

**POMPANO ATLANTIS
CONDOMINIUM ASSOCIATION, INC.**

**1000 South Ocean Boulevard
Pompano Beach, FL 33062**

**Office: (954) 946-3673
Security: (954) 946-3671
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EMERGENCY

Call 911, then Security (946-3671) to alert them that emergency personnel are on their way to your apartment

**Rules and Regulations
And
General Information**

Welcome to the Atlantis:

In this booklet we have defined the Rules and Regulations established and periodically updated by this and previous Boards of Directors, consistent with Florida statutes, Federal Fair Housing Act of 1988, local ordinances and our own condominium documents (the "Blue Book"). These rules, considered to be reasonable, are designed to preserve the integrity of our property, serve the best interests of our owners and foster harmonious living.

There may be times when abiding by one or another rule will be inconvenient, but we ask that you keep in mind that is the condominium concept that allows us the luxury of oceanfront living. And community living makes rules necessary.

All rules will be enforced by the Manager and Board of Directors, who have legal responsibility for enforcement.

So join us, abide by the rules and enjoy living here at the Atlantis, "A1A's BEST HIDDEN TREASURE."

BOARD OF DIRECTORS
April, 2007

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POMPANO ATLANTIS CONDOMINIUM ASSOCIATION, INC.
Rules, Regulations and Safety Suggestions

SMOKING IS NOT PERMITTED IN ANY COMMON AREA WITHIN THE BUILDING.

PETS ARE NOT ALLOWED NOR WILL BE PERMITTED INTO THE BUILDING OR ON THE PREMISES. (SEE DECLARATION OF CONDOMINIUM, ARTICLE XIII, PARAGRAPH 3.)

LIVE CHRISTMAS TREES ARE NOT ALLOWED IN THE BUILDING.

NO COOKING IS PERMITTED ON BALCONIES. (City Ordinance).

SWIMMING POOL AREA

1. Hours of use for the pool are 8:00 a.m. to 10:00 p.m. Anyone using the pool does so at his/her own risk.
2. Owners will be held responsible for actions of their guests, children, family or tenants. All are required to keep noise to a minimum.
3. Those who are not toilet-trained must wear *diapers and tight-fitting rubber pants* in the pool. An adult must be present at all times when young children are utilizing the pool area. No rafts, toys, scuba fins, snorkels or other similar items are allowed in the pool for safety reasons. However, life belts, arm "swimmies" and plastic eye goggles may be worn. Running, pushing, diving, or any horseplay will not be permitted. Swim suits must be worn in the pool; "cut-offs" are not allowed.
4. City Ordinance requires that there shall be *no glass containers or food on the pool deck*. The area north of the pool and the second floor deck may be used for serving and consuming food.
5. Paper, cigarettes, cigars and other refuse must be deposited in the receptacles provided.
6. *All persons must shower before entering pool*. Showers are located at poolside and at the beach steps. All tar and sand is to be removed from the body, feet, beach equipment, etc. before entering the pool area and building. *Foot covering and tops must be worn at all times within the building*.

7. There will be no reserving of lounges or chairs. Upon leaving the pool area to re-enter the building, remove personal belongings from chairs and lounges. *Do not take any Association chairs, lounges, or other property of the Association to the beach.*
8. Persons with skin rashes, abrasions, open cuts, or communicable diseases are not permitted in the swimming pool.
9. People in swimming attire are requested to use the East elevator. Before entering the building, please be as dried off as possible to avoid accidents caused by wet floors.
10. Children under 16 must be accompanied by an adult when using the saunas, for safety reasons.
11. Bathroom facilities and saunas are located on the first floor at the beach end of the building.
12. Due to the danger involved, the pool should not be used nor should anyone be on the deck during periods of lightning.
13. No one should swim alone. Another person should be in the pool or readily available in case of accident or illness.
14. Noise must be kept to a minimum; no radios or CD's may be played unless headsets or earphones are used.

