



RULES & REGULATIONS OF POMPANO BEACH CLUB SOUTH UPDATED JULY – 2016

OFFICE PHONE 954-946-3330
SECURITY PHONE 954-946-4140

1. GENERAL

- A. The Board of Directors of the Association reserve the right to change or revoke existing Rules and Regulations and make such Additional Rules and Regulations from time to time as in their opinion shall be necessary or desirable for the safety, security, and protection of the building and its occupants, to promote cleanliness and good order of the property, and to assure the comfort and convenience of the owners.

2. SECURITY

- A. No solicitors of any type shall be permitted into the building at any time except by individual appointment with a resident or office management.
- B. All residents should report any suspicious person or incidents immediately to the Security Guard by personal report or by calling 954-946-4140 (Security desk phone).
- C. No owner, lessee, or their guests will request from the Security Guard any services that are not of a security nature.
- D. Residents must use FOB key to access ALL lobby and garage doors, P1, and P3 doors; unauthorized use by others can result in deactivation of FOB and a fee to reactivate the FOB.

3. CONDUCT

- A. No person in the common areas of the Condominium shall engage in loud and boisterous or other disorderly, profane, indecent, immoral, or unlawful conduct.
- B. No occupant of an apartment shall play or be allowed to play their television, stereo, organ, piano, or anything at sound level which may annoy or disturb occupants of neighboring apartments. Particular care must be exercised in this respect between the hours of 10:00 P.M. and 9:00 A.M.
- C. A Tenant can be evicted or disapproved for renewal of a lease based on non-compliance of the Rules/By Laws of the Pompano Beach Club South

4. CHILDREN

Parents or guardians will be responsible for their children and see that they act in a proper manner, and in no way inconvenience any of the other residents. Owners are financially responsible for any damage caused by their children and/or guests and their children. No children under 18 years of age may stay in apartments overnight without a parent or other adult supervision

5. NO PETS ARE ALLOWED IN THE BUILDING

- A. EXCEPT pets that were in residence prior to April 17, 1996-9/30/07 who are grandfathered in. Service/Emotional support animals must have FHA or ADA papers signed and notarized by attending Medical professional for review by Board of Directors to determine pet meets the parameter of the ADA/FHA rules.

6. **BUILDING EMPLOYEES - SOUTH TOWER STAFF**

- A. No owner, guest, or lessee shall give orders or instructions of any kind to building employees. They shall express their desires to the South Tower Office for consideration. Interior maintenance of the apartment is the full responsibility of the apartment owner. The members of the Tower staff should be called into apartments for emergencies ONLY and at the expense of the owner.
- B. Service rendered (maintenance requested) shall be scheduled through the Tower Office and paid for in full upon completion of the job. **PLEASE DO NOT** contact maintenance directly or the Security desk. **NO** private work on Pompano Beach Club South time.

7. **CLEANLINESS**

- A. Residents shall not allow anything whatsoever to be thrown or to fall from windows, doors, or balconies. No sweeping or other substances shall be permitted to escape to the exterior of the buildings and windows or to the interior of the building from the apartment doors.
- B. The sidewalks, entrances, passages, elevators, stairways, corridors, hallways, lobby, and other common areas must not be obstructed or encumbered or used for any purpose other than that of ingress or egress to and from the premises.
- C. No signs, advertisements, notices or other lettering, or any item that changes the decor of any door or wall shall be exhibited, inscribed, painted, or affixed by any apartment owner on any part of the common elements.
- D. All notices on the bulletin board will only be placed there through the office. Notices put there without permission will be removed.

8. **TRASH CHUTE**

All refuse, waste, plastic bottles, cans, garbage, shall be **SECURELY WRAPPED** in plastic bags not exceeding the width of the chute and should be placed down the chute. **Recyclables, such as:** newspapers, plastic/glass bottles should be placed on the trash room floor. The trash chutes may be used only between 8:00 A.M. and 10:00 P.M.

