

**Palm-Aire Country Club
Condominium Association No. 6 Inc.
Pompano Beach, FL 33069**

**Rules, Regulations
and
General Information**

Revised July 1, 2020

Table of Contents

Rules and Regulations	5
1. Alarms	5
2. Alterations and Structural Changes	5
3. Assessments	5
4. Automobiles and Other Motor Vehicles	6
5. Bicycles, Roller Skates, Ball Playing	6
6. Board of Directors Meetings	6
7. Catwalks / Lobby Areas	7
8. Children	7
9. Common Elements	7
10. Complaints	7
11. Disputes – Arbitration and Trial De Novo	8
12. Elections	8
13. Employees of Unit Owners	8
14. Vendors of the Condominium	8
15. Exterminator	8
16. Fines	9
17. Floor Coverings	9
18. Food, Beverage and Cooking	9
19. Garbage, Refuse and Trash	10
20. Guests and Visitors	11

21.	Hurricane Precautions and Shutter Specifications	11
22.	Flammables	11
23.	Insurance Coverage by Unit Owners	12
24.	Keys	12
25.	Laundry Rooms	12
26.	Lobby and Elevators	12
27.	Miscellaneous	13
28.	Noise	14
29.	Nuisances	14
30.	Parking	14
31.	Patio and Terraces	14
32.	Pets	15
33.	Pool Rules and Recreation Areas	15
34.	BBQ, Kitchen, and Gazebo	16
35.	Records, Inspection and Copying	17
36.	Resales and Rentals	17
37.	Roof	18
38.	Signs and Advertising	18
39.	Security	19
40.	Unit Owner's Participation at Meetings	19
41.	Unit Servicing and Parking	19
42.	Water Apparatus	19
43.	Use and Occupancy	20
44.	Conclusion	20

INTRODUCTION

Palm-Aire Country Club Condominium Association No. 6, Inc. generally known as PACC #6, is not a resort condominium. It is a privately owned group of ten (10) condominiums consisting of five-floor apartment buildings, individual patio homes, villas, and two-floor garden type apartments all operating under the umbrella management of PACC #6.

Operations are conducted strictly in accordance with the laws established by Florida Statutes (Chapter 718) and according to the original Declaration of Condominium, which includes the Submission Statement, Articles of incorporation and By-Laws, copies of which you received when you purchased your Condominium. Over the years, amendments have been made which are recorded in the Public Records in and for Broward County, Florida.

This Book of Rules, Regulations and General Information, based on experience gained over the years, has been developed to aid you, your neighbors, and the entire Palm-Aire Community through your Board of Directors, in maintaining our basic objectives of living and preserving the values of our property.

Although you have purchased your unit, remember, you now also share with 450 others, ownership of all the condominium properties, known as common elements, such as the buildings, grounds, elevators, parking areas, recreation areas and the landscaped areas which surround and are part of the ten (10) condominiums which make up Association #6 (PACC #6).

Rules and Regulations

1. Alarms

All alarm systems and/or devices must be equipped with a ten (10) minute cutoff. All units must have a hard-wired smoke alarm with a battery backup within 21 ft of each bedroom door. All units must have ten (10) year lithium batteries. Alarms should be inspected by homeowner yearly.

2. Alterations and Structural Changes

- A. No structural changes inside or outside of the Condominium Unit, including the catwalk, patio, terrace or roof of any type, can be made without the written authorization of the Board of Directors. Changes to the Common Elements or Limited Common Elements are prohibited without written authorization by the Board of Directors. An Architectural Review (ARC) form must be filled out completely. A detailed description of the work and drawings (drawings are only needed for windows and remodeling of kitchens and bathrooms) are required by the Board of Directors, along with the contactors license and insurance information. A deposit check of \$750.00 is also required. Board's approval is required, and a city permit must be issued before any work is started. If your job does not require a permit (tiling of patios, first floor tiling, carpeting of units and painting) you still must submit an ARC along with your contactors license, insurance and a deposit check in the amount of \$750.00. (See "Floor Covering" Section 17)
- B. Antennas and Wiring: No antennas, satellite dishes, aerials, or wiring may be placed or installed on the exterior of a building or unit without the written consent of the Board. Any approval is restricted to the unit owner. Permits are required and need a Licensed Contractor.

