

Three Horizons South Condominium

Rules and Regulations

I. Purpose

As unit owners, we not only have equity in our units but also share ownership of the common elements. These rules are designed to protect the value of our community, ensure safety, and promote peaceful enjoyment of the property. All residents, tenants, and guests must comply.

II. Enforcement and Penalties

Failure to comply with these rules may result in:

1. Fines in accordance with **Florida Statute §718.303**.
 2. Suspension of use of common elements or facilities.
 3. Assessment to the responsible unit owner for any damages or costs incurred by the Association.
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III. Common Areas

1. Vestibules, hallways, stairways, and lobbies must be kept free of obstructions, including boxes, grocery carts, shoes, bottles, furniture, or any other items.
2. Laundry rooms must be maintained in a clean and sanitary condition at all times. Unit owners and tenants are responsible for cleaning washers, dryers, and surrounding areas after each use.
3. Garbage and Recycling:
 - All household trash must be placed in securely tied plastic bags before being deposited in the garbage chute.
 - Recyclable materials, including newspapers, plastics, and metal cans, must be placed only in designated recycling containers.
 - Furniture, appliances, construction debris, and bulk items are prohibited in the garbage chute or trash rooms. Owners are responsible for proper

disposal.

- Any costs incurred by the Association for removal or disposal of improperly discarded items may be charged to the responsible unit owner.
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IV. Noise and Disturbances

Unit owners, tenants, occupants, and guests shall not create noise that unreasonably disturbs other residents or interferes with peaceful enjoyment.

1. Quiet Hours: 11:00 PM to 8:00 AM. Any sound audible outside the unit is prohibited during these hours.
 2. Amplified Sound and Music: Televisions, stereos, musical instruments, and other audio equipment must be maintained at a volume that does not disturb neighbors at any time.
 3. Gatherings: Noise from parties or events must remain contained within the unit.
 4. Unit owners are responsible for the conduct of tenants, family members, guests, and pets.
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V. Balconies and Exterior

1. Only patio furniture and small potted plants are allowed on balconies. No storage containers, grills, or clothing may be placed on balconies.
 2. Nothing may be thrown, swept, or pushed off balconies, including but not limited to liquids, cigarette butts, or debris.
 3. Plants must have trays or saucers to prevent water runoff.
 4. Carpeting or tile is prohibited on balconies to prevent structural damage.
 5. Unit owners are fully responsible for any damage caused by balcony activities, including damage to other units, common elements, or personal property. Costs for repairs may be charged to the responsible unit owner as a special assessment.
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VI. Pets

1. Only domesticated dogs and cats under 50 pounds are permitted.
2. Exotic, wild, or inherently dangerous animals are prohibited.
3. Fish are allowed only in aquariums of 30 gallons or less.
4. Pets must be taken to outdoor grassy areas to relieve themselves and are not permitted to do so within the building or on interior common elements, including hallways, corridors, lobbies, elevators, stairwells, or balconies. Pet owners and handlers are required to immediately and properly clean up and dispose of all pet waste.
5. Owners are responsible for all damages caused by their pets, including violations

of local ordinances.

VII. Unit Alterations and Structural Changes

1. No alterations, additions, or modifications to the exterior, structural components, or building envelope of a unit or building are allowed without prior written approval of the Board.
 2. Unit owners must submit an architectural request to the Board for any proposed structural or exterior changes.
 3. All approved work must comply with applicable building permits and inspections under **Florida Statutes §718.113(2)**.
 4. Installation of hurricane shutters is allowed if:
 - The shutters are white.
 - The contractor is insured for building and personnel damage.
 - Holes are properly sealed to prevent water intrusion.
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VIII. Unit Access

1. Unit owners and tenants must grant access for:
 - Scheduled pest control or extermination services.
 - Inspections for water leaks, maintenance issues, or other conditions affecting common elements or other units.
 2. Access shall be provided in accordance with **Florida Statute §718.111(5)**.
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IX. Owner Liability and Insurance

1. Unit owners are responsible for any damage to common elements or other units caused by themselves, tenants, family members, guests, contractors, or delivery personnel.
 2. All unit owners are strongly encouraged to maintain homeowners or condominium insurance covering their unit and providing liability protection.
 3. The Association is not responsible for losses to units, personal property, or liability arising from owner actions.
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X. Tenant Information

1. If a unit is rented, the owner must provide a copy of the lease and tenant information to the Association, and must include the names of all individual residing in the unit. This must be updated at the renewal of each lease.
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XI. Keys and Access

1. Unit owners and residents may not provide keys, access cards, or codes for main doors to brokers, contractors, or non-residents.
 2. Anyone needing access for showings or services must contact a Board member or property management.
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XII. Parking

1. Visitor parking is for guests only. Owners/residents must use assigned spots.
 2. Additional parking may be rented from other unit owners if available.
 3. Unauthorized vehicles in visitor spots may be towed at the owner's expense.
 4. No scooters, motorcycles, etc should be left anywhere on the property except in an actual parking spot. If a resident wishes to park both their car and a motorcycle/scooter in their parking spot, both vehicles must fit completely within the parking spot without protruding outside of the spot.
 5. No bicycles should be left or chained to any structure of the building, posts, or surrounding fencing. Any resident wishing to use or keep a bicycle must store the bicycle in their unit.
 6. Absolutely no shopping carts are allowed on the property at any time.
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XIII. Move-Ins / Move-Outs

1. All residents moving in or out must notify the Board or property management at least 48 hours prior.
 2. All move-ins and move-outs must occur between 9:00 AM and 6:00 PM.
 3. Only the elevator equipped with protective padding may be used for moving purposes.
 4. Unit owners are responsible for building security and ensuring the elevator doors remain secure during moves.
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XIV. Prohibited Installations

1. Unit owners and tenants may not install washers, dryers, or any outdoor antennas (TV, radio, satellite) without prior Board approval.
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XV. Fire and Flammable Materials

1. Barbecue grills, open flames, or any flame-producing devices are prohibited in units, balconies, patios, or common areas.
2. Storage or use of flammable or combustible materials, including gasoline or

propane, is prohibited.

XVI. Adoption

These rules were adopted by the Board of Directors of Three Horizons South Condominium, Inc., at the Board Meeting held on March 26, 2026 at 7:43 PM.



Property Keepers Management
6555 Powerline Road, Suite 105
Fort Lauderdale, FL 33309

Three Horizons South Condo

Unit Address: _____

Circle One: **Owner** **Renter**

I have been provided with the Rules and Regulations that were recorded on 3/26/26. I have reviewed them and agree to abide by the Rules and Regulations of Three Horizons South Condo.

Owner/Renter (print)

Owner/Renter Signature

Date

Owner/Renter (print)

Owner/Renter Signature

Date