ATLANTIC SHORES CONDOMINIUM ASSOCIATION
Revised: 10/12/19

OBLIGATION OF UNIT OWNERS - RULES & REGULATIONS

All unit owners, in addition to all other obligations, duties, rights and limitations imposed upon them by this declaration, the By-laws of the Association and Condominium Act, shall be subject to unit owners, their families, guests, invitees and tenants:

No unit shall be used for any purpose than as and for a single family residence or dwelling. NO UNIT SHALL BE BOUGHT FOR INVESTMENT PURPOSES

(a) All unit owners shall keep and maintain their respective units in good condition and repair, and shall promptly pay for all utilities which are separately metered to the unit. It is strongly recommended that air conditioners and water heaters be serviced/inspected yearly to ensure correct operation to help eliminate any water issues. Unit owners are responsible for any damage caused to other units from issues encountered with their air conditioners or water heaters. It is recommended that each unit owner have their own insurance to provide coverage for these types of issues in case they occur.

(b) No unit owner shall cause any signs of' any nature whatsoever to be posted or affixed to any of the common elements, except for nameplates which shall be uniform in size and design and approved by the Board of Directors.

(c) No child under the age of sixteen (16) years shall be permitted to occupy or reside in a unit except on a temporary visitation basis as otherwise provided for herein.

(d) No one (1) bedroom unit shall be permanently occupied by more than three (3) individuals, and no two (2) bedroom unit shall be permanently occupied at any time by more than four (4) individuals, except on a temporary basis as otherwise provided herein.

(e) Unit owners, or their tenants, shall be permitted to have visitor occupants of any age for up to three (3) weeks in any six (6) month period, or a maximum of six (6) weeks in any twelve (12) month period, provided that at no time shall any one (1) bedroom unit be occupied by more than five (5) individuals, or any two (2) bedroom unit by more than six (6) individuals. Unit owners shall be permitted to have visitor occupants stay a maximum of four (4) days at no fee; any period beyond four (4) days, a fee of $50.00 will be imposed.

(f) Unit owners shall not keep or permit to be kept in or on the condominium property any pet, except fish, such as goldfish or tropical varieties, birds of the type which are commonly kept as pets, (ie: Parakeets), no dogs or cats of any kind are permitted, A fine of $25.00 per day will be imposed after 7 days notification. Owners are responsible for guests or renters following Association By-laws. Owners must provide the proper documentation for any therapy animal with NO exceptions.

(g) Unit owners, their families, guests, invitees, or lessees shall in no way deface or make any alteration, repair or replacement, or change, in or to the common elements, and shall be liable for damages therefore.

(I) All common hallways, balconies and passages shall be kept free for their intended use by the unit owners in common and shall in no event be used as storage areas by the individual unit owners, either on a temporary or permanent basis. A $50.00 fine will be imposed. Porches should be limited to table and chairs.

(j) No clothing, bedding, towels or other similar items, shall be dried or aired in any outdoor area, nor shall any such items be hung over or on balconies or fences.

(k) All garbage or trash shall be placed in the disposal installations provided for such purposes by the Association, Garbage should be tied in bags and all large cartons should be cut up. A $50.00 fine for misuse of storage areas,

(1) All occupants of units shall exercise extreme care about making noise, or the use of musical instruments, radios, televisions and amplifiers that may tend to disturb other occupants. Pool parties and Social Gatherings. No more than twenty (20) guests at poolside. (This would affect our Liability Policy.) see attached flyer

(m) No occupant shall play upon, or suffer to be played upon, any musical instrument, or permitted to operate a phonograph or radio loud speaker in such occupant's unit between the hours of 11 P.M. to the following 9:00 A.M. If the same disturbs or annoys other occupants of the building. In no event shall either vocal or instrumental music be practiced for more than two (2) hours in any day or between the hours of 6:00 P.M. and the following 9:00 A.M. Nor shall an occupant commit or permit any nuisance, immoral or illegal act in his unit or in the common elements.

