

## **OAKLAND FOREST CLUB RULES AND REGULATIONS:**

It is the responsibility of the unit owner to inform all guests and tenants that they must follow these rules and regulations or the unit owner will be fined, guests or tenants may be asked to leave and violating vehicles will be towed at the sole discretion of the Board of Directors. These rules are enforced twenty four (24) hours a day every day.

### **AIR CONDITIONING:**

No air conditioning equipment other than equipment originally in the unit is permitted. No wall or window air conditioning units are permitted. The board must approve in writing all repairs, estimates and replacements as well as the company or individual before any work can be started. All work must be done by a licensed and insured individual or company.

### **ANTENNAS AND WIRING:**

No antennas, aerials or wiring may be placed or installed on the exterior of a building or unit without the consent of the Board.

No unit owner, member of his family, renter or guest shall give orders or instructions to building employees, contractors or the developer's employees, but rather shall express his desires to the Board or management company.

### **ASSESSMENTS OF CHARGES FOR VIOLATIONS:**

The Board of Directors is legally empowered to assess charges against unit owners for violations of the Bylaws or of these Rules and Regulations. Similar to unpaid Condominium fees, these charges imposed by the Board may be turned into liens which can be collected upon sale of your unit or through other legal action.

### **AUTOMOBILE RENTALS:**

If any unit owner or approved occupant and or approved guest of a unit owner acquires a rental vehicle for any reason (auto repairs, accident repairs or approved visitors) then the unit owner and or approved occupant or guest must contact the Board of Directors to request approval. The Board will require a copy of the rental contract or something showing the color, year, make and model of the vehicle along with proof of insurance before a temporary parking permit will be issued. The vehicle must be parked in a visitor parking space until the vehicle is approved. If the above is not done the unapproved vehicle will be towed at the owner's expense.

### **AUTOMOBILE WASHING:**

Unit owners and approved residents may wash their automobiles on the property using the water faucet located at each building. This hose connection is for unit owners and approved occupants only. Professional automobile detailers are not permitted on the premises. If you permit a professional detailer on the property you will be fined \$100.00 per occurrence. Once you reach \$1,000.00 in fines you will be turned over to the Association's attorneys for collection of the fines and expenses as well as the attorney fees. No hoses are to be left connected to the water faucets. If hoses are left near or connected to the water faucets they will be removed by the Board. The water and faucet are part of the common elements and therefore paid by unit owners thru monthly maintenance fees. Please make sure the water is turned all the way off before you leave the area.

**AUTO TAGS:**

Any car with expired auto tags or with no auto tags will be towed at the owner's expense

**BOARD OF DIRECTORS MEETINGS:**

Any unit owner may record a board meeting but the unit owner must have written permission from the Board of Directors at least two (2) weeks prior to the meeting. Any unit owner causing a nuisance at any Board meeting will be asked to leave. If the unit owner will not leave, the Board will call the authorities to have you removed. For unit owners to run for a position on the Board of Directors he or she must reside in the Oakland Forest Condominium during his or her period in office as a board member.

**CHILDREN:**

Each unit owner and or approved renter/ roommate shall be solely responsible for the actions and any damage caused by their children or children visiting them. Unit owners will be responsible for and shall require their children and visiting children to comply with all Rules and Regulations concerning the recreational facilities. Children under eighteen (18) years of age shall not be allowed in the pool and deck area unless accompanied by an adult at all times. No children are to be left unattended in the community. There is no recreational area for children. There are several parks in the City and County.

**CLEANLINESS:**

Each unit owner or approved renter or roommate shall maintain his unit, and especially the exterior of his unit, in a clean and orderly manner, and in a manner, which will not be offensive to any other unit owner.

Cigarette butts shall be disposed of properly and not tossed onto the grounds, parking areas, patios, breezeways or other common areas of the community.

**COMPLAINTS:**

All complaints of unit owners shall be made in writing and delivered to the Board c/o the management company.

