

# **AMENDED AND RESTATED HOUSE RULES**

Accepted February 13, 2015

For and By

## **LIGHTHOUSE POINT GARDENS NORTH CONDOMINIUM ASSOCIATION**

By the authority granted in the Declaration of Condominium and By-Laws, the following rules and regulations, collectively called HOUSE RULES, together with those documents shall govern the conduct of each unit owner and all other persons using the units and the common elements.

ALL UNIT OWNERS SHALL READ AND BECOME AWARE OF THESE RULES AND INSTRUCT AND MAKE THEM AVAILABLE TO ALL OTHERS USING THEIR UNIT AND THE COMMON ELEMENTS. The Condominium Association will hold the owners morally, legally and financially responsible for damages or breaches to the House Rules caused by them or persons using their unit.

### **Owner participation at meetings:**

Owners or their representatives have the right to attend all meetings of the Board and have the right to speak on items listed on agenda. The Board may state reasonable rules as to respectful manner, frequency and length of time (3 minutes) the member may speak. A member may submit a written request, in advance of the 48 hour posting, to place an item on the agenda. Meetings may be tape recorded.

**Inspection of documents:** Unit owners shall have the right to inspect and copy LPGN Association records by submitting written request for specific records, for a specified date(s) or time period. Copies are .10 per page. Inspection shall be conducted at the LPGN office during regular working hours. No records may be removed from the office, nor altered.

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Unit owner files and personnel files are never available. Explanation of procedure to request inspection is available at the Office.

### **Condominium Units**

**Occupancy.** Condominium units may be occupied as residences, whether yearly or seasonally, by only the owners thereof and the members of the immediate family. The maximum number of permanent occupants is four (4) for 2 – bedroom units and two (2) for a 1 – bedroom unit.

**Immediate Family.** For the purpose of the House Rules, "Immediate Family" shall include the owner(s), spouse, companion, significant other, their parents, mature children (21 years or older), brothers and sisters. In hardship cases, the Board may consider an extension to the definition of "Immediate Family". Children or young adults under the age of 21 years are not permitted except as temporary guests.

**Other Entities.** Entities holding the property intestate or pre-sale cannot lease, lend or allow potential new owner to stay in unit.

**Visitors and Guests.** All overnight guests or visitors shall be registered at the Association office, stating the number of guests, ages of children, make and license of car and length of visit. Such visits are limited to four (4) consecutive weeks. An interruption of 1 or 2 days after the 4 weeks will not begin the 4 week process again. Such visits are not allowed in the absence of the owner(s).

The only exception is the mature children of the unit owner over the age of 21. They may occupy the unit in the absence of the owners, but requirements for the registration, length of stay, etc. are the same as for other visitors.

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Guest vehicles shall be parked in the guest parking areas and identified by placing the unit parking permit on the rear view mirror with the unit number facing out. Permits are available at the office.

**Other Users.** Where persons such as caregivers, nurses, trustees etc. are required to live with the owner(s) or use their unit, the rules for temporary visitors apply, as stated in except the length of their stay may be extended as required. Employees of unit owners are not entitled to use the recreational facilities of the condominium.

**Leasing or Renting.** Condominium units may not be leased, rented or loaned free of charge to anyone.

**Access to units.** For their own protection and that of others, all unit owners must leave a key to their unit secured in the Association Office for emergencies. This allows access to rescue personnel if the owner is unable to admit them and to the Board in case of a catastrophe while the owners are absent.

If a key is placed in trust with a resident unit owner and not readily available to the Board in an emergency, all expenses for the forced entry and damages will be charged to the unit owner. When cars are left on the condominium premises during the owner's absence, a set of keys must be left at the Association Office.

**Pets.** No pets are allowed, whether owned by residents or guests, as stated in our Declaration of Condominium, page 9, Item 10.1. For a service animal to be approved, it must be certified and registered.

### **Appurtenances**

**Parking.** In the original Declaration of Condominium, one parking space for each unit was assigned as an appurtenance to that unit and by Florida law, passes with the unit in the event of transfer or ownership to a different owner. The assigned spaces are for the exclusive use of the owner of that unit to

which it was assigned. The current owner may grant permission for use of their space to another member of the Association for a period not to exceed the date of transfer of ownership of the unit.

The Board may change the number and location of the parking space of any particular unit only.

a) When there is a traffic problem with regard to the parking areas.

b) When the owners affected have agreed in writing, with start and termination dates, to exchange places and the Board agrees with such change.

c) Parking of vehicles is limited to designated parking spaces only. Guest parking spaces are for the non-exclusive use of guests, visitors and owners.

d) Cars should not be backed into parking spaces.

e) No commercial vehicles or vehicles with advertising are allowed on the property unless they are temporarily servicing a unit (daytime).

