

# EWC

## Rules & Restrictions

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the common elements, the limited common elements, the units and the commonly used facilities available for use by the unit owners within the Condominium (the "Condominium") shall apply to and be binding upon all unit owners. The unit owners shall at all times obey these Rules and Regulations and shall use their best effort to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval or similar situation unless such waiver, consent or approval is specifically set forth, in writing, by the Board of Directors.

### SALES:

- A. Potential buyers must submit themselves to an Association application process.
- B. There is a \$100.00 application fee for married couples or \$100.00 per prospective buyer or resident.
- C. Buyers must submit to an Orientation in order to receive a Certificate of approval for closing.
- D. Buyers must order estoppels and obtain approval letter before closing.
- E. All new owners must provide the office with a warrantee deed or settlement statement within 10 days of closing in order for the office to order all the booklets needed for maintenance payments. If paperwork is not turned in, the Association is not responsible for any late fees incurred during the following months.

### LEASING PROCEDURES:

- A. The Association has the right to approve **all applicants and lease renewals.**
- B. Any owner who rents their unit without the Association's approval will be subjected to a fine up to \$1,000.00, as well as legal proceedings to evict an unqualified the tenant. Prior to moving into a unit, an Owner or its representative or potential renter shall visit [www.Edgewatercondosbc.com](http://www.Edgewatercondosbc.com) for application process.
- C. All lease contracts must be for a minimum of 3 months up to a maximum of 1 year. Units may be rented only twice per year.
- D. The application fee is \$100.00 per adult 18 and over. Married couples \$100.00.
- E. The application approval process can take up to 21 days to complete. The fully completed packet must be returned to the office with the appropriate cashier's check made out to EDGEWATER CONDOMINIUMS for the application process to begin and an orientation meeting scheduled which must be held prior to move in or fine up to \$1,000.00 may be imposed by the Association.
- F. Providing **false** information or **failure to disclose** vital information for background check on the lease application is grounds for denying approval of said lease by the Association.
- G. Proof of income sufficient to cover rent and living expenses must be provided by lessee with application. A credit score of 600 from either Experian, Equifax or Transunion must be met by at least one lessee applying for residency.
- H. A Unit Owner may lease their unit for no less than three (3) consecutive months. No short-term leases or seasonal rentals are permitted. The following guidelines have been established and will apply to the occupancy of units:  
**1 bedroom unit may register up to 2 residents, 1 car per registered resident, up to 2 cars max**  
**2 bedroom unit may register up to 4 residents, 1 car per registered resident, up to 2 cars max**  
**3 bedroom unit may register up to 6 residents , 1 car per registered resident, up to 3 cars max**

**One additional vehicle may be considered pending Board approval and available space in the purple section only. Registered residents may include a licensed minor who is registered with the association along with their parent(s) or legal guardian and reside at the unit full-time. Additional Vehicles will be required to park in the designated section marked in PURPLE. Board Approval for additional vehicles is subject to change. Availability for additional vehicle parking is on a first come, first served basis and is not guaranteed.**

**SECURITY DEPOSIT:** In accordance with the Declaration, a requirement for a security deposit for the common areas of the property, equivalent to one month's rent OR \$1000 (whichever is GREATER) to be held in a non-interest bearing account must be provided before interview. The deposit is to be provided by the Unit Owner to the Association with the submission of the application. Failure to pay the deposit will result in denial of the application and or a fine of \$500.00

**DELIVERIES:** It is the resident's responsibility to be on site to receive deliveries. This includes UPS and FedEx, as well as furniture or any other type of delivery. The office will not accept deliveries and should not be relied upon to do so.

**COMMERCIAL VEHICLES:** There shall be no commercial trucks or moving/delivery vehicle of any kind on the Condominium Property, including the Condominium parking lot after 11:00 pm per City of Coral Springs ordinance. Commercial vehicles are not to use the resident gates, this includes moving trucks, hauling trailers and towing trucks. All contractors and trucks commercial or not must use the callbox to enter via the guest entrance only.

