

THE VILLAS AT THE GATE, A CONDOMINIUM

RULES AND REGULATIONS

It is the purpose of the association to maintain luxurious, but economically well-managed, condominium improvements and common elements, and it is believed that these rules will aid this purpose.

INTERIM RULES AND REGULATIONS

These rules and regulations are based upon the experience gained from a number of Florida condominium associations. They should be reviewed from time to time and appropriate amendments made in accordance with the experience of this association.

1. RULES AND REGULATIONS.

These rules and regulations will be in force as follows:

- A. Violations should be reported to the manager of THE VILLAS AT THE GATE CONDOMINIUM ASSOCIATION, INC. in writing, not to the board of directors or to officers of the association.
- B. Violations will be called to the attention of the violating owner by the manager of the building. The manager will also notify the appropriate committee of the board of directors.
- C. Disagreements concerning violations will be presented to, and be judged by, the board of directors, which will take appropriate action.
- D. Owners are responsible for compliance by their Guest and lessees with these rules and regulations.

2. FACILITIES.

The facilities of THE VILLAS AT THE GATE CONDOMINIUM ASSOCIATION, INC., are for the exclusive use of association members and their immediate families, tenants, resident house guests, and guest accompanied by a member.

3. NOISE

- A. In order to ensure your own comfort and that of your neighbors, radio, hi-fi, and television sets should be turned down to a minimum volume between the hours of 10:30 p.m. and 8:00 a.m. All other unnecessary noises such as bidding good night to departing guests and slamming car doors between these hours should be avoided. Your neighbors will appreciate this.
- B. Carpentry, carpet-lying, picture hanging or any trade (or do it-yourself-work) involving hammer work, etc., must be done between the hours of 8:00 AM and 6:00 PM ONLY. No exceptions will be allowed.

4. PETS

- A. No animals of any kind shall be kept in any unit unless authorization is given in writing by the Board of Directors of the association and the developer. Such consent, if given, shall be revocable by the board of directors and/ or the Developer at any time. No guests or invitees of the unit owner shall be permitted to bring animals of any kind on to the condominium.
- B. An authorization in writing to keep pets will expire when a members pet dies or is disposed of.
- C. No animal shall be allowed to commit in the incense in any public portion of the condominium building or grounds.
- D. The term "pets" shall be limited to dogs, cats and birds.
- E. No animals are permitted as a recreational areas, recreation building or pool areas.

5. OBSTRUCTIONS.

Sidewalks, entrances, driveways, passageways, patios and courts must be kept open and shall not be obstructed in any manner.

6. DESTRUCTION OF PROPERTY

Neither members, their dependents, nor guests, shall mark, mar, damage, destroy, deface, or engraved any part of the buildings. Members shall be financially responsible for any such damage.

7. EXTERIOR APPERANCE

To maintain a uniform and pleasing appearance to the exterior of the buildings, no awnings, glass enclosures, projections or other enclosures shall be attached to the outside walls or screened patios or other porches except with the prior written consent of the association and the Developer. This includes any type of screen or umbrella other than as provided by the Developer. Standard exterior colors of the building shall not be altered. Exteriors of garages shall not be altered except with the prior written consent of the Association and the Developer.

8. CLEANLINESS

Member shall not allow anything to be thrown, or to fall, from windows or doors. No sweepings, or other substances, shall be permitted to scape to the exterior of the building from the windows.

9. PORCHES AND PATIOS

Except for screening of patios or porches by three Developer, no enclosures by screening or otherwise of porches or patios, without the prior written approval of the board of directors and the Developer. No object shall be hung from window sills. No cloth, clothing, rugs or mops, shall be hung upon, or shaken from, windows or doors.

10. DOOR LOCKS

Members must abide by right of entry into units in emergencies. in case of any emergency originating in, or threatening, any unit, regardless of whether the owner is present at the time of such an emergency, the board of directors of the association, or any other person authorized by it, or the building manager shall have the right to enter such unit for the purpose of remedying or abating the cause of such emergency, and such right of entry shall be immediate. To facilitate entry in the event of such emergency, the owner of the unit, if required by the association, shall deposit a key to such unit, under the control of the association.

The building manager shall have a master key to fit the door lock to all units. If an owner wants a second lock installed as additional security, said owner shall deposit with the building manager a duplicate key for the second lock for use in emergencies.

