

GENERAL

RULES AND REGULATIONS

All owners of a unit/apartment (hereafter referred to as “unit” or “apartment”) in the Deerfield Pines condominium, approved occupants, guests and invitees must strictly comply with these Rules and Regulations. Owners are responsible for violations and any damage resulting from any violation, including violations by their approved occupants, invitees, licensees and/or guests.

RULE ENFORCEMENT

1. Upon receipt of a written and signed complaint, the Association will will investigate the violation complaint.
2. Upon verification, the Association will address the violation in writing to the violator.
3. If the violation is not resolved as requested or if the violation is severe and warrants immediate legal action, it will be referred to the Association’s attorney for enforcement. All attorneys’ fees and costs incurred by the Association in seeking compliance will be the responsibility of the unit owner.

EMERGENCY CONTACT

In the event of any emergency that threatens person or property, call 911 immediately. If the emergency is related to a flood, please call the _____ after normal hours at _____.

MAINTENANCE ASSESSMENT PAYMENTS

Maintenance assessment payments are due and payable on the first of each month.

Payable to: Deerfield Pines Association, Inc.

Maintenance payments **will not** be accepted at the Deerfield Pines Office.

Any account delinquent in payment by more than thirty (30) days will be referred to Association’s counsel for collection. The unit owner will be liable for any and all attorneys’ fees and costs incurred by the Association.

BUILDING ENTRY KEYS

- Each unit is assigned one building key for the building in which the unit is located. Upon sale of a unit, all issued keys must be delivered to the purchaser. Key(s) must be signed for by owner or designated person upon receipt.
- 2nd & 3rd key will be available @ \$50 each.

- 4th and 5th keys are available @ \$100 each.
- Any additional keys will be available @ \$200 each.
- A broken key brought back to the office can be replaced at a cost of \$20.00.
- Owners that acquire a unit through a foreclosure proceeding may obtain up to 3 keys at the cost of \$50 each.

NOTIFICATION OF ENTRY

- Deerfield Pines may enter a unit to perform maintenance to common elements, limited common elements, or unit. As a courtesy, a notice will be left in the unit when it has been entered. Except in the event of an emergency, the Association and/or its manager will attempt to contact the unit owner prior to entry.
- If the Association must use the services of a locksmith to gain entry, the owner of the unit shall be responsible for the cost of the locksmith.

OWNER ABSENCE FROM UNIT

1. If a unit will be unoccupied for a period exceeding one week, the unit owner must prepare the unit prior to departure as follows:

- Turn off the main water valve in the unit.
- Leave the air conditioning "ON" with a temperature set no warmer than 80 degrees.
- Check all smoke detectors.

2. An Owner that intends to be absent from a unit for more than two consecutive weeks must arrange to have the unit checked regularly for leaks or issues that could damage the unit, other units or common areas.

REPAIR, REMODELING, MAINTENANCE ACTIVITIES WITHIN A UNIT

1. Air conditioner condenser units or other large equipment shall not be carried or transported through the halls or interior portions of any condominium building. All condenser units and other large equipment to be installed on the roof must be craned on to the roof to prevent damage to common areas.

2. The Association or its agent will open the roof hatch (or provide an approved licensed and insured contractor with access to open the roof hatch) for the maintenance of air conditioning equipment only after the owner has signed a consent and acknowledgement form to be provided by the Association. As a further condition of roof access, all contractors shall provide proof of a contractor's license and insurance. Roof access will only be permitted while the manager is on-site, Monday through Friday, 9 a.m. to 5:00 p.m. The Association will charge a fee of \$50 per hour for after-hour or weekend access.

3. Owners must obtain the written approval of the Association prior to installation of any hard flooring in a unit, except in the bathroom or kitchen. All hard flooring installations must include soundproofing material that meets the specifications published by the Association. In the event that owner does not obtain the Association's written approval prior to installation of hard flooring, the Association may require removal of the flooring at owner's expense in addition to pursuing other legal remedies. Specifications for the soundproofing materials are available at the Association's office.

4. Owner must obtain the prior written consent of the Board of Director and all required permits from the City of Deerfield Beach and/or Broward County before commencing any construction in the interior portion of the units including plumbing and electrical.