3. Assessments

Quarterly maintenance **payments** are due and payable on the first day of January, April, July and October. Payment received after the 15th of the month will incur a late charge in the amount of \$25.00. If payment is not received by the end of the month in which it was due, the account may be turned over to the Association's Attorney for collection. A late charge, interest and legal fees may be added. In addition, demand may be made of the balance of the year's total assessment. Sixty (60) days after the due date, lien proceedings may be instituted against the Unit Owner and foreclosure may follow as provided in the Condominium Documents and Amendments, Articles of Incorporation, as amended and By Laws of this Association. Payments received shall be applied: (1) to interest, if any, (2) late fees, if any, (3) attorney's fees, if any, (4) maintenance payment.

4. Automobiles and Other Motor Vehicles

Each unit is assigned one (1) parking space. If an owner has more than one vehicle, they must park in a guest space. Vehicles may not be “backed in”. Guests must be instructed to park in “GUEST” spaces only. Parking in front of the building is prohibited. The 15 Minute Parking Regulation will be strictly enforced. No boats, commercial vehicles, trailers or recreational vehicles (campers) shall be parked or stored in/on any of the Condominium Areas. **A vehicle which cannot operate under its own power cannot be permitted to remain on the Condominium premises for more than twenty-four (24) hours.** Repairs to vehicles, for other than emergency purposes, are not permitted in the parking areas. Washing, in parking areas is only allowed as long as the Condominium water is not being used. This does not apply to the Villas and Patio Homes. Automobiles with protective covers must be parked in guest spaces at the furthest perimeter of the parking area. Cars left unattended at the building entrance **will be towed at the owner’s expense.**

5. Bicycles, Roller Skates, Ball Playing

Bicycle riding (except for egress and ingress from building to street), roller skating, skateboards, roller blades or ball playing in parking areas, driveways, pool areas, sidewalks or catwalks are prohibited. Bicycles may be stored in areas designated by the Building Representative or the Board of Directors and shall not be stored under the stairwells, catwalks or entrances to your unit, which the City Fire Ordinances require to be kept clear at all times.

6. Board of Directors Meetings

The Board of Directors for the Association meets on the third Wednesday of each month. Regularly scheduled meetings are not held in July and August. The meeting agendas and locations will be posted 48 hours prior to the meeting in the locked glass display case in each building, recreation center and online via the community website. Special Meetings are called as the needed. Officers, Board Members or Unit Owners (in accordance with the Declaration of the Condominium, the By-Laws of the Association and Florida Statute) may convene such Special Meetings when complying with the requirements of the Declaration of Condominium and the By-Laws of the Association.

7. Catwalks / Lobby Areas

Furniture, chairs, carriages, plants, or any other articles are **not** permitted on the catwalks or lobby in accordance with the City Fire Code. No items shall be hung over the railings along the catwalks. The catwalks are to be used only for ingress and egress. Smoking is prohibited on the catwalks, in the lobbies and or under the awning.

8. Children

The Condominium is not an adult community. Children playing or loitering in hallways, catwalks, stairways, elevators, in the lobby, parking areas or any other common areas is not permitted. Children are not allowed to play or run on the catwalks, as serious injury may result.

9. Common Elements

The Condominium Documents' define "COMMON ELEMENTS" to mean the portion of the Condominium property not included in the units (apartments). "LIMITED COMMON ELEMENTS" means those common areas, which are required for the use of certain purposes to the exclusion of all other units, as specified in the Declaration of Condominium (i.e. patios, individual storage bins, villa carports and driveways and individual parking spaces).