**Clubhouse.** The Clubhouse is one of the appurtenances to the units available for the non-exclusive use of all unit owners, their families and their guests. The building houses a large room, sometimes called the "Main Room", a smaller room called the "East Room", separate men's and women's rest rooms, showers, the Condominium Office and a combination maintenance and tool room. Contained in the rooms are furniture, TV, VCR, DVD, PA system, kitchen equipment and books. Furniture and kitchen items may be borrowed from the Club House by unit owner only, and must be signed out at the Office (with return date specified).

The non-exclusive use does not mean to imply that all have the right to use it at the same time. To insure an equitable method of utilizing and maximizing its use by all, the following principles will apply:



a). Condominium groups and individuals recognized by the Board of Directors, may schedule use of Function Rooms, but the room and event is open to all unit owners subject to space limitations. Nuisances and loud noises will not be tolerated. Curfew is 10 pm but may be extended at the discretion of the Board. No smoking is allowed in the Clubhouse or enclosed common elements. (*Florida Clean Air Act*)

b). Applications will be considered in order of the date and time received. To assure an efficient use of the clubhouse and it's facilities, the Board of Directors shall issue rules for usage.

c). Master Schedule/Calendar of approved events and rules for event will be maintained in the condominium office and a duplicate posted on the bulletin boards and Web site.

**Lockers and Laundry Facilities.** Each unit owner is entitled to one locker as an appurtenance for the exclusive use of that unit. Unit owners having an oversized locker will donate yearly to the Locker Fund. LPGA lockers will be placed in a lottery and owners winning a bid will hold locker for 3 years, non-transferable, donating yearly to the Locker Fund. As with parking spaces, any changes of usage must be in writing and filed at the office.

a). Items may not be stored in the laundry rooms, but must be in locker or in unit. (Items found not stored in lockers are available for use by others and may be removed as deemed necessary).

b). Exception: Bicycles (locked and identified), if space available and only when owner is in residence. Bicycles to be stored in unit when owner is not in residence.

c). Coin operated washing machines and dryers are provided on each floor. They are for the non-exclusive use by unit owners. Fair sharing of facilities is expected. Machines shall be cleaned of debris and lint after each use.

**Mail Boxes.** Each unit is provided with one locked mail box located adjacent to the building in which the unit is located. Owners should maintain their unit numbers to assure correct delivery.

### **Outdoor Recreational Facilities**

**Shuffle Board and Bocce Courts.** Courts are open 10:00 AM to 10 PM. Lights to be switched off and equipment stored when leaving the court. Proper attire must be worn. Bathing suits are not permitted. Walking on the court is not permitted except behind the painted scoring areas. No food or drinks allowed. Children under 12 years must be accompanied by an adult and supervised at all times. Users are responsible for all damages.

**Putting Green.** The green is open from 9:00 A.M. until dark. Dress code is the same as for shuffle board except no high heeled or spiked shoes are permitted. No food or drinks allowed. Children under 12 are not permitted to use the green and persons under 16 years must be accompanied and supervised by a responsible adult.

**Swimming Pool** The following rules are mandated by Broward County Dept. of Health and Safety 64E-9.008, and must be posted at the pool.

a). **No food, drink, glass or animals** in pool or on pool deck (fenced in area). Exception: Water and soft drinks in non glass containers.

b). Bathing load **16** (Number of persons in pool at one time).

c). Pool Hours **8:00 AM to 10:00 PM.** Exception: hours when pool is being serviced.

d). Shower before entering **each** time (cited perspiration and use of lotions).

e). **No Diving.**



f). Any infant 3 years and under, and not toilet trained, is required to wear waterproof pants or "Swimmies". (Pampers etc. are not acceptable) Children under 12 years must be accompanied and supervised by a responsible adult who can swim. No toys, or items not intended for pool use, are allowed in the pool.

g). Chairs and lounges should be covered to prevent soiling from suntan oils and lotions. Pool furniture should be placed in the original positions and umbrellas closed when leaving the area.

h). The following will not be tolerated: Diving or jumping into the pool, running or "horseplay", rough treatment of pool furniture, draping of swim-wear or towels over the pool fence.

i). Shirts or cover-ups must be worn outside the pool area. Proper attire should be worn on the grounds at all times.

j). Pool Rules as posted, must be obeyed for the health, safety and enjoyment of all our owners and guests.

