

ATLANTIC TERRACE WEST

RULES AND REGULATIONS

MADE UNDER THE AND PURSUANT TO THE PROVISIONS OF THE
MASTER DEED AND THE BY-LAWS OF THE
ATLANTIC TERRACE WEST CONDOMINIUM

3220 NE 10th STREET

POMPANO BEACH, FL 33062

ORIGINAL DOCUMENT 1992

REVISION 1, FEB. 2005

REVISION 2, JAN 2006

REVISION 3, MARCH 2016

REVISION 4, FEBRUARY 2017

1. Residency

UNITS SHALL BE OCCUPIED AND USED ONLY FOR PRIVATE RESIDENTIAL PURPOSES BY THE OWNERS AND THEIR FAMILIES OR BY AUTHORIZED GUESTS OR RENTERS/LESSEES OF THE OWNER. UNITS SHALL NOT BE USED TO HOUSE MORE PEOPLE THAN THEY ARE REASONABLY DESIGNED TO ACCOMMODATE; ATW LIMITS THE NUMBER OF RESIDENTS TO FOUR WITH NO CHILDREN AS OCCUPANTS. "REASONABLY" MEANS UP TO TWO RESIDENTS FOR EACH BEDROOM IN THE CONDOMINIUM. RESIDENTS CAN HAVE UP TO TWO ADDITIONAL GUESTS STAY IN THE CONDOMINIUM FOR UP TO FOUR WEEKS.

2. USE OF PROPERTY

OWNERS SHALL NEITHER CAUSE OR PERMIT THEIR GUESTS OR INVITEE TO MAKE IMPROPER, OFFENSIVE, OR UNLAWFUL USE OF ANY PROPERTY COMPRISING THE UNITS. IN PARTICULAR, NO USE SHALL BE MADE OF ANY UNIT WHICH COULD BECOME AN ANNOYANCE OR NUISANCE TO OTHER UNIT OWNERS.

3. INTERIOR MAINTENANCE

EACH OWNER SHALL KEEP AND MAINTAIN THE INTERIOR OF HIS UNIT, THE INTERIOR OF EXTERIOR DOORS, AND FIXTURES AND APPLIANCES LOCATED THEREIN IN GOOD CONDITION AND REPAIR AT ALL TIMES. THE STORAGE OF COMBUSTIBLE MATERIAL, SUCH AS GASOLINE ETC. IS PROHIBITED.

4. LIABILITY INSURANCE

ALL UNIT OWNERS SHALL HAVE A MINIMUM OF \$300,000 LIABILITY INSURANCE COVERAGE ON THE INDIVIDUAL UNITS. EACH UNIT OWNER SHALL BE RESPONSIBLE FOR THE PURCHASING OF LIABILITY INSURANCE FOR ACCIDENTS OCCURRED IN HIS UNIT, AND IF THE OWNER SO DETERMINES, FOR SUPPLEMENTING ANY INSURANCE PURCHASED BY THE ASSOCIATION COVERING THE COMMON ELEMENTS AND THE RESERVES AREA. A COPY OF SAID INDIVIDUAL UNIT INSURANCE POLICY SHALL BE SENT TO THE PROPERTY MANAGER, TO BE KEPT ON FILE.

5. DAMAGES

EACH OWNER SHALL BE LIABLE FOR ANY AND ALL DAMAGES TO EXCLUSIVE AND OR COMMON PROPERTY WHICH SHALL BE CAUSED BY SAID OWNER, HIS RENTER/LESSEES, GUESTS, OR INVITEE, AND TO THE EXTENT THAT SUCH DAMAGES ARE NOT COVERED BY INSURANCE PROCEEDS, SUCH OWNER SHALL BE ASSESSED BY THE BOARD OF DIRECTORS FOR THE COST OF REPAIRS, AND THE SAME SHALL BE A LIEN AGAINST THE UNIT OF SUCH OWNER. EACH OWNER SHALL PROMPTLY PAY WHEN DUE ALL REPAIR BILLS OR CHARGES AGAINST HIS UNIT.

6. COMMON AREA

COMMON WALKS AND OTHER COMMON AREAS SHALL NOT BE OBSTRUCTED, LITTERED, DEFACED OR MISUSED IN ANY MANNER. COMMON AREA IS DEFINED AS THE PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED IN THE INTERIOR OF THE SEVENTEEN UNITS. THE RAILINGS, WINDOWS, WALKWAYS, TABLES, STAIRWAYS, ETC. SHALL NOT BE USED FOR HANGING GARMENTS OR OTHER OBJECTS OR FOR CLEANING OF RUGS OR OTHER HOUSEHOLD ITEMS. THERE IS A CLOTHES LINE IN THE BACK YARD TO BE USED FOR HANGING OF CLOTHES AND HOUSEHOLD ITEMS. NO OTHER CLOTHES LINE OR SIMILAR DEVICE SHALL BE ALLOWED ON THE PROPERTY.

7. PETS

NO ANIMALS OR PETS OF ANY KIND SHALL BE KEPT, HOUSED OR HARBORED IN ANY UNITS. NO ANIMALS OF ANY KIND ARE PERMITTED IN THE POOL AREA FOR HEALTH AND SAFETY REASONS.

