

CHRISTOPHER HOUSE CONDOMINIUM

RULES AND REGULATIONS

Revised February, 2010

The Rules and Regulations as set forth herein are in consonance with the Declaration of Condominium, its By-Laws, and Florida Condominium Law. They are not intended to restrict but rather to guide us to better, safer government of our condominium.

It is every owner's responsibility to know and to follow them and to make certain guests observe them. By doing so, every owner may enjoy and appreciate living in a place where equal courtesy and consideration are shown to all.

RIGHT OF OCCUPANCY

Each unit is a single-family residence. No more than four persons shall occupy a unit on a permanent or semi-permanent basis. No rooms may be rented or transient tenants accommodated.

SECURITY

1. All doors to the building and pool areas must be kept locked at all times.
2. Owners, family members, lessees, registered in-residence guests, and CH maintenance personnel are the only persons who may have possession of entry fobs.
3. If a family member who is not a resident is given a fob registered to you, the Office must be given the name and relationship of the person to whom your fob is given and the fob's number.
4. Any fob found in an unauthorized person's possession will be confiscated and the owner to whom that fob is registered may be fined.
5. Guests, domestics, workmen, delivery persons, etc. must use the Security Telephone System to gain entry.
6. Do not open doors to any unidentifiable persons or open the entry door via the telephone system to unknown persons.
7. If you find an entry door propped open and no owner in close proximity, please close it.

8. Do not place restraining objects at doors to prevent closing and do not allow workmen to do so.
9. If movers or deliverymen must make numerous in-and-out trips in performing services, it is the owner's responsibility to be present at the lobby door to open and close it or to ask a friend to do so.

PARKING

1. Each owner is deeded his/her one parking space upon purchase of the unit.
2. No resident may park in Guest Parking spaces. Other parking arrangements must be made if there is a second car.
3. Cars parked in a "guest" parking space **MUST** display the Condo parking pass with the unit owner's number; otherwise the car will be towed at the owner's expense.
4. No one may park in another owner's space unless the correct form to do so has been filed at the Office.
5. Owner and lessee vehicles shall be passenger vehicles only. No commercial vehicles, boats, trailers, motorcycles, motorbikes, motor scooters, or bicycles will be permitted in the garages or in front of the Club House unless they are service personnel doing work authorized by the Board.
6. Parking spaces for service vehicles doing work in apartments are on 4th street and at the north end of Briny Avenue and are so marked.
7. Any resident of a car leaking oil or grease onto the garage floor is held responsible for cleaning it up and for having the problem corrected. Greasy spots are a safety hazard to those walking in these areas. Placing carpet or matting beneath the leak is not allowed as they constitute a safety hazard and are unsightly.

CAR WASHING

Cars should be washed at the designated spot in front of the Club House. Cars may be rinsed off at the timed system at the south end of the east garage.

GROCERY CARTS

These are available for use by all owners. **Please** show consideration by immediately returning them to the garage so they are available to others. **Do not** leave carts in hallways, elevators, or the lobby.

TRASH ROOMS

1. **Do not put anything down the chute when the red light in a trash room is blinking. It means bins are being emptied and are not in place to receive trash or that there is a problem.**
2. No garbage or items should be deposited in chutes before 9 a.m. or after 9 p.m.
3. Put garbage/trash into well-tied plastic bags. These are provided to owners (at no expense) at the Office on a monthly basis.
4. **Do not use over-sized trash bags as they will clog the chutes.**
5. Do not put cartons, cardboard pieces, boxes, or discarded household items down the chute. These must be taken to the main trash room in the east garage.
6. Newspapers **must** be put in plastic wrappers securely tied.
7. Fluorescent bulbs of any size cannot be thrown in bins. They must be recycled separately. Please carefully dispose of them in the marked carton in the east garage trash room. We are fined for broken ones.

NOISE CONTROL

1. Please be courteous by keeping noise at a minimum, especially between the hours of 9 p.m. and 9 a.m. Music and TV volume should be kept at a reasonable level at all times.
2. Noise resonates in the atrium so please refrain from loud conversations on the walkways, especially between 9 p.m. and 9 a.m.

SMOKING

1. No smoking is allowed in the main lobby, the elevators, or inside the Club House. Please dispose of cigarettes/cigars in receptacles provided at entryways.

LOBBY

Food and/or drink are prohibited in the lobby unless at a scheduled event approved by the Board.

BULLETIN BOARD

The lobby bulletin board opposite the mailboxes is used by the Board to post special notices for owners' information. Please check it regularly. Others may not post any item without endorsement by a Board member.

