

Plantation Royal Condominium Association, Section One
6901-6903 Cypress Road, Box 179
Plantation, Florida 33317

Rules and Regulations

Updated July 2025

Pursuant to By-Law Section 5.6, the Directors have the power to make and amend reasonable rules and regulations for the operation of the Association. The following rules shall be in addition to the previously published rules and regulations issued by prior Board of Directors.

The cooperation of owners in observing the rules will be conducive to more enjoyable condominium apartment living. It is incumbent on the owners to see that their guests and/or roommates comply. It is further noted that a Lessee/his guests must comply with the rules and regulations. If not, the Board has the right to deny lease renewal, evict the Lessee/Roommate, impose fines for violations and/or initiate legal proceedings which will be charged to the unit owner until the resident or guest is in compliance.

It is recommended that all apartment owners, prospective apartment owners and lessees, read verbatim the Articles of Incorporation, the Declaration of Condominium and the By-Laws, to fully understand the rules affecting the privileges, duties and the responsibilities of all residents.

UNIT OWNER:

The person(s) whose names(s) appear(s) on the deed of record/property appraiser's website. Units are intended for residential use only.

NUMBER OF OCCUPANTS PER UNIT:

One bedroom unit:	2 persons maximum
One bedroom deluxe unit:	3 to 4 persons maximum
Two bedroom unit:	4 persons maximum
Two bedroom deluxe unit:	4 persons maximum
Double Penthouse:	6 to 8 persons maximum

MOVE IN / OUT:

Moving hours: Monday to Saturday - 9am to 6pm ONLY. Moving is strictly NOT allowed on Sunday.

1. A \$200 fee shall be required prior to move in and is not refundable. This fee does not cover any cost for repair to common areas as a result of resident moving in or out. In the event of damage, the unit owner will be held responsible for the repair, as well as any legal fees required to recover cost for repair of damages.

2. When moving, the van may be parked in front of the lobby and far enough down so that one walkway is open to all persons.
3. Furniture must be taken from the van, directly to the apartment.
4. Elevator can be on hold only long enough for furniture to be loaded or removed. Other occupants must have access to the elevator at all times.
5. Wood panels from the storage room must be placed in the elevator floor to protect the elevator cab floor during move in/out, and returned to the storage room when the move in/out is completed.

PARKING:

1. Owners, Lessees and Roommates must park their cars in their assigned parking spaces. **Backing into parking spaces is not permitted.** Each unit is assigned **one** parking space. Additional spaces are assigned on a temporary basis. **The Board has the right to reassign spaces as necessary.**
2. Guests of owners must park in a space designated for a "GUEST".
3. Parking spaces shall be used solely for passenger automobiles, personal vans, SUVs, or personal pickup trucks. **NO MOTORCYCLES, MOPED SCOOTERS, TRAILERS, BOATS, CAMPERS, RECREATIONAL AND COMMERCIAL VEHICLES ARE PERMITTED IN PARKING SPACES AT ANY TIME.** Commercial vehicles are only allowed to park in GUEST parking space *only when they are providing maintenance or service to a unit owner.*
4. Inoperative vehicles, or those without current license plates will be towed at the owner's expense. **Vehicles Repairs are not to be made on Association property.**
5. Vehicles parked in the CAR WASH space must be moved once the wash is completed. **Visitor(s) are not allowed to wash their vehicles in this space.** If a vehicle remains in the designated CAR WASH space unattended, it may also be towed at the owner's expense.
6. Plantation Royal is not responsible for damages to any vehicle parked on the premises.
7. Any vehicle parked in violation of these regulations, or left unattended in the fire lane, may be towed at the owner's expense.
8. Parking spaces are **not** the property of the unit owner, but of the Association. The Board will assign any and all spaces.

