

EAST SHORE CONDOMINIUM ASSOCIATION

3000 N OCEAN BLVD
FT LAUDERDALE FL 33308-7325

Summary of the Rules and Regulations As of October 31st, 2004

(PLEASE KEEP THIS HANDY AND USE IT)

DOC = Declaration of Condominium

Common areas general	DOC 12.8 Pg. 13	All residents are expected to leave the Laundry Rooms, Hallways, Pool Area and Stairways clean after use, as well not to leave or install any unattended item in these areas.
Common areas children	DOC 12.8 Pg. 13	Must be accompanied by an adult. Use the pool at your own risk. No lifeguard on duty.
Common areas damages	DOC 12.8 Pg. 13	The Association at the expense of the negligent Unit Owner will repair damage caused by an owner or his tenant to the common areas.
Common areas doors	DOC 12.8 Pg. 13	All common area doors are to be closed at all the times, except the double door near by the elevator. In the case of a fire they close automatically.
Construction / repairs hours	DOC 7.1 Pg. 4	Monday to Friday: 9:00 a.m. ~ 6:00 p.m. Saturdays: 10:00 a.m. ~ 2:00 p.m. Sundays and Holidays: no work is permitted.
Dumpster	DOC 12.8 Pg. 13	The dumpster box is intended for normal household garbage disposal only. Construction debris, disposal of old furniture and/or old appliances that do not fit in the dumpster box must be removed out of the premises by and at owner's expenses.
Laundry hours	DOC 12.8 Pg. 13	The machines are token operated. On each room there is a sign with indication where they are available. Monday to Friday: 7:00 a.m. ~ 11:00 p.m. Sat., Sundays and Holidays: 9:00 a.m.~11:00 p.m. Lights must be turned off when you exit the laundry. Please note that by 11:00 p.m. the room must be closed. So, do not start a new load after 9:30 p.m.
Leasing	DOC 13.2 Pg. 14	No leasing are allowed for one year after change of ownership of the unit. (Amended DOC) All leasing Requires approval from the Board of Directors.
Maintenance Payments	DOC 12.8 Pg. 13	Payments must be received on or before the 10 th of the month. Late fee is applied on the 11 th day and a lien is filled after two missing payments.

Noise	DOC 12.3 Pg. 12	Excessive loud noise after 11 P.M. is defined as a nuisance.
Parking - Guest	DOC 6.2 Pg. 4	All guests and maintenance or service personnel must have an "Official Guest Pass" on the dashboard of their vehicle where it can be seen or they risk being towed. Please inform your guests so we can avoid towing and costly expenses for your guest.
Parking - Residents	DOC 6.2 Pg. 4	There is only one assigned parking space for each unit. If you have more than one car, you must find additional parking other than Guest parking. The "Guest Parking" is strictly for guests only. If you use it, your risk is having your vehicle towed at the vehicle owner's expense. If there is an unwanted vehicle parked in your assigned parking space, and you want it removed, contact the Management Company.
Parking - Restrictions	DOC 6.2 Pg. 4	No trucks, motorcycles, trailers, camper type vehicle or other commercial vehicle shall be parked in any parking space, except for the purpose as may be necessary to effectuate deliveries. No vehicle leaking oil is permitted in any parking space.
Pets	DOC12.10 Pg. 13	Dogs are not allowed. (Amended DOC)
Signs	DOC 12.6 Pg. 13	No "For Rent", "For Sale" or other display or advertising shall be maintained on any part of the Common Areas.
Smoking	DOC 12.8 Pg. 13	There is no smoking in any of the indoor areas of East Shore.
Suggestions or complains	DOC 12.8 Pg. 13	Must be in writing to attention of the Management Company (USA Services).
TV antenna or dish	DOC 12.12 Pg. 14	No antennas or TV dishes are permitted on the building, unless approved by the Board of Directors, prior of the installation.
Waterbeds	DOC 12.8 Pg. 13	It is permitted under the following conditions: <ol style="list-style-type: none"> 1) each waterbed must have a liner to contain leaks; 2) in the event of a leak, the user shall be responsible for all damages that may occur to their unit, their neighbors unit and the common area; 3) The user shall register the waterbed with the Association prior to installation and pay a one-time fee of \$100.00 to cover the cost of water and the administration of this rule. 4) Adjustment on the liability insurance policy.