

**RULES AND REGULATIONS
OF
WATERFORD POINT
CONDOMINIUM ASSOCIATION,
INC.
801 SOUTH FEDERAL HIGHWAY
POMPANO BEACH, FL 33062**

REVISED – February 8, 2011

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RULES AND REGULATIONS OF WATERFORD POINT CONDOMINIUM APARTMENTS, INC.

1. **PETS:** **PETS ARE NOT PERMITTED.** Your guests are not permitted to bring pets onto the property. We do permit small birds or fish.
2. **TRASH:** All trash, glass and anything other than that, which cannot be disposed of in your garbage disposal, **MUST BE PLACED IN PLASTIC BAGS, SECURELY FASTENED**, and placed into the trash chutes provided on each floor. Newspapers should be placed in the separate container found in each first floor trash room. All large cartons, etc. must be taken to a dumpster room located on the ground floor and should not be placed in the trash chute area. Moving cartons must be removed by the mover.
3. **REPAIRS:** No major repairs, other than emergency repairs, are to be made before 9:00 A.M. or after 7:00 P.M. Monday through Saturday. No major repairs are to be made on Sunday.

If there are any major repairs or remodeling of any kind, you must first obtain the proper permits from the city of Pompano Beach and use only licensed and insured contractors.

In the event you need assistance with emergency repairs, WHICH ARE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION, contact the Management Office at (954) 495-9721 between the hours of 8:00 A.M. and 4:00 P.M. AT ALL OTHER TIMES CONTACT ONE OF THE BOARD MEMBERS FOR ASSISTANCE.

DO NOT PERMIT WORKMEN TO ENTER OUR FRONT LOBBY. All workmen must use either the East or West elevators **ONLY**.

It is the responsibility of the owner to make sure that workmen remove all trash and debris from our premises. They cannot use our dumpsters to dispose of these items. If the workmen fail to leave the catwalks, elevator or other areas in a clean condition, the resident will be responsible for **ANY DAMAGE AND/OR CLEANING OF THE AREAS DAMAGED OR LEFT IN AN UNCLEAN CONDITION.**

4. **KEYS:** Medco keys **shall not be** furnished to anyone who does not occupy the unit. Keys, if lost, may be replaced at a cost of \$50.00. Contact the Manager's office at 954-495-9721 for replacement keys.

Unit keys **MUST BE PROVIDED TO OUR MAINTENANCE OFFICE** to be used in the event of any emergency. If keys to the unit are not available, it may be necessary to break a window or door to gain entry to the unit; and **the resident will be responsible** for the replacement of the same. The key is also used to provide you with free pest control service quarterly.

5. **AUTOMOBILES, OTHER VEHICLES AND PARKING:** One parking space is assigned to each unit. You are permitted two vehicles for two people, and no more. If you have two vehicles, one of them must be parked in a guest spot. There is no third vehicle option for anyone owning or renting at Waterford Point. **VIOLATION** of this rule will result in the towing of one of the illegally parked vehicles. Covered vehicles are permitted **only** in the owner's space.

ALL VEHICLES MUST BE PARKED FRONT IN FIRST. IF YOU BACK INTO THE SPACE, YOUR VEHICLE WILL BE TOWED AND YOU WILL BE RESPONSIBLE FOR THE TOWING FEE. ADVISE YOUR GUESTS OF THIS RULE.

DO NOT PARK in any area of the grounds including those designated for service trucks only (from 8:00 A.M. to 5:00 P.M. Monday through Saturday). You **may** park in the service area from 5:00 P.M. to 8:00 A.M. Monday through Saturday and all day Sunday.

DO NOT PARK IN THE FIRE LANES AT ANY TIME.

DO NOT PARK in the Manager's designated spot between the hours of 7:30 A.M. to 4:00 P.M. Monday thru Friday.

