

Crystal House Condominium, Inc.

4200 Crystal Lake Drive

Deerfield Beach FL., 33064

In addition to the other provisions of the By-Laws enforceable per FL Statutes Chapter 718, the following House Rules and Regulation together with such additional Rules and Regulations, as may be hereafter adopted by the Board of Directors, shall govern the use of family units located in the property and the conduct of all residents thereof. Copies of these Rules and Regulations shall be available to all owners and guests, and provided to renters by their respective owners.

Purpose & Use Restrictions

- Condominium units shall be used and occupied by the respective owners thereof, or their renters, as single-family residences for themselves, their families and social guests, and for no other purpose. **Initials**_____.
- The number of occupants allowed per unit is subject to city ordinance of Deerfield Beach.

No more than two persons per bedroom. Two in a 1-bedroom unit and four in a 2-bedroom unit.

City of Deerfield Beach 2017/571 **Initials**_____

- **Guests staying more than 30 days**, the owner/tenant must **notify the Board/Property Manager**, provide general information and a background check may be required. **Initials**_____
- **Nothing is allowed outside your door** on the walkways. The building is subject to inspection and fines from the Fire Marshall. Emergency Medical Services must be able to access the units without impedance. Any fines assessed will be a charge to the unit owner within their dues. No benches or shoes allowed on walkways, they will be discarded at the owner's expense, any associated costs charged in unit owner's dues. **Initials**_____
- **No nuisance** shall be allowed upon the Condominium property nor shall any practice i.e. loud music or TV, be allowed which is a source of annoyance to residents or which shall interfere with the peaceful possession and proper use of the condominium property and its residents. City of Deerfield Beach City Ordinance 2000/013 & 2015/022 which states No loud noise between 9pm-7am. **Initials**_____

- No unit owner or renter shall permit or suffer anything to be done or kept in his unit/apartment, which will increase the rate of insurance for the condominium property. **Initials**_____
- **No BBQ Grills** gas or otherwise are on unit balconies. Owners and tenants can BBQ at the designated area by the pool. Owners/Tenants will clean up after using the grill. **Initials**_____
- Unit owners must not make structural changes to their units without notifying the Board of Directors and obtaining proper permits. Violators will be reported to Code Enforcement. The unit owner will be responsible for all damages resulting directly or indirectly from renovations/construction within their unit to the building, common areas, or adjacent units alongside, above or below. No changes to exterior of the building allowed. The Board must approve doors being replaced. **Initials**_____
- Unit owners/tenants are responsible to maintain and keep the area outside their unit, walkways & door clean and are responsible to wash down dust and debris in a timely manner, otherwise the unit owner is responsible for the cost of clean-up and this will be charge in the unit owner's dues. **Initials**_____
- No "For Sale" or "For Rent" signs or other signs shall be displayed by any individual unit owner on their condominium parcel, or any part of the condominium or adjacent property. **Initials**_____
- **Purpose & Use Restrictions (Cont.)**
- Owners are prohibited from using unauthorized common areas for storage. The Board of Directors may promulgate regulations concerning use of the common elements and limited common elements. **Initials**_____
- **Pets** – A single (1) Dog non-aggressive breed under 40lbs or a single (1) cat may be kept in a condominium unit. All dogs must be kept on a leash outside of the unit at all times. Pet owners are to pick up after their pets defecate. Any accidents on walkways are to be cleaned and remedied immediately by the pet owner. Any pet owner (Tenant or Owner) found in violation, the unit owner is responsible for the custodial clean-up costs, which will be assessed to the unit owner's dues. Nuisance and city noise ordinance prevails for any pet that causes a nuisance, excessive barking or otherwise a complaint can be submitted to Broward Sherriff's Office by your neighbors **Initials**_____

Parking

There is ONLY 1 assigned space per unit. Parking is very limited.

Initials_____

- Guest Parking is for guests. **Initials**_____
- Only your assigned space may be used **Initials**_____
- All vehicles must be identified and make/model, color and registration/plate #s registered with the Board/Property manager for issuing parking permits. **Initials**_____
- Owners or renters with more than 1 car must use off premises parking for their extra cars
Initials_____
- Small non-commercial, non –dual axle trucks that fit into parking spaces are allowed. Any signs, business logos, or banners must be removed when on the premises. **Initials**_____
- The **off-street parking** out front of the building is available at the discretion of the City of Deerfield Beach. When utilizing the off-street parking please **park at an angle. Do NOT to BLOCK the ENTIRE SIDEWALK.** This can result in the car owner receiving a fine from City code enforcement. This may also jeopardize our ability to use off-street parking on an ongoing basis. Furthermore parking at an angle maximizes the number of cars that can fit safely into this area. **Initials**_____
- **DO NOT park alongside the assigned spots at the ends at both entrances.** Do not block either Entrance/Exit to either the North or South, as you will be towed. **Initials**_____
- If a seasonal unit owner **loans an empty assigned spot** to another unit owner or tenant both must be in good standing, with dues up to date, and **presented in writing** to the Board of Directors.
Initials_____
- The Board at any time may issue and require parking by Permit, either sticker or hanging from rear view mirror. Guest hangers or passes will be provided. Unit owners and tenants are responsible to provide guests with a guest permit. All violators will be towed at their expense.
Initials_____
- The Board of Directors will issue warning stickers on vehicles violating the parking lot rules. **Pursuant to Florida statutes FL 715.07, illegally parked vehicles will be towed at the owner's expense.**
Initials_____
- Off-street parking is first come first serve once all parking spots have

been taken you must park offsite. There is **NO Parking on the grass** anywhere or the swale as you will be towed. Initials_____