8. COMMON AREA USE

NO ONE SHALL OBSTRUCT, COMMIT ANY WASTE, IN OR OTHERWISE CAUSE ANY DAMAGES BEYOND REASONABLE WEAR AND TEAR TO THE COMMON AREAS, AND ANYONE CAUSING SUCH DAMAGES SHALL PAY THE EXPENSES INCURRED BY THE BOARD IN REPAIRING THE SAME. NOTHING SHALL BE ALTERED, CONSTRUCTED IN OR REMOVED FROM THE COMMON AREA.

NOTHING SHALL BE STORED IN THE COMMON AREAS WITHOUT THE WRITTEN CONSENT OF THE BOARD OF DIRECTORS. PERSONAL PROPERTY OR MATERIAL LEFT IN COMMON AREAS WITHOUT THE WRITTEN CONSENT OF THE BOARD WILL BE CONSIDERED ABANDONED AND WILL BE SUBJECT TO DISPOSAL/ REMOVAL ACCORDINGLY. COMMON AREA IN FRONT OF THE PROPERTY, WITH THE EXCEPTION OF THE SHUFFLE BOARD COURT, SHALL REMAIN FREE OF ALL PERSONAL BELONGINGS WHEN NOT IN USE. ANYONE PLACING CHAIRS, CUSHIONS, TABLES, ETC. IN FRONT OF THE UNITS MUST REMOVE THEM WHEN NOT IN USE. IN ANY EVENT, THE SAID BELONGING USED IN FRONT OF THE PROPERTY SHALL NOT REMAIN THERE OVERNIGHT.

9. LAUNDRY

THE LAUNDRY ROOM IS PROVIDED FOR YOUR CONVENIENCE. THE HOURS OF OPERATION ARE FROM 8:00 A.M. TO 7:00 P.M. BE CONSIDERATE OF OTHERS. WHEN YOUR WASH CYCLE OR DRY CYCLE IS COMPLETED, PLEASE REMOVE YOUR CLOTHS ON A TIMELY BASIS SO THE NEXT PERSON MAY USE THE FACILITY. CHECK THE DRYER FILTER AND CLEAN IF DEEMED NECESSARY. HELP KEEP THE ROOM AND EQUIPMENT CLEAN.

10. POOL

THE HOURS OF OPERATION FOR THE POOL ARE FROM 8:00 A.M. TO 9:00 P.M. CHILDREN UNDER THE AGE OF TWELVE SHALL BE SUPERVISED BY AN ADULT. POOL CHAIRS, TABLES AND UMBRELLAS ARE TO REMAIN IN THE POOL AREA AND MUST NOT BE TAKEN FROM THE POOL AREA. PLACE CHAIRS BACK IN THEIR PROPER POSITIONS AND LOCATION AFTER USE. NO GLASS WEAR IS ALLOWED IN THE POOL AREA.

11. BARBEQUE GRILLS

PERSONAL GRILLS ARE ONLY PERMITTED TO BE USED AND STORED ON THE SHUFFLE BOARD COURT IN FRONT OF THE BUILDING. ALL COOKING SHOULD BE COMPLETED BY 9:00 P.M.

12. PARKING SPACES MAY BE USED ONLY FOR PERSONAL PRIVATE PASSENGER CARS, SUVS, AND MINI-VANS. NO OTHER VEHICLES WILL BE PERMITTED. ANY LEAKAGE OF OIL OR OTHER LIQUIDS FROM THE VEHICLE MUST BE CLEANED UP PROMPTLY AND COMPLETELY.

ONLY ONE VEHICLE IS ALLOWED PER PARKING SPACE. ONLY ONE SPACE PER UNIT. EACH VEHICLE MUST FACE IN AND NOT OUT SO AS TO PROTECT THE SHRUBBERY AND ALLOW THE LICENSE PLATES TO BE VIEWED. A UNIT OWNER SHALL NOT USE, NOR SHALL HE PERMIT HIS FAMILY, GUESTS OR TENANTS TO OCCUPY OR USE PARKING SPACES OF OTHER UNIT OWNERS UNLESS THE OTHER UNIT OWNER, ASSIGNED TO THAT SPACE, HAS GIVEN WRITTEN PERMISSION TO ALLOW OTHERS TO USE THEIR PARKING SPACE.

GUEST PARKING IS FOR SHORT TERM GUEST PARKING ONLY, SEVEN DAYS MAXIMUM. LONG TERM GUESTS SHALL SEEK AN AUTHORIZATION FORM AND REGISTER WITH THE PROPERTY MANAGER, OR FIND PARKING OFF OF THE ATLANTIC TERRACE PROPERTY. **NO EXCEPTIONS.** UNAUTHORIZED VEHICLE PARKING SHALL BE SUBJECT TO BEING TOWED AWAY AT THE OWNERS' EXPENSE.

13. INTENTION OF SALE

BEFORE A UNIT IS OFFERED FOR RENT, THE PROPERTY MANAGER SHOULD BE NOTIFIED BY THE UNIT OWNER OF THEIR INTENT. IN ORDER TO MAINTAIN A HIGH STANDARD OF RENTALS IN THE CONDOMINIUM ASSOCIATION UNITS, IT IS REQUIRED THAT AN APPLICATION, PROVIDED BY THE PROPERTY MANAGER, BE FILED ALONG WITH A CHECK FOR \$100 IN ORDER TO RUN A CRIMINAL BACKGROUND CHECK. MANAGER AND BOARD INTERVIEW MAY BE REQUIRED. OWNERS CAN RENT THEIR UNITS NO MORE THAN ONE TIME PER CALENDER MONTH.