5. No owner shall do anything in the owner's unit that may affect the structural integrity of the building or foundation.

6. Construction in units may ONLY be conducted from Monday through Saturday 8 am through 6 pm. Owner will be responsible for any damage to the common areas resulting from owner's construction. Owner shall ensure that the common areas are kept clean and free from debris at all times. If the Association deems it necessary to clean up dirt or debris from construction in a unit, the Association will charge the unit owner for the cleanup costs and such amounts shall be collectible in the same manner as an assessment. No construction debris (drywall, cement, cabinets, appliances, etc.) may be placed in any dumpster on the Association property.

7. No owner shall paint or otherwise modify the exterior portion of the building or unit, including the doors or windows, without the prior written consent of the Association.

8. All repair, remodeling or maintenance work completed within a unit must be performed by a licensed and insured contractor and the unit owner must obtain all required permits from the City of Deerfield Beach and/or Broward County. This includes plumbing, electrical, removal and installation of kitchen cabinets or removal of tile. Owner must provide copies of license, insurance and permits to the Association prior to the commencement of any work.

GUESTS AND RENTERS

1. Renting or leasing of units is strictly prohibited.

2.

- No guest shall occupy a unit overnight unless the owner is in residence with the occupant.
- All guests, regardless of relationship to the owner, who stay in a unit more than 30 days in a calendar year, shall be deemed permanent occupants and shall apply to the Association for written approval as an additional occupant in a unit.

LISTING UNIT FOR SALE

1. No owner may affix a lockbox to a unit. Unit owners who list their units for sale must provide a copy of the listing agreement to the Association's office.

2. Realtors may show units only between the hours of 8 a.m. and 8 p.m. Sunday through Saturday. Realtors shall not disturb other residents when showing a unit or the common areas to prospective purchasers.

3. Open Houses are not permitted.

SECURITY

1. Solicitation of any kind is strictly prohibited throughout the entire community. This includes placing papers on or under doors.
2. Occupants should report any suspicious person or incident immediately to the police department by calling 911. To report strangers on site or any other safety or emergency problem, contact the Police or Fire Department before calling the condominium office.
3. No person shall admit unknown persons into a building. All residents shall ensure that building and entrance doors remain closed and locked at all times. Leaving building doors propped open is strictly prohibited.
4. Tampering with any part of the building's fire alarm system or equipment is strictly prohibited. Offenders shall be responsible for all damages incurred as a result of such tampering as well as the costs incurred to repair the systems or equipment.
5. If a person sets off a smoke alarm in an interior common area, all costs related to maintenance, repairs, and resetting of the alarm will be charged to the unit occupied by the offender and shall be collectible in the same manner as an assessment.

CONDUCT

1. No person shall engage in loud, boisterous or other disorderly, profane, indecent, immoral or unlawful conduct at any time. No person shall take any action or engage in any activity that interferes with the enjoyment of the condominium by other residents or that may increase the rate of insurance for the condominium.
2. No person shall play any device, including televisions, stereos, radios, phones, and musical instruments of any kind, at a sound level that would annoy or disturb the peace and quiet of other residents of Deerfield Pines.

COMMON AREAS

1. All persons must wear shoes while in the common areas of the Association, including the common hallways, elevators and buildings.
2. No items shall be placed or stored in the common areas, including welcome mats, chairs tables or plants. The Association is authorized to remove and dispose of any items left in the common areas and shall have no liability for such disposal.
3. Except for notices from the Association posted in the community, no signs, letters, or any type of advertisement shall be posted or placed in any common area including unit doorknobs.
4. No person shall perform any maintenance on personal items in any common area, including but not limited to spray painting, filter cleaning, painting clean up, etc.
5. No person shall feed stray animals or birds in any common area. This includes hanging bird feeders, feeding wild birds, ducks, stray cats, stray dogs, squirrels, racoons or other animals.
6. Roller-skating, hover-boarding, skate boarding, bike riding or riding of any other sort of recreational apparatus, including motorized vehicles is prohibited in public corridors, walkways, pool area, or common hallways.

7. No hazardous substances, including automotive, marine, or motorcycle batteries and gasoline shall be stored in the condominium buildings at any time, except for property maintenance equipment and supplies stored by the Association.

