

## **HAMPSHIRE VILLAS RULES AND REGULATIONS**

### **LEASES:**

1. All leases (and renewals thereof) must be reviewed and approved by the Board of Directors, in accordance with Article XIII of the Declaration of Condominiums.
2. No lessee will be allowed to remain as an occupant without a valid lease and addendum
3. There is a \$100.00 application-processing fee due at the time of submitting your application to occupy for each adult.
4. Any individual who occupies any apartment for more than thirty (30) days in any one calendar year shall be considered a resident of said unit, and shall be subject to the same screening requirements as any other new resident.

### **REFUSE/GARBAGE \*\*\*IF YOU CAN'T FIT IT IN A BAG REMOVE IT FROM THE PROPERTY YOURSELF**

1. All garbage must be closed tightly in plastic bags
2. Boxes and similar items must be cut up into small pieces
3. No refuse is permitted to stand in the hallways, or outside walkways
4. No Christmas trees or boxes shall be put in the trash must be brought to the street
5. Unit owners and contractors will inform the office in advance as to when work will begin and cannot use our dumpster to dispose of items.
6. Large bulk items should be left by the swell of the street

### **PARKING:**

1. Each unit is entitled to ONE reserved space only. Guest parking spaces are on a first come, first served basis. All vehicles have to be parked in either a reserved space or a guest space. All vehicles parked elsewhere will be towed at the owner's expense.
2. Guest of unit owners wishing to utilize the guest parking spaces may do so for a period not to exceed twenty-four (24) hours. Vehicles must then be off the premises for a minimum of twelve (12) hours before they may again use a guest spot. Unit Owners wishing to provide guest parking for periods in excess of the previously noted time frame must obtain prior written permission of the Board of Directors.
3. MOTORCYCLES must be disembarked from on the street and walked into the parking lot.
4. No vehicle can be parked in the parking lot that has writing on it.
5. No owner, guest or tenant may park any commercial vehicle in the parking lot except for pickup and deliveries and emergency and government vehicles are permitted but no commercial vehicle overnight parking.

### **TENANTS**

1. When renting out your unit and the unit owner is not living on the premises, the unit owner loses all rights to common and limited common areas including the pool, exercise room, restrooms. A unit owner who does not live on the premises can be on common areas unless occupied by a tenant.
2. No unit owner can rent a parking spot in limited common areas who does not reside at the property. Parking spots are for residents/tenants who occupy the property. All units must have one spot per unit to occupy their vehicles at all times. No owner/tenant should use a guest spot unless there are multiple vehicles in your unit. This would be considered a Commercial Parking lot and extra permits and insurance are required.

### **MAINTENANCE FEES:**

1. Maintenance fees are due on the first of the month.
2. If fees are not received by the 15<sup>th</sup> of each month, a late fee of \$25.00 will be assessed.

### **LAUNDRY ROOMS:**

1. Laundry rooms must be kept clean at all times.
2. Lint filters in the dryers must be cleaned after each use.
3. No laundry, rugs, or other articles can be hung in the laundry rooms.

4. Remove clothes promptly, no one should be kept waiting. If laundry is left in a machine anyone wishing to use the equipment has the right to remove it.
5. No ironing in the laundry rooms is permitted.
6. Turn off the lights and shut the door after completion of laundry.
7. No trash or garbage is to be put in the laundry rooms.
8. Clean out sink after each use including informing construction workers working in your units.

#### **PET REGULATIONS:**

1. You must pick up after your dog and dispose of the waste properly in the receptacles provided by the City. County Officials may fine habitual offenders.
2. No guest or visitor is allowed to bring an animal unless approved by the Board of Directors.
3. If an animal becomes annoying to other unit owners by barking or other loud noises, the owner will correct the problem and if it is not corrected the owner will, upon written notice from the Association, permanently remove the animal from the Condominium property. Each pet owner will indemnify and hold the Association harmless against any loss or liability emanating from his/her keeping an animal upon the Condominium property.
4. Cat litter must be put in a plastic bag and securely tied before depositing in the trash chute.
5. Size and type specifications and certain other provisions are not applicable to owner's certified seeing-eye dogs, deaf dogs or other animals retained for "assistance" as defined by State Statute. In questionable areas, the State Statute will govern.
6. Permits the retention of one (1) household pet per unit for residents. Due to the Condominium Environment, pets are limited to the following species and sizes: dogs and cats weighing less than twenty-five (25) pounds. Cockatiels, canaries, parakeets and tropical fish contained in an aquarium with volume of less than twenty-five (25) gallons are allowed. No other pets are allowed in or on the Condominium property. All animals over 25 pounds are grandfathered in as of November 28, 2006.
7. Pets must be on a leash at all times.
8. Pet feces must be picked up in the front of the building, it is a city ordinance that we all need to follow.

#### **MISCELLANEOUS:**

1. No solicitations are allowed on the premises at any time.
2. Individual unit doors should not remain open for any extended period of time.
3. Hallways may not be obstructed/used for any purpose other than egress/ingress.
4. Any renovations to your unit that includes tiling or wood floors must have a soundproofing barrier under the flooring.
5. All work within the units requires permits from the City of Coral Springs.
6. Changes of exterior doors must be approved by the Board of Directors including all doors must meet the Fire Code Requirements (1 and a half hour rated door.)
7. No member of the Board of Directors including Management and maintenance are allowed in an unit unless an emergency or instructed by the Unit Owner.

#### **CONSTRUCTION WITHIN UNITS:**

1. No vendors/contractors permitted to begin work within the building before 9:00 AM or after 5:00 PM, or on weekends without prior permission of the Office.
2. Any damages to the common areas caused by the contractors/workers/unit owners will be assessed to the unit owner for the repairs.

#### **INSURANCE:**

1. EACH UNIT OWNER SHALL BE RESPONSIBLE FOR THE PURCHASE OF CASUALTY AND LIABILITY INSURANCE FOR ALL OF THEIR PERSONAL PROPERTY.
2. Updated Declaration page must be submitted to the Office yearly once your insurance is renewed.

#### **GENERATORS:**

1. Generators cannot be placed on the balconies. They must remain outside on the ground level during use.
2. Gasoline containers cannot be stored within our building at any time per the City Codes. They must be stored in the proper label containers (no glass).

3. Please use common courtesy when using the generator during late hours. We would prefer that generators are only used during the hours of 8:00 AM to 10:00 PM.
4. Your generator is not the property of the Association the Unit Owner is fully responsible.
5. If a screen is damaged because of the use of a generator, it is the Unit Owner's responsibility to repair the screen or any other common area to include limited common area in a timely manner.
6. The security of the generator is the responsibility of the Unit Owner.
7. When placing a generator in the parking lots, please make sure that you do not block any vehicles. As stated in the City Rules and Regulations, generators must be 10 feet from all windows, doors, and vents.
8. Never plug the extension cords directly into your outlets. A heavy duty extension cord should be used.
9. Storing of generators in the building with fuel is not allowed. All fuel **MUST** be drained prior to storing.
10. One generator per Unit.

**Updated Rules and Regulations were adopted by the Board of Directors on October 2006**