**CONDUCT:**

No person shall engage in loud and boisterous or other disorderly, profane, indecent or unlawful conduct on any portion of the condominium property, including without limitation, inside any dwelling units or in any common area.

**DELEQUENT ASSOCIATION FEES:**

Any unit owner, approved renter or approved occupant who has been turned over to the Association's Attorney for collection of past due association fees, fines or any other legal matters may only communicate to the Board of Directors thru the Association's Attorney. Any owner who is past due on Association fees will be denied use of the common elements including but not limited to the Swimming pool, weight room and picnic area once this action is approved at a Board of Directors meeting. The unit owner will then be sent a letter from the management company.

**FORECLOSURE PURCHASES:**

Any person purchasing a unit thru the court system foreclosures' or short sales must follow all screening and application procedures prior to moving in or taking possession of the unit.

### **GUEST OCCUPANCY:**

Temporary guests are permitted to reside in any unit for less than 48 hours(calculated in days not hours) and as long as they abide by all Rules and Regulations as well as the bylaws. Unit owners and approved renters must have permission from the Board of Directors before a guest arrives and if a guest is to be here for more than 48 (calculated in days not hours) hours the unit owner or approved occupant must have written permission from the Board of directors. Any unit owner or approved renter having a guest stay with them must give the Board of Directors the guests name and if the guest has a vehicle the Board must have the year, make, color, model and tag number and registration of the vehicle prior to the guest's arrival. The Board also requires proof of insurance of the vehicle. The vehicle registration must be in the unit owner or approved guest's name. The Board reserves the right to limit the number of temporary guests, which may reside in a unit at any time. The Board reserves the right to expel any temporary guest who violates the above requirements. All requests must be in writing with an arrival and departure date

### **HURRICANE SEASON:**

Unit owners and approved renters are responsible for preparing their units for hurricanes.

### **INSURANCE RATES:**

No unit owner shall permit or suffer anything to be done or kept in his unit, which will increase the rate of insurance on the condominium property

### **LEAKS:**

Unit owners are responsible for any damage done to their unit or any unit below or adjacent to their unit as a result of water or other liquid leaking from their unit into another. This includes but is not limited to leaks from air conditioners, water heater, washing machines, dishwashers, icemakers, refrigerator, bathrooms and /or kitchen fixtures.

### **LEASES AND NEW OWNERS:**

Any lease/rental renewal or sale of a unit must be in writing and shall be subject to the Declaration, the Articles, Bylaws, and Rules and Regulations of the Association, and a copy delivered to the Association's management company prior to occupancy by the tenant(s) / renewal date or new owner. Without the prior written consent of the Board, which may be withheld in the Board's sole discretion, no lease shall be for a term of less than twelve (12) months and a new owner must own his or her unit for one year before the unit may be leased or rented. All leases must be renewed yearly and tenants must be screened every year. All unit owners must be current with their association fees before a new tenant will be screened.

Any unit owner who does not renew the lease every year with the Association may be fined \$100.00 for the violation.

If a unit owner decides not to lease his or her unit and wants to move back in themselves, the unit owner must send a certified letter to the board of directors via the management company prior to moving back in. The unit owner must also request a parking permit and must provide the Board of Directors the year, make, model, and color of the vehicle along with a copy of the vehicle's registration and a valid copy of his or her driver's license before a parking pass will be issued. The Board will also need updated information on contact numbers and they will have to sign off on the Rules and Regulations, stating that they have read them, understand them and will abide by them. All this is in the screening package and can be picked up at the management company.

### **LOITERING:**

Hanging out around the property or the pool area is strictly prohibited. Sitting in your car listening to music or standing in the hallways and staircases is also prohibited. Leaning against your vehicle in the parking lot or sitting on the front steps with your unit with the door open is not permitted. All of the above are a threat to the community

### **MOTORCYCLES:**

All motorcycles must be approved in writing by the board before move in. Motorcycles shall not be parked or placed in any area other than designated motor vehicle parking spaces. Motorcycles shall not be parked inside the unit or on the patio. This is a fire hazard. Motorcycles shall not be driven upon common areas other than roadways and parking areas. All motorcycles shall be equipped with noise muffling equipment and the Board shall be authorized, to bar, from the condominium property, any motorcycle or other vehicle, that in the Board's discretion causes unreasonable noise. Any damage done to the common elements, including but not limited to pavement, as a result of motorcycle kickstand or other use of motorcycles, shall be the sole responsibility of the owner of the motorcycle causing such damage and/or the unit owner who the motorcycle owner was a guest, renter or invite.

