

Gardenia Terrace

2330 N. E. 36th Street

Lighthouse Point, Florida 33064

HOUSE RULES

1. Noise, please be considerate of your neighbors by refraining from loud conversational noises and musical sounds between the hours of 11 p.m. and 8 a.m.
2. Pets, only 25 pounds or less.
3. Garbage, all garbage put into containers must be securely bagged.
4. Disposals and toilets, do not put cigarette stubs, matches, facial tissue in toilets. Such practices can cause damage to the sewer system. YOU are responsible for the actions of your guests and hired help in this regard.
5. Laundry Rooms, all rules and regulations as posted in laundry rooms must be strictly followed.
6. Parking Spaces, each apartment is entitled to **ONE** assigned parking place. Park your car within specified lines. No reserved spaces can be used for additional cars.
7. Pool, all rules and regulations as posted at pool must be strictly followed.
8. Storage, owners personal property not to be stored in Utility Rooms and Attic. These areas are only for Corporation property.
9. No structural changes permitted, no alterations and additions to interior and exterior of building and common grounds, except with written consent of the Board of Directors. Particular attention to be given to change of the size of Air Conditioners.
10. Maintenance Services, anyone calling maintenance services without proper authorization by the Board will be responsible for the costs.
11. Responsibility, owners are responsible for all guests and visitors to your apartment as well as for the conduct of anyone occupying your apartment in your absence. You must notify the Board in writing if anyone will be occupying your apartment in your absence. For emergency purposes a key to your apartment must be available to the Board.

Gardenia Terrace Condominiums, Inc.
PARKING RULES AND REGULATIONS

On this 16th day of March, 2015, these rules and regulations have been duly adopted by the Board of Directors of Gardenia Terrace Condominiums, Inc. (the "Association") to regulate common element parking within the Association. These rules and regulations have been adopted and approved pursuant to the authority granted to the Board of Directors of the Association by Chapter 718, *Florida Statutes*] of the Declaration of Condominium for Gardenia Terrace Condominiums, Inc. These parking rules and regulations of Gardenia Terrace Condominiums Inc. supersede all previously adopted rules and regulations concerning parking within Gardenia Terrace Condominiums, Inc.

1. GENERAL REGULATIONS:

1.1. It is the responsibility of each unit owner (and his or her tenant(s) or licensee(s)) to fully comply with these rules and regulations. Unit owners (and their tenants or licensee(s)) will be responsible to communicate and properly instruct all tenants, licensees, visitors, guests, family members, tradesmen, callers and others who may have legitimate reasons for access or cause to be on the property, regarding the operations and effect of these rules and regulations.

1.2. Unit owners who lease, license, or rent their units to others are ultimately responsible for the actions of said tenants. The unit owner must include in and attach to all leases (executed 30 days after the effective date of these rules and regulations), a copy of these rules and regulations. Any assignment made under this section to such tenants will only be effective during the term of the lease or license and must be renewed upon renewal or execution of a new lease or license. NO assignment will be effective until the unit owner files a confirmed copy of said lease or license with the Board or its Managing Agent. A violation of these rules and regulations by a tenant shall be deemed a default under the lease.

1.3. The Board shall be authorized, in the manner and to the extent permitted by law and the governing documents of the Association to enforce these rules and regulations, and may call upon the service of municipal law enforcement agencies to assist in achieving compliance or may use the services of qualified towing services to remove any vehicles which may be in violation.

2. PERMITTED PARKING: Parking of motor vehicles will be permitted on Association property only at the locations currently assigned to each owner. There is only one space allotted to each owner or tenant. Guest vehicles shall be allowed to park only in the parking spaces designated by the condo association and clearly marked "GUESTS."

2.1 Definition of a Guest Vehicle: A guest vehicle is a vehicle that is not owned by an owner, owner's relative or an entity controlled by the owner. Without approval by the Board of Directors, a guest vehicle may stay in the designated guest parking space for a

period not to exceed twenty three (23) hours within any 72 hour period. A guest vehicle may also stay in a designated parking space for up to 7 full days, within a 60 day period, but only when they register with a member of the board, state their intended length of stay, and receive signage issued by the board and clearly displayed on the front dashboard or hung from the interior mirror. Upon the sole discretion of the Board of Directors the guest period may be extended one time for an additional 7 day period.