ELEVATORS

1. Delivery and service personnel must use the rear (East) elevator. Elevator wall padding must be used for moving in and out and for large items (furniture, etc.)
2. Bathers (properly covered – body and feet) returning from the beach or pool should use the rear (East) elevator.
3. *No luggage carts are permitted in West elevators.*
4. No smoking or lighted tobacco is permitted in the elevators (State Law).
5. For safety reasons, children under the age of 10 must be accompanied by an adult when using the elevators.
6. Do not hold the elevator at any floor.

7. In the event of power failure, one passenger elevator will be put into service on the emergency circuit. However, it will ascend and descend much more slowly than it does on the regular power service. The service elevator and other passenger elevators can be activated long enough to discharge any passenger who may be using it at the time of the power failure. An alarm bell and intercom are located in each elevator car. In the event of elevator failure, call Security on the intercom and be patient.
8. DO NOT USE ELEVATORS IN CASE OF FIRE.
9. No bicycles are allowed in the elevators or apartments. Use the bicycle storage area at the northwest corner of the garage, first floor.

GAS GRILLS (POOL DECK NORTH AREA AND SECOND FLOOR DECK)

1. If you wish to use the gas grill on a public holiday, please reserve the time desired in advance with the Manager or Security. During the period of official condominium parties that require the use of the grills, no private parties may reserve them.
2. No charcoal may be used in grills at any time.
3. Improper use of grills can be dangerous and any individual using the grills does so at their own risk. The association assumes no liability for their use.
4. Grills and picnic area must be cleaned after each use. Turn the gas off when you are through using the grill.

BILLIARD ROOM, SAUNA AND EXERCISE ROOM

1. Children under age 16 to be accompanied by an adult in the Billiard Room, Exercise Room and Sauna. For safety reasons Children under age 14 are not permitted to use the equipment In the Exercise Room.
2. Shoes and body cover-ups must be worn in the Billiard room.
3. No food or drink will be permitted in these facilities.
4. Equipment should be stored properly and the room left in an orderly fashion.
5. Billiard balls and key for the Billiard room available at Security. Hours of use are weekdays 8am to 12pm; Fridays & weekends 8am to 1am.

6. The Saunas and Exercise rooms are unattended. Therefore, posted instructions should be read and discretion used in utilizing the facilities.

LAUNDRY ROOMS

1. Laundry rooms are located adjacent to the East elevator on each residential floor.
2. No washing of laundry will be permitted between the hours of 11.00 p.m. and 7:00 a.m.
3. All posted rules in the laundry room must be followed. Note, especially, that *the filter in the dryer must be cleaned after your use.*

WALKWAYS, STAIRWAYS AND HALLWAYS

1. All walkways, stairways and hallways must be kept clear at all times.
2. Doors to stairways must be kept closed. Do not prop them open. This is a violation of fire regulations and will hamper building security.
3. Apartment hallway doors should be kept closed, except upon exiting or entering.
4. No articles, including doormats and decorations, etc. (holidays excluded) shall be placed on doors, walls or floors in front of your apartment.
5. Items such as artificial plants and pictures may not be placed anywhere in hallways by owners. Individual owners are not authorized to decorate common areas.

LOBBY

1. Persons should be properly attired in the lobby (bathing suits and bare feet are not permitted).
2. Eating and drinking is prohibited.
3. No carts of any type, bicycles or rollerblades are permitted.

BALCONIES

1. Carpeting on balconies is prohibited. Tile is not recommended as it would hinder future balcony inspection and maintenance. If owner decides to disregard the Board's recommendation, the owner will have to sign a form, accepting responsibility and costs of removing the tile

should circumstances warrant it. Check with office if you are planning to change the color of the balcony floor. Special type of stain is required. All units are required to have hurricane shutters on their balconies unless they have installed new, impact resistant sliding glass doors.