TRASH:

1. All refuse, waste, and garbage should be *securely* bagged and tied or taped in a plastic bag which will not burst when thrown down the trash chute. Under no circumstances should unwrapped raw or wet garbage be put in the trash chute or dumpster.
2. Corrugated packing boxes ***must be flattened*** out before placing in the dumpster.
3. Trash chutes may be used only between the hours of 8:00AM and 10:00PM.
4. All items removed from an apartment as a result of renovation or replacement (carpet, flooring, cabinets, toilets, sinks, or any bulk items) are ***not permitted*** in the trash rooms. It is the responsibility of the owner or his contractor to remove all debris from the premises. Anyone identified placing such items in the trash room will be subject to a fine plus the amount it costs to have these items removed.
5. Dispose of furniture using the Bulk Pick Up by the City or call an outside company to remove it for you. ***Furniture and bulk items are not permitted in the trash room.*** Waste management does not pick up furniture and bulk items and will refuse to pick up trash from the dumpsters if they cannot access the area. Anyone identified placing furniture and bulk items in the trash room will be subject to a fine plus the amount it costs to have these items removed.

WASHER/DRYER: ***Not permitted*** in any unit.

JACUZZI / WATER BEDS: ***Not permitted*** in any unit.

LAUNDRY ROOM:

1. Laundry room hours are from 8AM to 9PM daily.
2. Lights and exhaust fan must be turned off when the laundry room is not in use.
3. Laundry facilities are shared with other unit owners. Laundry is to be removed from machines and laundry room in a timely fashion. The only way to ensure that laundry is not disturbed is to remain present while the machines complete their cycles.
4. Only screened residents or their overnight guests are permitted to use the laundry room equipment.

EXTERIOR:

1. No objects will be permitted on the railings of the building or left outside the unit. This includes laundry, rugs, mops, buckets and beach towels.

2. **No laundry is permitted to be hung on exposed terraces of an owner's apartment.**
3. No signs are permitted in windows **or attached to the exterior walls of the building** or an owner's apartment. Door decorations such as a door wreath are permitted.
4. Balconies cannot be used as a storage area.
5. No improvements or changes may be made to the condominium gardens without prior written consent of the Board of Directors.

HAZARDS:

1. Common passageways must be free of all obstructions. A rug, planter, and a chair may be permitted in the **immediate area** of one's apartment entrance, provided that free passage of the corridors is not obstructed.
2. Fire Department and Fire Insurance laws require that under no circumstances should one barbecue on a screened-in-terrace, on the corridors, nor in the open patio areas of the building.
3. Storage of articles should be confined to the owner's apartment or to his designated locker in the storage room. **Storage is not permitted on the balconies or corridors.**
4. When returning to your apartment after swimming, please see that the elevator floor remains dry.
5. Children under the age of 15 years must be accompanied by an adult if playing in any of the common areas. Unsupervised children are not permitted to play on the walkways, in elevators, or in the stairwells.

SWIMMING POOL

1. Hours of use are from 8:00AM to 11:00PM daily. All owners and authorized guests using the pool need to avoid unnecessary noise or disturbance before 10AM and after 9PM.
2. Children under 15 years of age must be accompanied and supervised by an adult.
3. Food and snacks are not permitted in the pool area. Drinks are permitted *only* in unbreakable containers. Glass products of any kind **are not permitted.**
4. All visiting guests using the pool must be accompanied by an adult screened resident of Plantation Royal.

5. Please remove all suntan oil, creams, or lotions prior to entering the pool.
6. Diving, "cannonballing", or any sort of risky or disruptive horseplay is not permitted.
7. No mechanical toys or items not designed for pool use are permitted in the pool area.

RECREATION ROOM / MEETING ROOM:

Special parties or groups wishing exclusive use of the recreation room must schedule the event in advance by requesting the date and time of use in writing and placing this request in Box 179. The Board will verify that there is no conflict. A deposit of \$100.00 will be required to ensure that the room is left clean and orderly. Upon inspection to verify that the room is undamaged, clean and in order following the event, \$75.00 of the deposit will be returned to you. The remaining \$25 is collected for payment of used utilities such as electricity.

ACCESS TO APARTMENTS:

1. To protect the property from fire or water damage, all owners are requested to leave a key with the Board of Directors or a neighbor.
2. If keys are left with a neighbor, it is your responsibility to inform the Board of this arrangement.
3. It is requested that if you leave your apartment vacant for more than a few days, be sure to leave a phone number where you can be reached in the event of an emergency.
4. In the event that forced entry is required, any damage to your unit will be at your expense.