Plants, flowers, bicycles, and other equipment shall not be placed in common areas or outside the unit. No awnings, canopies or other projections are permitted on the outside of a unit owner's walls or doors. It is forbidden to shake rugs, mops, tablecloths, etc. from any window, door, terrace, or balcony, nor may any object be hung outside the unit. Sweeping into halls, catwalks and lobbies is prohibited. Furniture is not permitted to be placed in common areas.

10. Complaints

Complaints of any kind, regarding violations of these Rules and Regulations, or services of contractors or their employees (i.e. security, housekeeping, landscaping, etc.), service or maintenance of pools, showers, bathroom, saunas, and building maintenance should be made to the Property Manager's office in writing or by telephone. If the matter is not resolved in a reasonable time, a written notice should be sent to the Board of Directors, stating the complaint and when the complaint was originally made to the Property Manger's Office.

11. Disputes – Arbitration and Trial De Novo

Disputes may be resolved by Non-Binding Arbitration, under the auspices of the Division of Florida Land Sales, Condominium and Mobile Homes of the department of Business Regulation and under the rules promulgated by said Division. Either party to the Arbitration, after determination of the Arbitration Proceeding, may file a Petition to a Court of Competent Jurisdiction, and a “Trial De Novo” will take place.

12. Elections

The Association will mail a Notice of the Annual Meeting to all Unit Owners at least sixty (60) days prior thereto and this mailing will also serve to solicit candidates for the election to the Board of Directors. The last day for filing the Intent to be a Candidate will be stated therein. Candidates must submit his/her name at least 40 days prior and their information sheet 35 days prior to the Annual Meeting. The Association will then send a second Notice of the Annual Meeting together with the names of the Candidates and the Information Sheet supplied by the candidate at least 14 days prior to the Annual Meeting.

13. Employees of Unit Owners

Employees of unit owners may not gather or lounge in the public areas of the buildings, grounds, pools or recreational facilities.

14. Vendors of the Condominium

Vendors of Condominium: Unit Owners shall not direct, supervise, or in a any manner, attempt to control or direct any employee of the Management Company or Contractors hired by them. The Unit Owner shall not employ or use any such employee/vendor (for personal work) during their regular working hours.

15. Exterminator

Your maintenance fees include the services of a Bonded Exterminator once every year or more often if necessary, at the owner’s request. Each unit owner is required to deposit keys with the Property Manager’s office so that preventative maintenance will assure “pest control” for the unit owner’s apartment.

16. Fines

The Association shall have the right to assess fines against a Unit Owner for their guest(s), tenant(s) and any other person(s) on the property. Such fines shall be collectible, as any other assessment, except that it will not become a lien upon the unit. The fine may not exceed \$100.00 per violation per day and may not exceed a total of \$1,000.00 per violation. The violator is entitled to reasonable notice and opportunity for a hearing before a Committee of other Unit Owners. If the Committee agrees that the fine is proper, then the violation stands. When you were interviewed you signed that you understood all the Rules and Regulation and that reading was your first warning.

The Property Managers office shall send a letter stating the violation and give a timeframe to correct the violation (immediately, ten days, ect.) If the violation is not corrected within the timeframe stated, the owner will receive a letter to appear before the Violation Committee. If the violation is still not corrected after meeting with Violations Committee, legal action will be taken by the Association.

17. Floor Coverings

In all apartments, except the first floor, tile and wood shall be installed with City of Pompano Beach permits and authorized sound insulation under the tile or wood. All Unit Owners, including the first floor units, must have an Architectural Review (ARC) form, with a detailed description of the work to be done and appropriate drawings attached is required by the Board of Directors along with a check in the amount of \$750.00 for the common area deposit. If the Property Manager's Office receives complaints about noise after the installation, the unit owner will be required to put down area rugs or pads under any furniture that moves, ie. chairs or tables.

18. Food, Beverage and Cooking

Food or beverages shall not be consumed outside of the unit, except in areas designated by the Board of Directors. Cooking on terraces, patios, any Common Element or Limited Common Element, is not permitted, except where specific written approval is given by the Board of Directors.

