

**ROCAILLE CONDO ASSOCIATION INC.  
SUMMARY OF RULES AND REGULATIONS**

1. **GENERAL** - 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 Rocaille. They are all entitled to the same degree of courtesy and consideration. The common area furniture and facilities are jointly owned. Everyone has a proprietary interest in the maintenance and of the premises as well as the enjoyment of its facilities.
2. **LAWFUL USE** - No immoral, improper, offensive or unlawful use shall be made of the condominium property or any part thereof. All valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.
3. **SECURITY**- All security and entrance doors shall be locked at all times. The 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.
4. **GARBAGE**- Rubbish must be secured in plastic bags and deposited in the chute located across from the elevator on each floor. Bottles and newspapers are to be brought to the garage and deposited in the appropriate recycle bin located outside of the pump room. Plastic bags must be removed and placed in the barrel next to the recycle bins. No rubbish or empty cartons are to be left in the garage area or chute areas. Old appliances, furniture, construction debris and boxes are not to be placed in corridors or in the storeroom areas on each floor. It is the owner's responsibility to dispose of their unwanted goods.
5. **LAUNDRY ROOM**- hours for the laundry room use are from 8:00AM to 9:00PM daily.
6. **PETS** - Pets are not permitted on the premises by owners or by guests.
7. **EXCESSIVE NOISE**- The use of television, radios, stereo equipment and musical instruments shall not be a disturbance to your neighbors or to people at poolside.

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BY-LAWS AND REGULATIONS
8. **POOL AREA** - No glass, breakable items, playpens, rafts, floating objects is allowed in the pool. Children under 12 years of age are not allowed in the pool unless supervised by a parent or an adult. Towels must be placed on chairs and lounges. Complete pool rules are posted at poolside.
  9. **LIGHTS** - Turn off all lights after leaving laundry room, mail room, rest room and storage areas as well as when using outdoor social facility.
  10. **GUESTS** - In the absence of 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 slot on the second floor identifying themselves and the license number of their automobile. Renters are not allowed guests during their absence!
  11. **SOCIAL FACILITY**- The outside social facility is intended for the use and enjoyment of all 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, they should leave a note in the office at least 3 days in advance giving the date and time of their party and the approximate numbers of guests expected. Those using the area are responsible for any damages. They also will leave area and utensils clean. All social functions should end at 10PM.
  12. **EMERGENCIES/ILLNESS/DEATH** – All owners should have an updated list of names and telephone numbers of individuals to be notified in case of serious illness or death. The list should be kept current and maintained in our office files.



13. COMPLAINTS, SERVICE REQUESTS - Any complaints, service request or inquiries may be directed in writing to the office or calling any of the directors. If it is an emergency and you cannot get in touch with a director, call the property manager at (954) 743-4609. The manager will be available every Thursday evening at 8 PM.
14. PERSONAL PROPERTY INSURANCE - Each owner or renter should provide their own fire, theft, hazard, and liability insurance covering their personal property 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 manager shall not be liable to or for any damage or loss of such property on the units.
15. FIRE CODES - No inflammable, combustible or explosive fluid, material or chemical substance, with the exception of household items, may be kept in any apartment
16. GUIDELINES - For owners who vacate their apartments for extended periods of time. Close shutters if applicable, turn off all water valves, ensure that A/C hoses are not brittle and ready to break, check water heater for leaks, set air conditioner at the AWAY level to eliminate mildew, turn off ice maker if applicable, adjust refrigerator temperature at low settings or empty the refrigerator completely, remove the plug from the receptacle and keep the door(s) ajar by placing a plastic or some mechanism to keep the door ajar.  
Make arrangements for someone to inspect your apartment and utility closet on a regular basis until you return.  
These guidelines are highly recommended to avoid catastrophes such as flooding that usually damages other apartments as well as yours and entails unnecessary expense due in part to negligence.
17. PARKING AREAS - No boats, utility trailers, campers, mobile homes, motorcycles and/or commercial vehicles are permitted in the garage parking area. **All violators will be towed at owner expense!** Use your assigned parking space in the garage.
18. MAINTENANCE FEE - All quarterly fees (\$640) are payable on the first of January, first of April, first of ~~August~~ <sup>July</sup>, and first of October. You have 15 days of grace, however, after the fifteenth, a late fee of \$25.00 will be imposed with a daily interest of 10% (\$.18 daily) until the maintenance fee is paid. For those who send their maintenance fee by mail, the judgement as to whether the fee is paid on time will be the postmark on the envelope.

2024  
\$1,840.00/qtr.