests entering Park Place will be automatically given twenty-four (24) hour Temporary Guest Passes. Any vehicle on the property beyond that time will be subject to booting, at owner's expense by an authorized towing company.**
  - h. **Vehicles that have been booted in excess for forty eight (48) hours will be towed from the property, at owner's expense.**
  - i. **Vehicles may be covered for storage providing ther cover is of a type made for the particular model and is securely fastened with suitable tie-down rope. You may not wrap with duct tape, etc., and tarp may not be used as a cover.**

2. No commercial vehicle is permitted to be parked on the Association property unless it is in furtherance of (a) performing pick-up or delivery services to the Association or to an authorized resident or guest or (b) performing commercial services within a unit at the request of a unit owner or the Association, or to other Association property at the request of the Association Management.

A commercial vehicle is defined as any vehicle:

- a. With advertisement on it.
- b. On which tools or a tool box are visibly displayed outside the cab or interior passenger area.
- c. Otherwise used for commercial purposes.
- d. Having a gross vehicle rating of 10,000 lbs or more.
- e. Designed to transport more than 15 passengers, including the driver.
- f. With panels, i.e., panel truck or van.

Any such commercial vehicle that is present upon the Association property for a legitimate purpose shall only be permitted to park on the Association property on a temporary basis in accordance with the following:

- a. Delivery vehicles: Between the hours of 8:00 a.m. and 6:00 p.m. Monday through Friday.
- b. Other commercial service vehicles: Between the hours of 8:00 a.m. and 6:00 p.m.
- c. Delivery of medical equipment and supplies, pharmaceuticals and food will be allowed at any time.

In the event of an emergency which requires immediate service or repair between the hours of 6:00 p.m. and 8:00 a.m., Security must be contacted for authorization and a commercial service vehicle shall then be permitted to park on the premises with the knowledge and express consent of the Chief of Security on duty at that time.

No \*trailers, boats, mobile home or campers shall be permitted to park on Association property at any time without the express written consent of the Board of Directors. \*Exception of approved trailers for deliveries as noted on page 6 para. 10.

3. No vehicle, which is otherwise authorized, may be parked on Association property for more than forty-eight (48) hours if any of the following applies:
  - a. Has an expired or invalid license tag.
  - b. If it is in “dead storage” or put up on blocks or otherwise appears to be stored on the premises.
  - c. Has been parked for an extended period of time and appears to be unusable.
  - d. The vehicle cannot operate under its own power.
  - e. If it appears that the vehicle is parked on the premises solely for the purpose of storage of the vehicle.

In the event of the occurrence of any of the foregoing, the vehicle owner will be given written notice to repair or remove the vehicle from the Association property. Written notice will be given to the unit owner, permanent resident or tenant in whose parking space the subject vehicle is located. In the event the subject vehicle is parked in a guest spot, notice will be given by affixing it to the front windshield of the vehicle.

4. Authorized vehicles must meet the following requirements:
  - a. Have seats for no more than eight (8) passengers, nine (9) where a bench seat or extra jump seat is installed in the front row.
  - b. There must be a window on both sides of vehicle where all passengers sit, in addition to a rear window.
  - c. Length of vehicle not to exceed 230”.
  - d. Width of vehicle not to exceed 95”.
  - e. Height of vehicle not to exceed 85”.

As clarification, all non-commercial passenger cars, pick-up trucks and sport utility vehicles are permitted vehicles as long as those vehicles otherwise comply with the Association's Rules and Regulations, Vehicles-Parking and Traffic Rules.

5. All vehicles on PPOA property must have a valid license plate, visible in plain view, on the outside of the car.
6. Vehicle with "FOR SALE" signs of any kind will not be allowed on property.
7. Pick-up trucks may not have items, taller than the side panels, stored in the bed of the truck after 6 p.m.

## **VEHICLE MAINTENANCE**

The only services which may be performed on Park Place property are emergency services which are defined as:

- Jump starting or battery replacement
- Replacement of a flat tire
- Replacement of damaged windows of vehicles
- Locksmith services for entry to vehicle
- Towing the vehicle.

All other cleaning, servicing or vehicle maintenance is prohibited on the property.