DO NOT PARK in the car wash area from 7:00 A.M. to 7:00 P.M. Monday - Friday. Your car must be attended while parking in the car wash area during these hours. You **may** park in the car wash area from 7:00 P.M. to 7:00 A.M.

DO NOT PARK in the area designated for marked police cars. Marked police cars are permitted to park there from 7:00 P.M. to 7:00 A.M. only.

DO NOT PARK FOR LONGER THAN 10 MINUTES UNDER THE LOBBY CANOPY.

The following vehicles are not permitted to park on our premises overnight:

LARGE TRUCKS (in excess of ½ ton) manufactured, designed, marketed or used for transporting goods of any nature, and includes but not limited to step vans, of any weight or size, over sized pick-up type vehicles, flatbeds or vehicles of that type of the size/weight which are manufactured, designed, marketed or used for storage, placement of transportation of goods, tools or any other type of objects.

VANS - all vehicles that do not have windows all the way around, have no back seat, and are not used for family transportation.

COMMERCIAL VEHICLES: all vehicles of every kind whatsoever which from the exterior of the vehicle shows or tends to show any commercial markings, signs displays, or otherwise indicates a commercial use, such as containing goods, equipment, or tools which are visible from the outside of the vehicle.

MOTORCYCLES: NO MOTORCYCLES will be allowed to park in either the designated owners spots or Guest Spots.

OTHER: Mobile homes, recreational vehicles, limousines, boats and trailers, and any vehicle measuring more than 6 ½ feet x 20 feet.

No vehicle is to have a “For Sale” sign affixed to it while on the premises.

VEHICLES PARKED IN VIOLATION IN ANY OF THESE RULES WILL BE TOWED.

6. **POOL:** The rules for the use of the pool are as follows: Pool hours are from 9:00 A.M. to 10:00 P.M. You must shower before entering the pool. No running, diving and no rafts are permitted. Only radios with earphones are permitted. Swim at your own risk. Florida Law prohibits food in the pool area. All beverages must be in plastic containers. Children under the age of fifteen (15) are not permitted in the pool or pool area unless accompanied by an adult at all times.
7. **CAR WASHING:** We have an area as you leave the parking lot for washing your car. Please leave this area clean. **NOTE: NO OUTSIDE COMMERCIAL CAR WASHERS ARE PERMITTED TO USE OUR FACILITIES TO WASH OR WAX OWNER’S CARS.**
8. **MAINTENANCE FEES:** Maintenance fees are due quarterly on January 1, April 1, July 1, and October 1. There is a \$15.00 late charge for payments not received by the 30th day of the first month of the quarter. Once you close on the property we will require a copy of the “Warranty Deed” so your coupon book can be sent to you.
9. **RENTING OR LEASING OF UNITS:** The Board of Directors must approve all rental and sales of units. If you intend to rent or sell your unit you must contact the management office to obtain the necessary application forms to be completed by the prospective buyer or renter. The person(s) must each pay a transfer fee of \$100.00 and be interviewed in order to be approved to rent or purchase a unit. No interviews will be scheduled until all requirements are met.

Remember, if you lease, you may only lease once a year in any given 12-month period. The lease can be no less than three months and no more than one year. Absolutely no subleasing is permitted. You must notify the management office of the renewal of the lease every year so that it may be approved in order to comply with our documents.

It is also recommended that you notify your landlord 1 month in advance of your desire to renew your lease.

10. **OCCUPANCY OF UNIT BY ANYONE OTHER THAN AN OWNER OR RENTER:** Anyone occupying a unit on a permanent basis who is not an owner or a renter must meet all requirements of our documents which require that they complete the application forms, be interviewed, and pay the transfer fee of \$100.00. **ANYONE OCCUPYING A UNIT WHEN THE OWNER IS NOT IN THE RESIDENCE, AND OCCUPANT IS NOT A RENTER, MAY ONLY RESIDE IN THE UNIT FOR A PERIOD NOT TO EXCEED THREE WEEKS. THE OWNER MUST ADVISE THE BOARD IN WRITING OF THE DATES THE UNIT WILL BE OCCUPIED, THE NUMBER OF OCCUPANTS, THEIR NAMES, AND THE DATE THEY WILL VACATE THE UNIT.**