2. Towels, bathing attire and other articles may not be hung on balcony railings or walls.
3. Nothing that would change the outward appearance of the building may be installed without Board approval. No aluminum foil may be placed on windows or doors.
4. No cigarettes, cigars or any other articles may be disposed of by throwing them from the balcony. No dirt or water may be swept off balconies.
5. NO COOKING IS PERMITTED ON BALCONIES. (City Ordinance)
6. If you have live plants on your balcony, be careful not to over-water them. Excess water will run from your balcony and stain the building and the apartment below.

AUTOMOBILE / GARAGE AREA

1. Only authorized vehicles exhibiting the proper decal or guest pass will be permitted in the garage. **THE DECAL MUST BE AFFIXED PERMANENTLY to the inside of the windshield, on the lower left hand side in front of the driver's side of the automobile. A copy of the current registration must be submitted to the office prior to the issuance of a decal. Guest passes must be displayed on the dashboard, driver's side so it is legible from the outside.**
2. **Car covers must be of a durable plastic or canvas material, securely fastened when on the car and stored away when not in use.**
3. **Commercial vehicles (e.g. vehicles containing business lettering), trucks larger than ½ ton pick-ups, U-Hauls, trailers, & motorcycles will not be permitted to be parked in parking spaces, effective immediately. Service vehicles, for short periods of time, are permitted during working hours. Exception to the above: Motorcycles may be parked in space 106 located near the Guard House, with permission of Security, & trucks approved for spaces prior to May 1, 1998 may continue to be parked.**
4. **Parking vehicles in front of the building is not permitted, except in designated spaces on weekends and evenings, with**

permission of Security. Parking of vehicles inside the building is only allowed in designated parking spaces.

5. **OWNERS AND RENTERS MAY NOT PARK IN GUEST PARKING AREAS. These spaces are for guests only. Owners' guests may receive up to a 30 day pass, however in order to renew for an additional 30 days, the guest's vehicle must be off the premises for 30 days. If a vehicle is found to be in violation, it will be towed away at owner's expense.**
6. Owners are assigned a specific space for 1 car. If the unit is rented, the renter is assigned that space. If the owner or renter wishes a second assigned space for his/her second car, he/she must pay a fee for a period of no less than 1 year. All yearly rentals commence on September 1st of a given year. There will be no prorated rentals.
7. There is a five (5) mile per hour speed limit within the building proper.
8. No car repairs, except for emergency, will be permitted anywhere on the premises. *No oil changes are allowed.* Owners are responsible for keeping their individual parking spaces clean and free of oil spill, drippings, etc. Failure to do so may result in a charge to reflect cost of clean-up.
9. Persons are not allowed to skate, skateboard, rollerblade or bicycle in the garage area.

Bicycles in working order to be placed in the designated area in the northwest corner on the first level of the garage. Spaces are labeled with the Unit number. No bicycles are permitted in the garage area except while accessing or leaving the bicycle storage area.

GARBAGE AND TRASH

1. No trash is to be placed in trash chutes between the hours of 10:00 p.m. and 8:00 a.m. Close all trash bags with a tie or with staples before placing them in chute. Use of plastic bags is mandatory. Whenever practical, all wet garbage should be placed in your kitchen disposal.
2. Large cartons, glass, etc. are to be taken to the first floor Trash Room.
3. Newspapers and magazines may be deposited in the wooden bins located at each garage door exit. There is a paper recycling dumpster located in to the right of the trash room.
4. Owners and renters are responsible for disposing of discarded carpeting, appliances, etc. If you are replacing these types of items,

be sure to arrange with the installer to remove old items from our premises or you will be responsible for the cost of removal (also see "REPAIRMEN---" paragraph 4).

GUESTS

1. Owners must notify the Office, in writing, in advance of any authorized guest who occupies their apartment during the absence of the owner, and must prepare appropriate forms. Contact office for details.
2. All guests are subject to the same rules and regulations as owners. *All guests must be informed by the owner of the condominium Rules and Regulations. Owners will be held responsible for guests' infractions.*
3. Management WILL NOT provide guests with apartment keys.