### **MOVING:**

Moving is permitted Monday through Friday (except on holidays) from 8 am to 5 pm and Saturday (except on holidays) from 10 am to 5 pm. There is to be no moving in or out on Sundays or holidays. Anyone who moves after hours, Monday thru Saturday, will be fined \$100.00. Moving people into a unit without an application approved by the Board will cost you a fine and will be turned over to the association's attorney for prosecution. You will be responsible for all expenses as well as attorney fees

There is to be no moving in of articles of any kind or any articles delivered on Sunday's period.

### **NUISANCES:**

No unit owner, approved renter or approved occupant shall make or permit any disturbing noises any place upon the condominium property by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners. No phonograph, televisions, radio sound amplifier or other sound equipment may be placed or operated in such a manner that same disturbs or annoys other occupants of the condominium. All unit owners are responsible for their tenants and visitor's actions. This rule is imposed twenty-four (24) hours a day

### **OUTSIDE CLOTHES DRYING:**

No outdoor clothes drying shall be permitted. No clothing, towels or other items shall be placed or hung on the exterior of any unit, except on clothes lines or clothes drying areas installed or approved by the Board. The shrubs outside each door are part of the common elements and may not be used by unit owners to dry or store personal articles. Unit owners doing this will be fined by the association. This also applies for approved renters and occupants. The unit owner will be fined for the actions of their approved renters and or approved occupants.

### **OUTSIDE COOKING:**

No cooking or barbecuing shall be permitted in any closed or screened patio, balcony or porch. No propane gas tanks are permitted on the Association's property

## **PARKING:**

The common elements include parking areas for automobiles of the unit owners and residents of the condominium, their guests and invitees.

The Board of Directors has the right to reassign parking spaces.

Only approved residents of the condominium, their guests, and invitees shall use parking areas upon the condominium property. Only automobiles, vans constructed as private passenger vehicles with permanent rear seats and side windows, and other vehicles may be parked on the condominium property without the written consent of the Board. All motorcycles must be approved in writing by the board of directors.

No vehicle shall be parked on the condominium property without the written consent of the Board, which may be arbitrarily withheld, if commercial equipment or lettering is exposed in or on the vehicle. The foregoing restriction shall not be deemed to prohibit the temporary parking of commercial vehicles making delivery to or from, or vehicle used in connection with providing services to any unit on the condominium property.

No vehicle (car, truck, van, motorcycle, boats, trailer or drag along) weather commercial or private is permitted on the condominium property without the written permission from the board which may be withheld in the Board's sole discretion. No vehicles may be on the property when anything is exposed including tools, boxes, racks, commercial equipment or lettering. No vehicle is permitted on Association property with anything on top of the vehicle including boats and /or kayaks. No articles shall be left in any vehicle. Trucks with anything in the bed must be properly covered while on the Association property.

Any owner or resident who will be purchasing a new or used commercial vehicle, van or truck must present a picture of the vehicle to the Board of Directors prior to purchase to make sure the vehicle will be legal to park on the Association's property.

All vehicles parked on the condominium property must be in good condition and in a good state of repair. No vehicle which cannot operate on its own power shall remain on the condominium property for more than twenty (24) hours and no repair of any motor vehicle shall be done on condominium property. No vehicle shall be placed upon blocks, jacks, or similar device, anywhere on the condominium property.

Vehicular repairs at the Condominium are prohibited. Oil/fuel leaks from vehicles will not be permitted, as petroleum products destroy asphalt surfaces. If leaks occur and damage is sustained, the unit owner will be liable for repairs.