**COMMERCIAL/CONTRACTOR WORK:** ALL WORK DONE IN A UNIT MUST BE APPROVED BY THE BOARD BEFORE WORK BEGINS. An Architectural Modification form must be filled out. Work must be performed by a licensed and insured contractor and must be approved by the Association. Any work performed without prior approval is subject to a **\$500.00** administrative fee and must be stopped immediately until all paperwork is verified. All contractor's vehicles must use the callbox to enter via the guest entrance only.

### **1-RULES AND REGULATIONS:**

- A. Violations should be reported in writing to the Board of Directors for the Association.
- B. Violations will be called to the attention of the violating unit owner or lessee by the Board of Directors.
- C. Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take appropriate action. Disputes must be sent in writing to [mail@edgewatercondosbc.com](mailto:mail@edgewatercondosbc.com) within 10 days of receiving the violation notice. Any delays will result in forfeiture rights to the dispute.
- D. Unit owners are responsible for compliance by their guests or lessees with the Rules and Regulations.

**2-FACILITIES:** The commonly used facilities available for use by the unit owners within the Condominium are for the use of unit owners, their lessees and their respective family members and guests. No guest of any unit shall be permitted to use such commonly used facilities unless accompanied by a unit owner or lessee or unless the guest has been registered with the Board of Directors. Any damage to the buildings or to the common elements or equipment caused by any unit owner, lessee or their respective guest, contractors or invitees, shall be repaired at the expense of the responsible unit owner. In order for the facilities/amenities to be accessed by residents or their guest a keycard must be obtained at the office. Only registered residents are privy to these keycards. Registered residents are responsible for how their keycards are used and they are responsible for lost keycards. Registered residents using any amenities, including the pools, fitness

center, tennis court and playground, must be authorized to use the facility and have a signed liability waiver on file.

**3-NOISE:** Unless expressly permitted in writing by the Association, no floor covering shall be installed in the units, other than any carpeting or other floor covering installed by the developer. In any event, each unit owner shall have the duty of causing there to be placed underneath such floor covering, so as to be between any such floor covering and the concrete slab, generally accepted and approved materials for diminution of noise and sound, so that the flooring shall be adequately sound-proofed. Radios, televisions and other instruments which may create noise should be turned down to a minimum volume between the hours of ~~10:30 pm~~ 10:00 pm and 8:00 am. All other unnecessary noises, such as bidding good night to departing guest, children running up and down hallways and stairwells, walking in units with high heels and moving of furniture, and slamming doors, between these hours should be avoided. Out of courtesy and respect for others, children, pets, music should be keep to a minimum during the daytime hours. Animals are not allowed to be left on the patio, balcony or outside at any time barking. Animals are not allowed to be left on the patio, balcony or outside at time without supervision, animals require supervision at all times.

**4-PARKING:**

- A. All vehicles must be registered with the parking patrol chosen by the Association. All vehicles must be registered online with the parking patrol company while on the property after 9:00 pm. Decals may be obtained via the parking patrols website which is for registered residents only. All vehicles in need of a decal must belong to the registered resident. Driver's license, vehicle registration and insurance must be provided in order to receive decals. Any vehicle not displaying a decal or not registered as a guest at the designated parking patrol website is subject to towing.
- B. The following is the allotted vehicles per unit:

**1 bedroom unit may register up to 2 residents, 1 car per registered resident, up to 2 cars max**  
**2 bedroom unit may register up to 4 residents, 1 car per registered resident, up to 2 cars max**  
**3 bedroom unit may register up to 6 residents ,1 car per registered resident, up to 3 cars max**

**One additional vehicle may be considered pending Board approval and available space in the purple section only. Registered residents may include a licensed minor who is registered with the association along with their parent(s) or legal guardian and reside at the unit full-time. Additional Vehicles will be required to park in the designated section marked in PURPLE. Board Approval for additional vehicles is subject to change. Availability for additional vehicle parking is on a first come, first served basis and is not guaranteed.**

