

**Palm Place Condominium
Rules**

&

**Regulations and Hurricane
preparation**

Following Rules will be strictly enforced by means of Fines.:

Parking Rules:

Be Sure to Follow These Rules to Avoid Having Your Car Towed Away at your Expense:

1. Use only your designated parking that has your door number on it. Second car and visitors must use the guest parking.
2. Do not block another car or a dumpster gate, or it will be towed.
3. Register your cars and plate numbers with us and update us with any changes immediately. Keep the tags always up to date and ready to drive. Dirty looking cars, not driven and long-term parked cars make the parking look bad and may get towed away. Our parking can't be used as storage for unwanted cars.
4. No boats, trailers and/or over size trucks are permitted, and will be towed away.
5. Don't park in the Fire Lanes. Cars parked on that lane will be towed away.
6. No Driving over the lawn at any time, even during moving furniture or heavy items. Should this happen, you will be liable for the damages to the lawn & sprinklers in addition to the fines.
7. No changing of oil or engine repairs anywhere at Palm Place. Violator will be responsible for damages to the parking lot in addition to the fines.
8. Park front in and make your plates visible from parking side. Vehicles that are backed in will be tagged & towed.
9. We don't have enough Guest Parking on the south side and it must be available for everyone use equally:
 - a. Residents of each unit can't take more than one guest parking beside their assigned parking. Additional cars must be parked in guest parking on the north side.
 - b. Don't keep your car parked in a south side guest parking more than 24 hours.
 - c. Don't Reserve a south side guest parking for your use by exchanging your cars. Each guest parking must be available to all south side residents equally.

We have a Lot Monitoring Company monitoring our parking remotely and will tow away the violators at any hours of night and day.

**Residents can have cars blocking them or cars that have taken their assigned spot towed away by calling All Way Towing at any of these numbers or the number listed on their post at the entrance area:
(954) 496-6810, 786 333 7024, 954 964 7247**

You can sign the paper and authorize the violating car to be towed away.

Don't leave a shopping cart in our parking area. If you use one take it back to the store

Playground for children:

Please note that we do not have a playground for children to play balls, run around and disturb the neighbors. All residents of Palm Place (Owners and/or Tenants alike) have the right to enjoy a peaceful, quiet, safe community while living at Palm Place Condominiums.

Fortunately, as many of you know, there is a dedicated playground within walking distance from us on Johnson street just east of Winn Dixie Plaza. You can get to it faster by following the powerlines on the east side of our lake and walk towards Johnson Street.

Please communicate to your children that they are not allowed to disturb any neighbor (owner and/or tenant alike) by playing, running, screaming, or throwing a ball anywhere in our common grounds. Nor are they allowed to use the utility/meter rooms at the backside of the buildings or play in the parking area. There are many safety issues about playing in any of these areas, therefore, they are prohibited from using any of the common areas/grounds for this purpose. Our insurance does not permit any playing in our common grounds.

No Roller Blades or Scooters are allowed on our common grounds. If you or your children use bikes, they must be taken outside our premises and used there, not on our grounds.

Please communicate to your children that if they want to play, they must do so at the above-mentioned playground on Johnson Street, otherwise you will be charged with a violation.

Please note use of any of the following items are absolutely forbidden in our common areas;

Playing on Roller Skates, Skateboards, Scooters or BB Guns are absolutely forbidden anywhere in our common area.

Children may play when they are accompanied by their parents as long as they do not use any of the above items, or disturb any neighbor, or damage the common property (i.e.; bushes, lawn, building paint, downspouts, etc.), and do not endanger themselves by jumping on the dumpsters.

Pool Rules:

Be Sure to Follow These Rules to Avoid Receiving a Fine:

1. Hours of Use are between 8:00 a.m. until sunset time. Pool may get closed for maintenance and/or Association meetings during these hours too.
2. No food, or any beverages are allowed in the pool area.
3. No game or ball playing is permitted in this area. Please refer to the playground rules and use the playground outside our community (east side of the lake all the way to Johnson street, far from any of our buildings) for playing.
4. Do not make disturbing noise for the neighbors while in the pool area or at any other location at any time. Please be considerate of all neighbors always.
5. Children under 12 year must be accompanied with an adult while on the pool deck.