11. **GUESTS:** Residents are responsible for their guests' actions. Therefore, be sure you advise them of our rules and regulations.
12. **MOVING IN OR OUT:** Please notify the Manager at 954-495-9721, a day or two prior to you moving in or out of the building so the elevators may be padded. Also advise him of your telephone number so that your name can be placed in the entry-guard system, on the directory at the front entrance, and in the mailroom.
You may move small items without notifying anyone.

You may only move in or out of the building between the hours of 8:00 A.M. and 5:00 P.M. Monday through Friday and between 8:00 A.M. and 12 Noon on Saturday. Absolutely no moving in or out on Sundays.

YOU ARE RESPONSIBLE FOR ANY DAMAGE INCURRED TO CONDOMINIUM PROPERTY WHEN MOVING IN OR OUT OR UPON THE DELIVERY OF FURNITURE AND/OR APPLIANCES.

13. **CHILDREN:** Children and/or adults are not permitted to play, ride bikes, skate, roller-blade, skate board, play ball or run in or on any of the common or limited common elements, including the elevators.
Children under the age of 15 are not permitted in the pool or pool area unless accompanied by an adult at all times. Children under the age of 18 are not permitted in the spa or clubhouse unless accompanied by an adult at all times.
14. **LAUNDRY AND STORAGE ROOMS:** You may use the laundry equipment between the hours of 7:00 A.M. and 11:00 P.M. Please be sure to clean the lint filter in the dryer and leave the laundry room clean by wiping up any spills.

The storage rooms are to be kept clean, free of litter and **LOCKED** at all times. **DO NOT PLACE ANYTHING OUTSIDE YOUR STORAGE LOCKER OR, PURSUANT TO THE FIRE LAWS, IT WILL BE REMOVED.**

Nothing is to be stored in your unit or in the storage bins that would create a fire hazard.

15. **BICYCLES:** You may store your bicycles in the storage room. However, they may not block any other unit owner's storage bin. Bicycles may not be stored in the stairwells or any other area.
16. **BOAT DOCKS:** In order to rent dock space you must contact the Board Member in charge of the docks. No alterations or additions are to be made to the docks or dock area without approval of the Board of Directors.

All major boat or engine repairs must be only on the boat and not on the dock or adjacent areas.

Fish may be cleaned only in the designated areas of the dock. These areas must be thoroughly cleaned after use. No bait or litter may be left on the docks, hoses and lines are to be left neat and orderly.

No dock space is to be rented without proof of ownership of the vessel by either the owner or renter. Such proof shall consist of the registration and/or title to the vessel. Proof of insurance in the amount of \$25,000.00 (to cover property damage) is also required.

Any dock space unoccupied by a boat for a period of 90 days, without proof of ownership of a vessel, will be relinquished and will be placed on the list of spaces available to rent.

Dockage will be billed on a quarterly basis, with no refunds if the dock space is relinquished prior to the end of the quarter.

If the dock rental or your maintenance is not paid within 60 days of the date it became due, the space will be relinquished and placed on the list of spaces available to rent, and the vessel will be towed.

The dock space rental is on a per foot basis. The Board of Governors sets the amount at the yearly budget meeting.