#### Use Restrictions.

**Noise.** No one shall make or permit disturbing noises in the buildings, nor on the premises, nor shall anyone do or permit to be done anything which might interfere with the rights, comfort, enjoyment or convenience of others. It is requested that earphones be used with TV and audio equipment when used on the property and within hearing of others. Quiet time is 10:00 pm to 8:00 am.

**Housekeeping.** Each owner shall keep his/her own unit in a good state of preservation and cleanliness, inside and out and shall not sweep or throw dirt or other substances from doors, windows or terraces. No rubbish or garbage shall be left on the balconies/catwalks. No hanging of towels, rugs or household goods from the balcony railings shall be allowed. In addition, no clothes lines for hanging of laundry and/or beach towels shall be allowed on patios.

**Exteriors.** Painting or changing otherwise the exterior of buildings, even that part which is the responsibility of the unit owner, requires the approval of the Board of Directors. No antennas or dishes for radio or television may be attached to nor hung on the exterior of the building.

**Grounds and Garden.** Maintenance of the grounds and gardens is performed by service firms under contract with the Association. Pruning of trees and shrubs, planting and like work shall be done by a Gardening Committee comprised of volunteer residents authorized by the Board of Directors and not by unit owners without consent or knowledge of the Board of Directors. No feeding of birds and animals allowed on grounds as this attracts unwanted animals.

#### Miscellaneous.

**Garbage.** Garbage containers are provided adjacent to each building. In order to control roaches and vermin, it is mandatory that all waste, particularly edible, be placed in strong, tightly sealed and moisture resistant bags. The outside garbage containers should not be overfilled so that the lid may be kept tightly closed at all times. No loose garbage may be deposited directly into the container. This helps to keep the condominium free of vermin and avoids expenditures for costly eradication services.

Non-edibles and trash articles too large for garbage containers are to be placed in the collection receptacle (dumpster) located at the West end of the North Drive. BOXES AND OTHER VOLUMINOUS ITEMS SHOULD BE BROKEN DOWN BEFORE PLACED INSIDE THE DUMPSTER.

**Recyclable Waste.** Rules for recyclable items established from time to time by the City of Lighthouse Point must be adhered to.

Newspapers, glass, plastic containers, metal and aluminum food and beverage cans are to be placed into bins designated for the item. NO PLASTIC BAGS ARE ALLOWED IN RECYCLE CONTAINERS.



**Intoxicating Liquors.** Consumption of intoxicating beer or liquors by people of legal age (21 years ) is confined to individual units, the clubhouse, and barbecue patio. However, any problems arising due to excessive drinking may result in a ban on intoxicating beer or liquor in either the clubhouse, or barbecue patio.

**Driving Rules.** MAXIMUM SPEED LIMIT ON THE CONDOMINIUM DRIVES IS 10 MPH. Drivers should stay as far to the right as space permits and take special care around all corners and in backing out of parking spaces.

**Monthly Maintenance.** Maintenance is due on the 1<sup>st</sup> of each month. Payments received after the 10<sup>th</sup> of the month will be subject to a late charge, which is currently \$25.00. If mailed, the sender must allow for sufficient time for delivery.

**Complaints / Suggestions.** To be considered by the Board, all complaints and/or suggestions must be in writing and delivered or mailed to the Association Office. This also includes recommendations about the House Rules.

**Amendments.** In accordance with the Declaration of Condominium and Bylaws, these House Rules may be amended from time to time through a proposal by the Board of Directors and must be approved by a majority vote of the unit owners.

**Covenant enforcement:**

The association may levy reasonable fines for the failure of the unit owner, guest or contractor to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. The fine may not exceed \$100 per violation per day, or \$1,000 in the aggregate.

(a) The Association may suspend, for a reasonable period of time, the right of a unit owner, or guest, to use the common elements, common facilities, or any other association property for failure to comply with any provision of the declaration, the

association bylaws, or reasonable rules of the Association. This paragraph does not apply to limited common elements intended to be used only by that unit, common elements needed to access the unit, utility services provided to the unit, parking spaces, or elevators.

(b) The association must provide 14 days' written notice and an opportunity for a hearing to the unit owner. The hearing must be held before a committee of other unit owners who are neither board members nor persons residing in a board member's household.

(c) If a unit owner is more than 90 days delinquent in paying a monetary obligation due to the Association, the Association may suspend the right of the unit owner to use common elements and facilities and suspend voting rights until the monetary obligation is paid in full.

*State of Florida #718.303 (abbreviated)*

*The above documented House Rules for Lighthouse Point Gardens North Condominium Association were approved by the membership on February 13, 2015.*