NOISE

1. Do not create any noise of such intensity or duration that will disturb your neighbor.
2. Do not operate any sound-producing instrument (radio, TV, CD, piano, etc.) above conversational sound between 11:00 p.m. and 8:00 a.m.

REPAIRMEN AND OUTSIDE BUSINESS PEOPLE

1. Owners must arrange directly with repairmen and outside service people for labor and services performed inside their unit. The Office and Security must be notified in advance. The contractor you use must be licensed and insured, naming Pompano Atlantis as the additional certificate holder. A copy of the certificate of insurance and license must be presented at the office with a \$200 check latest 2 business days prior to commencement of work.
2. Management is not permitted to admit anyone to any unit without a written authorization from the owner. Management may however enter any unit in the event of an emergency as defined in the Blue Book. A set of apartment keys must be on file at the Office for such Emergency. No owner shall alter or install a new lock on any door Leading into the unit of such owner without the prior consent of the Association. If such consent is given the owner shall provide the Association with a key(s) for their use.
3. Except in case of emergency, repairmen must limit their hours to 8:30 a.m. to 4:00 p.m. on weekdays and 8:30 a.m. until 12:00 noon on Saturday. The loading dock at the Briny gate is locked at 4:00 p.m.

sharp. If the vendor's vehicle is parked in guest parking and remains there after 5:00 p.m. **it will be towed away at owner's expense.**

4. It will be the responsibility of the owner (or renter) to insure that repair and delivery personnel leave the halls and elevators clean after completion of their work. All carpeting, furniture, TVs, hot water heaters and other items being replaced must be removed from the premises by the contractor or delivery worker. All cost involved in cleaning up after work people will be charged to the owner. The office must have a \$200 refundable deposit from the owner before commencement of work.

BUILDING EMPLOYEES WORKING IN APARTMENTS

1. Building employees are not permitted to perform personal service inside any unit during regular working hours.
2. Arrangements for employment of building personnel after duty hours should be made through the Manager. However these employees are the responsibility of the unit owner and not Management.

SOLICITATION

1. No outside solicitation of any kind will be permitted in the building.

GRIEVANCES AND SUGGESTIONS

1. All complaints/suggestions must be referred to the Board or the Manager in writing. All complaints are handled in confidence. You will be afforded an opportunity to discuss your complaint with the Board of Directors if so desired.
2. Your suggestions are welcome. Please feel free to communicate them to the Board.

HARPOON LOUNGE

1. Owners and renters may reserve the lounge and kitchen for private parties by executing an appropriate agreement form and paying a \$200 refundable deposit. Evidence of an acceptable level of liability insurance may also be required. No outside parties or meetings such as clubs, companies or organizations shall be authorized. If there are 20 or more invited guests, an Atlantis Security Guard will have to be hired at owner's expense. Check with office for complete details. Hours

of use weekdays are 8:00 a.m. to 11:00 p.m. Fridays & weekends from 8a.m. to 1a.m.

2. Owners are responsible for cleaning up after use, and will be held responsible for the actions of their guests.
3. Children are permitted in the lounge only with adult supervision, due to security and safety reasons.
4. Parking for outside guests will be limited to a maximum of ten spaces. The availability of parking spaces is not guaranteed.
5. Music is not permitted to be played after midnight, and party must be concluded by 1:00 a.m.
6. The Harpoon Lounge bar area and ice cubes in the kitchen are available to all persons at all times.
7. Association activities have preference in the use of the lounge.
8. The unit owner or renter reserving the lounge must be present during the period of time of his/her reservation.

FOURTH FLOOR PARTY ROOM

1. The Party Room is available to owners, renters, and their guests. Hours of use weekdays 8:00 a.m. to 12:00 midnight. Fridays & weekends 8a.m. to 1 a.m.
2. These facilities may not be exclusively reserved. However, owners may use the Party Room for personal occasions, such as showers, small parties, etc. No outside parties or meetings, such as clubs, companies or organizations shall be authorized.
3. Children are permitted in the Party Room only with an adult present, due to security and safety reasons.
4. Owners are responsible for all activities conducted in the Party Room during their use and for cleaning up afterwards.