9. **ELEVATORS**

- A. Adults are responsible to see that children **DO NO TAMPER** or play with the elevator buttons or cause damage to the walls: i.e. scratching, inscribing, etc.
- B. No smoking permitted in elevators or all common areas.
- C. Shoes and cover-ups are required in elevators.
- D. The service elevator is to be used for moving furniture, and other large items, or for service deliveries. **NO OTHER ELEVATOR IS TO BE USED FOR THESE PURPOSES.** Service elevator available after 10:00 am once trash is picked up daily day by staff.
- E. The office is to be notified in advance by notifying the office or Security desk if any residents are expecting large furniture deliveries, carpeting, tile, etc., so the office can make sure the **FREIGHT**

ELEVATOR is available. Moving furniture in and out of the units is permitted between the hours of 10:00 AM - 4:00 PM ONLY, MONDAY TO SATURDAY. A \$250.00 deposit is required.

10. **LAUNDRY ROOMS**

- A. The doors to the laundry rooms are to be closed with lights turned off at all times when not in use.
- B. The laundry rooms are to be left in a neat and orderly fashion at all times, and this includes removal of lint from the dryers. Trash, empty detergent boxes, containers, etc., should be placed in trash receptacles.
- C. Laundry room hours are 8:00 A.M. to 10:00 P.M. only.

11. **INTERIOR APPEARANCE**

- A. CERAMIC/WOOD FLOORS - No installation of tile/wood on floors may be made prior to the Board of Director's approval. Upon approval and installation, there must be a permit and soundproofing prior to installation of tile or wood flooring materials.
- B. No washers and or dryers are allowed except in apartments on the Penthouse floor.

12. **BALCONIES**

- A. No bathing suits, towels, or clothing shall be hung from the balconies. No mops shall be shaken from the balconies or windows. No loose articles shall be left on the balconies while the tenant is absent. No materials of any kind shall be tied to the rail or shoulder extension.
- B. No projections shall be attached to the outside wall or to the balconies. This includes any type of visible screen or umbrella. Owners shall not use on windows or doors - aluminum foil, newspaper, or any other materials, that will detract from the appearance of the building.
- C. Storm shutters may be installed by the unit owner at their own expense. The design and installation must be approved in writing by our Board of Directors. Application must be made to the City for a building permit. The installer is to be a licensed tradesman with proper insurance coverage. Copy of said insurance must be presented to the Tower Office.
- D. No cigarette or cigar butts, or ashes, shall be thrown over the railing.
- E. No cooking or cooking apparatus of any kind will be permitted on balconies.
- F. No mattresses or any type of loose furniture other than regular porch furniture shall be allowed on the balconies and no overnight sleeping allowed on the balconies.

13. **LOCKS**

The Office will keep a pass key to all apartments to be used only in case of emergency or to maintain our Pest Control program. The pass keys are to be kept under lock and key with ONLY the Office staff having the key. No resident should alter his apartment entrance door lock without notifying the office. In the event of an emergency that may require forcible entry, causing damage to your door, etc., the cost of repair is the sole responsibility of the unit owner if no key for such

unit is in the lock box.

14. **LOBBY MAINTAINING QUIET DIGNITY IN THE LOBBY IS ESSENTIAL.**

- A. No food or drink shall be permitted in the lobby.
- B. Carriages and shopping carts may be taken out by way of the service entrance or garage.
- C. No wet bathing suits are permitted in the lobby at any time, use P-3. Large rafts, floats, chairs, etc., are to be taken in & out of the building via P-3 not through the lobby.
- D. No one is to be barefoot in any common areas.
- E. Shoes and cover-ups are required in the lobby.
- F. No bicycles, skateboards, motorcycles, or other type of vehicles (except handicapped vehicles) shall be allowed in the lobby and would have to be placed only in the garages in designated areas.

15. **SMOKING**

Effective October 1, 1992 Florida Statutes prohibit smoking in Public Places, which include common areas of condominiums such as lobbies, hallways, and stairways.

