

**TO: ALL APPLICANTS**

**FROM: ROLLING HILLS GOLF AND TENNIS CONDOMINIUM 1, ASSOCIATION, INC.**

**Attached is a copy of the RULES AND REGULATIONS of ROLLING HILLS GOLF AND TENNIS CONDOMINIUM 1 ASSOCIATION, INC. that you are to read and keep for reference.** This page will be signed and returned to the Association along with the Application, and a copy of the purchase contract or lease. The statements contained therein are only a summary. A prospective purchaser should refer to the Condominium Documents, Article XVIII of the Declaration, and the Sales Contract.

- I have received a copy of the RULES AND REGULATIONS OF ROLLING HILLS GOLF AND TENNIS CONDOMINIUM 1 ASSOCIATION, INC. and have read them and understand them.
- I will abide by all of the restrictions contained in the by-laws, rules and regulations and restrictions which are or may in the future be imposed by the ROLLING HILLS GOLF AND TENNIS CONDOMINIUM I ASSOCIATION, INC.
- I hereby agree for myself and on behalf of all persons who may use the apartment which I seek to purchase/lease.
- I understand that any violation of the terms, provisions, conditions, and covenants of ROLLING HILLS GOLF AND TENNIS CONDOMINIUM 1 ASSOCIATION, INC. provides cause for immediate action as therein provided or termination of the leasehold under appropriate circumstances.

APPLICANT: \_\_\_\_\_

CO-APPLICANT: \_\_\_\_\_

UNIT NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_ ALTERNATE PHONE: \_\_\_\_\_

**THE RULES AND REGULATIONS OF  
ROLLING HILLS GOLF & TENNIS CLUB  
CONDOMINIUM 1 ASSOCIATION, INC.  
3001 West Rolling Hills Circle  
Davie, Florida 33328**

1. **SCREENING PACKAGE:** All Buyers and Lessees/Renters must complete a full application and screening and be approved by the Board of Directors prior to moving in to any unit.
2. **ABSENTEE OWNERS:** must inform the Board of Directors in writing of the names of guests occupying their unit in their absence, the date of their arrival, and their intended length of stay.
3. **GUESTS:** Those who have guest(s) staying in their units for an extended length of time which would be defined as three (3) weeks or longer are required to inform the Board of Directors.
4. **OWNERS WHO RENT THEIR UNITS:** Any owner who chooses to rent their unit must have the lessees / renters sign a yearly lease and all renters *must* be screened and approved by the Board prior to moving in.
  - a. All owners who choose to rent/lease their unit(s) are required to submit a security deposit in the amount of \$500.00 paid to Rolling Hills Golf & Tennis Condominium 1 Association, Inc. The security deposit of \$500 shall be maintained during the duration of any lease period.
5. **PETS:** Unit owners shall be permitted to keep one (1) dog or (1) cat that when fully mature does not weigh in excess of twenty (20) pounds.
6. **DOG OWNERS:**
  - a. Dogs must be walked in the designated "Pet Walk" area
  - b. Owners are responsible for the disposal of any solid waste occurring on the sidewalks.
  - c. Owners are responsible for cleaning up any pet accidents that occur in the elevator.
7. **GARBAGE:** Wet garbage should go into the sink disposal. Plastic bags or other sealed containers must be used for the disposal of garbage in the trash chute. Large items that might clog the chute must be carried to the ground floor and placed in the compactor. **Large cartons, boxes, pizza boxes, etc. must be broken down, flattened, tied together and placed in the first floor garbage room.** Bottles should be emptied, rinsed and placed in the recycling bins on your floor. **Any dry, powdery materials must be placed in a bag and fastened shut before placing them in the chute. It is the responsibility of the unit owner to make sure the contractor disposes of any debris from repairs. At no time can they be disposed of on the property and never in the garbage chute/compactor.** Initials: \_\_\_\_\_

**BULK PICK-UP:** The City of Davie provides Bulk pick every three months. Bulk items (including mattresses, electronics, furniture, etc.) are not to be left in the garbage area, the laundry room, storage areas or cluttering the catwalk. Please keep any large items in your unit until the designated bulk pickup period is announced. Signs are posted in advance providing notice of the bulk pick-up dates. Additionally, due to City of Davie Fire Codes please keep the catwalks free of all items, including rugs. The only exception to this Rule is that the end units on each floor are allowed to have a small plant or statuary but those items must not block any access to the unit door or to the stairwell.