17. **SECURITY:** All residents should cooperate with regard to maintaining security. Report any suspicious person(s) or incident(s) to the police by dialing 911 immediately. You may dial 911 from the entry-guard system at the front lobby. Do not permit anyone who is not a resident of Waterford Point to enter the building. Insist they use the entry system at the front lobby door
18. **INSURANCE COVERAGE FOR YOUR UNIT:** We strongly urge you to obtain insurance coverage for your unit for your personal property and for liability. You are responsible for windows, doors and screens, which must be kept clean and in good repair at all times.
19. **BOARD MEETINGS:** The Board of Governors meets the third Tuesday of every month. Notices of meetings are posted in the mailroom and by the east and west elevators at least 48 hours prior to the date of the meeting.
20. **OWNERS PARTICIPATION IN BOARD MEETINGS, COMMITTEE MEETINGS AND UNIT OWNER MEETINGS:** Pursuant to Section 61B-23-002 (15) of the Florida Administrative Code the board may adopt reasonable rules governing the frequency, duration and manner of unit owner statements at board meetings, committee meetings and unit owner meetings. The following rules will apply:
 1. Only the unit owner(s) of record will be permitted to speak for no more than three (3) minutes maximum with regard to any item on the Agenda.
 2. Any unit owner desiring to tape record or videotape meetings may do so. However, the following applies:
 - (a) Only equipment that does not produce distracting sound or light emissions may be used.
 - (b) All audio and video equipment must be assembled and placed in position in advance of the commencement of the meeting.

- (c) Anyone using audio or video equipment shall not be permitted to move about the meeting room in order to facilitate the recording.
 - (d) Any unit owner desiring to utilize any audio or video equipment must give advance notice to the board. (Read top of next page.)
3. Unit owners will be permitted to speak on any subject for a maximum of three (3) minutes at the end of the meeting.

21. **BALCONIES AND CATWALKS:** Nothing, especially cigarettes that can be blown back and cause a fire, is to be thrown from the balconies or catwalks.

Nothing shall be kept or suspended on or outside window ledges, walkways, catwalks, doors, balcony railings, stairways, or elevator alcove areas. Mats are not to be glued to the catwalk.

22. **GROCERY CARTS:** Carts are provided for your use and are located by the east and west elevators.

THESE CARTS MUST BE RETURNED TO THOSE AREAS. DO NOT LEAVE THEM ON THE CATWALK OR IN THE ELEVATORS FOR SOMEONE ELSE TO RETURN FOR YOU. BE CONSIDERATE OF YOUR NEIGHBORS.

NOTE: NO CARTS OF ANY KIND ARE TO BE TAKEN INTO OR THROUGH THE MAIN LOBBY.

23. **BARBECUING:** Pursuant to law, barbecuing is not permitted on the balconies. Grills for barbecuing are located in back of the clubhouse for your use. Please leave the area clean when you are finished.

24. **NOISE:** A Pompano Beach City Ordinance prohibits noise after 11:00 P.M. Keep your radios and television sets turned low and if you are having a party, keep the noise level down. Playing musical instruments loudly and for long periods of time is also prohibited.

25. **SPEED LIMIT:** Maintain a speed of no more than 10 miles per hour in our parking lot to prevent accidents.

26. **NOTICES, SIGNS, ETC.:** No signs, advertising, notices or other lettering other than the names of the owner or unit number on entry doors shall be exhibited, inscribed, painted or affixed to any part of the outside of the building.

27. **PACKAGES:** All packages will be left in the mailroom on the counter if you are expecting something. If you are unable to pick up your package arrange for a neighbor to do it for you.

28. **PLANTING:** No one is to plant or place any object on the common elements without prior approval of the Board of Governors. If anything is planted or placed on the common elements without board approval, the item or items will be removed immediately.

