

THE GREENS CONDOMINIUM APARTMENTS, INC.

8830 W Mc Nab RD., TAMARAC, FL 33321

I. General Purpose

These Rules and Regulations are adopted pursuant to the Declaration and Bylaws of The Greens Condominium Apartments, Inc., to ensure the safety, a clean, healthy environment, comfort, and well-being of all residents.

- RULES AND REGULATIONS -

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- A twenty-five percent (25%) down payment is required to purchase a unit.
- One of the primary resident/owners must be 55 yrs of age or older.
- Minimum 680 credit score required; a valid certification from a credit bureau is required with the application.
- New buyers using a mortgage must leave a security deposit equal to one (1) year of maintenance. It will be kept for two (2) years and returned to the owner if the owner is current with maintenance payments. This deposit is maintained in a non-interest-bearing account.
- People under the age of eighteen (18) years of age permitted to reside in our community.
- Copies of the following documents are required; Contract for Purchase, driver's license, social security card, passport/visa/permanent resident card, proof of income. All documentation must be legible, including but not limited to the application, if these are not readable, you will be notified, and documents re-submitted.
- The Interview Committee has thirty (30) days to approve or disapprove the applicant. No deed transaction will be accepted until an application has been filed and approved by The Interview Committee.
- Fees are required for the application, screening, issuance of estoppel and/or mortgage company questionnaire.
- Legally married couples are considered as one (1) applicant. If a married couple has different names, a copy of the marriage certificate is required.

- All occupants eighteen (18) years or older must be screened and a fee will be collected. Anyone portrayed as being a relative must provide evidence to the effects.
- Prior to moving in, a copy of the unit's front door key must be provided to the office, which is to be used in case of an emergency. Failure to do so, will result in the owner's responsibility for all costs and damages should it be necessary to break into the apartment.

Unit Use and Occupancy:

- Units must be used for residential purposes only.
- Business is not allowed.
- **RENTALS ARE NOT ALLOWED: Long or Short-term rentals or (Airbnb etc.) or commercial use NOT PERMITTED.**
- For Guests to stay longer than fourteen (14) days, the unit owner must provide the board with written notice ten (10) days in advance. The Board will consider the request, issue the necessary forms which are available in the office.

Occupancy Limits

The limit of people per unit is as follows:

- 1 bedroom – 2 persons maximum
- 2 bedrooms - 4 people maximum

Weapons

- **To possess, posting of owning or having, carrying, showing of weapons and/or ammunition of any kind, quality, size, caliber. It is not permitted in the community's common areas, including but not limited to Clubhouse, Pool Area, Office, Storage Facilities, Machinery, Equipment, Laundromats, breezeways, Parking Areas or vehicle (s) parked thereat.**

Pets


- **Pets are not allowed in our community.** Exceptions: Emotional Support Animals or Service Dog may be permitted. The licensed physician must have physical practice or presence in The State of Florida.
 - **No more than one (1) ESA (pet) or Service dog or cat per unit.**

1. Pets must be leashed in common areas.
2. Pet waste must be cleaned up immediately.
3. No aggressive breeds or exotic animals are permitted.
4. SPECIAL NOTE: The legislature and Insurance Companies have notified our association that the following breeds are not to be kept inside apartments either due to their size, aggressiveness or both, irrespective if they are companion or service dogs.

The breeds are.

DOBERMAN	GERMAN SHEPHERD	ROTTWEILER	AKITA
GREAT DANE	CHOW CHOW	ENGLISH MASTIFF	SIBERIAN HUSKY
ALASKAN MALAMUTE	PIT BULL	BOXER	WOLFDOG
CANE CORSO	PERRO DE PRESA CANARIO	STAFFORDSHIRE BULL	
TERRIER	BULLDOGS	TERRIER	DALMATIAN

- ALL pets which meet the criteria noted above must have **A LIABILITY INSURANCE POLICY providing** Bodily Injury, medical payments and Property Damage coverage which must include the medically approved pet which is to reside in our community.
- Guests are not allowed to bring pets to our community unless these meet the criteria mentioned previously.
- **FEEDING ANIMALS ON OUR COMMON AREAS IS PROHIBITED.**

 **Noise and Nuisance “Quiet hours are from 10:00 p.m. to 7:00 a.m. daily”**

- No noxious noise or offensive activity shall be carried on within the community, nor shall anything be done therein which may become an annoyance or nuisance to the neighborhood.
- Excessive noise, car horn, loud music, or disturbing behavior is not permitted in our common areas or coming from inside an apartment.
 - Use of Alcohol in common areas is strictly prohibited.
 - Residents shall not cause or permit any noise, odor, or activity that disturbs others.