- C. Any lost, stolen or missing passes must be reported to the office.
- D. No decals are to be obtained for someone other than the resident. Only legal registered residents are privy to passes. Giving away passes or enabling unregistered residents to continue parking in the community may subject you to a fine.
- E. Unauthorized parking includes vehicles parked in violation of the parking Rules and Regulations or impeding access of other parking spaces, driveways, roads, or building entry-way. Any non-registered vehicle that is self-parked is considered unauthorized. Unauthorized parking shall be grounds for removal of the vehicle by the Association, with or without notice, at the expense of the owner and/or operator of the vehicle. Residents shall be responsible for compliance with this rule by their employees and guests and shall bear all cost of enforcement. No parking is permitted in front of the Fire Lane; vehicles parked in violation of these rules are subject to towing with or without notice and at the owner's expense and risk of damage.
- F. NO trucks or vans exceeding 7,500 pounds, no commercial vehicles including vehicles with signs and no campers, mobile homes, motor homes, boats (including "jet skis"), house trailers,

limousines, boat trailers or trailers of any kind shall be permitted to be parked or stored at any place in the parking areas or any other portion of the Condominium Property. NOTE: This prohibition shall not apply to the temporary parking of trucks and other commercial vehicles for pick-up, delivery and other commercial services. Except in the event of an emergency or cosmetic repair, no repair of vehicles shall be made on the Condominium Property.

**5-PETS:** No Unit may have pets weighing more than (50) pounds in the aggregate kept therein and no type of exotic pet or exotic animal may be kept or harbored within the confines of a unit, without the prior written consent of the Association. Such consent may be given upon such conditions as the Board of Directors may direct and shall be only for the particular pet specified in the consent and shall be deemed provisional and subject to revocation at any time. In addition, not more than two (2) pets may be kept or harbored within a unit. No aggressive animals or dogs, including pit bulls or any other breed considered to be dangerous by the Board, may be kept on the property at any time. Residents must control their pets at all times while in the Common Areas or on the Condominium Property.

The person walking the pet must clean up all matter created by the pet. Pets must be hand carried at all times when not within the unit of the pet's owner. No pets or animals shall be maintained or harbored within a unit that would create a nuisance to any other unit owner or lessee. A determination by the Board of Directors that a pet or animal maintained or harbored within a unit creates a nuisance or is exotic shall be binding and conclusive on all parties.

- A. The weight limit pertains to dog's present and future weight, any pet that exceed the weight limit at maturity will not be permitted.
- B. All pets must be registered and a pet fee dictated by the Board must be paid by all tenants or residents. Please note that aggressive breeds are prohibited.
- C. The Board may request at anytime that the pet owner provide a certificate from a licensed veterinarian verifying the weight and the breed.
- D. Pet waste disposal bag dispensers are located throughout the property for your convenience.
- E. All pets must be with its owner at all times and kept on a leash at all times while outside of the unit.
- F. Pet owners must not allow their pets to soil the hallways, elevators or stairwells. If accidents occur, that pet owner must clean it up. Furthermore, dog owners are required to walk their pets away from the buildings along the perimeter wall.
- G. Pets are not allowed to be on balconies unattended, nor are they allowed to continuously bark and become a nuisance to others.
- H. Visiting pets are not allowed for more than two weeks, if you will be watching someone's pet for this short period of time, you must inform the office. Anyone caught disregarding this rule will be fined 100.00 for each pet and each occurrence.

Special need animals: In the event an owner, a resident or a tenant has a dog weighing more the 50lbs and is considered a service animal, assistance animal or emotional support animal; all the proper state required registration must be provided for approval by the Association.

**6-OBSTRUCTIONS:** The parking areas, sidewalks, entrances, driveways, passages, elevators, patios, balconies, courts, vestibules, stairways, corridors and halls shall not be obstructed in any manner. Rugs or mats must not be placed outside of doors, in corridors or in walkways, nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored therein, except in areas (if any) designated for such purposes. No sign, notices or advertisements shall be inscribed or exposed on or at any window or any part of the Condominium, nor shall anything be projected out any window or

on the door of the Condominium. Subject to the provisions of the Telecommunications Act of 1996, no radio or television aerial or antenna shall be attached to, or hung from, the exterior of the Condominium or the roofs thereon, except for installations constructed thereon by the Developer and/or by agents of the Developer.

**7-CHILDREN:** Children are not to play in the parking areas, in the elevators, on the public walkways or on the stairways. Reasonable supervision must be exercised when children are playing on the grounds. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises, running up and down the stairwell and hallways or catwalks will not be tolerated. A responsible adult when entering and or utilizing the recreational facilities must accompany all children under sixteen (16) years old.

