

TAMARAC LAKE COLONY ASSOCIATION, INC.

Rules and Regulations

Rev. February 2021

INTRODUCTION

Your Tamarac Lake Colony Homeowner's Association Board of Directors (hereinafter referred to as the Association) pledges continuing efforts to making your home in Tamarac Lake Colony a source of pride for you. We share your desire to maximize your enjoyment of the property and to protect its value. In order to do this, we need your help and cooperation and that of your neighbors. Accordingly, a set of Rules and Regulations has been adopted by your Association to be observed by the Owners, Tenants, and their families as well as Guests. These Rules and Regulations, which supplement the Restrictions on Use contained in Paragraph 11 of the Declaration of Covenants, are set forth below. The following Rules, as well as the provisions of all of the Association's Governing Documents, are applicable to all Owners, Tenants, Residents, Visitors, and Guests.

1. Common Areas

The regulations regarding the use of Common Area facilities - such as the pool, tennis court, and Clubhouse - shall be those regulations that, from time to time, are published by the Association and posted in the Clubhouse and at each respective recreational facility mentioned above.

2. Guests

No Guest or Invitee of an Owner or Tenant may use any of the recreational facilities described in Paragraph 1 above unless accompanied by the Owner or Tenant. No Guest may use the Common Area/recreational facilities when the Owner or Tenant is not in residence.

3. Noise and Other Nuisances

In order that all Owners and Tenants have quiet enjoyment of their Units, no Owner or Tenant shall make any disturbing noises in any building or permit his or her family, employees, agents, or Guests to do so; and no Owner or Tenant shall do, or permit to be done by any person, anything that will interfere with the rights, comfort, or convenience of other Owners, Tenants, or Residents. The Association, in its sole discretion, shall determine whether the conduct of an Owner, Tenant, or Resident is an unreasonable source of annoyance to the Community, the determination of which shall be final. No **garage sales** are permitted in Tamarac Lake Colony.

- There shall be no bikes or bike riding on the grass.
- No bikes, toys, or other personal property shall be left on Common Areas or roads.
- There shall be no damage to bushes, trees, grass, or other landscaping by Owners, Tenants, their family members, Guests, or Invitees.
- No one shall be permitted to climb any tree in Tamarac Lake Colony.
- Supervision must be used when playing outside or when gathering with friends outside their homes.
- Owners are responsible for the costs of repairing damage to Common Areas including pool, tennis court, restrooms, and/or landscaping incurred as a result of their own conduct or that of their family members, Guests, or Invitees.

- No trampolines or bounce houses are permitted on the Common Areas or driveways.

4. Pets

Up to three (3) common household pets, such as cats and dogs, shall be permitted to live in the Units subject to the restrictions of this Paragraph. All pets must be carried or must be leashed in all Common Areas. All Owners and Tenants are required to remove all pet solid waste/excrement from all Common Areas immediately. Cats cannot roam loose and must remain inside of the Units, unless being transported. If a pet becomes a nuisance to other Owners or Tenants by barking or engaging in otherwise disruptive behavior, its Owner shall correct the problem immediately in the manner directed by the Association. If such problem is not corrected, the pet's Owner shall, upon written notice from the Association, permanently remove the animal from the Property. Each pet Owner shall indemnify and hold the Association harmless against any loss or liability of any kind arising in connection with his keeping an animal upon the Common Property. NOTWITHSTANDING ANYTHING PROVIDED HEREIN, NO ANIMAL REASONABLY DETERMINED BY THE ASSOCIATION TO BE DANGEROUS SHALL BE RAISED, BRED OR KEPT ON ANY PORTION OF THE PROPERTY.

5. Despoiling of Common Areas

Common Areas, patios and porches, driveways, and properties contained therein shall not be obstructed, littered, defaced, or misused in any manner. Should an Owner, Tenant - or family member of either - or Guest cause damage to any part of the Common Area, the Owner or Tenant shall be liable for any and all costs of repairs or replacements. Patios and porches shall be kept free and clear of rubbish, debris, or other unsightly material.

6. Ducks and Other Wildlife

The City of Tamarac (Ordinance Code #2001-19; Article I; Section 4.5) prohibits the feeding of any and all wildlife. Therefore, no Owner, Tenant, their family members, or Guests shall feed any wildlife nor shall they leave food out for feeding any wildlife. This includes, but is not limited to, ducks, iguanas, feral cats, squirrels, and birds.