- ** Parking and Vehicles:**

1. Each unit is assigned one (1) reserved parking space.

2. Unit owners/residents are allowed to have two (2) cars in our parking facilities.
3. No commercial vehicles, RVs, boats or trailers allowed on the premises .
4. No automobile mechanic, oil changes or engine work on premises. Emergency issues such as flat tires, windshield wipers and battery jump or change are permitted.
5. Washing vehicles in our facilities is allowed for qualified mobile service companies. This activity can only be done in the guest parking area in front of the trucks and vans reserved in the parking area only.
6. Motorcycles, scooters, bicycles, skates, skateboards, or any similar type of transportation is not allowed in our parking facilities or on the premises.
7. Cars which are to be parked for extended periods of time (over fifteen (15) days) are permitted in assigned parking spots only, not in a guest spot.
8. Parking stickers are provided free of charge for each vehicle, these must always be displayed in the lower left side of the rear windshield.
9. If another car is owned it can use a guest car park spot. Guest parking spots are available on a first come first serve basis only.
10. Placing any object (cones) to be used as an indication of guest parking being reserved is prohibited.
11. Pick-ups and Vans must park in the area designated for these units.
12. There will be no parking in reverse.
13. No repairs or long-term storage, parking or layover of any vehicle permitted in our facilities.
14. All vehicles using our parking facilities must always have up-to-date registration and insurance.
15. Visitors over 24 hours a day must stop by the office for a temporary parking decal.
16. Maximum speed limit is 10 mph max within our PARKING facilities.
17. Motorcycles, Bicycles, Scooters, skateboards, roller skates are not allowed on our parking facilities.
18. Car washing is not permitted in our parking areas, unless there are mobile units servicing a specific vehicle. Their services are allowed in front of the van and pick up parking area.
19. Vehicles determined to be eye sores must be removed from our facilities immediately.
20. The Board of Directors reserves the right to notify the towing company to have any car in violation of these rules and regulations to have it removed at the owner's expense.

z 🗑️ Trash and Recycling

- All garbage must be properly sealed bags, placed inside the garbage containers only. Leaving trash outside of the container or any place else on the premises is prohibited.
- Recycle bins which are to be used for boxes too. Boxes must be opened and flattened before placing them in the recycling bin or behind them.
- Bulk waste will not be placed outside until the day before the bulk pick up day which is posted by The City of Tamarac, Waste Management and our office.
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🔧 Alterations and Renovations

- Any alterations or Renovations inside an apartment, must be notified to the office, including details of the project, person, persons or company that is to perform the task.
- They must provide copies of a Liability Insurance Certificate with a limit of \$1,000,000. The Insurance Certificate must indicate additional insured;
 - The Greens Condominium Apartments, Inc.
 - 8830 W Mc Nab Rd.
 - Tamarac, Fl. 33321
- Also, a copy of their DBPR or Trade License, for approval and prior tp
- commencement of the project.
- The approved project and Contractor/Handyman, Handyperson or their designated staff or employees must stop by the office and provide copies of their credentials and other details related to their visit.

Elevators used to transport materials and equipment are subject to board approval, and the unit owner shall be responsible for all damage caused to the elevator by the person(s) transporting materials on their behalf. This will include ensuring the elevators are maintained clean and in good order.

- All approved construction or repairs within the units are permitted Monday to Friday between 8:00 a.m. and 6:00 p.m. Saturday, 9:00 a.m. to 6:00 p.m.
- NO CONSTRUCTION on Sunday.

📦 Moving in or out:

- Moving hours between 8:00 a.m. and 8:00 p.m. Monday to Saturday only
- A monetary deposit must be posted at the office prior to either moving in por out of an apartment.
- Must notify the office or get prior approval, if necessary.

- Large items such as sofas, credenzas, beds, mattresses, etc., cannot be placed inside the elevators.
- Damage to the elevators during a move in or out, will be the responsibility of the unit owner.

Security and Entry

- Our community is protected by cameras throughout the community, including but not limited to our entry and exit ways.
- Some of our cameras are designed, equipped and programmed to read license plates (tags) and facial recognition.
- Although there are signs posted indicating the presence of cameras in our community, it is recommended that all residents notify relatives, friends and/or visitors in general of this aspect of our security measures.

◆ Enforcement and Penalties

- **Warnings, Fines, and Legal Action:** Failure to comply can result in written warnings, monetary fines, suspension of privileges, or legal action.
- **Liens and Foreclosure:** Repeated violations or unpaid assessments can lead to liens and/or injunction and/or foreclosure proceedings.

For questions, concerns, or to report a violation, please contact the management office.

Approved by:

Board of Directors

The Greens Condominium Apartments, Inc.

Date: _____

I, (We) - _____ owners/resident (s) of unit _____ building _____ hereby acknowledge having received a copy of these rules and regulations on ____/____/202____