

*Plantation Condominium
Association, Inc.*

**RULES
&
REGULATIONS**

PLANTATION CONDOMINIUM ASSOCIATION

General Rules and Regulations
(To supplement Exhibit "6" of the Condominium Documents)
(Subject matter is in alphabetical order - August 6th, 2000))

Antennas:-

No television, radio or satellite antennas shall be installed by a resident on the exterior of any unit.

Air Conditioning Units:-

Only licensed and insured air conditioning technicians are allowed to service roof a/c units. The owner will be held accountable for damage to the roof by technicians working on the roof at his/her request.

Discarded a/c units are to be taken away by the a/c technician or by the owner. These units are *not* to be discarded in the dumpster.

Barbeque Cooking:-

No cooking shall be permitted on any patio, terrace or balcony, or on any portion of the Condominium property, except at designated areas.

Clothes/Bed Linen Drying:-

All outdoor drying of these items by line, rack or on balcony railings is prohibited.

Car Horns:-

Residents are to advise visitors to avoid using car horns to announce their arrival

Car Washing:-

The only location in which vehicle washing is permitted is behind the swimming pool bathroom window.

Carpet Cleaning:-

Carpet cleaning machines or other noise-generating equipment/activity is not permitted to be used before 8:00 am or after 6:00 pm

Children:-

The Condominium rules are quite specific :- “Children shall not play or loiter in corridors, stairways, elevators, parking lots or other common areas”. This small Condominium property has no provision for a children’s playground.

Commercial Vehicles:-

No commercially-operated vehicles, moving vans or trucks, owned or leased by residents, are allowed to be parked on the property.

No motorcycles, boats, RV’s or trailers are allowed to be parked on the Condominium property.

Any vehicles without tags is subject to being towed.

Door Mats:-

Door mats are not to be placed on the walkways.

Furniture Moving:-

Furniture vans or other moving vehicles shall not deliver before 8:00 am or after 10:00 pm.

Laundry Room:-

Residents are required to clean lint traps, close appliance doors and generally leave the laundry room in a clean and tidy condition.

The laundry room shall not be used before 7:30 am and not after 10:00 pm

Loud Sounds:-

The Condominium documents are quite specific – “No unit owner shall play any musical instrument, cassette player, television, radio or sound amplifier, in his/her unit, in such a manner as to disturb or annoy other occupants of the Condominium”

The documents clearly spell out – “No unit owner shall make or permit any disturbing noises in the building by himself/herself, his/her family, servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, or conveniences by the unit owners”.

GENERAL RULES - PLANATATION CONDOMINIUM ASSOCIATION

Car Alarms:- These can create a real noise problem when they are not controlled or are set at too sensitive a level. Please reduce the potential nuisance to a minimum.

Car Horns: - No visitor shall sound a car horn to attract the attention of a resident. Some visitors are too lazy to get out of their vehicle when calling to pick up a resident. Please ensure that your visitor shows consideration for those residents who may be resting.

Carpet cleaning:- or other noise-generating activity requiring mechanized equipment shall not be permitted to be used after 6:00 pm.

Children: - The condominium rules are quite specific on this point - "Children shall not play or loiter in corridors, stairways, elevators, parking lots or other common areas". It must be remembered that this small condominium property has no provision for a children's playground. It should be noted, however, that there is an excellent park in the neighborhood (Central park off West Broward Blvd.)

Furniture Moving: - Furniture vans, or other moving vehicles, shall not deliver before the hour of 8:00 am or after 10:00 pm.

Noise: - To quote the condominium documents:- "No unit owner shall make or permit any disturbing noises in the building by himself (or herself), his (or her) family, servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, or conveniences by the unit owners".

Parking Areas: - Each unit shall have reserved a numbered parking slot for the benefit of the resident. Guests must park in designated guest parking slots. The front parking area at the entrance of building "D" is to be kept free and clear for emergency vehicles. Resident and guest vehicles are permitted to park for loading and unloading purposes for a period of up to 30 minutes.