IMPROVEMENTS / RENOVATIONS / CONSTRUCTION TO UNITS:

Prior to any major modification, improvement, renovation and construction to the unit, **including balconies**, unit owners **MUST** have an **Architectural Renovation Form** filled out and submitted along with a \$300.00 deposit. The deposit minus a \$50 service fee will be returned at the end of the renovation unless it is found that damages were done to the common areas as a result of careless workers. It is the responsibility of the apartment owner to make sure that no common area is damaged as a result of transportation of materials and workers carelessness. The unit owner is responsible for all damages and any clean up which may be necessary. A copy of the license and insurance for the contractor(s) also needs to be submitted along with the Architectural Renovation Form. Forms can be requested from the management company, Property Keepers, by calling 954-530-8791 and dropped in Box 179 (by the mailboxes on 6901 side of building) along with the deposit check. **No renovations can be started without prior approval by the Association.** Failure to do so may incur a high fine that will be placed on your account ledger.

The owner must also make sure that all necessary permits from the city of Plantation Building Department are issued and posted. Final inspection may be required by the Board and the City of Plantation. **Upon completion of the work, written proof must be given to the Board to ensure that all work was completed to Code in the form of certificate of completion signed by the contractor performing the improvements.** This is necessary to ensure the integrity of the building structure.

When hard surface flooring is installed in a unit, a manufacturer approved **sound proofing shall be used** and included in the proposal and/or invoice submitted with the **Architectural Renovation Form prior** to installation. This does not apply to units on the ground floor.

Balcony walls are exterior walls of the building and as such are required to maintain a uniformed look with the rest of the building. **Only white paint can be used on the walls of the balcony** so as to match the aesthetics of the building.

All debris from any type of improvement must be removed from the premises, and ***not*** placed in either trash room. It must be removed immediately from property by either unit owner or the contractor. If not removed, the unit owner will be assessed a fine equal to the amount it costs the Association to remove, including any legal fees associated with the collection of the fine.

Schedule for Work: Monday thru Saturday – 8:00am to 6:00pm. No work is to be done on Sunday.

HURRICANE SHUTTERS/HURRICANE WINDOWS

Shutters shall be white and may be roll down type (electric or manual) or the accordion type. No Bahama style is permitted. Hurricane windows must conform with the windows of the condo building. Both shutters and windows must conform with the exterior appearance of the building, color included.

ROOF:

Only authorized and insured service personnel are permitted on the roof at any time for any purpose.

PETS:

Per documents of Plantation Royal Section One Condominium, pets of any kind are not permitted upon the common elements or in individual apartments of Plantation Royal Section One. Exception is made for dogs that are emotional support or service animal only. Proper documentation ***from a reputable health professional*** needs to be submitted to the Board of Directors certifying this. **Without the proper documentation, no dog is allowed on the premises.**

SOLICITATION:

Except as authorized by the Board of Directors, soliciting by any person anywhere in the building or on the grounds for any reason is forbidden.

MAINTENANCE WORKER

The maintenance worker is hired by the Board of Directors and is supervised by the Board or its designee only. The maintenance worker is not to be approached for any task, no matter how trivial.

RESPONSIBILITY FOR REPAIRS

Plantation Royal's master insurance policy covers the building and common elements. It is the responsibility of each owner to insure his own property, "from the dry wall in". It is the owner's responsibility to "maintain, repair and replace at his sole and personal expense, all doors, windows, glass, screen, electric panels, electric wiring, electric outlets and fixtures, air-conditioning, heaters, hot water heaters, refrigerators, dishwashers, other appliances, drains, plumbing fixtures and connections, interior surfaces of all walls, including boundary and exterior walls, floor and ceilings, and all other portions of his apartment except the portions specifically to be maintained, repaired and replaced the association." **The condominium association is not responsible for damages resulting from one owner's negligence or misfortune which affects a neighbor's property, unless the damage stems from a common element.**

Unless damages originate in a **common element**, it is the financial responsibility of the owner of the apartment in which the problem originates to determine the cause of the problem and to repair that damage (faulty water heater, leaking toilet, cracked dishwasher drainage hose, or whatever) and for the owner of the damaged apartment to assume the financial burden of repairing his own property as well as any damage done to another apartment by the apartment where problem originated. **If either party wishes to pursue legal action against the other, the association has no responsibility and is not a party to that dispute.**

NEGLIGENCE

A unit owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his act, neglect, or carelessness or by that of any member of his family, lessees, or his or their guests, invitees, or agents.

