

GABLE ARMS CONDOMINIUM ASSOCIATION, INC

4143 N. OCEAN BLVD
FORT LAUDERDALE, FL 33308

RULES AND REGULATIONS

THESE RULES HAVE BEEN DEVELOPED BY THE GABLE ARMS CONDOMINIUM ASSOCIATION, INC., TO ENSURE THE MAXIMUM BENEFIT, SAFETY AND ENJOYMENT OF OUR COMMUNITY.

Rules and Regulations advance legitimate objectives of the Association and are adopted pursuant to the Declaration of Condominium and the Bylaws. They may be enforced in accordance with those documents and are reasonably related to the promotion of health, happiness, and peace of mind for all residents.

**Residents are encouraged to report violations of these rules to Management.
Fines and penalties may be levied for failure to comply with these Rules and Regulations.**

1. **Visitors and Guests:** Under Chapter 718 of the Florida Statutes, and the Condominium's Bylaws, the Association has the right to limit both the number of guests that may visit at any one time and the length of their stay. In addition, they can require you to notify them when guests will be staying with you.
 - A. All guests and visitors must adhere to property Rules.
 - B. Guests and/or visitors staying three (3) or more consecutive nights -and- less than 30 days, **must be reported** to Association.
 - C. Any guest staying 30 days or longer **must** fill out an application to be screened and approved by the Association.
 - D. Short-term rentals are strictly prohibited (no Airbnb, Vrbo, Homestay, etc.). Rental leases must be for a minimum of 6 months. No more than two such leases can be made in any 12-month period. Lease renewals must be approved 30 days prior to renewal.
 - E. Liability is on the part of the owner for all actions taken by guests and visitors; including but not limited to the use of common facilities.
 - F. Occupancy shall not exceed four persons in a one-bedroom unit or six persons in a two-bedroom unit.

2. **Rental Agreements:** A copy of all rental agreements/leases must be submitted for approval along with the tenant information (vetting) application. A Certificate of Approval **must be issued before** the unit is occupied. The current rules and regulations must be referenced, distributed, and signed before an approval will be granted. The lease agreement must comply with the Declaration of Condominium. Lessors are **fully responsible** for their tenants' **adherence** to the Declaration, Bylaws, and these Rules and Regulations. An eviction proceeding and a fine of \$250 per month will be levied against any owner who leases their unit improperly per the Bylaws and these Rules & Regulations.

3. **Video Doorbells:** In Florida, it is illegal to record conversation without the consent of all parties. Doorbell cameras or any other similar device should not be able to view other units, and audio recording capabilities are banned to ensure that the conversations of neighbors cannot be monitored. It is required that owners maintain and repair all fixtures involving the use and removal of the device.
4. **Window Treatments:** All window treatments and/or coverings should consist of drapes, curtains, shades, or blinds. No visible paper, posters, or cardboard is permitted in windows. Signs such as "For Rent" and "For Sale" are not permitted to be placed in windows.
5. **Lockboxes:** Lockboxes are not permitted on the association's property, unless a unit is listed for sale or rent, and the box is installed & removed by a licensed realtor.
6. **Elevator:** Elevator doors cannot be held open for any reason--holding doors will cause damage to the elevator and it will stop working.
7. **Noise & Illegal Actions:** No resident shall make or permit any disturbing noises (i.e., loud music, loud parties) within the building or any common areas. Activities that are illegal or in violation of any laws are strictly prohibited in any unit or on the common elements. Commercial businesses, industries, or trades are not permitted on any part of the common property.
8. **Smoking:** Smoking (of any kind) is prohibited in common areas. Under specific circumstances, smoking can be declared a nuisance. Please report all smoke/smoking complaints to Association t with information such as the date and time, the name of the parties involved, and any related health concerns.
9. **Walkways and Balconies:** Unit owners, tenants, and guests are strictly prohibited from purposely or negligently dropping, throwing, or discarding anything, such as cigarettes, cups, bottles, cans or any other object or matter, from any walkway deck or balcony to prevent fire, injury, or nuisance to other residents of the community. No clothes, sheets, towels, blankets, etc., shall be hung out or exposed on part of the common elements, or on patios or balconies.
10. **Laundry Rooms:** Laundry Rooms are to be kept clean. Clean washer and dryer after use. Laundry must be removed from washer and dryer when finished in order that machines will be available for the next person. Laundry room doors must always remain closed.
11. **Trash:** All household trash must be placed in bags, and bags should be tied shut before putting in dumpster. Never leave your trash on the floor in the Garbage room. Do NOT put furniture, appliances, mattresses, pallets, toilets, sinks, water heaters, unbroken down boxes, moving boxes or construction materials in the dumpster (please call Management for assistance with disposing of such items). To avoid overage charges, garbage must not overflow above the top of the dumpster (overage fees will be charged to the violator). If you witness a resident disposing of trash improperly, please note the date, time and unit number, and forward information to Management.
12. **Pets:** Dogs and cats are not allowed (Declaration #10-10.3). Approved ESA animals on the Association property must be leashed at all times and accompanied by the owner. Dogs and cats may, in accordance with the Gable Arms Condominium Declaration, be declared a "nuisance" and, as such, ordered removed from the Association's premises.
13. **Storage Bins:** Please use storage bin assigned to your unit only. Articles left outside of a bin or in another units bin will be disposed of.