No motor vehicle shall be parked other than in areas designated for parking. Vehicles improperly parked will be towed away at the expense of the unit owner or resident doing or permitting such act, and/or the owner of the vehicle.

Vehicles parked and undisturbed for more than 15 days will be considered abandoned and will be towed at the owner's expense.

You must obtain a parking permit which must be placed on the front windshield at the bottom right side or on the rear view mirror which may be seen by security when checking parked vehicles. There will be a \$20.00 fee for lost parking permits.

You cannot park in a reserved space without this sticker. You cannot allow anyone to park in your space. Parking spaces which are assigned to a particular unit may only be used by the residents of that unit. You may not move a parking sticker from one vehicle to another or the illegally parked vehicle will be towed at the owner's expense. It is the condominium rule. This rule also applies to unauthorized and unapproved unit owners guests or invitees. Any unauthorized vehicle will be towed at the owner's expense and the unit owner will be fined

If you have a guest for more than two (2) nights (calculated in days not in hours) you must obtain a guest pass for them to display on their rear view mirror with the writing facing out and they may only park in a visitor parking space.

You are not to take up more than one (1) space or keep a commercial vehicle on the premises overnight.

No vehicles are to be backed into any parking spaces except Police and emergency vehicles.

No tractor/trailers are permitted on the property

When a unit owner sells or rents his unit he must turn in all parking stickers and apply for a new one for the new unit owner or approved renter.

ALL GUESTS AND INVITEES MUST PARK IN A VISITOR SPACE. IF NOT PARKED IN THOSE SPACES, THE VEHICLE WILL BE TOWED AT THE OWNER'S EXPENSE AND THE UNIT OWNER WILL BE FINED.

When parking in your assigned parking space, you must park in the middle of the white lines, not on the line or so close to the white line that your neighbor is unable to park in their assigned space because you cannot park properly. Failure to abide by normal parking etiquette will result in a fine to the unit owner.

#### **PARKING PERMITS:**

Parking permits are issued by the Board of Directors only. Parking permits are for approved owners and residents only. To obtain a parking permit the Board requires the color, make, model, tag number and year of the vehicle to be parked on Association property. The Board also requires that the vehicle be registered to the unit owner or approved resident and a copy of the vehicle registration and driver's license must be supplied to the Board before the parking permit may be issued. All unauthorized vehicles will be towed at the owner's expense and the unit owner will be fined for the violation. If a unit owner or approved renter acquires a new vehicle then the owner must supply the Board with the new registration and proof of insurance before a new parking permit will be issued. Any false information given to the Board may result in the cancelation of the parking permits.

#### **PASSAGEWAYS:**

Sidewalks, entranceways, passageways, vestibules, and all similar portions of the common elements must at all times be kept free of obstruction and encumbrance, and shall not at any time be used for any purpose other than ingress and egress. No carriages, bicycles, wagons, shopping carts, chairs, benches, tables, or other objects shall be stored or kept in or on such areas. There is to be no hanging out, running, bicycle riding, skating, and loud noises in the passageways.

Patios are not to be used for storage. Only patio furniture and flowers are allowed.

#### **PERSONAL INSURANCE:**

Although the insurance coverage afforded through the Association provides hazard insurance for the units, such insurance does not include coverage of floor, wall or ceiling coverings, improvements made by the unit owner, or the personal property of the unit owner. Unit owners may be responsible for the payment of any deductible under the Association's policy when damage is caused to their units or by their negligence. It is mandatory that each unit owner obtain individual insurance to cover the foregoing.

#### **PETS:**

Pets must be kept on a leash at all times when outside and while being walked. Pets must be walked by the canal or on Oakland Forest Drive, off premises. The leash must be attached to an appropriate collar or harness on the dog and held by the individual person walking the dog. Attaching a leash to the animal and letting the other end drag on the ground is not permitted. There is a leash law in the city of Oakland Park. If your dog has an "accident" in any other area, it must be cleaned up. Doggie plastic bags are outside the entrance and near the dog walk area for your convenience. No animal over forty (40) pounds is allowed and no pet may be kept on the porch disturbing others. Only two (2) cats or two (2) dogs are allowed per unit. Pet owners cannot let their dogs do their "duty" on Oakland Forest Property then clean it up. All pets must be walked off the property. Occasional accidents are just that, "occasional", not every day.