Pets: - An old condominium rule, on the subject of pets, was allowed to lapse over recent years but the rule has now been reaffirmed that "Residents are allowed to have *one* household pet , **excluding dogs**, not to weigh more

than ten pounds at maturity. All pets must be registered with the Board of Directors as to their weight, color, name, type, and date of birth".

Trash:- All trash must be placed in the chute found in each trash room. No trash, including boxes, shall be left on the trash room floor.

Important note with regard to the trash dumpster:- Residents must not place trash on the floor of the dumpster room. Residents are responsible for seeing that oversized trash items are broken down and placed in the dumpster or taken directly to the dump site. Provision to remove such items can be arranged through the waste removal company for an extra fee.

The trash containers are for the use of residents only. Friends or relatives living off the premises are not to dump to their trash in these containers. The residents pay for the trash removal service.

Unit Remodeling:- Hammering, sawing and other noisy-making activities associated with remodeling must not commence before 8.00 am or continue after 6.00 pm. The resident, undertaking any interior remodeling, will be responsible for the cleanup of the exterior walkways should construction residue impair the surface areas.

Do not fill the trash dumpster with demolition materials. It is the responsibility of the resident to have these materials hauled to the dump.

General comment on noise:- The condominium property is small and of such a design that noise easily reverberates throughout the units. The slamming of front doors is a particularly irritating and unnecessary noise affecting all residents. To close a door, without slamming, should not be a difficult exercise.

Miscellaneous Rules:-

Antennas: - No television, radio or satellite antennas shall be installed on the exterior of any unit.

Barbeque cooking: - No cooking shall be permitted on any patio, terrace or balcony, or on any portion of the condominium property, except at designated areas.

Clothes Drying: - All outdoor drying of clothes by line, rack or balcony railings shall be prohibited.

Commercial Vehicles:- No commercially-operated vehicles, moving vans or trucks, owned or leased by residents, are allowed to be parked on the property.

Door Mats:- Please do not place door mats on the walkways - they can adversely affect the chattahoochee surface. Further, they can be unsightly.

Laundry Room:- In consideration for your neighbor, residents are reminded to clean lint traps after doing their laundry and generally leaving the laundry room in a clean and tidy condition.

Miscellaneous Vehicle Parking:- No motorcycles, boats or trailers are allowed to be parked on the property.

(Feeding itinerant animals:- The feeding of ducks, geese, birds, squirrels, tigers etc. is frowned upon. This practise brings in the rats - giant rats, often seen lurking in the bushes waiting for a handout).

83-073187

PLANTATION CONDOMINIUM ASSOCIATION, INC.

471 N. Pine Island Rd., Plantation, Florida 33324

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Amendment to Rules and Regulations #6

Approved by the Board of Directors October, 1979

* Parking areas are solely for automobiles. Boats, motorcycles, trucks and trailers will not be permitted in the parking areas or any other portion of the condominium property. Bicycles and mopeds will not be stored or parked on any landing, balcony, corridor, trash room, or laundry room.

Addition:

Any violation of this amendment shall be subject to a fine of \$10.00 per day.

Martin Mandel

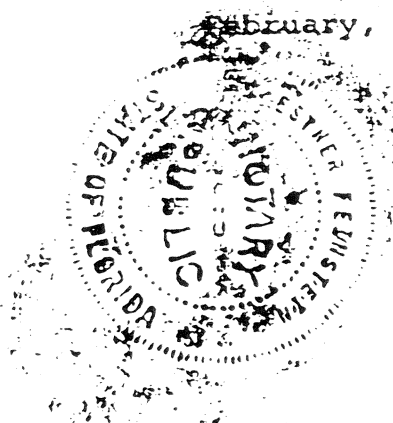
Martin Mandel, President

Shirley Lane

Shirley Lane, Secretary

SWORN TO and SUBSCRIBED before me this 18th day of February, 1983.

Edward Feinstein



NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT 11 1983
BONDED THROUGH GENERAL INS. UNDER NO. 1685

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR