

**RULES AND REGULATIONS
OF
NOVA TOWNHOUSES CONDOMINIUM, INC.**

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ALL RULES AND REGULATIONS ARE STRICTLY ENFORCED

RULES AND REGULATIONS OF NOVA TOWNHOUSES CONDOMINIUM, INC.

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 and any lessees or residents. 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, guests, invitees, lessees and persons over whom they exercise control and supervision.

Said Rules and Regulations are as follows:

1. The sidewalks, walkways, entrances and all of the limited common elements must not be obstructed or encumbered or used for any purpose other than the ingress or egress to and from the premises, nor shall any carriages, velocipedes, bicycles, wagons, shopping carts, chairs, benches, tables or any other object of similar type and nature be left therein or thereon.
2. The personal property of all unit owners shall be stored within the Condominium units. No storage shed shall be allowed on the condominium property without the express consent of the Board of Directors. No storage shed approved by the Board of Directors shall exceed more than 6 inches above the top level of the fence surrounding the backyard of the unit wherein the storage shed is placed.
3. No supplies or other articles shall be placed on the patio(s), porch(s), terrace(s) and balcony(s), nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, patios or porches or terraces or entryways, or exposed on any part of the limited common elements and common elements shall be kept free and clear of rubbish, debris and other unsightly material. No unit owner shall allow anything whatsoever to fall from the windows, patios, porches, terraces, balconies, or doors of the premises. PATIOS MAY BE TILED OR PAVED HOWEVER A SPACE OF 18 INCHES FROM FENCE OR PROPERTY EASEMENT MUST BE MAINTAINED.
4. On trash pick up days refuse and garbage will be placed in plastic bags and these bags will then be placed in cans with covers and shall be deposited in front of or immediately adjacent to the front of your condominium unit.
5. Trucks and/or recreational vehicles shall be allowed on the condominium property only for such a reasonable time to load or unload said vehicles with a maximum time of three (3) hours. No overnight parking of these vehicles will be allowed and will be towed without notice. For the purpose of this rule, the term "truck" shall be defined as any motor vehicle other than a standard passenger car, small delivery van or motorcycle. Pick-up trucks, vans and campers shall be deemed a truck if they exceed fifteen (15) feet in length or six and one half (6 ½) feet in height.
6. Employees of the Association shall not be sent off the Condominium property by any unit owner for any purpose. No unit or resident shall direct, supervise or in any manner attempt to assert any control over employees of the association.
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 and no repair of vehicles shall be made on Condominium premises. Any vehicle not registered or that has no tag will be towed off Condominium property at the Board's discretion.
8. No unit owner shall make or permit any disturbing noises by himself/herself, his/her, employees, agents, visitors and licensees nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of the unit owners. No unit owner shall play any musical instrument or operate a phonograph, stereo, television, radio or sound amplifier in such a manner to disturb or annoy other occupants of the Condominium. ALL PARTY(S) SHALL LOWER THE VOLUME AS TO THE FOREGOING AS OF 11:00 P.M. OF EACH DAY.

9. Any antenna or aerial erected or installed on the exterior walls of a unit or on limited common elements or common elements of the condominium which includes the roof, is liable to removal without notice and at the cost of the unit owner for whose benefit the installation was made. Satellite dishes are allowed only if they are installed in the backyard not to exceed 6 inches above the fence line. SATELLITE DISHES MAY NOT BE ATTACHED TO BUILDING OR ROOF.
10. No sign, advertisement, notice or any other lettering shall be exhibited, displayed, inscribed, painted or affixed on or upon any part of the Condominium unit, limited common elements or condominium property by any unit owner or occupant. WINDOW AND WALL AIR CONDITIONING UNITS ARE ILLEGAL AND MAY NOT BE USED.
11. No awning, canopy, shutter or other projection shall be attached to or placed upon the outside wall or doors of a unit or building without the written consent of the Board of Directors of the Association. Patios, terraces, porches and balconies may not be enlarged or enclosed, which includes the screening of same, nor may anything be affixed to the walls within same, except with the prior written consent of the Board of Directors of the Association and said consent may be given as to certain units and not given to others. Where certain patios, porches and terraces are screened in or enclosed or enlarged by the Developer, same are intended to be so screened or enclosed or enlarged and same shall be deemed permitted; however, all front patios may be not screened in or enclosed. They are intended to remain open in the size constructed by the Developer. Entryways may not be enclosed in any manner whatsoever.
12. No cooking shall be permitted on any front patio, second floor terrace or on any limited common area outside each individual owner's back fenced area or in any other part of the condominium property except in such area if any designated by Board of the Association. Cooking shall be permitted in the backyard fenced area of each unit.
13. Complaints regarding the service of the Condominium shall be made in writing to the Board of Directors of the Association.
14. No inflammable, combustible or explosive fluid, chemical or substance shall be kept in any unit or limited common elements except such as required for normal household use.
15. No clothes lines or similar device shall be permitted on any portion of the Condominium property including limited common element areas.
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 such party as the Board of Directors shall designate. Payment of regular assessments are due on the first day of the applicable month and if such payments are fifteen (15) or more days late, are subject to charges and legal fees as provides 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 outside his unit, including, but not limited to the patio, porch, terrace and balcony; and,
 - b) Designating a responsible firm or individual, if other than the Board of Directors to care for his unit should his unit suffer hurricane damage, and furnishing the Board with the name of such firm or individual.
 - c) Hurricane awnings and/or shutters may not be closed before an officially announced "Hurricane Warning" and must opened and/or removed after the "all Clear" notice has been given.
18. Food and beverages may not be consumed outside of a unit except for such areas as are designated by the Board of Directors of the Association. The Board of Directors of the Association may authorize the consumption of food and beverages on the porches, patios, terraces, balconies and the limited common areas under such Rules and Regulations as they shall promulgate.