- The gazebos are the only areas designated for outside cooking. The BBQ grills, gazebo areas and kitchens may be used **until 10:00 pm** at which time the Security Guard will lock the buildings. **The pools can only be used until dusk.**

Groups of 20 or more **MUST RESERVE** a Gazebo and BBQ Grill for use. Smaller groups **MAY ELECT** to reserve the area if they want exclusive use of a Gazebo and BBQ Grill. Please call the management office for reservations.

- *A \$50.00 refundable security deposit must accompany the application and will be refunded providing premises are left clean, chairs and tables returned to original location, all debris placed in trash can or building dumpster and BBQ grills cleaned and left in usable condition. **Please make checks payable to PACC 6.***
- *Applications for reservation of Rec Center Gazebo must be received at least three business (3) days prior to reservation date and reservation of BBQ grill only must be received at least 72 hours in advance. Management will post an Official Notice Reservation Permit in the glass enclosed Rec Center bulletin board.*
- **The BBQ Grills and/or the Gazebos may not be reserved on major holidays.**

Reservations are for the Gazebo and/or the BBQ grill only and does not prohibit residents and/or their guests to use the pools, saunas, rest rooms, showers, shuffleboard courts or areas surrounding the pools until dusk.

NOTE: It is the responsibility of the person who has reserved the area to ensure that their guests' park **only in a GUEST PARKING SPACE and not in a RESIDENT PARKING SPACE.** Guests going to the pool or gazebo areas should park in the high-rise parking lots **NOT** in the mid-rise parking lots.

19. Garbage, Refuse and Trash

PACC #6 recycles newspapers, magazines, junk mail, glass containers and cans, only in designated areas. Raw garbage, except bones, must be disposed of in your sink disposal. All other refuse or trash must be placed in plastic bags, tied firmly and deposited in the refuse chute. All large cartons are to be folded and brought to the dumpster.

20. Guests and Visitors

All guests and visitors must abide by the same Rules and Regulations of the Condominium of PACC #6 as are in effect for the Unit Owner. Unit Owners must advise their guests and visitors that their stay may be terminated if any of the Rules and Regulations are violated. The Unit Owner shall be liable to the Association for any damages, costs and legal fees that may be incurred because of the violation. (See Use and Occupancy”, Section 43).

21. Hurricane Precautions and Shutter Specifications

If the Unit Owner desires to install Hurricane Shutters or impact windows, which are highly recommended. The Specifications are available and may be obtained by visiting or calling the Property Management Office. The installation must be made in accordance with the specifications and the City of Pompano Beach Code. Permits and ARC forms are required and all work needs a Licensed and Insured Contractor.

Upon notice of an approaching hurricane or tornado, immediately remove all objects from terraces, patios, etc. Become familiar with printed instructions in newspapers and elsewhere, including those distributed by the Board of Directors.

Each Unit Owner who plans to be absent from their unit during the hurricane season must prepare their unit prior to their departure by:

- (a) Removing all furniture, plants and other objects from their terrace, balcony, porch, patio and entryway.
- (b) Designating a responsible firm or individual to take care of his/her unit during their absence.
- (c) Empty ice from your freezer.

22. Flammables

No flammable, combustible, explosive fluids, or chemical substances shall be kept in any unit, terrace, patio, Common Elements, Limited Common Elements parking areas and storage areas. This includes all gas-powered items such as barbecues. No gasoline powered vehicles, such as motorcycles, are to be stored in a PACC #6 building.

23. Insurance Coverage by Unit Owners

The insurance policy of the Association does not cover a Unit Owner's damage to floors, wall and ceiling coverings or personal property. The Board strongly recommends that the Unit Owner should obtain coverage for these items.

