

VILLA RIO RULES AND REGULATIONS

AS APPROVED BY THE BOARD OF DIRECTORS ON March 10, 2014 AND BY FLORIDA STATUTE, ARE ENFORCEABLE THROUGH OUT THEIR TERM OF OFFICE.

1. POOL HOURS ARE FROM [REDACTED] 8:00AM-DUSK
- 2.
3. A. RULES AS POSTED SHOULD BE OBEYED.
4. B. BATHING ATTIRE IS REQUIRED.
5. C. CHILDREN UNDER THE AGE OF 12 MUST BE ACCOMPANIED BY AN ADULT.
- D. POOL FURNITURE MUST BE RETURNED TO POOL AREA.
- E. REMOVE ALL OIL FROM THE BODY BEFORE ENTERING POOL. A SHOWER IS PROVIDED FOR THIS PURPOSE.
- F. NO SCUBA GEAR OR SHARP OBJECTS ARE ALLOWED IN THE POOL.
- G. KEEP A TOWEL OR OTHER COVERING BETWEEN YOURSELF AND THE POOL FURNITURE AT ALL TIMES.
- H. ALL GATES MUST BE CLOSED AND LATCHED AT ALL TIMES.
- I. NO GLASS IN POOL AREA.
2. LAUNDRY HOURS ARE FROM 7 A.M. TO 10 P.M.
- A. FACILITIES ARE FOR THE USE OF OWNERS, TENANTS AND GUESTS ONLY.
- B. TURN OFF THE LIGHTS WHEN LEAVING LAUNDRY ROOM.
- C. LEAVE LAUNDRY ROOM CLEAN AND ORDERLY AT ALL TIMES.
- D. ITEMS LEFT IN LAUNDRY ROOM IS AT YOUR OWN RISK.
- E. ITEMS MAY NOT BE HUNG OUTSIDE. DOORS, WALKWAYS, BUSHES, PATIO AND BALCONIES MAY NOT BE USED FOR THIS PURPOSE.
- F. DO NOT PUT HEAVY SNEAKERS IN DRYERS AS THEY CAUSE THE DRUM TO GO OFF BALANCE; CAUSING EXPENSIVE REPAIR BILLS.
- G. LAUNDRY ROOM DOOR MUST BE LOCKED AT ALL TIMES, DAY OR NIGHT.
3. PATIO HOURS ARE FROM 8 A.M. TO 11 P.M.
- A. TURN OFF GAS GRILLS WHEN YOU ARE THROUGH COOKING.
- B. PUT UMBRELLAS DOWN WHEN NOT IN USE.

- C. TURN OFF BOTH GRILL LIGHT AND PATIO LIGHT WHEN YOU LEAVE.
- D. PROTECT THE FURNITURE FROM LOTION AND PERSPIRATION.
- E. FURNITURE IS FOR THE USE OF ALL AND SHOULD NOT BE TAKEN INTO YOUR APARTMENT OR ONTO YOUR PATIO. IF NECESSITY DOES CAUSE YOU TO REMOVE IT FROM ITS USUAL PLACE, PUT TO BACK AS SOON AS POSSIBLE.

4. PARKING AREAS

- A. PARK IN ASSIGNED AREAS ONLY.
- B. GUESTS MUST USE SPACE DESIGNATED WITH YELLOW BUMPERS.
- C. DO NOT BLOCK DUMPSTER.
- D. NO PARKING PARALLEL TO THE BUILDING IN THE WEST LOT.
- E. LARGE TRUCKS, RV'S, TRAILERED BOATS AND BOAT TRAILERS MUST NOT USE OUR PARKING LOTS. PREVIOUS EXPERIENCE HAS SHOWN THAT THEY BREAK DOWN THE PARKING LOT FOUNDATION.
- F. PARKING IN LANDSCAPED AREAS IS PROHIBITED.
- G. SIDEWALKS, ENTRIES, CORRIDORS, WALKWAYS AND STAIRWELLS SHALL NOT BE OBSTRUCTED OR USED FOR ANY PURPOSE OTHER THAN EGRESS TO AND FROM APARTMENTS.
- H. NO VEHICLE OR BOAT WITH COMMERCIAL LETTERING OR "FOR SALE" SIGNS MAY BE PARKED OVERNIGHT.
- I. ALL PARKED VEHICLES MUST HAVE A CURRENT REGISTRATION AND INSURANCE.
- J. NO MORE THAN TWO (2) VEHICLES PER UNIT ARE PERMITTED.

5. RENTALS

- A. THE BOARD OF DIRECTORS AND APPLICABLE FEES PAID MUST APPROVE RENTALS. THE BOARD RESERVES THE RIGHT TO REVIEW RENTALS ON AN ANNUAL BASIS.
- B. ALL RENTALS MUST BE A MINIMUM OF SIX (6) MONTHS.

6. MISCELLANEOUS

- A. NO LOUD NOISES OR NUISANCES, WHICH INTERFERE WITH THE PEACEFUL POSSESSION AND PROPER USE OF THE PROPERTY BY ITS RESIDENTS, SHALL BE ALLOWED.
- B. NO PETS OF ANY KIND ARE ALLOWED IN UNITS.

VILLA RIO CONDOMINIUM ASSOCIATION
ACKNOWLEDGMENT OF UNIT OWNER/LANDLORD AND TENANT

This Acknowledgment is executed this _____ day of _____ 20__, by

("Tenant(s)") and

("Unit Owner(s)" or "Landlord(s)")

regarding the lease ("Lease") by Tenant of Unit # _____, 2400 NE 16th St, Pompano Beach FL 33062-3233, within the Villa Rio Condominium ("Association").

Tenant(s) and Unit Owner(s) acknowledge that each unit owner, tenant and any invitee of them must comply with the provisions of Chapter 718, Florida Statutes and with the Association's declaration, rules and regulations and bylaws ("Controlling Documents"), all of which are deemed expressly incorporated into the Lease. Actions for damages, for equitable relief and for statutory remedies for failure to comply with these provisions may be brought by the Association against the Tenant(s) and Unit Owner(s).

Tenant(s) acknowledges receipt of the Rules & Regulations, a copy which is attached, and Tenant(s) has read and understands the Rules & Regulations.

Tenant(s) and Unit Owner(s) acknowledge that the Association has the right to enter Unit # _____ from time to time upon reasonable notice pursuant to the Controlling Documents and Florida Statutes and shall provide the Association with key(s) to permit such access.

Tenant(s) have, simultaneously with the execution of this Acknowledgment, remitted a security deposit in the sum of one month rent to the Association to be held in escrow by the Association to be applied against damages to the common elements or Association property caused by Tenant(s) or Tenant(s)'s co-occupants and invitees.

IN WITNESS WHEREOF, the Tenant(s) and Unit Owner(s) have set hand and seal.

Tenant
Date:

Unit Owner
Date:

Tenant
Date:

Unit Owner
Date:

It is proposed by the Board that ARTICLE IV of the Bylaws of the Association be amended to add the following paragraph 12:

IV. POWERS AND DUTIES OF THE BOARD OF GOVERNORS

All of the powers and duties of the Association shall be exercised by the Board of Governors including those existing under the common law and statutes, the Articles of Incorporation of the Association and the documents establishing the condominium. Such powers and duties of the Governors shall be exercised in accordance with the provisions of the Declaration of Condominium which governs the use of the land, and shall include but shall not be limited to the following:

.....

12. To require, as a condition of approval of any lease of a Unit, that a prospective lessee place a security deposit, in an amount not to exceed the equivalent of 1 month's rent, into an escrow account maintained by the association for the purpose of protecting against damages to the common elements or association property.