- 29. SATELLITE DISHES:** If you live on the west side of the building you may install a small satellite dish on your balcony. However, you may not install it on the balcony railing or anywhere outside of your balcony. And, the dish must be secured.
- 30. WATER:** Water should be turned off when you are away for an extended period of time.
- 31. MISCELLANEOUS:**
- a. Any resident may call attention to our rules and regulations when aware of anyone violating the same. Also, if you see anyone violating our rules, regulations or our documents, please notify a board member of the violation. The board cannot enforce our rules, regulations and documents if they are not aware of violation taking place.
 - b. The term Unit Owner shall include (1) a single person of record and his or her companion, (2) a husband and/or wife of record and (3) the children, parents, grandparents, grandchildren and their respective spouses of the Unit Owner.
 - c. Residents who desire to use the Clubhouse for private parties should contact the Management Office in writing, of the date, time, number of people and the purpose. A check made payable to Waterford Point Condominium Apartments in the sum of \$500.00 MUST accompany the written request. The \$500.00 (which is not deposited) will be returned if there is no loss or damage to the premises. However, should the premises not be left clean or, if loss or damage occurs, the check will be retained and the premises will be cleaned and any loss or damage repaired and the cost for this will be deducted from the \$500.00. If the loss or damage is more than \$500.00 the resident is responsible for the difference. Also, a \$50.00 check (non refundable) for excessive use of utilities is required.
 - d. **SOCIAL EVENTS:** Special events planned by the Condominium Association are open to all residents and their guests. Notice of upcoming social events will be posted in the lobby.

CONCLUSION

The rules and regulations herein are not intended as a replacement of the original documents of condominium, articles of Incorporation, By-laws and Amendments there-to, which remain in full force and effect.

The Board of Directors of the Association reserves the right to make additional Rules and Regulations and additions and deletions to those now given the Board in our original document.

The foregoing rules and regulations have been adopted by the –

**BOARD OF DIRECTORS
OF
WATERFORD POINT CONDOMINIUM APARTMENTS, INC.**

IMPORTANT TELEPHONE NUMBERS

EMERGENCY – MEDICAL SERVICE – FIRE – POLICE	911
NON-EMERGENCY POLICE	954-786-4200
CAMPBELL PROPERTY MANAGEMENT	954-427-8770
W.P. MAINTENANCE OFFICE – Joe Vito	954-495-9721
COMCAST CABLE	954-252-1937
INTERACT PRIVATE CABLE	954-975-9899

KEYS YOU SHOULD RECEIVE AT CLOSING

**2 MEDCO KEYS
1 STORAGE ROOM KEY
2 OR 3 MAIL BOX KEYS**

**WATERFORD POINT CONDOMINIUM
BOARD OF GOVERNORS 2011**

<u>NAME</u>	<u>TITLE</u>	<u>APT NO.</u>	<u>PHONE</u>
STAN MIKULSKI	PRESIDENT	911	954-785-3349
BURT DUBOIS	VICE PRESIDENT	608	954-941-1357
FRANCESCA CANNONE	SECRETARY	PH11	954-941-6854
MARIA FRITZ	ASST SECRETARY	PH12	954-943-2921
DAVID GILLICH	TREASURER	402	954-788-2546
RON MILLER	ASST TREASURER	602	954-786-3414
AL FURTADO	GOVERNOR	821	954-784-6012

JOE VITO – MANAGER’S OFFICE
PHONE - 954-495-9721 FAX 954-495-9764

COMMITTEES

- BUILDING - TODD TROUTMAN, AL FURTADO, STAN MIKULSKI
- DOCKS - STAN MIKULSKI, BURT DUBOIS, AL FURTADO
- PARKING - ALL BOARD MEMBERS
- INTERVIEWS - JAN KRAEMER, JANE FEHNER, MARIA FRITZ, SANDY TITLE, MARGE KILROY
- PIC - RON MILLER, BURT DUBOIS, FRANCESCA CANNONE

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**QUESTIONS RELATED TO MAINTENANCE FEES OR FINANCIAL MATTERS
CONTACT:**

CAMPBELL PROPERTY MANAGEMENT
TEL: 954-427-8770 FAX: 954-427-6692

QUESTIONS RELATED TO HAZARD OR FLOOD INSURANCE CONTACT:

ADVANCED INSURANCE UNDERWRITERS
TEL: 954-963-6666 FAX: 954-963-9776

Board Meetings are held in Clubhouse at 7:30 p.m. on 3rd Tuesday of each month.