

CATALINA PLACE

RULES and REGULATIONS

Residents of the community have been asking about the rules of the community, so the board has reviewed the community rules. These rules are strictly enforced to make living in Catalina Place a joyful experience for everyone, and to maintain our community's appearance and property values. If you feel any of these regulations are unfair, we urge you to attend the Homeowners Association meetings.

All residents are welcome to attend meetings but only homeowners may address the HOA board. Any resident leasing a unit that has concerns that they would like to be addressed needs to contact their landlord, as all issues or concerns that a resident leasing a unit has should be addressed by their landlord, aka the homeowner.

LOUD PARTIES: Please remember you are living in a townhome community, one home adjoined to others by common walls. Your neighbor deserves a quiet place to live therefore loud late-night parties (after 11 pm) are NOT PERMITTED. BSO will be notified if this rule is breached, and legal action may be taken. Please respect your neighbor's rights!

GARBAGE: *Garbage pickup is Monday and Thursday ONLY.* Garbage may be placed curbside after 6 pm Sunday and Wednesday night **ONLY**. If you place your garbage at the curb any other time you will be in VIOLATION and the Association will take further action. Garbage must be in bags and tied regardless of if it is inside a trash can to avoid bugs and vermin. **Recycling is on MONDAY ONLY** and may be placed curbside on Sunday after 6 pm. **All boxes must be broken down and put into the recycle can...** do not leave empty boxes curbside or you will be in VIOLATION and the Association will take further action. Please refer to www.broward.org/recycling or www.tamarac.org for what items can/cannot be recycled. **BULK pickup is THURSDAY ONLY** and may be placed curbside Wednesday after 6 pm **ONLY**. If you leave any bulk items at the curb at any other time you will be in VIOLATION and the Association will take further action. Trash cans **MUST** be kept in your garage or behind the front hedge if space is available, and trash and recycling cans must be completely hidden from street view other than the times listed at top of this paragraph. You will be in VIOLATION and the Association will take further action if your trash or recycling can is left out or is not completely hidden from street view. Trash cans and recycle cans **MUST** be removed from the curbside by 10 pm on Monday. Trash cans and items not accepted by bulk pickup **MUST** be removed from curbside by 10 pm on that same Thursday, otherwise, you will be in VIOLATION and the Association will take further action (if you will be away, ask a neighbor to remove the items). If odor is a problem, consider better bags and air fresheners as a solution. **Residents are to dispose of their own garbage in their own containers and not in other residents' garbage bins.**

POOL AREA: Please follow the posted rules and regulations regarding the use of the pool area (which can be found inside the pool area in between bathrooms). Periodically, the pool area will be closed for repairs and maintenance. Pool closed signs will be posted at the gates and residents' access will be prohibited. Jumping on/over the pool area fence is NOT PERMITTED. If you are found in violation, the association will take further action. Keys for the pool can be obtained from the property management company at an initial cost of \$25.00. If you lose your key for the pool area and bathrooms, the cost of obtaining a replacement key is \$50.00.

STORAGE: Storage is NOT PERMITTED on your patio, next to your patio, on the side of your house, etc... If you have anything unsightly in these areas you will be in VIOLATION and the Association will take further action (tires, mattresses, boxes, etc... are not permitted). The patio is for potted plants, patio furniture, and BBQs/grills only.

DRIVEWAYS/WALKWAYS: It is NOT PERMITTED for furniture (i.e chairs), equipment to be left unattended in driveways or walkways. Any resident found to have left unattended furniture will be considered in violation and the association will take further action.

PAINTING DRIVEWAYS/WALKWAYS:

Painting or altering driveways or walkways leading up to the front door is **NOT PERMITTED** at all. All driveways and walkways shall not be painted, stained, or altered. Any resident/owner found to have painted their driveway or walkway will be sent a violation notice and have to correct and restore the driveway or walkway to community standards.

ANIMALS: According to state law and the city of Tamarac ordinances, you **MUST** pick up poop after your dog. Anyone found not picking up after their dog will be in VIOLATION and the Association will take further action. Bags with dog droppings should NOT be placed inside someone else's trash cans. All dogs must be leashed in common areas. As an owner or renter, it is your duty to notify the management office of any violators. No pet or animal shall be "tied out" on the exterior of the home or in the common areas of the community property or left unattended in a yard or on a balcony, porch, or patio, including enclosed patios. Any animal found to be a nuisance to residents will be considered a violation, consistent with the governing documents section 14.1, and may also result in the request of the animal's removal by the board.

