

ROCAILLE CONDOMINIUM ASSOCIATION, INC.  
APPROVED RULES & REGULATIONS  
AND OTHER PERTINENT INFORMATION FOR RESIDENTS  
Adopted: September 18, 2019

GENERAL

1. All terms used herein shall have the same meaning as they have in the Rocaille By-Laws and Declaration of Condominium except as otherwise specified. It should be noted that there are 24 units and owners in the Rocaille. They are all entitled to the same degree of courtesy and consideration. The common area furniture and facilities are jointly owned. Everyone has an equal interest in the maintenance of the premises as well as the enjoyment of its facilities.

2. No immoral, improper, offensive or unlawful use shall be made of the condominium property and any part thereof. All valid laws, zoning ordinances, and regulations, of all governmental bodies having justification thereof, shall be observed.

3. No pets are allowed in the Rocaille building. This rule applies to visitors, as well as tenants.

4. Radios, stereos, TVs, etc. shall be reduced in volume after 11:00 pm for the comfort and consideration of all residents. This does not mean that an occasional party cannot continue after 11:00 pm. Also, except for an occasional party, it is requested that persons who bring radios or music into the pool area use earphones,

5. Each apartment owner is required to file with the Association a list of names, addresses, and relationships, of their immediate family who, in the owner's absence, may occupy said apartment. Also, in the owner's absence, an apartment may not be loaned out to friends or other relatives not on the list for a total of more than 30 days each year. No two 30 day periods can run consecutively (as in December and January). This list will enable the Association to contact you in case of an emergency.

6. Rental of an apartment requires Board approval and cannot be for less than six (6) months nor more than one (1) year. Lease renewals also require Board approval. The maximum number of rental units is three (3).

7. Units may not be rented during the first two (2) years of ownership; Units may not be sold within the first year of ownership.

8. It is a legal requirement that a working set of keys to each apartment be placed in the office key safe. In the absence of such keys, in case of an emergency, the Association has the authority to call a locksmith at the owners expense or otherwise gain entrance by the most judicious method available,

9. All owners shall have an updated list of names and telephone numbers of individual to be notified in case of serious illness or death. This list should be kept current and maintained in our office files.

10. No smoking in hallways, stairwells, at pool area, on balconies, or other common areas.

11. Each owner or renter is required to carry their own Fire, Theft, Hazard, and Liability HO-6 Condominium Apartment Insurance covering their personal items within their unit (included but not limited to carpeting, appliances and wall coverings). The Association assumes no liability and provides no coverage for such items. Each owner or occupant agrees that the Association and its directors and the property management shall not be liable for any damage or loss to such property within the units. A copy of the HO-6 policy shall be given to the Association yearly and kept in the office files,. The policy must include the name and phone number of the agent in case of an emergency.

12. Any complaints, service requests, emergencies, or inquiries may be directed to **USA Management** at **(954) 964-7884** or **usaservices@gmail.com** .

13. Quarterly Maintenance Fees are due on the First (1<sup>st</sup>) of January, April, July, and October. A 5% late fee (currently \$60.40) of each delinquent installment will be imposed after the Fifteenth (15<sup>th</sup>) of the month per FL Statute 718.116 (3).

14. Violations of any of the Rocaille documents may result in the imposition of a fine up to \$100.00 for each violation pursuant to the procedures outlined in FL Statute 718.303 (3) (b).

## GARAGE

1. Parking is limited. Each owner is assigned one (1) space in the garage; the outside parking area is reserved for our guests and service personnel.

2. All vehicles shall be parked only in their assigned space, within the white lines, and only pulled-in forward (no backing into space).

3. No boats, utility trailers, campers, mobile homes, and/ or commercial vehicles are permitted in the garage or guest parking areas. All violators will be towed at the owner's expense.
4. The unloading and/or loading of passengers in front of the garage lobby door should be done so as to not block other cars from getting in or out. Cars should not be unattended either in front of the lobby door or behind other tenants' parked cars.
5. No repairs are to be done in the garage or guests spots.
6. Oil spills are the responsibility of the unit owner and must be cleaned up when they occur.
7. **ALL** cars must ENTER only from the WEST entrance and EXIT from the EAST.
8. Car washing is permitted on the north side of the building, and is limited to residents only, with the request that water be conserved where possible (no running hoses left idly on the ground, etc.)
9. Guest "Parking -Permits" will be issued to each unit by December 31, 2019. Each unit will receive t w o ( 2 ) BLUE "Guest" parking passes and o n e ( 1 ) GREEN "Construction/utility/worker" parking pass.
10. The pass must be placed on the rear view mirror with t h e number facing outward. It is the owner's or renter's responsibility to make sure that the pass is properly displayed and is returned to you when a pass user leaves. A \$25.00 replacement fee will be charged to reissue lost cards.
11. Any vehicle without a guest pass properly attached to t h e rear view mirror will be towed at the owner's expense. The towing company will be on call to tow cars without a properly displayed pass.
12. Do not bring shopping carts to the building from stores! After use of our shopping carts, please return to the cart garage storage area near the Elevator Control Room.