No offensive or unusual odors (including pet odors) shall be generated in such quantities that they permeate to other units or the common area and become annoyances or become obnoxious to others.

Pitt Bulls or Pitt Bull mixes are not permitted in the community. Any owner or approved renter wanting to have a pet must submit a picture and a copy of the animal's health records to the Board prior to moving the animal in. All animal "accidents" and animal "waste" must be cleaned up immediately or the unit owner will be fined. All animals must be walked off property (Oakland Forest Drive) or by the canal (the dog walk area) at all times. Failure to do so will result in the unit owner being fined.

#### **PICNIC AREA:**

The picnic area is for unit owners only. The picnic area is part of the common elements, therefore it cannot be reserved. This area is for small groups only and it does not include the use of the swimming pool for your guests and their children. Unit owners may only have 2 guests at the pool at a time unless the Board approves more.

#### **PLANTS:**

Plants are a welcome sight in the community however if you neglect your plants and place them outside to die, the Association will remove them

#### **PLUMBING INSPECTIONS:**

All new tenants, as well as new unit owners or approved renters must have and pass a detailed plumbing inspection of their unit done at the unit owner's expense before the new owner or renter may be screened. The inspection must be done by a licensed and insured company or individual and a copy of the inspection must be attached to the application and approval form. A copy of license and proof of insurance must be attached to the application. All unit owners are responsible for any damage caused to another unit by a problem that originated in their unit. If a problem is found in another unit, the owner of the unit where the damage was detected is responsible for all costs incurred in finding and repairing the problem in his or her unit as well as all repairs to the unit where the damage occurred.

#### **REALTORS:**

Relators are welcome at Oakland Forest Club but not on Sundays or Holidays. All realtors who come to Oakland Forest Club must pick up a screening/application package from the management company before coming onto the property. All Realtors must follow the Association's Rules and Regulations or the unit owner will be fined.

#### **RENTERS:**

Any lease, rental agreement or lease renewal must be in writing and shall be subject to the Declaration, the Articles, Bylaws and the Rules and Regulations of the Association. A copy must of the lease or lease renewal must be delivered to the Association's management company along with the application package required for new and renewed leases prior to occupancy or renewal date by the tenant(s). Without prior written consent from the Board, which may be withheld in the Board's sole discretion, no lease or rental agreement shall be for a term of less than twelve (12) months. All leases or rental agreements must be renewed yearly and tenants must be screened prior to each renewal. All unit owners must be current with their association fees before an application will be approved. Unit owners must own their unit for one year before they may rent or lease the unit.

The rental of one of your unit's rooms as a Bed and Breakfast, or the rental of your entire unit through air BNB, are prohibited, since they are commercial activities, which are prohibited to be conducted in any unit, by the Association's Declaration of Condominium

### **REPAIRS:**

No unit owner shall make any alteration or addition to the common elements or limited common elements, to the exterior of his unit, or any structural modification to his unit, without the prior written consent of the Board.

No unit owner shall make any major repair or replacement without prior written consent from the Board of Directors. A copy must be kept at the condo office and at the management company. A board member must approve all emergency repairs before work can be done. All work must be done by a licensed and insured company or individual and must be approved in writing by the board before the work is to be done. Failure to follow this rule will result in a fine to the unit owner.

If a unit owner wants to make improvements in his or her unit it must be approved in writing by the board before the work can begin and the unit owner will not be approved for repairs or upgrades unless their Association fees are current. You will be denied permission to do upgrades in your unit if you are behind in paying your Association fees.

### **REVIEWING RECORDS:**

Any unit owner wishing to review the condominium records must first submit a letter to the Board of Directors C/O the management company requesting to look at the association documents. The management company will send the unit owner a letter letting them know when and where the documents may be reviewed and copied. The unit owner will have to pay at the time of the review for any copies they wish to have. Each unit owner may only review the documents once every six (6) months.