7. Plantings

No additional plantings are permitted on Common Areas by any Owner or Tenant. Hedges shall be kept trimmed so as not to grow higher than the height of the privacy wall, or four (4) feet in height for those Units without a privacy wall.

8. Hurricane Rules

In the event of a Tropical Storm or Hurricane WATCH or **WARNING**:

- All personal property, including but not limited to, furniture, plants (hanging or potted), wind chimes, flags, barbecues, umbrellas, hoses, trash cans, lawn decorations, planting easement decor, and all patio and non-stationary or portable items must be taken indoors or secured.
- Seventy-two (72) hours after a Tropical Storm or Hurricane Watch or Warning is lifted, all shutters, panels, or other window/door coverings are to be removed or opened unless another storm is expected within five (5) days.
- No shutters, panels, or other window/door coverings are to be stored visibly outside the Unit.
- Any Owner or Tenant who plans to leave the area for any period of time during Hurricane Season (June 1st and November 30th) is required to do all of the above.
- If you are absent during hurricane season and you designate someone to do the above while you are absent, you will be responsible in the event that the required work is not done, and damage is incurred.

- If at any time during the year you will be absent from home and plan to close your shutters, you must notify a Board member or Property Keepers Property Management in writing of the dates when you will be away.
- Upon your return, you will have 48 hours to open your shutters.

9. Garbage

To insure a healthful environment, all garbage shall be held in **solid closed/covered containers** and set out for collection in accordance with the regulations of the City of Tamarac, Florida or its authorized collector, as set forth from time to time. No garbage container should be set out **before dusk on the evening prior to garbage collection, and must be returned to the garage or placed in a location not visible from the street, no later than dusk on the day of garbage collection.** On non-garbage pickup days, garbage containers and recycling baskets must be stored in garage or in a location on the property that is not visible from the street.

10. Signs or Notices

No sign, advertisement, or notice of any type or nature whatsoever shall be erected or displayed upon any Parcel, Unit, or Common Area except where express prior written approval of the size, shape, content, and location thereof have been requested in writing and obtained from the Association. However, except where required by law, the Association is under no obligation to approve such signage and may arbitrarily withhold approval. Notwithstanding the foregoing, the Owner shall be allowed to display a "FOR SALE" sign, not to exceed 12 inches x18 inches in size, only on the inside of the front window of the Unit. In addition, Owners shall be permitted to display tasteful holiday decorations during December and tasteful Halloween decorations in October. All such decorations must be removed no later than one week following the holiday.

11. Parking: General Rules

Vehicles shall be parked only in designated parking areas. Parking areas for vehicles are defined as: the garage and the driveway of each Owner or Tenant's Unit and those paved areas on the Common Areas designated from time to time by the Association for such purposes. Each Unit Owner or Tenant shall park his or her vehicle in his or her Unit's driveway in such a way so as not to interfere with his or her neighbor's ability to get in and out of their own driveway. Campers, mobile homes, motor homes, boats, house trailers, or trailers of any other description shall be permitted to be parked in designated parking areas for no more than 24 hours. Commercial Vehicles as defined in the Declaration, shall not be parked on the Property. The prohibition against the parking of Commercial Vehicles shall not apply to temporary parking of trucks and Commercial Vehicles engaged in pick up, delivery, or other commercial service to the Owner or Tenant's unit. Non-commercial, Oversized Vehicles may be parked only in the driveway of a unit, and in no other location. Oversized Vehicles shall be defined as vehicles that do not meet the definition of a Commercial Vehicle pursuant to the Declaration, and any vehicle exceeding 222 inches in body length and 80 inches in body width based upon manufacturer's specifications.

No vehicle which cannot be operated under its own power shall remain in any parking area or Common Area for more than 24 hours, and no repairs of vehicles shall be made in any parking area or Common Area. Vehicle repairs are permitted only in a Unit's garage provided that such repairs do not create a nuisance by way of noise or other nuisance. Unregistered vehicles, vehicles not in use, and/or uninsured vehicles cannot be stored in any portion of the Common Area.

12. Parking: Lawns, Circles, Cul-de-sacs

There shall be no parking on lawns or any grassed areas at any time. There shall be no parking on lawns or swales (the grassy area between the road and the sidewalk) on Brookwood Boulevard at any time. Additionally, there shall be no parking on lawns, on or around landscaped circles, and in any cul-de-sacs

where there is a "No parking anytime" sign (refer to our Web site for examples) on that side of the street. Any vehicle parked in violation of any provision of the Association's Governing Documents may be towed at the Owner's expense. Towing will follow the procedures set forth in Florida Statutes Section 715.07.

