



Cove Village, Inc.

901 S.E. 10th Street
Deerfield Beach, Florida 33441

March 11, 2004

“THE RULES WE LIVE BY”

IT HAS BEEN OVER TEN YEARS SINCE “THE RULES WE LIVE BY” HAVE BEEN REVISED. THERE ARE A FEW DELETIONS AND ADDITIONS TO THE AMENDED SET OF RULES. WE ENCOURAGE EVERYONE TO KEEP YOUR COPY IN A PLACE THAT IT CAN BE EASILY REVIEWED BY VISITORS.

IT IS IMPORTANT FOR THE OWNERS TO ADVISE THEIR GUESTS OF THESE RULES. MANY OF THE RULE INFRACTIONS OCCUR IN THE SWIMMING POOL AREA AND CLUB HOUSE. BECAUSE GUESTS ARE NATURALLY ATTRACTED TO THE POOL, PLEASE STRESS WHAT IS EXPECTED OF THOSE ENJOYING THE POOL AND PATIO DECK.

COMPLYING WITH THE RULES WILL ALLOW ALL OWNERS AND GUESTS TO ENJOY COVE VILLAGE TO THE FULLEST.

Cove Village Board of Directors



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RULES WE LIVE BY

These "Rules We Live By" have been adopted and approved by the initial Board of Directors and amended by the Board of Directors on April 20, 1993. Additions or deletions should be made only after careful consideration, and they by direction of the Board of Directors.

These regulations have been compiled not for the restriction of one's conduct, but rather for the purpose of making living at COVE VILLAGE more enjoyable for all concerned.

In living together, every Owner has certain rights, but also certain obligations to other Owners. Congenial condominium owners are the greatest asset to COVE VILLAGE. The greater the congeniality of the Owner, the more valuable your asset becomes. The interest you take in your own apartment and in the common areas, will encourage all others to take an even greater interest, thereby benefiting the entire VILLAGE.

Owners shall always be responsible for the enforcement of these rules and the conduct of his or her guest.

DEFINITIONS

1. The Association is COVE VILLAGE, INC.
2. Resident is the Owner of and family, who are living at COVE VILLAGE.
3. Adult is a person 18 years of age and older.
4. Children 12 years of age and under

GENERAL

1. Resident owners shall not use their premises in any manner which would be disturbing to, or a nuisance to others, or in such a way as to be injurious to the Condominium.

2. Relatives or other guests who are visiting or occupying the apartment of a resident for an extended period of time (over 2 days) must be registered with the Association upon arrival and leaving. This is for everyone's benefit and safety. They may use our recreational facilities but only to the extent that they do not interfere with the priority rights of resident owners.
3. The common areas are the responsibility of all the owners. We should all do our part in keeping entrances, stairs, laundry rooms, parking and garden areas free of litter.
4. Security is also the responsibility of all the owners. Report to Police, anything suspicious such as prowlers, etc. Report to the custodian any lights that are burned out. Let us keep COVE VILLAGE a safe and happy place to live.
5. Trash must be wrapped and tied or bagged and tied, preferably in plastic to eliminate odor. It should then be placed in the appropriate trash/recycling containers. When remodeling or updating units, contractors may not use our dumpsters and must haul away their trash. Also, they are not permitted to work on Sunday or use noisy equipment after 4:30 p.m.
6. Equipment in the laundry rooms must be cleaned after each use. Use detergents or soap in the quantity only as directed by the manufacturer. A heavy accumulation of suds will clog the drainage system. Clothes should be removed from washers and dryers immediately upon completion of cycles. Lint should be removed from the screens in dryers. No storing of articles in laundry room. Laundry equipment should only be used between the hours of 8:00 a.m. and 8:00 p.m. All used detergent/fabric softener containers should be placed in the recycling bins.
7. Keep T.V. and radio volume down at all times, and especially when windows and patio doors are open, particularly after 11:00 p.m. The same rules apply when you have guests or a party. Please remember your neighbors. If it is late, please ask your guests to leave as quietly as possible.
8. Dishwashers and disposals should NOT be used after 10:00 p.m.
9. Residents leaving their home for more than one week, should leave a forwarding address and/or telephone number with the Association. As a suggestion, we would recommend one or two lights be put on a timer.
10. All requests and complaints must be referred to the Association in writing and must include a signature.
11. The resident will only use his assigned parking place. A second car or guest car should park in Guest parking. NO PIGGY BACK PARKING IS PERMITTED!!

12. Pets are permitted as stated in the condominium documents, but will not be allowed to become a nuisance. They will only be allowed on the grounds when accompanied by their owner. Owners shall be responsible for cleaning up after their pets.
13. Any articles of wet clothing (bathing suits, towels, etc.) to be aired or dried, shall be hung in your condo unit.
14. Washing of unit owners vehicles shall be limited to not more than ONCE a week
15. No garden tools, empty flower containers, paint cans, etc. should be left in any areas surrounding the owner's unit.

SWIMMING POOL AND POOL AREA

1. The swimming pool is provided for exclusive use of the resident owners, their families and house guests AT THEIR OWN RISK. As a safety measure, it is recommended that no person should swim alone.
2. Pool hours are from 8:00 a.m. to 10:00 p.m.
3. Children 12 and under must be accompanied by an adult, who must remain in the pool area while the child is in the pool.
4. All persons must shower before entering pool and remove all sand and sun tan oils. (THIS IS A STATE LAW)
5. No balls or scuba fins are permitted in the pool. Only mouth-inflated life preservers are acceptable and must be removed immediately after use by the Owner, or they will be disposed of. Horseplay is not permitted in the pool or pool area. Noodles and rafts are to be removed from pool when leaving.
6. Persons in wet bathing suits or those using oils or lotions should cover the chairs and lounges with a towel before sitting or reclining upon them.
7. For personal safety, breakable containers must not be used in the pool area.
9. Papers, cigarettes, cigars and other refuse must be deposited in receptacles as provided.
10. In order to avoid accidents and to prevent objectionable noise, users of pool area shall not participate in games that involve running, excessive splashing or loud shouting. Parents or responsible adults are expected to restrain children from annoying other pool users. There will be NO RUNNING around the pool at any time.

11. All radios at the pool area must be operated at minimum volume.
12. Owners will be held responsible for all actions of their family members and guests.

RECREATION ROOM

1. This room is primarily intended for the use of the resident owners and their family members.
2. Persons in bathing suits or bare feet are not permitted in the Recreation Room proper. They must use the side door for entrance to the rest rooms or sauna baths.
3. Persons are not permitted to change to or from bathing suits in any of the Recreation Room areas. This should be done in one's apartment.
4. The use of the Recreation Room for private group meetings or private parties must have the approval of the Association. Upon arrival, a note advising residents of your intention of using this room with the date and time of reservation must be placed on the bulletin board therein. Residents using the facilities for such purposes are responsible for cleaning up and returning furniture, etc. to proper places. If any damage occurs, the Association will charge the residents using the facilities.
5. Indiscriminate use of food and drinks in the Recreation Room is not permitted.
6. No one under the age of eighteen is permitted in the Club House unless accompanied and supervised by an adult.
7. Owners will be held responsible for all actions of their family members and their guests.

As Amended: March 11, 2004