

PARKING ENFORCEMENT

Owner or Tenant will obtain the decals from Boomtow at \$25/Decal.

The Owners who live on the property may get a decal for each car up to 2 car limit.

If you are an owner and live in the unit your car must be registered in owners name.

If you are an owner and have a tenant, you will not be able to purchase a decal if your tenant does have a current lease on file.

If you are a tenant, you will not be able to purchase a decal unless you are on the lease and you have a current lease on file.

All vehicles must be parked so that the license plate is showing as you walk down the driveway. The front of the car faces the car stop.

Vehicles with flat tires are not permitted after 24 hours.

Commercial vehicles, defined as any vehicle which displays any signs of advertising, are not permitted overnight

Recreational vehicles are never permitted.

Inoperable/damaged vehicles are never permitted for more than 24 hours.

Plan ahead if getting a new vehicle or renting a vehicle

All resident vehicles must have a decal at all times.

Each unit owner will park in their assigned space and be assigned only one parking space.

Parking is to be used only for Palm Terrace residents and guests.

No unregistered vehicle shall be parked on the condominium premises.

No repair of vehicles shall be made on the condominium property.

Unusually loud vehicles will not be permitted on condominium property.

Unit owners shall not permit any person to park in any place other than that designated by the Board of Directors.

Under no circumstances may any unit owner/tenant of record be permitted the use of more than 2 parking spaces.

Guest will be registered on line with Boomtow for no more than 10 days a month.

Owner/Tenant _____ Date _____

Owner/Tenant _____ Date _____

PET RULES (SERVICE AND SUPPORT DOGS)

Pets are restricted in Palm Terrace Condominium. There shall be no dogs allowed on the property unless it is an ESA (Emotional Support Animal) or a Service Dog. No more than 2 cats are allowed and must be kept in the unit at all times.

The Board of Directors requests reliable information that reasonably supports that the person has a disability as described in FL Statutes 760.27 for an Emotional Support Animal and/or in FL Statutes 413.08 for a service dog. (RELIABLE SUPPORT FOR HAVING THE DOG IS IN THE STATUTES ONLY)

A person with a disability is liable for any damage done to the property or to another person on the premises by the support dog or ESA

All service/support animals shall be leashed when on common condominium property and walked on the city sidewalks

No service/support animals shall be permitted to remain in the Community if it constitutes a nuisance. The Board of directors shall be entitled to make the sole determination as to whether a particular service animal constitutes a nuisance. The following conduct shall constitute impermissible nuisance: barking, biting, aggressive behavior, attacking; failure of resident to properly dispose of excrement or waste; walking the dog in prohibited area; failure to comply with all state and local ordinances and statutes; not maintaining the animal on a leash at all times when outside of the unit; insect/extermination problems; sanitation/ odor problems. Upon notification by the Board to the Owner/Tenant, the animal must be removed immediately. Replacement of the service dog or ESA dog must be approved again by the Board of Directors.

No more than 2 dogs are allowed per unit and one must be certified as ESA and the other as the Service dog.

Copy of current Dog license and picture of the dog with collar must be provided at the interview for final approval and occupancy. No occupancy will be provided without current dog license.

IF DOG IS NOT QUALIFIED AS ESA OR SERVICE DOG, THE OWNER AND OR TENANT WILL BE NOTIFIED AND/OR IF INFORMATION ON APPLICATION WAS FALSE, THE OWNER AND OR TENANT MUST VACATE WITHIN 30 DAYS. IF NOT VACATED WITHIN 30 DAYS, THE MATTER WILL BE REFERRED TO THE ATTORNEY AND THE OWNER WILL BE RESPONSIBLE FOR ALL FEES INCURRED.

TO ESTABLISH THE PERSON HAS A DISABILITY, THE PERSON COULD PROVIDE THE FOLLOWING:

- 1) a determination of disability from any State, Federal, or local agency,
- 2) receipt of disability services from the Federal, State or local agency,
- 3) proof of eligibility for housing assistance voucher received because of a disability
- 4) information from a health care practitioner (see FS 456.001) stating that the person has a disability
- 5) INFORMATION FROM ANY OTHER SOURCE IN ACCORDANCE WITH THE FAIR HOUSING ACT (receipt of disability benefits from the state or a letter from the treating health provider stating the person does in fact have a disability.)

OWNER/TENANT _____ DATE _____

OWNER/TENANT _____ DATE _____

HOUSEKEEPING AND NOISE CONTROLS

Refuse and garbage shall be deposited only in the area provided therefore. Garbage must be placed in tied plastic bags. ALL TRASH WILL BE PLACED IN THE DUMPSTER not on the ground near the dumpster. Dumpster covers should be kept closed. For bulk trash please deliver to 12600 Wiles RD in Coral Springs. 954-344-1165 It is free. Just show them your electric bill to show you are a resident.

The personal property of all residents shall be store within their own condominium unit.

No unit owner/tenant shall make or permit any disturbing noises in the buildings by himself his family, employees, agents, visitors, and licensees; not to do or permit anything by said persons that will interfere with the rights, comforts or conveniences of the unit owners.

No unit owner/tenant shall play upon or suffer to be played upon, any musical instrument or operate, or suffer to be operated a phonograph, television set, or sound amplifier, in his unit or in the common elements or recreational facilities, in such a manner as to disturb or annoy other occupants of the condominium. No unit owner/tenant shall conduct or permit to be conducted vocal or instrumental instruction at any time.

The unit owner/tenant shall not permit nor suffer anything to be done or kept in his unit which will increase the rate of insurance on the condominium property, or which will obstruct or interfere with rights of other unit owners or annoy them with unreasonable noises or otherwise; nor shall the unit owners/tenants permit any nuisance, immoral or illegal act in or about condominium property.