PARKING: Parking on the grass is NOT PERMITTED at all. Parking in guest spaces by the pool area is NOT PERMITTED by

residents. If you are using these spaces for your own use your vehicle will be towed. Commercial vehicles may not park anywhere on the property overnight. Street parking is NOT PERMITTED between 12 am and 7 am. Motorcycles are not permitted to be parked on sidewalks. No vehicle which cannot operate on its own power shall remain in Catalina Place for more than 12 hours, except in the garage of a home.

GUESTS: Any guest residing on the property for more than 30 days is considered a resident, and therefore, should proceed with submitting a screening application to the property management company for the board's review and approval.

SIGNS: Signs (i.e., for sale, for rent, business marketing, etc.), in general, are NOT PERMITTED on the property. If a sign is posted OUTSIDE, you will be in VIOLATION and the Association will take further action. Alarm system signs are permitted.

LOOSE WIRES / SHUTTERS: Loose wires are not permitted, and hurricane shutters **MUST be taken down 10 days after any hurricane** and when hurricane season is over.

AUTO REPAIRS: Only minor auto repairs (battery or tire replacement) and car washing is allowed on the property. OIL CHANGES must be made elsewhere (gas station, auto service shop, etc...).

SATELLITE DISHES: Satellite dishes and stabilizer bars are not to be installed/mounted on the fascia board of units. If any damage occurs to the building or fascia of the building due to an improperly installed satellite dish/stabilizer bar, the homeowner will be sent a violation notice and the homeowner will be given the opportunity to relocate and/or correctly install the satellite dish properly. If the violation notice is not corrected, the homeowner will be responsible for that damage and **MUST** pay for the cost of any repairs to correct the damage.

DAMAGE TO COMMON AREAS BY RESIDENTS AND HOMEOWNERS:

Any damage to common areas caused by residents and homeowners will be the homeowner's responsibility and the homeowner will be sent a violation notice informing them of the damage. The homeowner will be given the opportunity to correct the damages referenced in the violation notice, and the homeowner **MUST** pay to correct those damages. If the damages referenced in the violation notice are not corrected, the HOA will hire a contractor to repair those damages at the homeowner's expense.

Damage to common areas include : Sidewalks, Walkways, Driveways and Driveway Aprons, Sprinkler Heads, Lawn/Sod Damage from either driving or parking on the lawn, Damage to Trees, Bushes and Shrubs, Damage to any Street Signs in the community, Damage to Buildings, Damage to any Fencing in the Community, Damage in the Pool Area, Damage to the Bathrooms in the Pool Area, Damage to Roof Tiles, Damage to Building Gutters, Damage to Street Gutters, Damage to the Street, etc...

RENTAL HOMES/LEASE AGREEMENTS: Renting your residence is only permitted if the renter(s) go through the application and screening process **FIRST**, and the lease/rental agreement can only be valid for up to one year. **No part of a home shall be rented except for the entire home.** When it comes time to renew the lease/rental agreement the following year, the application and screening process **MUST** be repeated, and the renewal of the lease/rental agreement will be solely at the discretion of the board. All new lease/rental applications must go through the board for approval. Renters found residing in Catalina Place without proper screening and approval will be subject for removal of the community and the board will take appropriate action against the homeowner for violating these rules. If the individuals under the existing lease/rental agreement violate the rules and bylaws of the community, or are problematic, or harass residents of the community, their lease/rental agreement will not be approved. If homeowners do not abide by this rule, the board will ask the homeowner to have those individuals vacate the premises.

Please refer to "Catalina Place Townhomes Governing Documents" for all community rules and bylaws. For any new, added, or revised rules listed above please refer to section 14.8, allowing HOA Board to "promulgate, amend, alter, add to or delete rules and regulations for the use of the Common Properties without the necessity of amending Governing Documents" (please read entire section). HOMEOWNERS are welcome to discuss any of the above at a monthly meeting.