**8-ELEVATORS:** No furniture or large items that can damage the elevators can be carried up or down the elevators. Damage to elevators by moving or carrying any personal belongings or other items shall be the liability of the owner and resident, who will be charged for repair expenses incurred that are in excess of the damage deposit paid by the resident and/or any covered by the Association's insurance.

**9-DESTRUCTION OF PROPERTY:** Neither unit owners, nor their family, lessees, contractors, invitees, nor guests shall mark, mar, damage, destroy, deface or engrave any part of the Condominium. Unit owners shall be financially responsible for any such damage.

**10-EXTERIOR APPEARANCE:** The exterior of the Condominium and all areas appurtenant to the Condominium shall not be painted, decorated or modified by any unit owner in any manner without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. NO awnings, window guards, light reflective materials, ventilators, fans or air conditioning devices shall be used in or about Condominium, except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. No window may be tinted without the prior consent of the Association and installation of drapes or curtains visible from the exterior of Condominium shall have white or off-white, blackout type liners used, which liners must be approved by the Association. Subject to the provision of the Telecommunications Act of 1996, no television microwave, satellite system or other outdoor antenna system of facility shall be erected or maintained within the boundaries of the Condominium, except for installations constructed therein by the Developer and/or by agents of the Developer.

**11-SIGNS:** There shall be no "For Sale" or "For Rent/Lease" signs exhibited, displayed or visible from the interior or the exterior of the Condominium, except for signs displayed by the Developer and/or agents engaged by the Developer.

**12-CLEANLINESS:** All garbage and refuse from the Condominium shall be deposited with care in garbage containers intended for such purpose at such times and in such manner as the Association shall direct. All disposals shall be used in accordance with instruction given by the Association. No unit owner or occupant shall permit anything to be thrown from a window, balcony, patio or door, no sweeping or throwing of any dirt or other substance onto any of the balconies or elsewhere in the building or upon the common elements. Plants, floors and furniture cannot be hosed down as the water running off the balcony will soil the units below.

**13-WINDOWS AND BALCONIES:** Plants, pots, receptacles and other moveable objects must not be kept, placed or maintained on ledges of windows, terraces or balconies. No window air-conditioning

units may be installed by unit owners or occupants. No unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved in advance by the Board of Directors in writing. No unit shall have any tape of any kind placed in any window or glass door. Any owner or resident disregarding this will be subject to a fine dictated by the Board. No objects shall be hung from balconies, terraces or window sills; except that unit owners may display one (1) portable, removable United States flag in a respectful way and on Armed Forces Day, Memorial Day, Flag day, Independence Day and Veteran's Day may display in a respectful way portable, removable official flags, not larger than 4 1/2 feet by 6 feet, that represents the United States Army, Navy, Air Forces, Marine Corps. or Coast Guard, regardless of any provision of the Declarations of the Condominium or the Rules and Regulation dealing with flags. Unit owners shall remove all loose objects or moveable objects from the balconies and terraces during hurricane season. Unit owners shall not throw cigarettes or any other object from balconies, doors, windows or terraces. No cooking shall be permitted on any balcony or terrace. Unit owners shall not allow anything to be thrown or to fall from balconies, door, windows or terraces. No sweeping or other substances shall be permitted to escape to the exterior of the Condominium from the balconies, doors windows or terraces. No balconies or terraces may be enclosed, except by the developer. Personal property of unit owners and occupants must be stored in their respective units. The balcony or patio area cannot be used as storage for items such as bicycles, mops, buckets, storage boxes, construction materials, etc. No article other than patio-type furniture shall be placed on the balconies, patios. No beach or camping chairs, indoor wood or fabric chair or indoor furniture. Items specifically prohibited, but not limited to; electric, gas or charcoal grills, hibachis, stoves, or any other type of open flame device. No linens, cloths, clothing, bathing suits or swimwear, rugs, or other articles shall be shaken or hung from any of the windows, doors or railings. When replacing windows, owner is not to install accordion shutters on windows. All windows must be equipped with impact windows per Broward standards and recommendations. Only sliding glass doors may be equipped with accordion shutters per Broward standards and recommendations.