GENERAL ACTIVITIES

1. The use of skateboards, roller skates, rollerblades, etc. anywhere within the building and in areas around the building is prohibited.
2. Sports activities such as football, baseball, softball, soccer, etc. are not permitted on the premises.

LEASES (RENTALS)

1. The Board of Directors has the right to approve, disapprove and restrict proposed condo unit leasing.
2. Unit owners who wish to lease their apartments must comply with the Condominium Documents and the Association Rules and Regulations.
3. The unit owner must complete Association "Lease Application" form.
4. The unit owner must have the prospective lessee complete the Association "Lease Supplemental Affidavit" form.
5. The forms described in 3 & 4 above must be submitted to the Board of Directors with a signed copy of the lease agreement, together with a nonrefundable fee, not less than 30 days prior to the date on which the lease is to become effective.
6. The Board of Directors or their designee(s), shall review the application, and conduct a personal interview of the applicants, at which time the contents of the Rules Book will be reviewed with them and the need for compliance emphasized.
7. The Board of Directors shall have 10 days to approve or disapprove the proposed lessee. If the Board neither approves nor disapproves the lessee within the 10 days such will be deemed automatic approval. *If the lessee is disapproved, the Board of Directors should state to the unit owner the basis of the disapproval.*
8. If the lease is approved, a formal "Certificate of Approval" will be issued to the unit owner.
9. No owner may lease or rent his/her unit for less than a 60 day period. A unit may be rented/leased only one-time within 12 consecutive months.
10. No lease will be approved for longer than twelve (12) months. All lease renewals require approval of the Board of Directors. No renewal fee is charged, but appropriate forms and a copy of the lease must be submitted 30 days in advance.

SALES

1. Every prospective purchaser must complete the Association "Purchase Application" and "Purchase Supplemental Affidavit" forms.

2. The forms described above must be submitted to the Board of Directors with a fully executed copy of the sales contract, not less than 30 days prior to the date of closing.
3. The Board of Directors shall review the Application and will require a personal interview with the prospective purchaser(s). The contents of the Rules Book will be reviewed with them and the need for compliance emphasized.
4. If the sale is approved, a formal "Certificate of Approval" will be issued to the purchaser or his/her designee.

TELEVISION (IN-HOUSE)

1. Tune your TV to our in-house channel 95 for daily information about mail delivery, meeting dates and times, fire alarm, social activities, announcements and other data of interest and importance to Atlantis residents.

APARTMENTS / MOVE INS AND OUTS

1. Each unit owner (or renter) must provide a set of his/her apartment keys to the Office for use in case of emergency only (fire, flood, or illness).
2. Move-ins and move-outs must be made on weekdays only, between 8a.m. and 4p.m. No move-ins or move-outs will be authorized on Saturday or Sunday. The Briny Avenue gate is locked at 4:30 p.m.
3. Postal Service or UPS, etc. package deliveries will be made to Security who will put the information on our in-house TV channel 95 and notify addressees that there is a package for them to pick up. No registered mail will be accepted by Security Guards.
4. Owners should not give building entrance keys to Realtors; there is 24 hour security to admit authorized Realtors at any time.
5. *A minimum of a ¼ inch thick layer of cork is required as a sound-proofing barrier under any tile or marble floor installation.*
6. No more than 6 people may occupy a unit overnight.

UNATTENDED UNITS

When leaving the apartment for a few days, a few weeks or months, it is important that you turn off the main water supply to your unit. Also if you have balcony shutters, it is important to close them.

Absence of owners during hurricane season requires them to designate a representative to look after their unit, making the office aware in writing of the designated person.

Also unit owners are required to run their a/c units during the entire time of their absence, this to avoid mildew and mold.

LOCKOUTS

1. Weekdays either a Board member or Manager may be called.
2. Board member may be called after 5 p.m. & prior 10 p.m.
3. After 10 p.m. lockouts will not be accommodated.
4. A \$25 lockout fee may be imposed.