### POOL , GROUNDS, & COVERED PATIO

1. Pool rules are posted on each gate entrance into the pool area and inside the pool area. Pool rules must be followed at all times.
2. Children under 12 must be supervised by an adult at all times.

3. Service persons are hired to take care of the pool and grounds. This work should be left to those who have been specifically assigned to perform certain functions, such as turning on the water to fill the pool, etc. Please do not take this upon yourself unless authorized to do so by a Board member. The meter and valves located around the building should not be touched by others as they may interfere with the proper functioning of the pool, pool heater, air conditioning for the whole building, etc.
4. Sunbathers must cover the lounges and chairs with towels before sitting or lying down. Suntan lotions and perspiration quickly ruin the plastic straps.
5. Everyone must shower before entering the pool. Sunscreen lotion will damage the pool tiles.
6. Swimmers are to return to their apartments via the pool area Fire Exit Door. Your lobby key opens that door. **NO WET BATHING SUITS OR BARE FEET ARE ALLOWED IN THE LOBBY OR ELEVATOR.**
7. No glass or breakable items are allowed in the pool area or in the pool.
8. No smoking in the pool area
9. No loud music in the pool area
10. No clothing, towels or floats should be left behind on the fences or in the pool area. Everything left behind will be disposed of.
11. No eating or food in the pool or on the pool deck.
12. Put lounge chairs or deck chairs where you found them. If you move them, they must be put back to their original spot.
13. Do not cut any bushes, palm trees or plantings on the property
14. The outside covered patio is intended for the use and enjoyment of all of the owners and renters of Rocaille. It is not the purpose of the rules and regulations to impose unnecessary restrictions and limitations, but to assure all owners and renters an equal opportunity to enjoy its use. Whenever any owner wishes to use the area for a private social event, they should email the Board at **rocaille1965@hotmail.com** three (3) days in advance giving the date and time of the party and approximate number of guests expected. Those using the area are responsible for any damages. All trash must be removed; and, the area and furniture must be cleaned. All social functions should end by 11 pm.
15. Cushions for patio furniture must be put back into the patio box after use.

## FIRE STAIRWAYS, BALCONIES, AND TOWER

1. The law requires that the lights must be on at all times in the fire stairways. Lawn furniture, bikes, plants, drying racks and any other items should not be put in the stairwells, balconies or tower.
2. No clothing or towels are allowed on the balconies or balcony rails.
3. All doors onto the balconies must be closed and locked at all times, unless a delivery is being made. If doors do not lock or close properly, call **USA Management** at **(954) 964-7884**.
4. In accordance with the Fire Department regulations, each unit is required to have one or two smoke alarms.
5. Do not tamper with any smoke detector or alarm. They are checked yearly and the owner is responsible if damaged or tampered with. As of August 2019, all are in working order.
6. No smoking on the balconies.
7. No fire doors or entry doors may be propped open (by rocks, wood, etc.).
8. No flammable, combustible, or explosive fluid material or chemical substance - with the exception of household items - may be kept in any apartment or in fire stairways.

## BUILDING ENTRY

1. The Garage entry ADA lobby door is for residents and guests only as well as for FedEx, UPS, and USPS deliveries.
2. The key entry under the call box must be used to activate the ADA Door (which will then open automatically).
3. DO NOT hold the lobby door open under any circumstances; reactivate with key or push button if necessary.
4. No furniture, appliance or construction materials are allowed through the ADA door lobby entrance.
5. The South double -door lobby entrance is for furniture, move-ins and move-outs, and construction or appliance deliveries. Your MEDECO key opens this door.

## SECURITY

1. It is requested, for the security of all, that anyone entering or leaving the building ensure that the doors are locked behind them. The security system will provide us with security only if we utilize it; thus the doors shall remain closed at all times.
2. MEDECO keys are to be carefully guarded and are the responsibility of the owner. They are NOT to be casually given or lent out to others. In the case of loss or other infractions of this regulation - which threatens the security of us all - the Board will be forced (a.) to change the locks and keys for the whole building and (b.) to bill the person responsible for the breach. Adequate provision for entry, by those without keys, is provided through our security phone system.
3. MEDECO keys are only available through the board. Each unit has 2 keys. Replacement cost for the MEDECO key is \$75.00 .
4. Due to Fire laws, the east fire exit door ( s t r e e t e n d ) does not have a key hole for entry. The west fire exit door ( p o o l e n d ) uses the same MEDECO key as the lobby doors.
5. All security and entrance doors shall be locked at all times. The balcony doors at the end of each floor shall be locked at all times and the exit through these doors may be used only when necessary. This is for the continued safety of yourself and your neighbors from unlawful intrusion. All hallway balcony doors are keyed the same.