### **SCREENING:**

Any unit owner or approved renter having a friend or relative temporarily or permanently move in with them must have that person screened prior to moving in. If there is no screening prior to moving in the unit owner will be fined and the friend or relative will have to move out. Vehicles of unauthorized persons will be towed at the owner's expense and the unit owner will be fined. Screening also applies to all prospective new owners or approved tenants to the community. If a unit owner or approved renter moves someone into his/her unit without having them screened first: then they are in violation and therefore are not entitled to use any of the common areas including but not limited to the swimming pool, weight room and picnic area. This rule applies to the unit owner as well as the unapproved person.

Screening applications must be picked up at the management company by the unit owner. They will not be faxed, scanned, e-mailed or mailed to anyone. Screening fees are \$100.00 per person for anyone moving into the unit over the age of 18.

When an approved owner or tenant's minor child reaches the age of 18 they must be screened by the Association. If they moved in with a parent or relative while still a minor there will be no charge for the screening. They must sign a document stating that they have read the Rules and Regulations as well as the condo bylaws and agree to abide by them.

### **SERVICE AND REPAIR PEOPLE:**

No unit owner shall permit any service people, whether for purposes of maintenance, repair, replacement or improvement, to work in his unit before 8:00 am or after 5:00 pm, Monday thru Friday and 10 am to 5 pm on Saturdays, except in case of emergencies. A Board member must approve all emergency repairs before work can be done. Please contact the Board of Directors that you are having service people coming out to your unit. **THERE IS TO BE NO WORK OR DELIVERIES ON SUNDAYS OR HOLIDAYS.**

No unit owner shall make any alteration or addition to the common elements or limited common elements, to the exterior of his unit, or any structural modification to his unit, without the prior written consent of the Board.



All repairs must be approved by the Board prior to the work being done. All work must be done by a licensed and insured company or individual and must be approved in writing by the Board before the work or estimates can be done. The Board requires a copy of the company or individual's license and proof of insurance before any work will be approved.

Failure to follow this rule will result in a fine to the unit owner. Once the fine reaches 1,000.00 per violation it will be turned over to the Associations attorney for collection of the fine as well all fees.

#### **SIGNS:**

No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the inside or outside of the unit, or on any portion or part of the common elements without the prior written consent of the Board

#### **SLANDERING BOARD MEMBERS:**

Please be advised that if a unit owner, renter or guest or resident of a unit owner slanders a Board member, makes defamation of character remarks or interferes with board business, the unit owner will be fined \$100.00 per occurrence. Once the fine reaches \$1,000.00 it will be turned over to the Association's attorney for collection of the fine as well as all expenses and attorney fees.

#### **SWIMMING POOL:**

Children under the age of eighteen (18) years old are not permitted in or around the swimming pool unless accompanied by an adult. No toys are permitted in the pool area. Swimwear is required in the pool area. All persons must shower before entering the swimming pool, and all suntan lotions/oils must be removed before entering the swimming pool. No rafts or floatation devices are permitted when others are using the swimming pool. No food or beverage is permitted in or around the pool, and breakable containers are expressly prohibited. No diving is permitted into the swimming pool. Anyone using suntan lotion/oil must cover any lounge or chair they are sitting on with a towel. All infants and toddlers must wear a rubberized, form or waterproof garment over a diaper while in the pool. If you are going to have more than two (2) guests at the pool, you must request it in writing and it must be approved in advance by the Board. This is for you and your guest's safety.

The pool is open from 8AM till 8 PM in the summer and at the Board's discretion during the winter. To insure the safety of our unit owners/ residents and to abide by the city ordinances, a padlock will be placed around the gate during repairs and when it is unsafe for pool use.

The pool area is not a place to hang out nor is it a commercial pool. Unit owners may not give their pool key to friends or relatives to use anytime they want. To do this is a violation and the unit owner will be fined. The Oakland Forest Club swimming pool is for unit owners and approved residents only.

