

RULES AND REGULATIONS

NOVA NORTH CONDOMINIUM, INC
2575 South West 74th Terrace, Davie, Florida 33317

The Rules and Regulations hereinafter enumerated as to the Condominium property, the common elements, the limited common elements and the condominium units shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall, at all times obey said Rules and Regulations, and shall use their best efforts to see that they are faithfully observed by their families, guest, invitees, servants, lessees and persons over whom they exercise control and supervision. Said Rules and Regulations are as follows:

1. The walkways and entrances of the limited common elements and common elements must not be obstructed or encumbered or used for any purpose other than ingress or egress to and from the premises; nor shall any carriages, velocipedes, bicycles, wagons, shopping cars, chairs, benches, tables, or any other object of a similar type and nature be left therein or thereon.
2. The personal property of all unit owners shall be stored within their Condominium units and limited only to the limited common elements.
3. Garbage cans, water hoses, supplies, or other articles shall not be placed in an exposed manner on the patios, entryways, terraces and balconies. No linens, cloths, clothing curtains, rugs, mops or laundry of any kind shall be shaken or hung from any of the windows, fences, doors, patios, terraces or entryways on the limited common elements or common elements of the Condominium. The limited common elements and common elements shall be kept free and clear of rubbish, debris and other unsightly material.
4. No unit owner shall allow anything whatsoever to fall from the windows, patios, entryways, terraces, balconies or doors of the premises nor shall he sweep or throw from his unit any dirt or other substances onto the limited common elements or common elements of the Condominium. Refuse and garbage shall be deposited only in area provided. The Board of Directors specifies that garbage be put out the evening before at sundown or morning of the day of pickup in a garbage can with lid or suitable plastic bag properly tied.
5. No unit owner shall store or leave boats or trailers on the Condominium property except in such areas s may be designated by the Board of Directors. No vehicles over 18' in length or 7' in height shall be left or stored on Condominium property. All tools, materials and other apparatus must be stored within an enclosed section of such vehicles.

6. Employees of the Association shall not be sent off the condominium premises by any unit owner at any time for any purpose. No unit owner or resident shall direct, supervise or in any manner attempt to assert any control over the employees of the Association. A complaint regarding the service of the Condominium shall be made by contacting the Board by phone 1-866-853-9904 and expressing said complaint in writing to the Board of Directors.
7. The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. No vehicle which cannot operate on its own power shall remain on the Condominium premises for more than twenty four (24) hours. No major repair of vehicles shall be made on the Condominium premises. Guest parking spaces are for guests only and are not to be used for unit owners. Guest spaces are for temporary use only, not to exceed 48 hours. Additional parking is permitted along the fence area on the east & south of the complex. **No one is permitted along to double park behind cars or by mailboxes, to allow fire vehicles, ambulances, and emergency vehicles to have easy access.**
8. No unit owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, licensees and or pets, nor do or permit anything by such persons that will interfere with the rights, comforts or conveniences of the unit owners. No unit owner shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated, a phonograph, television, radio or sound amplifier, in such manner as to disturb or annoy other occupants of the Condominium. All party(s) shall lower the volume to the foregoing, as of 11:00 p.m. of each day.
9. No radio or television installation or other wiring shall be made without the written consent of the Board of Directors. Any antenna or aerial erected or installed on the exterior walls of a unit or on the limited common elements or common elements of the Condominium, which includes the roof, without the consent of the Board of Directors, in writing, is liable to removal without notice, and at the cost of the unit owner for whose benefit the installation was made.
10. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in on, or upon any part of the Condominium unit, limited common elements or Condominium property by any unit owner or occupant without written permission of the Board of Directors. The foregoing includes signs within a unit which are visible from the outside of the unit and the foregoing includes posters, advertisements or circulars upon the Condominium property, including common elements, limited common elements, units or vehicles parked upon the Condominium property.
11. No awning, canopy, shutter or other projections shall be attached to or placed upon the outside walls or doors or roof of a unit or building without the written consent of the Board of Directors of the association. Patios, terraces and balconies may not be enclosed, which includes screening of same, nor

may anything be affixed to the walls within same except with the prior written consent of the Association. Said consent may be given providing the aforementioned conforms to existing uniform standards. Where certain patios and terraces are screened in or enclosed or enlarged by the developer, same are intended to be so screened in or enclosed or enlarged and same shall be deemed permitted. All front patios may not be screened in or enclosed or enlarged by the developer and, in such cases, they are intended to remain open in the size constructed by the developer. Entryways may not be enclosed in any manner whatsoever to restrict ingress or egress.

12. No cooking shall be permitted on any patio, terrace, balcony or entryway on the Condominium property, except in such area as designated by the Board of Directors of the Association. The designated area for barbecue cooking only shall be the rear limited common element of each unit
13. Complaints regarding the Condominium shall be made in writing to the Board of Directors.
14. No flammable, combustible, or explosive fluid, chemical or substance shall be kept in any unit or limited common element, except such as is required for normal house hold use.
15. Clothes lines or similar devices shall not be permitted on any portion of the Condominium property, including limited common element areas. No material can be hung in lanai or balconies or back yards or fences.
16. Payments of assessments shall be made as designated by the Board of Directors. Payments made in the form of checks shall be made to the order of the Association. Payments of regular assessments are due on the first day of the applicable month, and if such payment are ten (10) or more days late, are subject to charges, as provided in the Declaration of condominium.
17. Each unit owner who plans to be absent from his unit during the hurricane season, must prepare his unit prior to his departure by:
 - (a) Removing all furniture and other objects, if any, outside of his unit and where applicable from his patio, terrace and balcony; and
 - (b) Designating a responsible firm or individual to care for his unit should the unit suffer hurricane damage, and furnishing the Association with the name, address and telephone number of such firm or individual. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters and such party shall be subject to the approval Of the Association.

18. Provisions in the nature of Rules and Regulations are specified in Article XIII and Article XIV of the condominium's Declaration of Condominium.
19. the Board of Directors of the Association reserves the right to make additional Rules and Regulations as may be required from time to time without consent of the condominium Association and its' members. These additional Rules and shall be as binding as all other Rules and regulations previously adopted.
20. Where pets are permitted, as provided in the Declaration of Condominium, said pets shall be kept on a leash at all times when outside of the Condominium unit; however , where the limited common element backyard area of a unit if fenced in, said pet need not be kept on a leash in said area. However, said pet may only use said limited common element backyard area subject to the Rules and Regulations promulgated by the Board of Directors of the association. The pet shall only relieve itself in the area specified by the Association. Such designation is to be outside the common area or the extreme perimeter of the common area. If your dog relieves itself outside of specified areas, **you are required to clean it up immediately.** Pets shall not be permitted upon recreation areas and facilities. **Pets shall not be left alone on a patio, terrace, balcony or entryway. Cats must be kept in house not wandering loose.**
21. Homeowners that rent or lease their unit can only rent or lease it one time a year with a 12 month lease

Dated:

Names of Renters or Buyers:
Print and sign:

NOVA NORTH CONDOMINIUM, INC.

A Florida corporation not-for-profit

By _____

as Vice President

Attest: _____

By _____

as President