24. Keys

A current set of keys or electronic key code to your Unit must be deposited with the Property Management Office. Keys will be used in the event of an emergency for necessary maintenance, repair, replacement or protection of any other unit, Common Element or Limited Common Element which is necessary from time to time. The only other time keys will be used is for the annual pest control during reasonable hours. If you have not deposited a set of keys, you may be responsible for all damages to your Unit, the Common or Limited Common Elements and to other Units or Unit Owners. You will also be charged a locksmith fee should we need to get into the unit for an emergency. Keys to motor vehicles left on the condominium property by absentee owners must be left with your apartment watcher, building rep, a neighbor, or a friend and the office must be notified as to the name and phone number who has the keys. The vehicles may be moved in case of an emergency, tree cutting, roof work, painting, repairs etc., to Common Elements or Limited Common Elements or Units, otherwise the vehicle may be towed away and stored at the expense of the Unit Owner.

25. Laundry Rooms

Laundered items must be removed promptly and not left in the machines. Lint must be removed from dryer upon completion of its use. Call the Property Management office for malfunctions.

26. Lobby and Elevators

In case of fire, do not use the elevators, use the stairs. Proper attire in the elevators, lobby and catwalks consists of shoes and covered torso. Cover must be worn over bathing suits, and all persons must be reasonably dressed before using these areas. Delivery people are responsible for protecting the walls, floors and ceilings of the elevators and the building when moving large objects. Report all damage to the Property Management Office immediately. Children are not allowed to use the elevator for play.

27. Miscellaneous

- A. Practicing golf, playing football, baseball, or other similar activities on condominium property is prohibited.
- B. A complete listing of telephone numbers to call for various services is available at the Management Office.
- C. Service for the building washers and dryers, located in the laundry rooms, must be reported to the Management Office.
- D. All purchases of furniture, carpeting, tiling, air conditions, various appliances etc., are subject to the following:
 - 1) Discarded excessive left-over material, items, and other objects must be removed from the Condominium Premises immediately. It is the responsibility of the Unit Owner to see that this is promptly and properly done. Such items must **not** be deposited in Condominium Dumpsters or Containers, which are provided for normal household use.
 - 2) All damages, caused by those supplying the services, i.e., elevators, sidewalks, catwalks, lobbies, flower beds, lawns, shrubbery, building or any part of the Common Elements, Limited Common Elements or property of another Unit Owner, are the responsibility of the Unit Owner or the lessee.
 - 3) Permission must be obtained from the Association prior to any work being done. No contractor or worker employed by the Unit Owner, shall be permitted to do any work in any unit, except for emergency repairs, between the hours of 6:00 P.M. and 8:00 A.M., or on Sunday or any legal holiday.
 - 4) Lessee and unit owners must clean out refrigerator and leave clean floors before the season ends.
 - 5) The following suggestions are for all unit owners, but of utmost importance, to unit owners in the high-rise apartments:
 - a. When leaving your apartment for any extended period of time, it is imperative to shut off the main water valve in your apartment. This is to avoid flooding in your apartment and into adjoining apartments. If the shut-off valve malfunctions, the valve must be replaced ASAP.
 - b. Be sure that apartment watchers particularly understand water functions in the apartment. Example: Do not flush toilets and leave without checking to

see if the toilet fills and shuts.

- 6) Moving in or out is permitted only between hours of 8:00 AM to 6:00 PM Monday thru Saturday, never on Sundays or Legal Holidays.

28. Noise

Consideration of the rights of other residents dictates that noise be kept to a minimum at all times, especially after 10:00 P.M. It is the Unit Owner's responsibility that their family, guests, renters, and children do not create disturbing noises, either within their apartment or anywhere else on the Condominium Premises. This includes the playing of musical instruments, tape decks, phonographs, radios, television sets or other sound amplifiers at a level which disturbs others.

Automobile horn blowing must be used only in an emergency and not as a paging agent.

29. Nuisances

Anything that causes a nuisance is strictly forbidden. Unit Owners must not permit anything to be done or kept in their unit which obstructs or interferes with the rights of others or annoys anyone by unreasonable noises. The Unit Owner, guests, renters, and children shall not commit any nuisance which will interfere with the tranquility of the way of life in normal condominium living.