Storage Rules:

Be Sure to Follow These Rules to Avoid Receiving a Fine:

1. Nothing can be left or stored outside (anywhere in our common grounds) other than two outdoor chairs and some plants in front of your unit.
2. If you use any kind of wood boards to cover windows during a hurricane warning, you must take them down within ten (10) days after the hurricane and discard them. They cannot be stored in our common area, as they are fire hazard.
3. Nothing to be affixed to the outside of your doors/windows other than reasonable amount of Christmas and/or Halloween Decoration only during those holidays. All decorations must be taken off within two weeks after the holidays.
4. Personal items must not be left outside. Any personal item left outside can and will be taken and discarded. In addition, you will be charged with a fine.
5. No advertising of any kind is permitted in our common grounds. Common grounds include east side of Palm Ave. in front of the pushes (we maintain that area). This includes "For Sale", or "For Rent" that are not signs not allowed
6. Second floor residents have the following additional limitations;
 - a. No Barbeque are allowed.
 - b. No Aquariums are allowed.
 - c. No Waterbeds are allowed.

Satellite dishes are not permitted to be installed in our community. Cable TV is available and you can contact the cable company to subscribe.

Do Not Store anything in the meter rooms behind the buildings, or they will be discarded.

PETS:

Each resident is allowed only one dog under 15 pound and/or one cat for inside the units. No pets can be kept outside in the common area.

The dog must weigh less than 15 pounds at their maturity. Proof of the weight at age of maturity must be obtained from your veterinary doctor, along with a stamped picture of the dog.

Pets are to be always on a leash, when outside. They must always be with a person, and must not be left alone, and never chained to a tree or anything else outside.

Please always pick up your dog's poop immediately with a plastic bag that you discard properly.

NOISE:

Do not disturb the peace of the community with noise from your stereo, car stereo, boom boxes, or any other form of noise at any time. Observe code of Absolute Silence (no noise at all) of Pembroke Pines ordinance, from 11:00 PM until 7:00 AM every day, and at other times do not disturb the peace of the neighborhood

DUMPSTERS: When dumping the garbage in the dumpsters make sure you put the garbage inside the dumpster and close the covers. Do not throw any part of it around the dumpster that causes mess.

Means of Enforcing the Rules Hearings and Fines

All Rules are enforced by means of fines. The process starts by a notice of hearing that will be sent to you and or your landlord. You will have sufficient time to prepare yourself for the hearing. At the hearing all the charges against you will be declared and you will be given the opportunity to defend yourself. Absence from the hearing is regarded as a guilty plea and the fine will be awarded against you. According to our documents the first fine is \$25, \$50 for the second, and the third and all subsequent fines are \$100 each.

Please also remember that after third violation the board may revoke violating tenant's approval and demand their eviction or non-renewal of the lease.

Also, the fines area also collectable the same as monthly maintenance fee from the landlord's account.

Reporting Violations

Following is a guideline for reporting a violation: **Call the police when you see:**

1. Drug Related Issues. When you believe there is a drug related issue going on.
2. Excessive Noise. Whenever there is excessive noise that police can hear the noise and make a report about it.
3. Fights and/or violence: If you see any fights or violent behavior from anyone.
4. Use your common sense before calling the police to be sure they can help and make a report about the incident.

To call the police you can use one of the following phone numbers: 911 is only for emergencies., (954) 431 2200, or (954) 765 4321 or (954) GET HELP (438 4357)

You do not have to give out your name, address, or phone number to the police. If they insist you can use manager's name and number. It is also best to give them the address of the unit you believe has the problem, not your own address.

After calling the police, please call management any time of day/or night and let me know you called the police about this issue. We will maintain your identity confidential.

For any kind of violation and/or problem please feel free to call the manager at any time and let us know what kind of problem you see or have. If you care about your community and want to live here safely it is best to communicate the problems to us.

We need to know the problems before we could solve them. When you call and have a complaint, it is best that we know who the violator is. When you want to give the location of the violator please walk by their door and record the number on the door. We need the door number to contact the right people.

I hereby certify that I have read the rules and regulations and understand them in their entirety. I also, acknowledge that we will be fined for any violation of any of the above-mentioned rules.

Signature

Date

Signature

Date