

**COLONIAL GARDENS APTS. INC.
801 PINE DRIVE
POMPAN0 BEACH, FL 33060**

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Broward County Commission
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RULES AND REGULATIONS

The following Rules and Regulations, as set forth, below, are provided to, and to be abided by, all Owners, Guests, and Tenants, for the purpose of making living in Colonial Gardens a more comfortable and contented experience, for all concerned.

1. Owners shall occupy the unit, as a private dwelling, for him/herself and family. The word "family" is interpreted to mean: **Father, Mother, Son, Daughter, Brother, Sister, or Life partner.** Uncles, aunts, nieces, nephews, close friend(s), or business associate(s) may reside in Owner's apartment, for a period **NOT TO EXCEED TWO WEEKS.** Owner must notify the Board of Directors, **in writing**, at least one week, in advance, of the proposed occupancy of their apartment by guests/extended family, if the Owner will be in residence. If the Owner will not be in residence at the time, a two week **written notice** is required from the Owner. No monetary, barter, or "gift in kind" exchange is permitted, as this would violate our leasing policy. Guest stays are **NOT TO EXCEED TWO WEEKS.**
2. Out of courtesy to others, please instruct your guests where to park. Each Owner will be issued one (1) "Guest Parking" placard, to be visibly placed on the Guest's dashboard. Due to limited guest parking spaces, guests can occupy a space no longer than two weeks.
3. The Association shall allow one parking space, per unit. You may tandem park in your space only. No abuse of guest parking spots allowed.
4. Owners are assigned one (1) storage space, per unit. All stored items must fit inside the space allocated. No extra/oversized storage or anything flammable allowed. Absolutely no personal storage allowed in Tool/Meter rooms.
5. All vehicles parked on property must be registered, insured, operable, not a blight to neighborhood or condo property, and not blocking any walkway access.
6. NO boats, trailers, campers, motor homes, or motorcycles allowed.
7. Monthly Maintenance Fee is due on or before first (1st) day of each month with a grace period of five (5) days. If payment is delinquent, Owner must include an additional \$10.00 late fee, to be accrued monthly, until paid in full. Owner will be responsible for any additional fees (correspondence, postage, legal fees), if applicable. See By-Laws for additional guidance.
8. Disposal of garbage and trash shall only be in **GREY** bins supplied by the City of Pompano Beach. Garbage must be in sealed paper or plastic bags. **BLUE** bins are to be used for the recycling of paper, plastic, glass, cans and cardboard. *City requires that containers be rinsed out and crushed. Cardboard boxes must be flattened or broken down, and must fit inside the receptacle.
Trash pickup: Monday and Thursday morning.
Recycling pickup: Thursday morning.
Bulk trash pickup: One (1) free annual pickup allowed by Pompano Beach. Board member must schedule with the City.
9. Use of the common facilities must be with respect to the rights of all Owners.
10. Owner must refrain from, nor permit, any disturbing noises in or outside the building that will interfere with the rights, comforts or convenience of other Owners.

11. No antenna or satellite protrusions or any wiring may be installed on any portion of building exterior.
12. Balconies, terraces, exterior walkways and stairways shall be used only for the purpose intended, and shall **NOT** be used for hanging garments or other objects, or for the cleaning of rugs and other household items, or storage (bicycles, etc.). No clothes lines or other such items shall be allowed on the condominium property. All cleaning and drying shall be limited to the common laundry and drying facilities.
13. Only cats and dogs (under 15 lbs.) permitted. Owners must obtain prior written approval from the Board of Directors. Noise must be kept to a minimum. Pets must be leashed, when outside, and Owner must pick up after their pet.
14. NO pets allowed in fenced pool area.
15. Planting of trees, shrubs or other plants shall be done only with the consent of the Board of Directors.
16. In the event of a hurricane, it is Owner's responsibility to secure/board up their unit. Perishable food should not be left in refrigerator in case of power outage. If only part-time occupancy, it is recommended that Owner schedule for someone to check on their unit regularly. Be sure to close and secure toilet lid to prevent rodents from entering.
17. If replacing windows/doors with hurricane proof, **prior** approval by Board is required to ensure that all windows/doors maintain building esthetics. Existing shutters must be removed and properly disposed of, at Owner's expense. Any necessary patchwork/painting/repairs, to the exterior of the building, will be made by qualified personnel, at Owner's expense.
18. Regarding leasing of units: Our 21-unit condominium is a FAMILY ORIENTED COMMUNITY. In order to keep this continuity of residence, we are discouraging speculators from purchasing apartments for profit and investment purposes. A new Owner must establish residence for **three (3) years** following the purchase, prior to leasing out his or her apartment. An additional **\$50.00 per month** shall be added to the monthly maintenance fee, for leased apartments. Leases must be one (1) year – NO seasonal or short term rentals. An application and application fee of \$100 **must** be submitted to the Board of Directors for processing. All leases are subject to Board of Directors' approval. Upon approval, a security deposit of \$500 is required. There will be a thirty (30) day process prior to Tenant's approval for occupancy. See By-Laws for additional guidance.
19. Moving in/out is allowed Monday through Saturday 8:00am to 4:30pm. When doing major repairs or renovations within a Unit, if a permit is required, Owner must obtain permit and provide a copy to the Board **prior** to commencing any work. Proof of insurance bearing Colonial Gardens as additional insured must be provided by contractor. Owner is responsible for any damage to common areas during construction and/or moving.
20. Board of Directors must have access to all Units in case of emergency and for Fire Department.

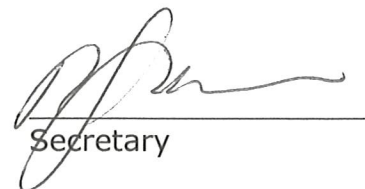
Board of Directors



President



Treasurer



Secretary

6/23/20
Date