Fireworks of any kind are prohibited on any portion of PACC #6 property.

30. Parking

Parking is permitted only in the space assigned for your unit. Guests and owners with more than one car must park additional vehicles in "Guest" spaces only. No parking is permitted at the entrance of a building. Boats, trailers, mobile homes, and other vehicles and commercial vehicles are not to be parked or stored on Condominium Property. Parked vehicles must face the parking bumper. All vehicles parked on PACC #6 may not be parked on the property with expired tags. Vehicles with expired tags will be towed at the unit owners' expense.

31. Patio and Terraces

No blinds, shades, screens, curtains, or decorative panels shall be attached to, hung within, or used in connection with any patio or terrace in any unit, in such a manner as to be visible to the outside of

the unit. No clothesline or similar device shall be permitted on any portion of the Condominium Property.

32. Pets

Pets are not permitted on the Condominium Property. Owners, guests and other visitors, including renters and their guests and visitors, are not permitted to bring pets onto the Condominium Property at any time.

Emotional Support Animals (ESA) or Service Animals: All owners who require a service animal or ESA must submit an application for reasonable accommodations and can obtain these forms from the Property Management Office. All approved Service Animals and ESA's must comply with PACC #6 Pet Rules and Regulations.

33. Pool Rules and Recreation Areas

Recreation Areas

There are two (2) recreation areas on Association #6 property. Recreation Area #14 is located next to Building #70; Recreation Area #15 is located across from Building #78A. All Unit Owners, their Guests, and Renters have access to all Recreation Areas. At each Recreation Area there is a heated pool and a building containing dressing rooms, showers, toilet facilities and a sauna.

Pool: Hours are dawn to dusk. There is no lifeguard on duty – swim at your own risk

Pool Rules

- A. Bathing Load 33 persons
- B. No pets permitted in pool area. Service animals are allowed on a leash and under owners control at all times.
- C. No food or beverages or glass containers are allowed poolside.
- D. People using lotions or oils must shower before entering the pool.
- E. No diapers, except swimmer type allowed – infant changing tables are available in all the dressing rooms
- F. Children under twelve (12) years of age must be accompanied by an adult.
- G. SMOKING ONLY in the designated areas**
- H. No rafts, floats, toys, skateboards or bicycles permitted in pool area – pool noodles are acceptable

- I. No large parties, in which food is involved, are allowed to be held in the gazebo and pool areas, without the consent of the Board of Directors or the Chairman of the pool committee. The unit owners will be responsible for the cleaning up of the area after the party.
- J. Swim at your own risk as there is no lifeguard on duty at any time.
- K. Persons with long hair (extending below shoulders) must wear bathing caps.
- L. Each person is restricted to the use of one chair or chaise lounge, which may not be reserved or retained after the individual has left the recreational area.
- M. Diving and jumping are not permitted.
- N. The playing of music or any other sounds must be so done as not to disturb anyone else nearby.
- O. Food and liquids may be consumed under the gazebo, provided that it is not in a glass container and that the premises are left in the same condition as before being used by them.
- P. If you rearrange the chairs, please return them to their original spots

34. BBQ, Kitchen, and Gazebo

BBQ:

- A. Propane tanks are provided by the association; please turn them off when you are done cooking. An additional tank is available if needed.
- B. Grills are provided – you may not bring additional grills, smokers, charcoal or propane etc. to the area.
- C. You must clean and cover the grill when you are done – a brush is provided, or you may use your own.
- D. If there are people waiting to use the grill, please prepare your food in a timely manner.
- E. The BBQ grill is cleaned weekly by the cleaning staff. However, it is your responsibility to clean after you use it.