(n) All unit owners and/or occupants shall conform to and abide by the By-Laws and the Rules and Regulations as regards the use of the respective units and the common elements, and further agree to abide by such additional rules and regulations as may be adopted in writing from time to time by the Board of Directors of the Association.

(o) LEASING/SALE OF UNITS

Rentals once only per calendar year, but not less than thirty (30) days and not to exceed 1 year (our year beginning – January – ending December). A new owner cannot rent the unit out until 2 two years after owning it. Multiple rentals per year are NOT allowed.

All renters must be screened by the unit owner and if requested, this information must be provided to the board. No renters with poor credit, criminal backgrounds, bankruptcy or eviction.

All renters that would like to renew rental opportunities must be re-approved by the board with no fee.

Renters must be 55 years of age, or older, and have no children or pets of any kind. Therapy dogs require documentation with NO exceptions.

When renting a unit, unit owners are responsible for all monthly HOA fees.

Other than the foregoing, the owners of the respective units shall have the right to lease same provided that all such leases are made subject to the By-Laws, and Condominium Act and provide further that the name, age, number of persons, and address of the proposed tenant, and tenant's family are furnished to the Association's Board of Directors, together with a copy of the proposed lease agreement.

The Association may contact a Credit Agency who will have the prospective buyer/lessee fill out a form to check their credit references/criminal record, etc. for a fee. This fee is then charged to the buyer or lessee.

In the event of a new lease of a unit a $125 fee, and $125 screening application and fee can be completed on the https://www.myusaservices.com website.

(p) Before a sale of any Condo is made in this complex, the owner shall acquaint the prospective buyer with the Rules and Regulations of the Association. A copy of the rules and regulations must be signed and returned to the Association. Also the prospective buyer must fill out the Application, be Screened and approved by the Board. THIS IS IMPORTANT WITH NO EXCEPTIONS.

In the event of a sale of a unit, the following fees will be required:

- $125 Board processing fee payable from the seller
- $125 screening fee and $75 Board processing fee payable from the buyer

Payments will be submitted to USA Management when applying online using their website

- https://www.myusaservices.com

Please contact Paul Shapiro at 954-802-8693 or usaservices@gmail.com with any additional questions.

(q) MAINTENANCE PAYMENTS

Our bookkeeping service was told to proceed as follows with regard to any owner who gets behind in his prepared monthly maintenance payments or overdue assessment payments. A late charge of $25,00 will be applied to all property owners if payment is not received by the 15 of the month and every month thereafter. This statement is to be mailed to the owner and also turned over to an attorney, designated by your Board of Directors for collection. Also, if this is ignored, the Association has the power to put a lien on unpaid assessments of any unit owner's property, plus attorney fees.

(r) Screens on your porches are the property owner's responsibility and the Board feels it is each individual owner's duty to keep these clean and in good repair. At the Boards discretion, if a property owner does not keep screens and doors properly repaired, owner will be notified that the Board will hire someone to correct the problem and the owner will be billed.

(s) If there is anything you would like to see done or changed in or around the building or grounds, or if you have any criticism on the way in which the Board is conducting the affairs of this Association, we ask that you put it in writing, sign your name and put it in the Suggestion Box. Unsigned suggestions will not be considered.

(t) If you have any criticism for any of the services that we hire, we wish you would make your complaint addressed to the Board of Directors, instead of directly to the individual. This includes the pool men, lawn services, elevator company and the maintenance crew. These people work for all of us, but they are responsible to your elected Board of Directors. You cannot expect them to work for 36 separate bosses,

(u) It is very important that unit owners notify the Board of Directors, in writing or telephone that someone is to use your Condo. when you are away. This way we can be sure that they are people known to all in the building. This is for your protection IT IS IMPORTANT THAT THE ABOVE REQUIREMENTS BE DONE BY ALL.

I verify that I have completely read, understand and will abide by all of the above rules and regulations.

Signed: _____ Date: _____

Board member witness: _____