## LAUNDRY

1. Laundry room rules are posted on each floor and must be followed.
2. Laundry room hours are 8:00 a.m. to 9:00 p.m. The last load may be placed into the washer no later than 7:30 pm.
3. Washers and dryers are for clothes only. All large items like carpets, comforters, etc. must be taken to a laundromat.
4. Do not use powder detergent in washer.
5. Washers and dryers are prohibited in units.

## ELEVATOR

1. DO NOT HOLD the elevator door open under any circumstance.

2. The moving in or out of furniture, appliances, and other large deliveries, requires a 72 hour notice if using the elevator. A \$500.00 deposit is required so the elevator walls and floor can be protected.
3. The \$500.00 deposit will be refunded if no damage occurs.
4. Only items measuring 33" wide x 80" high or less are allowed in the elevator. All other large items must be taken up by stairway.
5. Effective November 1, 2019, a \$100 non-refundable move-in/move-out fee will be collected to help offset elevator costs.
6. Owners, or their representative, must be present and stay with any delivery person when elevator is used.

### TRASH, BOXES, RECYCLING, YARD WASTE

1. Rubbish must be secured in a commercial 13 gal. or smaller trash bag before putting down the chute. Rubbish is not allowed in a CVS, Public, etc. plastic bag. If you use them, they must be put into a 13 gallon or smaller trash bag, with a tie or string-closure, before being thrown down the chute.
2. Never throw boxes down the chute as they tend to block the way, creating severe problems as well as a fire hazard.
3. Cardboard boxes must be broken down and cut to fit into the dumpster. DO NOT put cardboard boxes into the blue recycle bins or into the dumpster until they are broken down.
4. Yard waste goes into the dumpster ONLY.
5. Newspapers and other paper go into the smaller BLUE recycle bin labeled: "NEWSPAPERS AND PAPER ONLY".
6. All other recyclable materials go into any of the larger BLUE recycle containers.
7. Pizza boxes or other food containers containing food debris are not to go into the blue recycle bins. They must be put into a BAG and put into the dumpster.
8. Old appliances, old furniture, and construction debris are not allowed in the dumpster room. It is the owners' responsibility to store and dispose of their unwanted goods. The first Friday of each month is bulk trash pickup. Look in the LBTS newsletter for pick up dates.
9. Tuna, salmon and other odorous cans should be rinsed out before being placed into a trash bag (see #1) for disposal in the dumpster.

## GUESTS

1. In the absence of the principal occupants, only family members of record with the association may occupy the unit. Individuals who are not members of the immediate family may occupy the unit for a period of time not to exceed thirty (30) days in any 12-month period. The owners shall provide the association with advance written notice of any occupancy during a period in which the owners are absent from the unit, identifying the occupant as either a member of the immediate family as evidenced in the unit file or as a guest. Failure to provide advance written notice shall be the basis for the association to deny access or forcibly removing an unapproved party. The Association shall be empowered to act in the stead of the owners for the eviction of such parties. Any and all attorney fees or costs associated with such removal shall be deemed to be a special assessment against the unit, recoverable in the same manner as an assessment, as elsewhere provided under the declaration. Upon their arrival, visitors must leave a note in the office mail slot on the second floor identifying themselves and the license number of their automobile. Renters are not allowed guests during their absence!
2. Guests must park in guest parking only and display the unit owner's parking guest pass on the rear view mirror.

## BIKE RACK

1. A bike rack has been installed next to the pump room. Limit of 2 bikes per unit. Please notify the Board if you plan to get a bike. All bicycles must have their owners' name on them or they will be given to charity. If there are too many bicycles for the bike rack, WITH BOARD APPROVAL, the excess bicycles may be stored in the appropriate storage room.

## STORAGE ROOM

1. Each locker owner is responsible for their belongings and should have their locker padlocked. This is not a common storage area, so please confine your possessions to your locker area only. Please shut off light in storage room as you leave.

## CONSTRUCTION

1. Any remodeling, plumbing, or electrical work must be done by a Licensed contractor and must be "Permitted". Their certificate of insurance must be emailed to **USA Management** at **usaservices@gmail.com**
2. All remodeling must be approved by the Board before any work begins.



## NOTES