13. Parking: Storage PODs

The City of Tamarac requires that any individual wishing to place a storage POD on their property must first register it with the City and pay the City its fee. The registration is good for one week only.

- Therefore, any Resident of Tamarac Lake Colony wishing to utilize a POD on his or her driveway must register it with the City of Tamarac or risk a fine.
- Any Resident of Tamarac Lake Colony wishing to utilize a storage POD must notify the Association and obtain prior written approval.

14. Rules for the Pool Area

There is no lifeguard on duty; therefore, swimming shall be at your own risk.

- Persons must shower before entering the pool and/or Jacuzzi.
- No diving in the pool shall be permitted.
- All persons whose hair is longer than shoulder length must wear a bathing cap.
- Persons using suntan lotions, creams, or oils must shower before entering or re-entering the pool or Jacuzzi.
- Only persons in appropriate swimwear attire are permitted to enter the pool or Jacuzzi. Cut-off jeans are not permitted.
- Persons with infections and/or contagious conditions shall not be permitted to use the pool or Jacuzzi nor shall they be permitted to walk barefoot in the pool area.
- No incontinent persons shall be allowed in the pool or pool area without appropriate swim pants/diaper.
- Any person who is not able to swim must be accompanied by a person who is able to swim and/or must wear an appropriate flotation device.
- Those who use the pool area must be sure the gate door closes and locks properly so that only Owners and/or Tenants and their Guests use the pool area.
- Running, noisy or boisterous conduct, unnecessary splashing, and ball-throwing are not permitted.
- Life preservers are for emergency use only and shall not be used as floats.
- Chairs and lounges must be covered with towels when used by persons in bathing attire.
- No food of any kind shall be permitted in the pool area, and beverages are permitted only in unbreakable containers. Consumption of alcoholic beverages in the pool or pool area is prohibited. No pets or animals of any kind are permitted in the pool or pool area.
- Private pool parties are not permitted.
- Persons wearing wet bathing suits are not permitted in the Clubhouse. Shoes and shirts are required to be worn within the Clubhouse.
- No loitering around the Clubhouse, pool, bathrooms, or tennis court is permitted.
- Cigarette butts, cigar stubs, and all other litter must be placed in proper receptacles in the pool area and in the Clubhouse.

15. Rules for the Tennis Court

The tennis court is private property. Therefore, it is to be used according to the following rules.

- The tennis court is for the use of Owners and Tenants and their Guests only.
- Animals are not allowed on the tennis court. No bike riding or skateboarding is allowed on the tennis court. Each group of players must give up the court after two hours of play if there is someone waiting to use the court. No trash is to be left on the court. Proper tennis attire and tennis sneakers are required. No profanity or boisterous language is allowed. The gate door to the tennis court must be closed. Those who use the court must be sure the gate door closes and locks properly so that only Owners and Tenants and their Guests use the court.
- Children under 10 years of age must be accompanied by an adult.

16. Clubhouse

The Clubhouse may be used for private parties by both Owners and Tenants. Those Owners and Tenants desiring to use the Clubhouse must contact the Association's Committee Member in charge of the rental of the Clubhouse and arrange for such rental with him or her. The person renting the Clubhouse and the Committee Member will, together, go over the rules for the use of the Clubhouse and the Committee Member will give a copy of the rules to the person renting at the time of rental. The person renting shall enter into a Clubhouse Rental Agreement and shall pay the rental fee and refundable security/damage deposit.

17. Rules for Leasing/Renting and Selling Units

Please refer to the Declaration of Covenants for further details concerning the leasing/selling of homes. Property Keepers Property Management shall collect a non-refundable application fee of \$100 per-person from all prospective Buyers/Tenants. All prospective Buyers/Tenants are to be interviewed by the Association. A part of that interview will be the review, along with prospective Buyers/Tenants, of all of the rules and regulations pertaining to the Residents of Tamarac Lake Colony. All new Residents of Tamarac Lake Colony will be required to sign that they have (1) received a copy of said rules and (2) that they will abide by them. The signed copy shall form part of their permanent file with the Association and Property Keepers Property Management.

We ask that you please adhere to the above rules and regulations. The Association will be enforcing these rules and regulations effective **FEBRUARY 28, 2019**.

Please govern yourself accordingly. If you have any questions, please contact Property Keepers Property Management at 954-233-0410 or via email Denise at PM@TamaracLakeColony.com.

Tamarac Lake Colony Board of Directors