Be considerate - **DO NOT** throw cigarettes, etc., over balcony.

16. **FIRE ALARM**

Any Resident causing the building fire alarm to activate accidentally will be assessed a **\$50.00** Fee

17. **STORAGE**

No articles may be stored in any common areas or on the balconies, except in the owner's assigned locker storage. NO FLAMMABLE items are to be stored in the storage lockers. Use only the locker that has been ASSIGNED to your unit. The P-3 Storage key can be obtained from the Office or Security desk. Each owner shall be responsible for their own individual locker key.

18. **PARKING & VEHICLES**

- 1. All owners shall be issued a decal, for a fee of \$5.00, with the number of their assigned space in Tower garage.
- 2. If apartment is rented, the lessee will be given a decal, for a fee of \$5.00, bearing the lessor's space number and lease expiration date. Automatic garage door openers used to gain entry into our building garage are available for Owners only at the Tower Office.
- 3. All guests must show dated temporary guest pass on the front window dash. Residents are advised to give the Tower Security Guards the names of expected guests.
- 4. Entrances to receive guest passes from the Tower guards. After receiving pass and placing

on the front window dash, guests may park at any available parking space in Guest parking or Recreation garage.

5. Rental cars will be issued appropriate temporary identification through Tower Office.
 6. BE SURE TO PARK YOUR CAR WITHIN YOUR OWN SPACE. Failure to do so can result in removal of the car at the expense of the violating person. All cars shall be parked within the colored lines so as not to restrict adjacent parking spaces or the aisles. If more than one car, others must be parked in Recreational Building garage or an Association space may be leased.
- A. Assigned parking spaces for passenger licensed vehicles ONLY. Guest parking area is for guest ONLY, not owners and lessees.
 - B. No mechanical repair of vehicles shall be done on the premises except as an emergency.
 - C. Keep driveways and entrances clear of vehicles.
 - D. Drive slowly in garage at all times with lights on.
 - E. A key for bicycle storage can be obtained from Office/Security at any time.

19. **RE-SALE OR LEASE OF APARTMENTS**

- A. NO SIGNS advertising the sale or lease are permitted on the premises, except those placed under the glass in mailroom by office.
- B. A prospective purchaser or lessee must complete the necessary Application form available at the Tower Office. A copy of the contract must accompany the completed application with \$100.00 application fee and be returned to the Tower office. Thirty days must be allowed for processing of application.
- C. All leases shall be for a term of no more than twelve (12) months and not less than 60 days and no unit may be leased more than once in a twelve (12) month period. At termination of an annual lease, a new lease shall be delivered to the Association for its approval.
- D. A fee of \$100.00 must be paid upon submitting the application for Committee approval. This is non-refundable. No fee for annual renewal.
- E. Any guest who stays longer than a 30 day period shall be considered a lessee unless the resident owner is present with them. The Tower Office must have written authorization on file, the names of those people who will be guests and the length of the stay, in order to receive a photo ID card.
- F. If a lessee moves in without approval of the Board all efforts will be made to eject them from the unit and all legal fees will be charged to the owner in any action taken.
- G. No person shall occupy any apartment before the approval of their application. Realtors shall not harass Office staff or Board of Directors about the status of applications, or try to process applications in a way other than described in this section.

- H. A sale or lease must be approved by the Board of Directors.
- I. Occupancy - no more than four (4) occupants in a one (1) bedroom apartment:
no more than six (6) occupants in a two (2) bedroom apartment.
- J. The owner shall be fully responsible and may be assessed for all losses or damages caused to the Association by the lessee.
- K. Each lease shall authorize the forcible ejection of the lessee for misconduct. The cost of the same shall be the responsibility of the OWNER.
- L. When a unit is leased, the right to use the facility is transferred from the owner to the lessee for the term of the lease. The lessor (owner) relinquishes his rights to the use of the Rec. facility for the term of the lease as an owner.
- M. The Board will disapprove a lease if the unit owner is delinquent in maintenance/misc payments.