Kitchen and Gazebo:

- A. You must clean up after yourself – trash and other items. Please make sure trash bags are tied and not ripped before placing in dumpsters.
- B. Please do not leave your personal items in the kitchen area.
- C. The refrigerator and freezer are cleaned out weekly
- D. Additional long tables are available in the kitchen cabinet for you use. Please clean and return them to the storage area when finished
- E. Please return all tables and chairs to the spot you found them in.

Gazebo Lights:

- A. Please turn lights off that are controlled by a switch in the bathrooms, dressing rooms, saunas and kitchen when leaving.

35. Records, Inspection and Copying

Within ten (10) business days of an official records request, PACC #6 property manager will set up a time for the unit owner to have all requested records available, for inspection and copying. Copies of all official records as designated by the laws of the State of Florida. These records will be made available during normal business hours, when the Management Company for the Association is conducting business. No inspection or copying of the same Records will be allowed more than one (1) time in any thirty (30) day period. Upon payment in advance, copies may be obtained, at twenty-five (25) cents per 8 1/2 x 11 page, within three (3) business days.

If the request is for more than fifteen (15) pages, the charge will be that which is charged by a duplicating service and will be obtainable within five (5) business days after receipt from the duplicator by the Association.

The Association will not allow the Inspection or Copying of the Roster of Unit Owners, if the use is for any purpose other than that which is directly concerned with Condominium or Association operation.

36. Resales and Rentals

This is a residential community and is to be used as such. We will not tolerate the abuse of rental privileges by owners, realtors, renters or guests. To sell or lease, an owner is required to follow basic rules:

- A. Rentals are not permitted during the first twelve (12) months of ownership.
- B. Rentals are not permitted for less than ninety (90) consecutive days. **NOTE: Please see your condominium documents for rental terms.**
- C. For all leases that will be renewed, a copy of the new lease must be sent to the property management office.
- D. Prior to any sales or rental, the unit owner must file an application with the Board of Directors indicating their intention to sell or rent. The Board of Directors has the right of first refusal, as written in the Association Documents. These applications are available at the Condominium Management Office.
- E. The lessee or buyer must file their Application to Purchase or Application to Lease. All questions on the forms must be answered completely and fully, and the back of the Application for

Purchase or Lease must be notarized. The board of Directors requires the buyer or lessee to have a credit score of at least 650 to be considered for approval.

- F. A fee of \$100.00 per married couple (if the last names are different a marriage license is required) or \$100.00 per person over the age of 18 for processing the application.
- G. All buyers and lessees must be interviewed prior to receiving the Board's approval. Occupancy prior to Board approval is specifically prohibited and will subject the occupant to legal action. This rule must be followed, otherwise the Certificate of Approval will be withheld.
- H. Verification of the data shown on the prospective buyers or lessee's application papers is performed by an outside investigative service. Approximately thirty (30) days are required for outside verification and office processing of an application.
- I. The owner will be responsible for all costs involving the removal of an illegal occupant. This will include attorney's fees and court costs incurred by the Association to affect that removal.
- J. The owner is responsible for the conduct, behavior and character of the person to whom the unit is rented, whether it is done personally or through a rental agent.
- K. Condominium Documents are an integral part of your sales transaction. The seller is obligated to supply the buyer with a complete set of the Condominium Documents. If your original set of documents has been lost or mislaid, you must obtain a duplicate set for you buyer. The management office can direct you to a source of supply.
- L. Ownership of more than one (1) unit in PACC #6, is prohibited.
- M. No corporate ownership is permitted.
- N. Sub-leasing is prohibited.

37. Roof

Only authorized personnel are permitted on the roof of any building. The roof is vulnerable to leaks being caused by persons not familiar or careful, resulting in very costly repairs to the roof. Extremely expensive equipment is installed thereon and may be easily damaged by unauthorized and careless trespassers not familiar with the care, operation and purpose of such equipment. The Unit Owner will be responsible for all damages to the roof caused by contractors or their employees under contract with the Unit Owner.