## **VEHICLE WASHING**

An owner, resident or tenant who wishes to wash or wax his vehicle at Park Place must do so in his own parking space, or an approved guest parking spot, by using buckets of water which he brings to the parking space. Use of hoses is not permitted.

The use of an independent contractor for this type of service is prohibited.

# **VEHICLES - BAR CODE** **ENTRY SYSTEM**

1. Each legal resident will receive one bar code sticker for his/her registered vehicle. Residents must bring their vehicle registration to the office as proof of vehicle ownership.
2. A legal resident, for a ten dollar (\$10) administrative fee, may request a bar code sticker for the convenience of a guest staying a minimum of thirty (30) days. For an additional ten dollars (\$10), the bar code can be extended to a maximum of 60 days.
3. If a legal resident has a rental car and wishes, for added convenience, to obtain access through the resident lane, a bar code sticker will be provided. The lease contract and duration of the rental must be supplied for entry in the bar code computer.
4. Bar codes will be attached only by Administrative personnel. Bar codes cannot be installed in the rain.
5. If the information supplied with original bar code sticker changes, it must be updated.
6. Bar codes will not be installed on vehicles which do not meet the requirements of an authorized vehicle.

## **WATER HEATERS**

Prior to the installation of a water heater, a city of Pembroke Pines mechanical permit is required and copies of the permit, in addition to the required contractor's licenses and certificate of insurance, unless already on file, must be supplied to the Association prior to commencement of the work.

# MISCELLANEOUS

1. Ball playing, use of golf clubs, placing of chairs or lawn furniture, blankets, etc. anywhere on the grassy areas or pool fences of Park Place is prohibited.
2. Vestibules, halls, stairways, elevators, and other condominium areas and facilities of a similar nature must remain unobstructed. They shall be used only for normal transit. Individual unit owners, permanent residents, or renters shall not install any pictures, mirrors, or any other wall mountings of any kind on hallway walls or other building common elements, except that the following is permissible:

Non-obtrusive religious symbols of an acceptable size on the apartment entrance door frame; also wreaths, etc., during holiday seasons. Decorations shall be removed from the front doors and terraces of the apartments within 3 days after the close of holidays.

An apartment signaling push-button may be mounted on hallway wall, outside the entrance door. The installation of doorbells with video and audio cameras on apartment front doors by unit owners is not allowed.

Water leak detector alarm unit on hallway wall, outside apartment.

The owner may install an occupant name plate and/or an apartment number sign not to exceed 4 1/2 inches wide by 2 1/2 inches high and a door knocker not to exceed 3 1/2 inches wide by 3 1/2 inches high.

Unit owners, permanent residents, or renters are responsible for insuring that the front doors of the apartments display the apartment number. In the event of an emergency, the numbers must be in place at all times. No numbers should be removed from the doors.

Hallway and/or other common element decorations/beautifications, as a condo building project, are subject to the provisions of P.P.O.A. Policy Resolutions December 28, 1989, and September 27, 1990.



3. Lobbies, vestibules, hallways, stairways, elevators, and other condominium areas and facilities of a similar nature shall not be used for storage or placement of any furniture, packages, or objects of any kind.
4. Owners, residents or tenants shall not take or cause to be taken within their units any action which would jeopardize the soundness or safety of any part of the condominium property or impair any easement or right appurtenant thereto or affect the common elements without the unanimous consent of all unit owners who might be affected thereby.
5. Children shall not be permitted to loiter or play in the lobbies, vestibules, hallways, stairways, elevators, and other condominium areas and facilities of a similar nature.
6. Hanging, cleaning, or beating garments, rugs, or the like from or on the windows, terraces, or facades of the building or in lobbies, vestibules, hallways, stairways, or other condominium areas of a similar nature is prohibited.
7. Windows and terrace doors, if covered, must be draped or curtained with standard type coverings. No sheets, blankets, aluminum foil, advertising materials or the like are allowed to be used as window coverings or displayed in the windows, and no signs of any kind shall be placed in or on windows, doors, terraces, facades, or other exterior surfaces of the building.
8. Throwing or leaving garbage or trash outside disposal installations provided for such purposes is prohibited. All garbage, trash, and all other items must be enclosed in plastic bags and sealed with a tie prior to placing in chute. Under no circumstances are newspapers, cartons, bottles, or bags of trash to be left in laundry rooms or trash chute rooms. Newspapers are to be brought down to the recycle dumpster outside of the building. Cardboard boxes should be flattened and placed alongside of the recycle dumpster located on the first floor outside of the building.
9. Only items approved for recycling should be placed in the recycle dumpster.