**14 (a) ANTENNA OR SATELLITE DISH:** Installation of satellite dishes shall be restricted in accordance with the following: (i) installation shall be limited solely to the unit, (ii) Dish may not be installed in the common elements or attached to any exterior wall, railing or ceiling. **The Association has negotiated with a satellite company to install service without the need of a dish on your patio or balcony.** Any dish found improperly installed is subject to a fine.

**15-INGRESS AND EGRESS:** Garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the halls, on walkways or on staircase landings. No unit owner or lessee shall allow entrance doors to remain open for any purpose other than for immediate ingress and egress. No tailgating is permitted into the community. Anyone caught tailgating will be fined 100.00. If a guest, resident or tenant breaks the gate arm or any parts of the gate, there is an automatic fee for damages as posted at the gates. All charges will be billed to the unit's security deposit or ledger.

**16-STORAGE AREAS:** Nothing shall be placed in the storage areas, if any, which would create a fire hazard.

**17-BICYCLES:** Bicycles must be placed or stored in the designated areas. Any bicycles parked or stored in the walkways, catwalks, corridors, stairwells or on balconies is liable to removal by maintenance. Management reserves the right, with or without notice and at the owner's expense, to cut the lock on and move bicycles parked in inappropriate spaces. A storing fee of \$100.00 per day will apply.

**18-ROLLER SKATES/BLADES AND SKATEBOARDS:** Roller Skates, roller blades, skateboards or any other similar equipment must be removed and/or not in use before entering the buildings, pools or gym.

**19-PLUMBING:** Common water closets and other common plumbing shall not be used for any purposes other than those for which they are constructed. Toilets, sinks and tubs shall not be used for sweepings, rubbish, rags, sanitary napkins or other foreign substances. Grease and other foreign substances shall not be poured down drains. The cost of any damage resulting from misused of same shall be borne by the unit owner causing the damage.

**20-TRASH:** All refuse, waste, bottles, cans and garbage, etc., shall be securely wrapped in plastic garbage bags and placed in the appropriate collections containers. The Association does not provide bulk pick-up for disposal of furniture, bedding or other large items. It is the responsibility of the resident to make arrangements for disposal of these items. No garbage is to be stored outside of the unit at any time. Anyone found improperly disposing of bulk or leaving garbage in the hallways, catwalks or outside of the unit will be fined \$100.00 UP TO \$1,000.00. Leaving bulk items at the compactor or recycling area is agreeing to a removal fee as dictated by the Board of Directors.

**21-ROOFS:** Unit owners (other than the Developer and/or agents of the Developer), their lessees, their family members and guest are not permitted on the roofs for any purpose whatsoever.

**22-SOLICITATION:** There shall be no solicitation by any person anywhere upon the Condominium Property for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors.

**23-EMPLOYEES:** Except as may otherwise be permitted by the Association, employees of the Association shall not be sent out of the buildings by any unit owner, except in the unit owner's capacity as an Officer or Director of the Association, at any time, for any purpose. No unit owner shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.

**24-FIRE DOORS:** Unit owners, lessees, and their respective family members and guest shall not use the fire doors for ingress and egress, except in emergency situations.

**25-SWIMMING POOLS:** Unit owners, their lessees and their guests using the swimming pools shall do so at their own risk. Unit owners, their lessees and their guests shall obey the posted swimming pool rules. The following are basic rules for all persons using the swimming pools:

- A. Unit owners and lessees are prohibited from bringing children less than sixteen (16) years of age to the swimming pools and leaving them as they are expected to personally supervise their children.
- B. Swimming in the pools is permitted only between the hours posted.
- C. A child who cannot safely swim may not be brought to the swimming pools unless accompanied at all times by an adult. Such child cannot enter the swimming pool unless accompanied by an adult who is at the pools in proper bathing attire.  
All persons using the swimming pools must be appropriately attired. All persons using the swimming pool and/or jetted spa do so at their own risk. Persons without swimming skills must be accompanied by a person with swimming skills, regardless of age.
- D. Pool safety equipment should be kept in place and shall not be used, except for its intended purposes.
- E. Pneumatic floats or other items of similar nature other than swimming aids are not permitted in the swimming pool.
- F. Running, jumping, skating or any other activity which creates a danger or annoyance in the general swimming pool area is prohibited.
- G. Beverage or food is not to be consumed pool side, except with the permission of the Board of Directors. No glass of any kind including bottles, glasses etc., is allowed in the

pool area at any time. If suntan oil is used, a beach towel must be used to cover pool and patio furniture.