- Tenants, or guests vehicle is towed, it is the car owner's responsibility to pay the cost and pick their automobile up from **J&J Towing 5613 NW 8th St. Margate, FL 33063 954-972-0855** Initials_____

Plumbing

- **Drains** – Nothing should be put down the drain lines other than approved bathroom tissue. **No women's sanitary products, baby wipes, paper towels, cooking grease** or oil is allowed to be placed down the drain lines. Any unit owner or tenant found in violation of this rule, upon drain clean out and evidence provided by a licensed plumber, the unit owner will be responsible for the cost of the drain clean out. Initials_____
- **A/C condensation lines** - Each owner acknowledges the A/C drain line is shared by your stack, this means the units above and below you. E.g. 10#, 20#, 30#. **It is the responsibility of each unit owner to maintain their individual A/C drain lines by periodically placing bleach down the drain line and or scheduling A/C service at the unit owner's cost.** Note: Maintenance is required more frequently in the summer months. The condominium association will ensure that the drain lines extending from the building are not obstructed at the exit point only, meaning not buried. Ground floor unit owners and their tenants must not make any changes to the common area outside their back screened patios, no gardening or modifications whatsoever. Should a ground floor owner or tenant make changes that disrupts the A/C drain line exit and flow of water discharge, any and all damages to any of the three units will be the responsibility of that unit owner. Upon written, verbal or email contact from the Board or Property Manager on behalf of any unit owner reporting an A/C drain line issue, unit owner's in the stack, are to allow the association access to their unit to inspect the A/C drain line. Initials_____
- Unit owners and their tenants **must contact the Board\Property Manager upon seeing any water intrusion** within their unit to determine cause and or responsibility. The condominium association will not be liable or responsible for damage caused by water intrusion that is not reported in a timely manner. Initials_____
- **Plumbing repairs up to the drain lines are the responsibility of the unit owner**

up to the point of the drain line. This includes P Traps under showers and bathtubs, toilets and leaky shower pans are the responsibility of the unit owner. These plumbing repairs as well as repairs to ceilings and drywall in any units below resulting from a plumbing problem in an above unit is the responsibility of the unit and owner in which the source of water occurred.

Initials_____

- **Unit owners are responsible to inspect** their plumbing, including water shut off valves, sink valves, toilet seals, flange and flush valve, hot water heaters, A/C drain lines for leaks on a regular basis and fix leaks immediately. In the event of a spike in water usage or a large water bill from Broward county, inspections of units may be required by the Board/Property manager. Each unit owner and or tenant upon verbal written or email notification will allow the Board\Property manager access to the unit to inspect for water leak e.g. running toilets or faucets. **Initials**_____

Trash Area & Bulk Trash

- **Garbage is to be placed in the trash dumpster NOT on the ground.** This results in a fine from the city. Any unit owner or their tenant in violation will receive the fine from the city and it will be charged to the unit owner in their dues. . **Initials**_____
- For anyone unable physically to lift the dumpster trash cans have been place in the dumpster area for you to place your garbage. . **Initials**_____
- **Bulk Trash** is to be placed behind the dumpster on the swale **NO SOONER than Monday am.** If you put out sooner the City will issue a fine. Bulk trash fines will be the responsibility of the property owner and will be assessed in their dues. **Initials**_____
- **No construction debris**, including cabinetry, trim, tile, drywall or large items are allowed **in bulk trash**. Please call the city for a **special request Bulk Tash pickup**

quote at 954-480-4391 Initials _____

- In terms of Recycling, when in effect, unit owners and tenants will follow the rules for separation of items allowed for recycling or items that can be recycled. There will be a fine from the city for contamination of non-recyclable objects, garbage and other non-recyclable materials placed in the recyclable container.
Initials _____

Laundry Hours 8am – 9:30pm

- Clean washing machines, clean filters in dryers, turn off lights and fan, and lock door when leaving laundry room. Initials _____
- Laundry etiquette – Remove clothes promptly when machine has finished its cycle. A washer runs 25 **minutes** and the dryer runs **45 minutes**.
Initials _____
- Screened patios and walkway railings are NOT to be used to dry laundry. **Any items hanging over walkway railings will be discarded.** Initials _____
- Laundry is to be used by owners, tenants and overnight guests only.
Initials _____
- Owners please request a key from the Board/Property Manager if you do not have one. It is the responsibility of the owners to provide keys to their tenants.

Swimming Pool Hours 8am – 10pm

- Diving, jumping, running in the pool are prohibited. .
Initials _____
- Using soap or shampoo in the pool area shower is prohibited
Initials _____
- A shower must be taken and oil and or lotion removed, before entering the pool. Initials _____
- **NO GLASS CONTAINERS** are allowed in or around the pool area. Food & Beverage are permitted, but please clean up afterwards.
Initials _____
- The pool is for the use of owners or renters and in residence guests. Owners and renters are to use discretion as to the number of guests.
Initials _____
- Pool toys must be put away after use. Initials _____
- No poolside furniture is to be removed from the pool area.

Initials _____

- Towels and clothing may not be draped over the pool area fence.
Initials _____
- Small children are NOT allowed in the pool without appropriate waterproof bathing suits. **Initials** _____
- Children are to be supervised by their parents and or an adult at all times. **Initials** _____
- The City of Deerfield Beach noise ordinance prevails. Any nuisance, loud noise or occupants in the pool area past 10pm will result in a complaint and call to Broward Sheriff's Office. **Initials** _____