2.2. Designated Parking Areas: Vehicles may be parked only on designated parking areas within the Association.

3. **PROHIBITED PARKING**: Parking of motor vehicles is prohibited in all other locations with the Association, including:

3.1. No Parking Areas: Parking is prohibited in all of the locations within the Association which are designated by signs or yellow street markings as "No Parking" for various safety reasons, including but not limited to fire lanes.

3.2. Access Areas: Parking is prohibited in front of walkways and private driveways, within thirty (30) feet of a stop sign, within twenty (20) feet of a crosswalk at an intersection, or within fifteen (15) feet of fire hydrants. Parked vehicles should not restrict access to driveways, streets, or pedestrian traffic.

3.3. Other Community Properties: No motor vehicles will be permitted to park or operate on greenspaces or sidewalks within the Association, except for emergency or maintenance vehicles. These restrictions apply to all motor vehicles including "off-highway" vehicles (as defined in Chapter 317, *Florida Statutes*).

3.4. Prohibited Vehicles: No commercial vehicle (including vans used for commercial use and vehicles displaying commercial signage), truck (as defined by the Florida Department of Highway Safety and Motor Vehicles and/or by common usage and practice, not including light pick-up trucks of three-quarter (3/4) ton capacity or less, less than twenty (20) feet in length, and used for non-commercial purposes), unlicensed or inoperable motor vehicle (which shall include, without limitation, any vehicle which would not pass applicable state inspection criteria), vehicles without current tags or registration, trailer, mobile home, camp truck, house trailer, recreational vehicle, boat or other similar vehicles, machinery or equipment of any kind or character (not including such equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any dwelling and any equipment and machinery as the Board of Directors may require in connection with the maintenance and operation of the Association) shall be kept upon any portion of the Association (except for bona fide emergencies).

4. **ENFORCEMENT PROCEDURES**:

4.1. The Board shall be responsible for enforcing these rules and regulations. In fulfilling its obligation to enforce these rules the Board may enlist the assistance of its managing agent and/or such other agents (such as a towing contractor). Unit owners or

residents who observe a violation or wish to lodge a complaint should contact a Board member or its Managing Agent, and make such complaint in writing. Any vehicle found to be parking in violation of these rules and regulations may be immediately towed from the property at the expense of its owner and without prior warning.

4.2. Towing violations: Without limiting the generality of Section 4.1 of these rules and regulations the following violations will result in immediate towing without warning.

1. Vehicles threatening the safety of the Association residents, including but not limited to parking in designated fire lanes.
2. Vehicles blocking or improperly impeding access to any portion of the general common elements.
3. Prohibited vehicles which shall include commercial vehicles, inoperable or unlicensed vehicles and covered vehicles.
4. No unit owner nor any guest of a unit owner may park in the common area directly in front of another unit owner's parking space.

4.3. The Board may fine a violator of these rules and regulations up to \$100.00 for each violation. The Board may fine a violator of these rules and regulations up to \$100.00 per day for each continuing violation, up to a maximum of \$1,000.00 per violation, pursuant to authority set forth in §718.303(3), *Florida Statutes*. Collection of fines may be enforced against the responsible unit owner. In addition to any other remedies provided by the Association's governing documents and/or applicable law, in the event of a failure by a unit owner to pay any fine assessed within thirty (30) days of written notice of the fine having been given to a unit owner, the Association may initiate a lawsuit against the unit owner for failure to pay the fine. If a lawsuit is filed the Association may recover its costs and expenses, including reasonable attorney's fees incurred in connection with the initiation of such legal action.

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2330 NE 36th Street
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PET OWNERSHIP GUIDELINES

Gardenia Terrace Condominium, Inc. specifies that pets are prohibited unless approved by the Board of Directors. Board approval must be obtained in writing. The following guidelines will apply:

1. Only one pet approximately 25 lbs. or less at full growth will be permitted.
2. Pet owners are fully responsible for picking up after their pet.
3. Lighthouse Point Leash Law applies to all pets.
4. Excessive barking or aggressive behavior will not be tolerated.
5. Tethering your pet unattended on the property is not allowed.
6. No pitbull breeds will be allowed.
7. Violation of any guideline will result in loss of pet ownership privilege.

THE BOARD OF DIRECTORS