EXTERIOR APPEARANCE AND ALTERATIONS

In order to maintain a uniform, attractive appearance, any alteration or replacement which changes the exterior appearance in any way must first be approved by the Board. Replacement windows must be single hung with white frames.

BALCONIES

Care must be exercised to insure against anything being thrown, shaken, or dropped from balconies. Towels, rugs, or other articles may not hang from balconies. Charcoal grilling is not permitted on balconies.

COMMON AREAS

The walkways, entrances, elevators, garages, and stairwells are considered part of the common areas. They may not be obstructed in any way or used for purposes other than ingress and egress. No materials may be placed in common areas, including workmen's supplies or equipment, unless they are doing work for the Board.

WORK TO BE DONE IN INDIVIDUAL UNITS

1. The Office must be notified when owners are moving in or out a day in advance so we may install protective padding in the east elevator.
2. The Office must be notified when major work is being done in a unit.
3. Moving, major repairs, renovations, or alterations are to be done between 9 a.m. and 6 p.m. Monday-Saturday only.

No contractor work or any noise-producing work -by owners may be done on Sunday. 4. Delivery of supplies, furniture, or major appliances is not allowed on Sunday. 5. All workmen's supplies and equipment must be used and kept within the boundaries of the unit in which they are working.

2. Any owner above the second floor who is installing tile or wood flooring must have approved sound proofing put down. Check with the Office before beginning this work.
3. No washer/dryer units, including stacked ones, may be installed anywhere except in a unit's kitchen.
4. No owner may put large items in CH dumpsters (discarded carpet, TV, wood, appliances or parts, etc. You must arrange to have them hauled away.

MAINTENANCE PERSONNEL

1. Our maintenance person has specific, assigned duties. During regular working hours he may be called to an owner's unit only in an emergency situation and only after the owner has contacted the maintenance manager or, if that person is not available, a Board member.
2. If it is necessary for him to do emergency repair work for you during regular working hours, you may be billed for all costs including his labor.
3. Please do not have lengthy conversations with the maintenance person during his work hours as this interferes with and delays completion of his required duties.
4. If you wish to contact him please use the chalkboard in the west garage to let him know.

ATTIRE

1. All residents and guests are expected to wear appropriate attire in the common areas at all times.
2. Some type of covering must be worn over bathing suits in the main building.
3. Sandals or shoes must be worn when entering the lobby and elevators.

GUESTS

1. Owners are responsible for the conduct of their guests and for seeing that they adhere to the Rules and Regulations of the condominium.
2. The Office must be notified of any guest(s) who will be in residence, and they must be registered at the Office by using the Guest Card.
3. Guests may never bring pets into the building.
4. If a resident guest is occupying a guest parking space, a guest card should be displayed on the car's dashboard indicating the host's unit number.
5. An owner may supply an in-resident guest with an entry fob once the guest is registered with the Office.
6. One or two "loaned" entry fobs may be obtained for registered guests on a temporary basis. A one hundred dollar deposit (check) per "loaned" fob is required. Your check will be returned upon the timely return of the loaned fob(s).

GUESTS OF AN OWNER WHO IS NOT IN RESIDENCE

1. Only closely related family members, their spouses, and their children may occupy a unit if the owner is not in residence.
2. Prior notification of such intended occupancy must be provided to the Office by the owner indicating the number of guests, their identity, and the length of their stay.

CHILDREN

1. Owners will be held responsible for the behavior of any visiting children and for any resulting damage to property or injury to persons.
2. Children are never allowed to play in the atrium, halls, stairwells, lobby, elevators, and garage areas.
3. Young children must always be supervised by an adult in common areas, especially in the Club House and pool area.

DOMESTICS

All domestic help, as well as other service personnel, must use the security phone for entry into the building. Their presence and behavior will be the sole responsibility of the owner. At no time may an entry fob be given to domestic or other help.

PETS

At the Board Meeting on January 17, 2001, attended by more than 75 % of the owners of Christopher House Condominium Apartments, Inc., the NO PET POLICY WAS REINSTATED. THIS NO PET POLICY IS IN ACCORD WITH THE ORIGINAL CONDOMINIUM DOCUMENTS ON FILE AT THE COURT HOUSE AND IT WILL BE FIRMLY ENFORCED. Only owners who had pets as of that date, who had registered them with the Office on or before January 18, 2001, and who have provided the Office with the required documents, are allowed to keep their pet(s). If any registered pet dies, it may not, under any circumstances, be replaced with another pet. Violation of any part of the NO PET POLICY will result, after due warning, in a \$50 per day fine.