19. Provisions in the nature of Rules and Regulations are specified in Article XIII and Article XIV of the Condominium's Declaration of Condominium.
20. 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 the consent of the Condominium Association and its members. These additional Rules and Regulations shall be as binding as all other Rules and Regulations previously adopted.
21. Where pets are permitted as provided in the Declaration of Condominium, said pets shall be kept on leash at all times when outside of the Condominium unit; however, where the limited common element backyard area is fenced in, said pet need not be kept on a leash in said area. The pet shall only relieve itself in the area specified by the Association, that being the limited common area being defined as the owner's backyard. Pets shall not be left alone on a patio, terrace, porch or entryway. Pets must be walked off condominium property. IN CASES WHERE DOGS/CATS ARE ALLOWED LOOSE ON CONDOMINIUM GROUNDS AND STREETS, BROWARD COUNTY ANIMAL CONTROL WILL BE CALLED TO REMOVE SAID ANIMALS FROM THE PREMISES WITHOUT WARNING OR NOTICE.
22. Rules and regulations as to the use of the recreation facilities and the recreation areas within the demised premises shall be posted and each unit owner, renter and/or guest shall observe all Rules and Regulations relating thereto. Consumable items in non-breakable containers only are permitted in the pool area. Unit owners are responsible for cleaning up after their family and guests. No glass objects are to be allowed in the pool area at any time.
23. The unit owners shall maintain their outside gates as applicable or they should be taken down at owner's expense. If said unit owner does not remove the damaged or broken gates, the Condominium Association will remove same with the charge for doing so assessed to the particular unit.
24. For safety purposes, all children under the age of fourteen (14) years must have an adult (at least 18 years) with them when at the pool area.
25. No unit owner or unit owner's family or resident of unit shall park in any guest parking spot nor shall any person or any other person upon the property to visit such person park on any portion of the condominium property not designated for parking motor vehicles. This rule is intended to prohibit unit owners or unit owner's family or residents from parking in guest spaces and is intended to prohibit all persons from double parking automobiles and blocking traffic on the paved surfaces of the condominium property and on all other areas not designated for parking of motor vehicles. NO OVERNIGHT PIGGY-BACK PARKING IS ALLOWED.
26. No private sales of any type, i.e. garage sales, yard sales are allowed to be held on condominium property.
27. The following are pool rules which have been incorporated into these rules and regulations.

Pool Hours for summer are Memorial Day through Labor Day: 8:00 a.m. through 10:00 p.m.

Pool Hours for the winter are from Labor Day through Memorial Day: 8:30 a.m. to Sunset

- a) Bathing suits only must be worn in the pool (no cut-off, shoes, etc are allowed).
- b) Plastic food and beverage containers and utensils only (no glassware).
- c) Unit owners are responsible for cleaning up after the family and guests.
- d) No running on the pool deck.
- e) No ball playing or Frisbees at the pool or on the deck at any time.
- f) No small toys, small objects, bobby pins, etc. in the pool at any time.
- g) No rafts or inner tubes allowed in the pool on weekends and holidays.
- h) No bicycles, velocipedes, wagons, carts allowed on pool deck.

Applicant 1: _____

Applicant 2: _____

Date: _____