CLUB HOUSE

1. The clubhouse is for recreational use by the Deerfield Pines owners only and may not be used for outside organizations or groups. Any owner seeking to hold a social function in the Deerfield Pines clubhouse must reserve the clubhouse and obtain the prior written consent of the Association.

2. Each unit owner may reserve the clubhouse for social events up to two times in any calendar year with the prior written approval of the Association. The property manager will provide the necessary reservation forms. The unit owner must provide a copy of the owner's HO6 insurance declaration page and a deposit of \$100 with the application. In the event of damage to the clubhouse or in the event that the clubhouse is not cleaned after use, the deposit will be applied toward the repair and/or cleanup costs and unused portions of the deposit will be returned to the unit owner. Additional amounts required to repair damage and/or clean the recreational building will be charged to the unit owner and shall be an assessment against the unit if not paid. **The stove/oven located in the kitchen is to be used for warming purposes only. No cooking is permitted.** The maximum number of persons at any social event in the clubhouse shall be _____ persons.

3. **Reserving the clubhouse does not include the billiard room, Unit owners may use the billiard room at any time, including during a social event.**

4. No owner using the clubhouse shall create a nuisance or otherwise interfere with the peaceful enjoyment of the property by other residents.

5. Proper dress shall be worn in the clubhouse all times including shirts, shoes and coverups if wearing a bathing suit.

6. Billiard Room guidelines:

- If other people are waiting to play, there is a one-hour playing time limit.
- Due to safety concerns, persons twelve (12) to fifteen (15) years of age shall not use the billiard room unless under direct supervision of an owner. Children under the age of twelve (12) shall not use the billiard tables or equipment.

7. Unit owners are liable for all damage caused by unit owner or unit owner's guests and/or invitees' misuse of furniture, equipment or other property in the clubhouse. All costs to repair such damage will be assessed against the owner responsible for such damage which shall be collectible in the same manner as an assessment.

8. Barbecue grills (BBQ) must be cleaned after each use and the cover to the BBQ shall be put on after the BBQ has cooled down. Extra propane tanks are on site and available for use by unit owners. Unit owners must turn the BBQ and propane tank off after each use.

9. The clubhouse hours are 8:00AM to 11:00PM. After 6:00 PM, no more than five persons may be in the clubhouse at any one time unless the persons have reserved the clubhouse for a social function.

PET OWNERS

1. All pets shall be registered with the Association and must be licensed as required by law. Upon move-in or acquisition of a pet, a certified veterinarian weight statement must be submitted along with a current photograph of the pet. A current photo must be submitted when the pet reaches one (1) year age. Licenses shall be kept current and pet owner shall submit an updated copy of the license yearly.
2. Except for tropical fish which are permitted, each unit may have one (1) domestic pet only (cat or dog). Such pet shall not exceed twenty (20) pounds in weight at any time.
3. Pets are to be carried or transported in a wheeled device at all times when inside a building including the common hallways. When on exterior association property the pet is to be walked using a leash no longer than six (6) feet in length.
4. Pets are to be led directly outside the boundary of the Association property for walking and elimination. No walking or elimination is to take place on any walkway, lawn area, or parking lot within the boundary of the Association. Should accidental elimination occur within the boundary of the Association, the pet owner is responsible for immediate and complete clean up. Cat litter boxes must be kept inside the unit, never on the unit porch and/or balcony.
5. Doors to units must be kept closed to ensure pets do not wander into the common hallways.
6. No pet may be taken into the clubhouse, pool area, or kept on any porch or balcony.
7. Pet owners are responsible to ensure their pets do not make excessive noise that would disturb the peace and quiet of other residents.
8. In the event that a pet becomes a nuisance or danger to person or property, the Association's Board of Directors may, at its sole discretion, demand that the pet be removed from the unit upon no less than ten (10) days' notice to the owner. All costs associated with the enforcement of these rules including attorney fees and costs will be the responsibility of the unit owner and/or the violating tenant.