DEFINITION OF GUESTS

Any individual who stays overnight not more than 30 days in a 12 month period (whether or not a calendar year). After the 30th day this individual would be a resident and be required to complete an application and other paperwork for occupancy, pay whatever fee is required for a background check and meet with members of the Board to be screened and approved for residency. The Association may assess a fine in the amount of \$100.00 per day until the individual is screened or evicted. The unit owner will be responsible for any legal fee(s) associated with the enforcement of this rule.

RESIDENCY IN ABSENCE OF OWNER

From Plantation Royal Condominium, Section One Documents:

"No apartment may be occupied by any person in the absence of the owner or of the owner's spouse, who is not related to the owner or the owner's spouse in the second

degree (grandparents, parent, children, grandchildren, brother or sisters) without prior approval of the Board of Directors. “Long term guests should identify themselves to the Board of Directors upon arrival, to avoid misunderstanding. Any adult guest must be screened after 30 days in residence.”

SALES / RENTAL / ROOMATE POLICY

Anyone who wishes to purchase or rent a unit and be approved to live in a unit including an adult roommate, must pay an application fee, agree to a background check and screening interview, and if approved for residency, agree to abide by the governing documents, rules and policies of Plantation Royal Section One Condominium Association, Inc.

Any adult residing at Plantation Royal for more than thirty days must also be screened as described above.

A written notification of intent to sell or lease a unit, or request to screen an adult roommate, must be submitted to the Board and to the Management Company by the unit owner, signed and dated, and delivered to Box 179 in order to obtain required paperwork. Appropriate forms will promptly be made available. These must be filled out with information to be kept on file by the Association.

Once all forms are returned with the application fee, and the background check has been completed, a screening interview will be scheduled.

Approval for sale, rental, or roommate will be granted, or not, only after completion of background check and completion of screening interview.

A roommate (unless a second degree relative as defined in our Association Documents) may not occupy the unit if the owner is not a full time resident.

Per our documents, a unit owner may only rent a unit after one year of ownership.

No unit should be considered a “rental” by its owner.

Only ten units may be rented at any given time, regardless of circumstances.

Regardless of when the Association received request to rent, the first candidate to submit completed paperwork, have a satisfactory background check, and to successfully complete a screening interview will be approved to rent. There is no “line” thus no “being next in line.”

MAINTENANCE PAYMENTS (HOA) AND INSTALLMENTS

Maintenance payments are due on or before the 1st day of the month. Payments not received by 5pm on or before the **15th day of the month** due will incur additional monthly interest on the unpaid amount. After 60 days delinquencies will be referred to the Association’s lawyer for collection. All other provisions of Section 6.4 of the Declaration of Condominium as amended will still apply.

VIOLATION OF THE CONDOMINIUM RULES AND BY-LAWS

Amendment effective March 1, 2007: Residents found to be in violation of any of the By-Laws will be given a first written notice. If the violation continue, a second notice will be given advising the resident that a fine of **\$100.00 per day** plus the cost of any legal fees will be assessed until the violation is fixed or ceased. This amendment becomes part of Section 5.6 of the Declaration of Condominium.

QUIET ENJOYMENT OF PREMISES

No nuisances shall be allowed upon the condominium property, nor any use or practice which is the source of nuisances to residents, or which interferes with the peaceful possession and proper use of the property by its residents.

GRIEVANCES AND SUGGESTIONS

All grievances and suggestions for the operation of the Condominium, request for new rules, or suggested changes in the rules must be made in writing and signed with the unit owner's name and unit number on the request and placed in Box 179 (by the mailboxes on 6901 side of building).

The Rules and Regulations document as updated in July, 2025, has been read to me and I have been given a copy for my reference and records. I hereby sign below my acknowledgement.

OWNER #1 NAME: _____

OWNER #1 SIGNATURE: _____

DATE: _____

OWNER #2 NAME: _____

OWNER #2 SIGNATURE: _____

DATE: _____