- H. The pool is open from 9AM to 9PM.
- I. All residents at the pool must have an amenity key to enter. Anyone allowing persons without keys to enter is subject to having their amenity privileges revoked.
- J. Pets are NOT permitted in or near the pool area.
- K. Glass bottles, glass containers, ceramic items, and/or other breakable items are not permitted in or near the pool area. Food is only permitted in plastic and/or paper containers. Food or beverages are never permitted inside or within 20 ft. from the swimming pool and/or the jetted spa.
- L. Flotation devices, balls, toys and other objects are not to be used in the pool, except for those then being used by a person for safety purposes.
- M. To avoid accidents, reduce noise, and comply with insurance requirements; diving into the pool, games involving running, jumping, playing ball, or other boisterous activity, as well as screaming and shouting, are prohibited. Persons violating this rule will be asked to leave the pool area.
- N. Persons listening to electronic devices must wear headphones and not broadcast the sound over open speakers.
- O. All persons must shower before entering the pool.
- P. All infants must wear a protective waterproof diaper while in the swimming pool.
- Q. No Pool Parties allowed at any time.
  
- R. Registered residents using the pools must be authorized to use the facility and have a signed liability waiver on file.

**All owners are responsible to make sure their tenant/residents returns all amenity items to the office in order to avoid a replacement cost fee.**

#### **FITNESS CENTER:**

The Fitness Center may be used by EDGEWATER CONDOMINIUM residents only. Each person using the Fitness Center must be authorized to use the facility and have a signed liability waiver on file.

Exercise equipment requires special instructions. All persons using the Fitness Center do so at their own risk.

Children under sixteen (16) years of age are not permitted in the Fitness Center at any time. Children between sixteen (16) and (18) years of age may not use the exercise equipment, without being accompanied by a registered resident, tenant or unit owner that is an adult of 21 years of age or older. Pregnant women, adults with a small body weight, or others with medical concerns should determine their ability for safe use and duration times for the exercise equipment before use.

Pets are NOT permitted inside the Fitness Center.

Misuse of equipment or improper conduct towards others or any violations of these rules can result in prohibiting unit owners and/or their registered guests from use of the Fitness Center.

Equipment/weights must be returned to appropriate racks.

Dropping weights is prohibited. Any damaged equipment is to be reported to the Management office. Any person who damages the fitness center equipment or facilities through negligence, abuse, or dropping of weights will be charged for repair or replacement expenses incurred.

No smoking is allowed in the Fitness Center.

Food is not permitted. Beverages are permitted only in plastic capped containers.



**26-PLAYGROUND:** Children under age 16 must be accompanied by parents at all times. Registered residents using the playground must be authorized to use the facility and have a signed liability waiver on file.

**27-BBQ GRILLS:** For the convenience of the residents at Edgewater Condominiums, BBQ grills have been provided throughout the community. You must provide your own charcoal and cooking utensils. Please use the garbage receptacles for your waste. Do not throw charcoal in the trash receptacles. No parties or gathering at the BBQ area and no commandeering the BBQ area.

**28-MOTOR VEHICLES:** No vehicles belonging to unit owner, lessee, or to a member of the family or guest, tenant or employee of a unit owner or lessee shall be parked in such a manner as to impede or prevent access to another parking space. Unit owners, lessees, and their employees, servants, agents, visitors, licensees and families shall obey the parking regulations posted at the parking areas and drives, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the unit owners. No motor vehicle which cannot operate on its own power shall remain within the Condominium Property for more than twenty four (24) hours, and no repairs of vehicles, except for emergency repairs, shall be made within the Condominium Property. Washing and waxing of motor vehicles shall be limited to such areas, if any, designated by the Association for the cleaning of motor vehicles. All vehicles shall be parked within the painted lines and pulled up close to the bumper. As a security measure, all automotive doors should be locked. Each parking space which is assigned as an appurtenance to a particular unit may be used only by the unit owner or the lessee of such unit, except when the unit owner has given written permission for use (copy to Association) by another unit owner, lessee or guest. No unit owner or lessee or their respective family members, employees, servants, agents, visitors and licensees may park his vehicle in any assigned space other than the space assigned to the unit owner of the particular unit. In the event decals are required to be affixed to each vehicle owned by or leased by unit owner or lessee, while parked within the Condominium Property, then each vehicle owned by or leased by a unit owner or lessee shall bear the required decal while within the Condominium Property.