BUILDING EMPLOYEES

1. No owner, occupant or guest shall give instructions of any kind to vendors or agents of the Association or otherwise interfere with the performance of work by vendors or agents, including management company employees. Owners may communicate only with the property manager regarding vendors or agents of the Association.
2. The unit owner is responsible for the maintenance of the interior of the Owner's unit. The Association's employees or management company employees shall not perform any work inside individual units during the employee's assigned working hours unless otherwise directed by the Association.

GARBAGE AND RECYCLING

1. All non-recyclable trash shall be securely wrapped in plastic bags before disposing in the dumpster.
2. Owners must strictly adhere to the Recycling Guidelines that are posted near each dumpster.

3. No loose garbage shall be left in the anywhere on the Association property except inside of the dumpster.
4. Florescent bulbs, paint, computers, televisions, or other hazardous materials shall not be placed in dumpsters at any time. Owners can dispose of these items at designated sites in Broward County.
5. No more than 50-sq. ft. of carpet may be placed in a dumpster at any time.
6. Cardboard boxes must be broken down before disposal.
7. No large items such as major appliances, furniture, and water heaters may be disposed of in the dumpster.
8. In the event that an owner or tenant disposes of unpermitted items in the dumpster or other area of the condominium, the Association will assess any and all fees and charges incurred by the Association in removing the items against the owner and such amount shall be collectable in the same manner as an unpaid assessment.

EXTERIOR APPEARANCE

1. Owner shall not affix signs of any sort, aluminum foil, newspaper or any other materials on windows, patio screens or doors. Windows and doors may only be covered with interior blinds, shades or drapes intended for that purpose.
2. Owners, at their own expense, may install storm shutters that meet current code and the specifications established by the Board of Directors from time to time. The Board of Directors must approve the design, color and installation before proceeding with the installation. To ensure consistency, only the shutter design specified by the Board of Directors may be used. Shutter specifications are available at the management office.

SATELLITE DISH POLICY

1. Units with a southwest exposure may install an 18" satellite dish on the inside of the limited common area patios attached to their units on a tripod, without the Association's approval. No dish can be mounted on the exterior walls.
2. Except for satellite dishes on tripods on a balcony or patio, satellite dishes must be installed on the unit's air conditioning unit on the roof and only upon prior notice to and written approval by the Association. All satellite dish installers who will perform work at Deerfield Pines must be licensed, insured and have all required permits. Satellite dishes and installations must be FCC approved and must fully comply with FCC requirements and regulations. Plans must be submitted to the Property Manager for written approval before work begins. Installation of satellite system must take place during hours when property manager is on duty. The unit owner shall be responsible for any damage to the common areas incurred as a result of such installation. Deerfield Pines will assume no liability for satellite systems.

PORCHES AND BALCONIES

1. No cooking or cooking devices of any kind, including barbeques or grills, are permitted on the porches or balconies. This is a fire hazard.

2. No items may be kept on porches and/or balconies except patio furniture and plants. Clear access to patio doors at all times is mandatory in the event of any emergency or pending severe weather such as hurricane or tornado.

3. In the event of an impending tropical storm, hurricane or tornado, the unit owner shall remove all personal items, including furniture, plants, wall hangings, etc. from the porch and/or balcony and secure the items inside of the unit. Unit owners shall be liable for damage to the common elements or other units from flying debris caused by the owner's failure to remove and secure personal items on patios and/or balconies as required herein prior to the storm. Porches and/or balconies must be completely empty if unit is vacant during hurricane season.

4. No carpeting is allowed on porches and/or balconies. Tile or waterproof painting is acceptable provided the owner obtains the prior written approval from the Association before installation or reinstallation of tile. Any tiles installed prior to the effective date of these amended Rules and Regulations shall be permitted to remain on the porch and/or balcony provided that the tiles are properly sealed per specifications provided by the Association and further provided that they do not expose the cement foundation or balcony to water intrusion or other matter that could damage the porch and/or balcony.

LAUNDRY ROOMS

1. A *Laundry Money Card* is required to use the washers and dryers. The kiosk machine used to purchase, load and re-load the card is inside the clubhouse.

2. Laundry rooms are to be left in a neat and orderly fashion at all times. All users shall remove lint from the filters in the dryers and place in the trash receptacle provided.