All unit owners must use their own key for the pool. No one at the pool should open the gate for anyone other than his or her family and guests. Replacement pool keys are \$50.00 each.

No social gatherings (party) are permitted at the swimming pool.

#### **SOLICITING:**

Soliciting is not permitted within the community. Unit owners seeing anyone distributing flyers on doors should inform the person doing so that it is not permitted and contact the Board or management company.

### **TRASH AND GARBAGE:**

All refuse, waste, bottles, cans, garbage and trash shall be securely wrapped in plastic garbage bags and placed in those containers and areas designated for such purpose. Throwing a trash bag over the fence to the dumpster is not permitted and will result in a fine to the unit owner. If you find the dumpster nearest your unit is full, find another dumpster to discard your trash. There are multiple dumpsters throughout the property. If your child cannot reach the dumpster, do not allow him or her to take out the trash and place it on the ground around the dumpster. No trash bags or any objects shall be left in our hallways. It is a hazard.

You will be fined if you or your approved renter or guest throws a garbage bag over the fence and does not put it into the dumpster.

All boxes must be broken down. No furniture is to be placed in the dumpsters or you will be fined.

Bulk pick up is every fourth Monday of the month. Unit owners and approved occupants must notify the Board of any items you have for pick up. The Board will then advise you of the drop off location. Bulk items shall no longer be placed near the dumpsters, but only where the Board deems appropriate or you will be fined.

### **TRUCKS:**

Trucks with an open bed filled with furniture, appliances (or both) are not permitted to be parked on premises at any time. Failure to follow this rule will result in having your truck towed away at your expense. If you are moving in or are moving an approved tenant or roommate in you must have written permission from the Board of Directors before you move in. No one is permitted to move in or out on Sundays or Holidays.

### **UNIT OWNER:**

Whenever it is necessary to enter any Unit for the purpose of performing any maintenance, repair or replacement of any Common Elements or any other Unit or for making emergency repairs necessary to prevent damage to any Common Elements or any other Unit, the owner of the Unit shall permit the Association, the other Unit owners, or persons authorized by them, to enter the Unit for such purposes, provided that such entry may be made only at reasonable times and with reasonable advance notice, except that in case of an emergency no advance notice will be required. To facilitate entry in the event of an emergency, the owner of each vacant unit shall be required by the Association to deposit a key to such unit with the Association. This same rule applies if a unit is unoccupied while the owner is on vacation or away for any family emergencies or business trips.

### **UNIT USE:**

Units shall not be used for commercial or business purposes and shall only be used as residences. For example: animal shelter, day care, sales or BNB rentals, etc.

### **UNIT OWNER INTERFERENCE:**

Please note that if a unit owner or an approved guest or resident of a unit owner interferes with Board business they will be fined \$100.00 per occurrence until it reaches the maximum allowed fine of \$1,000.00. Once it reaches \$1,000.00 the unit owner will be turned over to the Association's attorneys for collection of the fine and expenses as well as attorney fees.

### **VEHICLES:**

Vehicles are limited to standard motor cars, no boats, no motorcycles, no trailers, or commercial vehicles are permitted on property without prior written permission by the board. All windows on all vehicles must be closed at all times. There are to be no packages left in the vehicles for security reasons. No plastic bags are to be used to cover up broken windows. Pick up trucks with items in the truck's bed must be covered or they will be towed. No commercial vehicles are permitted on the property unless the writing on the vehicle can be covered. Vehicular

repairs at the Condominium are prohibited. Oil/fuel leaks from vehicles will not be permitted, as petroleum products destroy asphalt surfaces. If leaks occur and damage is sustained, the unit owner will be liable for repairs. Any unauthorized vehicle on the Association's property will be towed at the owners/unit owner's expense.

Any vehicle blocking mailboxes or trash dumpsters is subject to being towed immediately, without notice. Any towing fees or additional costs incurred for an attempt to pick up trash will be the unit owner's responsibility.

