

CRYSTAL HOUSE CONDOMINIUM, INC.
4200 CRYSTAL LAKE DRIVE
POMPANO BEACH, FL 33064

HOUSE RULES AND REGULATIONS

In addition to the other provisions of the By-Laws, the following House Rules and Regulations, together with such additional Rules and Regulations as may be hereafter adopted by the Board of Directors, shall govern the use of the 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 must be given to renters by their respective owners.

PURPOSE & USE RESTRICTIONS (from Article XI Condominium Declaration, 4/16/1960):

Condominium units shall be used and occupied by the respective owners thereof, or their renters, as private single family residences for themselves, their families and social guests, and for no other purposes.

In order to provide for a congenial occupation of the Condominium and to provide for the protection of the value of the apartments, the use of the property shall be restricted to and be in accordance with the following provisions:

- A. The apartments shall be used for single family residences only. Board of Directors must be advised when guests are going to be in residence.
- B. The common elements shall be used for the services and facilities for which they are reasonably intended, for the enjoyment of the unit owners or their renters and subject to regulation by Rules and By-Laws as may, in the opinion of the Board of Directors, achieve the maximum beneficial use thereof.
- C. Persons who are under sixteen (16) years of age shall not be permitted to reside in any of the Condominium units, except that children under such age may be permitted to visit and temporarily reside for a period not to exceed a reasonable time.
- D. 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 by its residents.
- E. No unit owner or renter shall permit or suffer anything to be done or kept in his apartment which will increase the rate of insurance for the Condominium property.
- F. If an owner plans to install a washer and dryer in his unit, a permit must be obtained and the drain must be connected into the main sewer line. Any problems resulting from improper installation will be the responsibility of the owner.

- G. No immoral, improper, offensive or unlawful use shall be made of the Condominium property or of any Condominium unit or any part thereof.
- H. No "For Sale" or "For Rent" signs or other signs shall be displayed by any individual unit owner on his Condominium parcel, or any part of the Condominium or adjacent property.
- I. Owners are prohibited from using unauthorized common areas for storage. Regulations concerning use of the common elements and limited common elements may be promulgated by the Board of Directors. Copies of all additional regulations shall be furnished to any unit owner upon request.
- J. No pets permitted on premises or in any Condominium unit at any time.

COMPLAINTS:

All complaints and suggestions shall be made in writing to the Board of Directors.

PARKING:

- A. Only assigned parking spaces may be used.
- B. Guest spaces are for guests only. Owners or renters with more than one car must use off premises parking for their extra cars.
- C. If one owner is allowed use of a second owner's parking space, second owner's written permission must be provided to the Board.
- D. Small trucks that fit in the assigned parking space are allowed, but must be kept neat.

OUTSIDE AREA:

No additional planting should be done nor any plants removed without consent of the Board of Directors.

SWIMMING POOL: -- HOURS 8:00 A.M. to 10:00 P.M.

- A. Diving or jumping into the pool, and running in the pool area are prohibited.
- B. Using soap or shampoo in the pool shower is prohibited.
- C. A shower must be taken and oil or lotion must be removed, before entering the pool.
- D. No glass containers are allowed in or around the pool. Food and beverage are permitted, but careful clean-up is required.
- E. Chairs and chaises must be covered by towels when used by bathers, and must be returned to proper positions, when no longer in use.

- F. The pool is for the use of owners or renters and in-residence guests. Owners and renters are requested to use discretion as to the number of guests invited.
- G. Children in diapers are not permitted in the pool. Children must be accompanied by an adult at all times.
- H. Pool toys must be put away after use.
- I. No poolside furniture is to be moved from the pool area.
- J. Towels or clothing may not be draped over the fence.

LAUNDRY -- HOURS 8:00 A.M. to 9:00 P.M.

- A. Clean washing machines, clean filters in dryers, turn off all lights and fan, and lock door when leaving laundry room.
- B. Laundry Etiquette -- Remove clothes promptly when machine has finished its cycle. Washer runs 25 minutes. -- Dryer runs 40 minutes.
- C. Screened patios are not to be used for hanging laundry. No wash lines may be installed.
- D. The laundry is to be used by owners or renters and overnight guests only.

STORAGE:

- A. Patios are not to be used as storage areas.
- B. All articles placed in storage rooms must be marked with owner's name. Unmarked items will be disposed of.
- C. All shopping carts shall be returned to original storage area after use.

ELEVATOR:

- A. Smoking is prohibited in the elevator.
- B. Children are not allowed to play in the elevator.

BUILDING:

Unit owners must not make any changes to the exterior of the building without the consent of the Board of Directors.

TRASH DISPOSAL:

Flatten all boxes before placing in the recycling bins or dumpster. Rinse and flatten plastic beverage bottles and waxed cartons before placing in recycling bins. Only heavy duty plastic marked 1, 2, 3, 4, 5, 6 or 7 in triangle may be placed in recycling bins -- no light-weight plastic, such as bakery containers or fast food containers. Furniture may not be left in the trash area unless placed in the dumpster. Larger items are the responsibility of the owner to have removed.