**29-HURRICANE PREPARATIONS:** Each unit owner or lessee who plans to be absent from the Condominium during the hurricane season must prepare the unit prior to departure by designating a responsible firm or individual to care for the unit during the unit owner's or lessee's absence in the event that the unit should suffer hurricane damage. The designated firm or individual shall be registered with the Board of Directors and such designated firm or individual shall contact the Board of Directors for permission to install or remove hurricane shutters. All storm shutters which must be approved by the Board of Directors shall be white in color, and shall be an accordion type storm shutter. Storm shutter shall only be installed during hurricane "watch" and hurricane "warning" situations. The Board of Directors may, subject to the provision of Section 718.3026 Florida Statutes, and the approval of a majority of voting interest of the Condominium, install hurricane shutters and may maintain, repair or replace such approved hurricane shutters, whether on or within the common elements, limited common elements, units or Association Property. However, where laminated glass or window film architecturally designed to function as hurricane protection which complies with the applicable building code has been installed, the Board of Directors may not installed hurricane shutters. The Board of Directors may operate shutters installed pursuant to this Paragraph No. 23 without permission of the unit owners only where such operation is necessary to preserve and protect the Condominium Property and Association Property. The expenses of installation, replacement, operation, repair and maintenance of hurricane shutters by the Board of Directors shall constitute a common expense as defined herein and shall be collected as provided in the Declaration. Notwithstanding the foregoing, a unit owner who has previously installed hurricane shutters in accordance with this Paragraph No. 23 of laminated glass architecturally designed to function as a hurricane protection which complies with the applicable building code shall receive a credit equal

to the prorated portion of the assessed installation cost assigned to each unit. However, such unit owner shall remain responsible for the pro rata share of expenses for hurricane shutters installed on common elements and Association Property by the Board of Directors, and shall remain responsible for a pro rata share of the expenses of the replacement, operation, repair and maintenance of such shutters. Any owner or renter who chooses to stay on the property once a mandatory evacuation has been issued by the Broward County Emergency Management should notify the office and furnish management with contact information of kin in case of injury. When replacing windows the owner is not to install accordion shutters on windows. All windows must be equipped with impact glass per Broward standards and recommendations. Only sliding glass doors may be equipped with accordion shutters per Broward standards and recommendations.

**30-PEST CONTROL:** All unit owners and lessees shall permit employees of pest control companies employed by the Association, if any, to enter into the units, at regularly scheduled times, to perform pest control services.

**31-COOPERATION WITH BOARD OF DIRECTORS:** All unit owner and lessees shall cooperate fully with the Board of Directors in effecting a coordinated move-in and move-out scheduled for the moving of furniture and furnishings. The foregoing Rules and Regulations are designed to make living for all unit owners pleasant and comfortable and compliance with the foregoing Rules and Regulation is mandatory. The restrictions imposed are for the mutual benefit of all. Fines & Penalties: Every Owner and occupant shall comply with these Rules and Regulation as set forth herein, any and all Rules and Regulation which from time to time may be adopted, and the provision of the Declaration, By-laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action, which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an owner, his family, guest, invitees, lessees or employees, to comply with any restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-laws, providing that the procedures set forth in the Declaration are adhered to. Fines shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association may otherwise legally be entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant. Payment of Fines: Fines shall be paid no later than fifteen (15) days after notice of the imposition thereof or the Association will impose on unit owner's account. Application of Fines: All monies received from fines shall be allocated as directed by the Board of Directors. Non-exclusive Remedy: These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant.

EDGEWATER CONDOMINIUM ASSOCIATION

OF BROWARD COUNTY, INC.