**Note: It is the unit owner's liability if the debris is not disposed of properly by the contractor.**

Initials: \_\_\_\_\_

8. **STORAGE CONTAINER FOR ASSIGNED UNIT:** Anything to be stored in your assigned storage unit must be inside the storage unit with the door fully closed. You may not store anything in front or on the outside of your assigned storage locker. Anything that is not locked or kept inside your storage unit will be disposed of at the unit owner's expense.
9. **LAUNDRY ROOM:** Residents must share these facilities with each other. Washers and dryers must be emptied promptly. After each use the washer must be wiped clean. After each use of the dryer you must clean the filter.
10. **CAR WASHING:** At no time is car washing permitted on the premises.
11. **ELEVATOR:** When moving items in and out, you are only permitted to use the freight/outside elevator. Please take care not to mar, scratch or damage the interior of either elevator. There is **NO SMOKING** permitted in either elevator pursuant to Florida law. **Please dispose of all cigarettes before entering into the lobby area.**
12. No trucks, commercial vehicles, campers, mobile homes, boats, house trailers or trailers of any other description shall be permitted to be parked or to be stored at *any* place on the common elements. This prohibition of parking shall not apply to temporary parking of commercial vehicles such as for a pick-up and delivery only. There can be no advertising on a vehicle that is visible.
13. **PICK UP TRUCKS:** The bed on any pick-up truck must be permanently covered.
14. **Automobiles shall be parked only in the assigned parking spaces** established for such purposes. **Any vehicle parked on the grass areas of the property will be towed. All towing and retrieval fees will be assumed by the owner of the vehicle.** Initials: \_\_\_\_\_
15. **GUEST PARKING:** All guests to the building are required to use the guest parking spaces. Any guest in a unit owner's parking space will be towed.
16. Any vehicle left in a guest parking space for more than five (5) days will be towed.
17. No repair of a vehicle shall be made within the condominium property.
18. **WALKWAYS:** All walkways are to be kept free and clear of any obstruction by order of the Fire Department. This would include but not be limited to floor mats/door mats, plants, garbage, etc. in the walkways. Fire code also prohibits barbecuing on any balcony or entryway.
19. **There is no soliciting** allowed in the building. Please report any unauthorized persons doing the same.
20. **AIR CONDITIONERS:** Unit owners are responsible for their own units. This would include maintenance and cleaning of the grill outside and keeping the condensation drain unclogged so that it will not drain onto the carpet in the walkway or into other units. If your unit stains the carpet the unit owner will be responsible for the expense of cleaning the carpet in front of the air conditioner.

Initials: \_\_\_\_\_

**21. HANDICAPPED PARKING SPACES:** These spaces are designated for the temporary use for the handicapped for unloading and drop off and for handicapped visitors only. These spaces are not to be used for overnight parking.

**22. MUSIC:** Loud music from each unit will not be tolerated according to the sound ordinance of the City of Davie. No parties are to go on past 9:00 p.m. Please be respectful of your neighbor's quiet enjoyment of the premises.

**23. EXTERIOR:** Any and all exterior work to your unit, including but not limited to windows, doors and balconies, or other limited common areas, must be submitted to Property Keepers Management, LLC. and cleared by the BOARD before any work is started. If the work requires a City of Davie permit(s), copies of the permit(s) must be sent to Property Keepers Management, LLC.

**23A. INTERIOR:** Any and all interior work done to your unit, including but not limited to kitchen and bathroom renovations, flooring replacement, or other structural projects must be supervised (in person) by the owner(s) of the unit. If the work requires a City of Davie permit(s), copies of the permit(s) must be sent to Property Keepers Management, LLC. See the Construction Addendum attached hereto.

- Construction can only be performed/completed in your unit during the following hours:

Monday	9:00 a.m. to 5:00 p.m.
Tuesday	9:00 a.m. to 5:00 p.m.
Wednesday	9:00 a.m. to 5:00 p.m.
Thursday	9:00 a.m. to 5:00 p.m.
Friday	9:00 a.m. to 5:00 p.m.
Saturday	10:00 a.m. to 4:00 p.m.
Sunday	11:00 a.m. to 3:00 p.m.

- Absolutely no work, such as cutting of countertops, cabinets, cutting marble, etc. can be performed in front of the building. Please have your contractor have items ready for installation prior to starting the job. Should a minor change be needed, the work must be done on the side of the building. **NO WORK IN FRONT OF BUILDING.**
- Your contractor is responsible for all debris removal. If your contractor leaves debris and/or deposits materials into the compactor you will be charged and/or fined for the removal of anything left at the building.
- The unit owner will be responsible for any damages caused to the common elements, i.e. the elevator, stairwell, walkways, carpet on walkway, etc., by their contractor. You will be charged and/or fined for repairs to the building.

**24. FLOORING:** Any changes to or replacement of flooring in a unit requires installation of the proper sound proofing barrier. You must seek Board approval of the change by submitting the vendor invoice or other evidence of the installation of the sound proof barrier to Property Keepers Management, LLC.

**Initials:** \_\_\_\_\_

- 25. BALCONYS:** Balcony's must be maintained and kept clean. You are not permitted to use it for a storage facility or change the color from the conformed color of the building. You must maintain the screen for your patio.
- 26. REPLACEMENT KEYS:** All Keys for entry to the building are Medco Keys and cannot be duplicated. To purchase replacement keys you must contact Alex Rosales of Property Keepers Management at 954-586-5111 or [alex@propertykeepers.com](mailto:alex@propertykeepers.com). There is a fee of \$50. Please also contact Property Keepers Management, LLC. to purchase replacement keys for the pool area.
- 27. LOBBY CALL BOX SET-UP:** The initial submission of the Lobby Call Box form and set-up of the box is done at no cost to the owner or renter. After the initial set-up there will be a charge of \$25.00 for any additional or replacement phone numbers submitted for the Lobby Call Box.
- 28. TWO CARE RULE:** As of January 1, 2016 the Board of Directors implemented a two car parking rule to the current Rules and Regulations of the Association. This new rule will limit each unit to be able to house two vehicles on the property. All units will be required to submit the license plate numbers of the two designated cars which will be eligible to park in the parking lot. Any units which own more than two vehicles must find alternate parking off of the property. Vehicles that are not eligible to be parked or vehicles that are parked illegally on the property will be towed at the expense of the owner. If it is found that you have a third vehicle on the property the car will be towed at your expense. If you have two vehicles parked at the property you cannot have any guest(s) parked at the property. Their car(s) will be towed at the owner's expense.

**The Board facilitates these rules to keep our building clean, safe and orderly for all of its occupants.**

**Initials:** \_\_\_\_\_