3. Laundry room hours are 8:00AM to 11:00PM.

4. No rugs, bulky items, or materials or items that may present a health or safety concern to others shall be washed or dried in laundry machines.

5. If washers or dryers malfunction as a result of overloading, the repair costs will be assessed against the offending owner.

6. Laundry must be removed from machines promptly after completion of the wash or dry cycle. If a washer or dryer is not emptied upon completion of the laundry cycle, laundry may be removed and placed on the counter. Upon written complaint, laundry will be removed from machines at owner expense and stored in the office. Laundry will not be released until removal fee of \$15 is paid. Laundry not claimed after one week shall be deemed abandoned and be discarded. The owner of the discarded laundry shall hold the Board of Directors and management harmless for disposal of any laundry left in machines or in the laundry room.

POOL RULES

1. All persons using the pool do so at their own risk. There is no lifeguard on duty.

2. Pool rules are posted in the pool area. Diving or jumping into the pool is strictly prohibited. Running in the pool area is prohibited.

3. Pool hours are dawn to dusk.

4. You must shower at the outdoor shower each time before entering the pool to remove sunscreen and lotion that can damage the pool filtration system. No soap or shampoo shall

be used in the outdoor shower. The use of oil based sunscreen or other heavy lotions or creams are strictly prohibited to prevent the clogging of the filtration system.

5. No floats, balls, or toys are permitted in the pool.
6. Persons who are not proficient swimmers may wear floats on their upper arms or life jackets.
7. No food is permitted in the pool area or in the pool.
8. No glass is permitted in the pool area or in the pool.
9. Personal radios or devices of any kind that emit sound must be used only with earphones while in the pool area.
10. No screaming, boisterous conduct, unnecessary splashing or throwing of objects is permitted in the pool or pool area.
11. No chairs or tables in the pool area may be reserved. Only persons present in the pool area may place towels or other items on the pool chairs or tables.
12. Proper swim attire intended for swimming must be worn in pool. Any person who is not continent must wear a swim diaper or rubber pants in the pool.

OCCUPANCY AND SALE OF UNITS

1. Purchase Applications, copies of Rules and Regulations and submission instructions can be obtained online at _____.
2. A prospective buyer must complete the application in its entirety. A copy of a purchase contract must be submitted with application(s). Applicants shall also attach a realtor's business card if a realtor is involved with the sale. Any person who applies for approval of a purchase of a unit must be an intended owner of the unit. The Association will not accept or consider applications of co-signers. The prospective purchaser must attend a personal interview with the Association prior to the Board's approval of a purchase application.
3. The completed application along with a \$100 application fee per applicant must be submitted to the Association's designated agent as outlined in the instructions page listed on the Deerfield Pines website at _____. (a married couple at the time of the sale are considered one applicant for the purpose of screening fee only). When a marriage occurs after the sale of a unit, the new spouse must be screened prior to occupancy.
4. The Board of Directors will approve or deny an application to purchase and a representative of the Association will inform the applicant of the Board's action. The Board of Directors will provide a certificate of approval for an approved purchase and the certificate of approval shall to be recorded with the deed.

MOVING IN AND OUT

1. Move in/out is permitted only between 8:00AM and 7:00PM. The owner moving in or out must notify the property manager in writing of the move at least 48 hours before the move.

2. The unit owner is responsible for any damages or cleaning up any litter created in the common areas caused by moving activities and such amounts are collectible in the same manner as assessments.

PEST CONTROL SERVICES

1. Association's vendor provides pest control services to the common areas and to the individual units on the first Friday of each month.
2. Owners wishing to receive service to their units must request that the property manager add to the unit to the list for pest control services
3. Owners must provide a key for access to the unit directly to the pest control vendor.

SMOKING

- Smoking and vaping are expressly prohibited in the clubhouse.
- Smoking and vaping is expressly prohibited in the building lobbies, hallways, stairwells, and elevators.
- Smoking and vaping are expressly prohibited in and around the pool and pool deck.

PARKING

1. Each unit in Deerfield Pines has one assigned parking space. Such assigned parking spaces are appurtenances to the unit to which they are assigned and cannot be conveyed separately from the unit to which it is assigned. No unit owner may rent, lease, assign or otherwise permit use of the parking space assigned to the owner's unit to any party other than the owner of the unit.