11. PLUMBING

Water closets and other plumbing shall not be used for any purpose other than those for which they are constructed. No sweeping's, rubbish, rags or other foreign substances shall be thrown in them. The cost of any damage resulting from misuse shall be borne by the member causing the damage.

12. RESPONSIBILITY FOR DELIVERIES.

Members shall be liable for all damages to the building caused by receiving deliveries, or moving or removing furniture or other articles to or from the buildings. All truck deliveries shall be through the entrance provided by the manager of the condominium.

13. ROOF

Members are not permitted on the roof for any Purpose.

14. SOLICITATION

There shall be no solicitation by any person anywhere in the building for any costs, charity, or any purpose whatever, unless specifically authorized by the board of directors.

15. STAFF PERSONNEL

Employees are under the supervision of the manager. All required Service to be performed by such employees must be approved by the manager.

16. OPEN DOORS

No member shall allow the front entrance door to his or her apartment to remain open for any purpose other than for immediate ingress or egress.

17. FOOD AND BEVERAGES

Food and beverages may not be consumed in common areas, or in the recreational facilities unless specifically authorized in writing by at least one of the officers of the association.

18. COMMON FACILITIES

Members are requested to cooperate with the building manager in the use of the common facilities.

19. HURRICANE PREPARATIONS

Each member who plans to be absent from his unit during the hurricane season must prepare his unit prior to departure by:

A. Removing of furniture and plants from his porch or patio.

B. Designating a responsible firm or individual to care for his unit during his absence in the event that the unit should suffer hurricane damage. Each member shall furnish the manager with the name of such firm or individual.

20. SIGNS

No signs of any kind (other than a notice to be placed on the bulletin board after notification to the manager) Maybe installed on the premises.

21. ODORS

No noxious or unusual odors shall be generated in such quantities that they permeate to other units and become annoyances or become obnoxious to another unit owner. Normal cooking orders, normally and reasonably generated, shall not be deemed violations of this regulation.

22. WATERBEDS.

No water beds are to be brought into the units for any reason whatsoever common unless same are use on the ground floor of the unit.

23. COOKING

No fires, cooking devices or other devices which emit smoke or dust shall be allowed in any front yard.

24. ANTENNAE

No outdoor television or radio antennas are permitted.

25. BOATS.

No boats, boat trailers or commercial vehicles shall be permitted at the condominium without the prior written consent of the board of directors and the developers.

Bulk Trash & Yard Waste

Yard Waste, for your convenience, can be placed in the same carts as your household garbage. Yard waste includes grass trimmings, tree limbs, palm fronds, etc. Please make sure it is bagged and/or cut to size to allow the lid to close completely. Yard waste can also be set out for separately for collection on your regularly scheduled bulk trash day. Yard waste set out for collection must be cut and bundled so that it is not longer than four (4) feet in any direction and not heavier than forty (40) pounds.

Bulk Trash (curbside/single-family) is collected weekly (**Monday**) and includes household items such as couches, chairs, mattresses, tables, appliances, carpeting, etc.- **GREEN TOP**.

Recycling Collected weekly (Thursday) please avoid placing household garbage and non-recyclable materials such as Styrofoam cups, plastic plates and utensils, plastic bags, etc. into recycling carts. This can decrease the value of the recyclables and reduce the revenue paid to the City. **YELLOW TOP**

Bulk Trash (condominiums) is collected quarterly (see schedule below) and includes household items such as couches, chairs, mattresses, tables, appliances, carpeting, etc. Residents should contact property management prior to setting out bulk trash materials to determine when and where to place to materials.

2022 Quarterly Bulk Trash Collection Schedule for Condominiums:

January 1/5/2022

April 4/1/2022

July 7/1/2022

October 10/7/2022

Construction material (roof shingles, tiles, remodeling or construction debris, sheetrock, concrete, brickwork, etc.) will not be collected with bulk and the resident is responsible for legal disposal.

Also any “commercially generated” waste will not be collected. Examples include yard waste or debris left by a landscaping service, contractor, electrician, etc. This type of material should be removed by the contractor and disposed of in a legal and responsible manner.

Please visit the city of Tamarac for updates. <https://www.tamarac.org/474/Solid-Waste>