The sidewalks, entrances, passages, vestibules, stairways, corridors, hall, and all of the common elements must not be obstructed or encumbered or used for any purpose other than ingress or egress to and from the premises, nor shall any carriages, velocipedes, bicycles, wagon shopping carts chairs, benches, tables, or any other object of a similar type and nature to be stored therein. Bicycles are to be kept within the unit or bicycle racks if available.

NOTHING is to be placed in the hallways, on the balconies, staircases, or the staircase landings. Fire exits shall not be obstructed in any manner and the common elements shall be keep free and clear of rubbish debris or any unsightly material.

No unit owner or tenant shall allow anything whatsoever to fall from the windows, balcony, doors of the premises nor shall sweep or throw from the premises any dirt or other substances into any of the corridors, halls or balconies, ventilator, or else wherein the buildings, or upon the grounds.

No sign advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in or upon any part of a condominium unit grounds by any unit owner/tenant.

The Board of Directors restricts all types of play on the common grounds and dogs need to be walked on the sidewalk in from of the condominium. Mullins Park is about 1 mile away.

Owner/Tenant _____ Date _____

Owner/Tenant _____ Date _____

LEASE OR SALE OF UNITS

1. Units shall be leased for periods not less than one year.
2. A Florida standard lease form must be prepared and a completed copy submitted with the application for the interview and submitted and approved by the board of Directors.
3. The board of directors will require a personal interview and consultation with the prospective owners and/or tenants to ensure that they are familiar with condominium living and the by laws and rules of the Association.
4. The Board of Directors will appoint association members along with at least 1 member from the Board for the personal interview and the briefing of the rules and regulations.
5. If unit owners have authorized others to utilize their unit in the absence of the owner, the owner must submit an application for the occupants thru the Management company and obtain approval from the Board of Directors prior to moving into the unit. This can only be done one time a year. There will be no occupancy until approved by the Board.
6. Regular tenancy is limited to those individuals listed on the application to sell or lease. Any change in the facts or residents represented in the application are subject to Board Approval.
7. Any misrepresentation or errors of omission in the application may provoke and require subsequent eviction action by the owner where a lease is involved.
8. Lease renewal by same tenant must be submitted to the Management CO/ Board of Directors 30 days prior to end of lease.
9. I/WE have read and understand the above and agree to abide by these restrictions and rules; as well as the association's governing documents and any new rules promulgated by the Board of Directors in the future.
10. I/We agree to reimburse the association for any and all attorney fees and or legal fees resulting from our violation of any association restrictions and rules and regulations.

Owner/Tenant _____ Date _____

Owner/Tenant _____ Date _____

MAINTENANCE, ALTERATIONS AND IMPROVEMENTS

1. No radio, television, or air conditioning installation or other wiring shall be made without the written consent of the Board of directors. No aerial or antennas erected or other wiring may be erected on the roof or exterior walls of the building. Any radio, antenna or wiring installed is liable for removable without notice and at the cost of the unit owner for whose benefit the installation was made.
2. Exterior storm window panels must be approved by the Board of Directors. Blinds shades, screens and any and all types of window or door coverings may be objected to if in the opinion of the Board of Directors such items are unsightly and constitute a nuisance, or cause the value of the property to go down; such items will be immediately removed.
3. The unit owners/tenants shall not cause anything to be affixed, attached to, or hung on exterior walls, mailboxes, doors or windows or other projections of their unit. Do not place any personal items on any part of the common area.
4. The Owners/Tenants may not grow any type of plant or flower, shrub or grass outside their unit, other than the unit's screened patio.
5. The Owners/ Tenants shall not place any fixtures or equipment outside their unit without prior written consent of the Board of Directors. No clothes line or similar device shall not be allowed on any portion of the condominium property.
6. No one without the written approval of the Association/board of Directors may alter any part of the common area.
7. An owner shall not make structural modifications or alterations located therein, without previously notifying the Association in writing and obtaining written approval of the Board of directors.
8. No owner shall make any alteration in the portions of the improvement of the condominium which are maintained by the Association or remove any portion thereof, or make any additions, thereto, with out written approval of the Board of Directors.
9. All repairs or internal installations of the unit, including, but not limited to water, gas, power, sewage, telephone, air conditioners, plumbing, doors, windows and lamps and other items applicable to the unit, shall be at the owner's expense.

Owner/Tenant _____ DATE _____

Owner/Tenant _____ DATE _____

POOL RULES

Children under the age of 15 using the pool must be accompanied by an adult unit owner or adult tenant of record.

Bathing suits must be worn at all times.

No animals allowed in the fenced in pool area unless it is an ESA or SERVICE dog.

Only plastic containers will be permitted around the pool area. NO GLASSWARE

NO BICYCLES OR ROLLER SKATES ARE ALLOWED ON THE POOL DECK.

Suntan oils and preparations must be showered off before entering the pool.

Do not enter pool without first showering off all sun tan lotion and oils,

Rules and regulations concerning the use of the pool, poolside area and clubhouse shall be established by the Board of Directors and must be adhered to by all units' owners, tenants and guests.

NO NOISE PRIOR TO 9 AM AND OR AFTER 10 PM

CLUBHOUSE RULES

At this time the clubhouse is under renovation. Until further notice the clubhouse will not be used for anything other than Board Meetings.

Board Meetings will be held at 6:30 PM on the first Monday of the month. Should the date change, it will be posted on the bulletin board 3 days before.

If owner/tenant has a particular interest, you can email us to get on the agenda.

Owners/tenants are welcome to come to the meeting.

The Board is open to suggestions at all times.

We encourage all owners to come. This is your property.

OWNER/TENANT _____ DATE _____

OWNER/TENANT _____ DATE _____