2. Unit owners may obtain one Owner parking permit from the Association for one designated vehicle which vehicle is registered to the unit owner or the owner's permanent resident. The unit owner may only park this designated vehicle in the parking space assigned to the unit and must display the Owner parking permit in the vehicle at all times when parked in the assigned parking space for the unit. The Board of Directors may, from time to time, designate specific areas for posting of the Owner parking permits on vehicles (rear, front, rearview mirror...). No other vehicle shall be parked in the parking space assigned to the unit nor shall the owner park the designated vehicle in a guest parking space.

3. If a unit owner has more than one vehicle, the Association may issue to the unit owner one Resident parking permit for one designated vehicle which vehicle is registered to the unit owner or the owner's permanent resident. The unit owner may only park this designated vehicle in a guest parking space and must display the Resident parking permit in the vehicle at all times when parked in a guest parking space for the unit. The Board of Directors may, from time to time, designate specific areas for posting of the Resident parking permits on vehicles (rear, front, rearview mirror...). Resident parking permits will be issued on a first come first served basis and subject to availability of parking spaces. Further, no unit shall be entitled to issuance of more than one Resident parking permit at any one time.

4. Visitors intending to park vehicles in guest parking spaces must display a Visitor parking permit at all times while parked in a guest parking space. Unit owners must submit a completed Visitor Parking Request Form to the Association in order to obtain a Visitor Parking

Pass. Visitor Parking Passes will be issued on a first come first served basis and subject to availability of guest parking spaces.

5. Parking in all parking areas in Deerfield Pines is limited to non-commercial passenger vehicles with a current automobile registration which do not exceed seventeen (17) feet in length. Permitted vehicles shall include, but not be limited to, the following types of vehicles which are NOT used for any commercial purpose: compact cars, sedans, coupes, minivans, pick-up trucks, and SUVs. Non-Commercial vehicles that are registered to a current approved owner or resident of Deerfield Pines as of the effective date of this Rule amendment that exceed the seventeen (17) foot length restriction will be permitted to park in the parking area for so long as the resident owns the vehicle provided the vehicle does not violate any other provisions of the Declaration or Rules. Replacement vehicles must comply with the length restrictions.

6. Notwithstanding anything in these rules to the contrary, Commercial trucks shall be permitted to enter the property temporarily for pick-up and delivery and for repairs and maintenance services only between 8:00 a.m. to 6:00 p.m., and only when authorized by an owner or the Board of Directors.

7. No other vehicles (including but not limited to campers, mobile homes, motor homes, trailers, recreational vehicles, ATVs, motorcycles, scooters, taxi-cabs, cargo vans, box trucks, semi-trucks, tractor trailers, dual rear-wheel pick-up trucks, vehicles used for storage and/or transportation of merchandise or equipment, etc...) shall be permitted to park on the Deerfield Pines property. Vehicles that have ladders, ladder racks, lettering, or other components that indicate that a vehicle is used for commercial purposes shall not be parked in Deerfield Pines. The Board of Directors shall make the final determination as to whether a vehicle is prohibited from parking at Deerfield Pines.

8. Parking on any grass, swale or other area not designated for parking within the community is strictly prohibited.

9. All vehicles shall be parked front end first and between the lines of the parking space. No vehicle shall be backed into a parking space. No vehicle shall be parked in such a manner as to protrude beyond the parking space lines in the rear or on the sides of the parking space.

10. Only one vehicle shall be parked in each parking space and no tandem parking is permitted.

11. No vehicle that cannot operate on its own or that has an expired license or tag shall remain on the Deerfield Pines property for more than twenty-four (24) hours. No vehicle that leaks fuel or other fluids shall be permitted on the Deerfield Pines property.

12. No vehicle repairs (except charging of battery or changing of a tire) shall be made on the Deerfield Pines property.

13. Any violation of the parking Rules and Regulations may result in booting or towing of the vehicle **AT THE OWNER'S EXPENSE**. In addition, Deerfield Pines Association shall be held harmless for any damages incurred to the vehicle or other property.

14. The speed limit throughout the Deerfield Pines community is 15 mph.