14. **Parking Spaces:** Everyone is required to use their own parking space. Do not park in any space other than your own. All vehicles parked in the Gable Arms lot must have a Parking Pass (including guest vehicles). Parking passes must be visible through the front windshield. Vehicles other than private passenger automobiles, including but not limited to RVs, trailers, campers, boats, boat trailers and commercial trucks, shall not be parked on condominium property. Vehicles in the parking area must be licensed and in operating condition. Vehicles in violation of this section may be towed at owner's expense.
15. **Barbecue Grill:** Clean and cover barbecue grill after use. Turn burners off completely after use.
16. **Maintenance Fees:** Maintenance fees are due on the 1st of each month. After 10 days, fines and interest will be charged in accordance with the Association Bylaws. A late fee of \$25.00 per month and 18% (APR) interest will be assessed and added to the unit owner's account for any unpaid fees and fines.
17. **Correspondence:** All correspondence to the Association membership or to the Board Members shall be made in writing and sent to the Management Company.
18. **Parking Area & Property:** For safety, legal liability, and insurance reasons, there is to be no loitering, one-wheels, skating, skateboarding, bicycling, scootering, strollers, etc., on the catwalks or in the parking area. All mentioned must be walked off the property before use. Retail shopping carts are not permitted on the property.
19. **Keys:** Each unit owner must provide the Association with a duplicate key to their unit – to be used only in emergencies.
20. **Patios & Railings:** The Association patio policy states that a patio will have plants and outdoor furniture only. Personal items on the first-floor patios should not extend beyond the condo wall. Nothing should be hung from or attached to the railing on the 2nd and 3rd floors – except during the Holiday season. Rules of the Fire Marshall require nothing be placed on the walkways except doormats. No cooking of any kind, barbecue grills or hibachis are allowed on the balconies or patios.
21. **Plumbing:** The water main to your unit should be turned off when owner/renter is away. However, the water main to your unit should occasionally be turned on and water run periodically to refill "P" traps, so sewer gas and bugs do not come through the pipes. In addition, it is advisable to turn off your water heater breaker. **Refrain from putting these items down the toilet or the drain:** Flushable Wipes, Diapers, Feminine Products, Makeup Products, Cotton Swabs, Greases, Fats and Oils, Egg Shells, Coffee Grounds, Produce Stickers, Paper Towels, Sand/Grout, Plastic/Plastic Wrap, Cat Litter, etc.
22. **REMODELING/CONSTRUCTION:** Remodeling and/or or construction in a unit must have prior approval from the Association. All plans for any type of construction or remodeling of any unit must be presented to the Association and approval must be given before work can begin. A security deposit is required as part of the application. No structural alteration (construction, addition or removal) of any condominium unit shall be commenced or conducted except in strict accordance with the provisions of the Bylaws. Failure to obtain approval prior to construction could result in the possibility of legal action taken to remedy the situation.

Pool Rules and Regulations:

- Gates to pool must be locked in accordance with insurance regulations.
- Pool/patio furniture is to be returned to original location.
- No pool/patio furniture is to be removed from the pool area.
- Residents and guests using oils must use towels to cover chairs and lounges. This rule is for sanitary reasons and to prevent discoloration of the pool furniture.
- Umbrella is to be closed and fastened after use.
- Only plastic or foam containers are allowed in pool area and must be removed when you leave.
- No smoking in the pool area.
- No pets allowed in the pool area.
- For the safety of others and yourself, no diving or rough play.
- No loud music of any kind in or around pool area.

ENFORCEMENT PROCEDURES:

- Violations of the community Declaration, Rules & Regulations or Bylaws will result in a warning notice with a timeframe for compliance.
- If the violation is not corrected in the specified timeframe or if a similar violation occurs within two (2) months, a \$150.00 fine will be assessed to the unit owner.
- Owners may be levied to recover costs incurred by the Association to correct the effect of damage of any violation in the amount of such recovery costs against the violator.

By executing below, I hereby acknowledge that I have read and understand the Gable Arms Condominium Association's Rules and Regulations.

First/Last Name (print)

Signature

Date

Unit Number