10. No owner, lessee, occupant, or licensee shall post his name or any other notice in any lobby, vestibule, hallway, stairway, mailbox, or other condominium area except in places provided therefor.
11. Residents shall exercise extreme care about making noises or playing music which may disturb other residents.
12. Owners, residents or tenants shall not permit anything to be done or kept in their unit that would increase the rate of fire insurance thereon or on the condominium as a whole.
13. No owner, lessee, occupant or licensee shall install wiring for any electrical or telephone installation, or any television antenna, machines, air conditioning units, or the like on the exterior of the building, or which protrudes through the walls or the roof of the building except as authorized by the Board of Directors of the Association.
14. Water shall not be kept running for an unreasonable and unnecessary length of time.
15. No immoral, improper, offensive, or unlawful use shall be made of condominium property, or any part thereof, and each unit owner shall, at his own expense, comply with all city, state and federal laws, statutes, ordinances, regulations, orders, or requirements affecting his unit.
16. No bathing attire or bare feet or metal spiked (golf) shoes are allowed in the common areas, including lobby, elevators, hallways, rotundas, trash rooms, etc., within the buildings. Cover-up required.
17. No scooters, baby carriages, toys or other articles are allowed to stand in any of the common areas. Bicycles may only be stored in bike sheds.
18. No running, jumping, or creating any disturbance in foyer, or other common elements.
19. No commercial or charitable soliciting by residents or non-residents allowed. Please advise all tradesmen of this rule.

20. All outside contractors who work in the common or limited common area of Park Place must register copies of Broward County licenses with the Association Office.
21. Storage lockers are for the use and convenience of unit owners of each of these buildings. Each unit must be assigned one locker. The Association will use whatever means it deems necessary to legally enforce such limitations. Do not store flammables.  
  
Storage locker dividers must not be blocked with cardboard or other coverings. The mesh dividers must be kept clear to allow for air flow, and contents must be visible so that Association employees can inspect for flammable items.
22. It is mandatory that all bicycles have a warning device, such as a bell or horn installed.
23. The use of skate boards, scooters, roller skates, and other similar equipment is prohibited in all common areas including the perimeter walk.
24. All doors between apartments and interior hallways shall be closed at all times when not being used for ingress and egress. No shoes or personal items may be left in the hallway.
25. No “For Sale” or “For Rent” signs, other advertising, or non-holiday displays shall be displayed on residents’ apartment windows, doors, terraces, or vehicles parked at Park Place.
26. No “For Sale” or “For Rent” signs, other advertising, or non-holiday displays shall be displayed on any part of the common elements or limited common elements.
27. Building luggage carts are for residents’ use only for the purpose of transporting personal items. They are not for general construction purposes or moving and are not to be used by outside vendors. No person(s) are to be transported on building luggage carts. Luggage carts must be returned to their proper parking area immediately after use. Building luggage carts may not go beyond the front entrance of each building; i.e., parking lots.

28. Do not feed the ducks or any other animals on the property.
29. Bicycle storage is limited to the exterior bike storage rooms. Bicycles are not permitted within the building and may not be stored on apartment terraces.
30. Rules not superseded by these rules shall remain in effect.

**THESE RULES ARE ENFORCEABLE**  
**LEGALLY BY THE ASSOCIATION.**  
**VIOLATORS WILL BE FINED.**

In the event of any continuing breach of any rule or regulation by any owner, permanent resident, tenant, or guest, the Association shall then take proper legal steps to correct and enforce the violation. All costs for this action shall be borne by the owner and/or permanent resident, tenant, or guest of the respective unit.







The background of the page is a complex, abstract geometric pattern. It consists of numerous overlapping, semi-transparent shapes in various shades of blue, ranging from light sky blue to deep navy blue. The shapes are primarily triangles and quadrilaterals, arranged in a way that creates a sense of depth and movement, resembling a stylized, crystalline or architectural structure. The overall effect is a vibrant, modern, and textured blue background.

**REVISED  
JUNE 2021**