Vehicles may not be stored on association property while friends or relatives are away for vacations or cruises without prior written permission from the board. All unauthorized vehicles will be towed at the owner's expense

There is head in only parking in our community. Anyone backing into a reserved or visitor space will be towed at the owner's expense.

**POLICE AND EMERGENCY VEHICLES ARE THE ONLY ONES PERMITTED TO BACK INTO A PARKING SPACE.**

### **VEHICULAR TRAFFIC:**

All vehicular and pedestrian traffic coming in and / or operating upon the condominium property shall at all times comply with controlling governmental laws. All such traffic shall at all times obey any traffic signs and/or other equipment employed for the purpose of traffic control, whether or not same is placed by governmental authorities and/or the association unless otherwise posted, vehicular traffic shall adhere to a maximum speed limit of 5 m.p.h.

### **VIOLATIONS:**

Your Board encourages the assistance of all residents in the enforcement of these Rules and Regulations. Violations should be reported, in writing, to the management company/or the Board of Directors. The Board and /or management company may give verbal warnings of the violation to the violating person(s) and any other appropriate persons. Unit owners are once again reminded that they are responsible for the conduct and actions of their approved guests or tenants

### **VISITORS:**

Any visitor, friend, family member or relative visiting a unit owners or approved occupants home must have all visitors, friends, family members or relatives abide by the Rules and Regulations or the unit owner will be fined \$100.00 per occurrence. Non-payment of the fine will be turned over to the Association's attorney and the unit owner will be responsible for any expenses and attorney's fees.

### **WATERBEDS:**

No waterbed or floatation bedding system is permitted in any unit unless and until the applicable unit owner or resident provides insurance in the Association's name in the amount deemed reasonable to protect against personal injury and property damage which may result there from.

### **WEIGHT ROOM:**

Weight room is strictly for owners of the Association. You must be eighteen (18) years of age or older to enter the weight room. The Board of Directors reserves the right to expel any unit owner who does not follow the Rules and Regulations of the weight room which are posted on the wall of the weight room. If you are delinquent with your maintenance fees you will be denied use of the weight room.

**WHEEL VEHICLES:**

No unit owner or approved occupant shall permit wheel vehicles, including but not limited to bicycles, mopeds, skateboards, carriages, and shopping carts to be used in a manner that would interfere with vehicular and pedestrian traffic in the condominium property.

**WINDOWS, DOORS AND BALCONY:**

No awning, canopy shutter or other projection shall be attached to or placed upon the outside walls, door or roof of the condominium buildings without the prior written consent of the Board. Terraces, balconies, porches or patios may not be enclosed, which includes the screening of same, nor may anything be affixed to the walls within such terraces, balconies, porches, or patios except with the prior written consent of the Board.

No blinds, shades, screens, decorative panels, window or door covering shall be attached to, hung or used in connection with any window treatments, are permitted, except for periods not exceeding one (1) week after a unit owner or tenant first moves into a unit or when permanent window treatments are being cleaned or repaired.

Except for white or light earth-tone window coverings, the association has the right to require any window coverings to be removed if the color of same is unsightly in the Board's discretion. No windows shall be tinted, no tinted glass shall be installed, and no screening shall be replaced other than screening of the same material and color as originally exists, without the prior written consent of the Board

**ANYONE SLANDERING A BOARD MEMBER OR INTERFERING WITH THE ENFORCEMENT OF THE RULES AND REGULATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW**

Our community has been recognized many times by Broward County and the City of Oakland Park as one of the area's most beautiful communities. The Board is working hard to revitalize our property. We all have a vested interest in this community, so let's take pride in our community by following the rules and making sure no one abuses our property or its rules. With your help, OFC can return to the status of most beautiful community.

Thank you for your anticipated cooperation in this matter.

Board of Directors

Oakland Forest Club Condominium Association

The Board of Directors of the Association reserves the right to make additional rules and regulations as may be required from time to time. These additional rules and regulations shall be binding as all other rules and regulations previously adopted. These rules and regulations may be amended by the Board of Directors at any time.