38. Signs and Advertising

No sign, advertisement, notice or other lettering, picture or drawing shall be exhibited, displayed, inscribed, painted in, on or upon any part of the Condominium Property, or in, on our upon any part of the property of any Unit Owner, that may be seen from outside of the Unit owned or occupied.

Vehicles that have lettering or signs depicting a commercial enterprise, are prohibited from parking overnight. Commercial use of any Unit is prohibited.

39. Security

This association provides a security guard during evening and overnight hours.

40. Unit Owner's Participation at Meetings

Unit Owners may speak on each agenda matter scheduled at the Meeting of the Board of Directors, Special Meetings, Annual Meetings and Committee Meetings. Unit Owners may speak no more than three (3) minutes on each Agenda item unless additional time is granted by the Presiding Officer. Unit Owners may tape record or videotape each meeting in such a manner so as not to interfere with the orderly conduct of business of such meeting. The Board shall be notified by the Unit Owner in writing seven (7) business days before said meeting, so that he or she may be put on the agenda and the equipment can be placed in position, prior to the beginning of said meeting, as designated by the Presiding Officer.

41. Unit Servicing and Parking

All service vehicles must be parked in guest parking spaces after delivering material at the front entrance. The service vehicles must adhere to this regulation or they may be towed away. The Unit Owner is responsible for notifying the operator of such service vehicle of this rule.

42. Water Apparatus

The toilets, sinks, garbage disposal units, baths, showers and other water apparatus within the unit shall not be used for any purpose other than that for which intended. No sweepings, rubbish, rags or other improper articles shall be deposited in these apparatuses. Any damage to the Common Elements, Limited Common Elements or to other Unit Owner's property resulting from the misuse thereof, shall be the responsibility of the Unit Owner.

Installation of a tankless water heater is prohibited! If installed, removal and replacement will be owner's expense. Installation of standard water heater requires a City Permit. However, Pompano Beach will not issue permits for tankless water heaters to be installed at PACC #6.

43. Use and Occupancy

The use and occupancy of any dwelling unit shall be as follows:

GUESTS AND VISITORS:

- A. All guests and visitors must abide by the same rules and regulations of the Condominium Association as are in effect for the residents. Residents must advise their guests and visitors that their stay may be terminated if any rules and regulations are violated. The unit owner shall be liable to the Association for any costs which may be incurred in violation of condominium rules by the resident's guests or visitors.
- B. Units shall be limited to the use for single family residence and shall not be used as a hotel, motel, Airbnb or for any transient business or commercial purpose. No approval shall be given to ownership or lease by a company, firm, corporation, partnership, or for multi-family use.
- C. Overnight occupancy of a unit when the Unit Owner is present, shall be limited to a total of not more than four (4) persons in a one (1) bedroom unit, six (6) persons in a two (2) bedroom unit and eight (8) persons in a three (3) bedroom unit. Children are each counted as a person. If the unit owners are not in residence of their unit, only the "immediate family" of the unit owner may occupy the unit. The office must be notified prior to anyone's arrival. The term "immediate family" shall include mother, father, sister, brother, children and grandparents of the unit owner and the respective spouses of the foregoing named persons. Should any "immediate family" of the unit owner occupy the unit, when the unit owner is not present for more than fifteen (15) consecutive days, the unit owner guest must register with the Association of their residency, which shall include any information reasonably requested by the Association, which may include, without limitation, vehicle information, length of stay and a photo identification.

NOTE: An owner of an ESA (Emotional Support Animal), or Service Animal may have an individual to occupy their unit should those owner(s) need to leave their ESA or Service Animal in the unit while they are not in residence.

- D. Sub-leasing is prohibited.

44. Conclusion

The Rules and Regulations, herein, are not intended as a replacement of the original Documents of Condominium, Articles of Incorporation, Bylaws, and Amendments or deletions thereto, but are

merely a restatement and interpretation of the existing documents 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 in effect from time to time.

The foregoing Rules and Regulations have been adopted by the Board of Directors of Palm-Aire Country Club Condominium Association No. 6, Inc.