CHRISTOPHER HOUSE RECREATION AREA

Your security fob allows you access to the Club House, the locked gate into the pool area, and the locked gate out to the beach area. It is very important that these entryways are kept locked at all times. Please be certain that the gates latch firmly when you enter or leave these areas. Neither gate should ever be propped open or left open.

CLUB HOUSE

1. The Club House is for the use of owners, their family, and invited guests.
2. Owners must accompany guests if they are not registered as in-resident guests.
3. The use and care of the facilities, furniture, and equipment are the full responsibility of each owner.
4. No furnishings or equipment may be removed from the Club House or the pool area unless prior permission has been given by a Board member.

PRIVATE USE OF CLUB HOUSE BY OWNERS

1. The Club House may not be reserved for a private function during weekends (Friday 4 p.m.-Sunday 10 p.m.)
2. Owners wishing to use the Club House for a private function during the week may reserve it. This must be done in advance through the Office.
3. An owner making a reservation is required to make a damage deposit of \$50 and shall be held responsible for any damage to equipment or furnishings and also for cleaning it thoroughly after use. If there has been no damage and if the rooms have been left in satisfactory condition, the deposited check will be returned.
4. Private functions must be over no later than 12 p.m.
5. Any owner using the Club House for a private function is expected to be considerate of other owners and neighbors in adjoining properties by keeping noise, music, etc. at an acceptable level.

POOL

All users must adhere to the posted rules. Health, hygiene, cleanliness, and safety factors are in accordance with Health Department and Safety Rules established by the State of Florida and Broward County.

THE FOLLOWING RULES ARE MANDATORY

1. No diving or jumping into the pool is allowed.

2. Everyone must obey the posted pool rules.
3. All children in or by the pool must be supervised by a parent or the responsible adult. There is no lifeguard.
4. Toddlers still using diapers are allowed in the pool only if they are wearing specifically approved "swimmie" diapers.
5. All must shower before entering the pool. Please remove tanning products from the body as they clog the drains.
6. No running or rough-housing around or in the pool is ever allowed. Good pool manners are expected.
7. No food or glass may be brought to the pool area. Use the tables provided under the awning for food and drink consumption.
8. Do not enter the Club House from the pool area with bare feet or wet suits. There are outside toilets for swimmers' use.
9. Towels must be used on chairs and lounges to protect them from lotion stains.
10. No toys are allowed in the pool. Swimming aids or floats used for health reasons are permitted.
11. If you have moved lounges or chairs please return them to their proper place when you leave. If you have raised an umbrella please put it down when you leave.
12. If you go to the beach or to your unit please take your things with you. Lounges may not be "reserved" by leaving items on them.

THE BEACH AREA

When you leave the lawn on the ocean side of the pool area you are on public beach and we have no jurisdiction over this land.

1. Do not take any Christopher House property onto the beach.
2. If you have been in the ocean or at the beach, be sure to remove any tar you may have gotten on your feet before entering the pool decking. Mineral spirits and paper towels are provided at the beach entrance gate for this purpose.

BARBECUE AREA

1. This area is for residents' enjoyment, but you are expected to clean up after you are finished. Tools are there so you can clean the grill.
2. If you are unfamiliar with the operation of the grill, please ask advice from someone who is experienced in using it.

3. Please remember to turn off the gas when you have finished grilling.

SHUFFLEBOARD EQUIPMENT

1. Shuffleboard equipment must be returned to the equipment room immediately after using it.
2. No children under the age of 12 may use this equipment unless accompanied by a responsible adult.
3. Proper use of the equipment and care of the surrounding area is expected.
4. Shuffleboard may not be played after dark.

POOL TABLE

1. No one under the age of 18 may shoot pool or handle the equipment unless accompanied by an adult.
2. When shooting pool, exercise care to see that the balls do not fall to the floor as this cracks the tiles.
3. Please replace the cover on the table and put the equipment away carefully.

EXERCISE ROOM EQUIPMENT - USE AT YOUR OWN RISK

1. This equipment is for the use of owners, lessees, and adult guests.
2. Children are never permitted in the exercise room and anyone under the age of 18 wishing to use the equipment must be supervised by an adult.

SAUNA

Use of the sauna is for adults only. Owners under medical supervision should consult with their doctors about using the sauna. Posted instructions for its use must be adhered to. If there is any malfunction of the equipment please report it to the Office.

LEASING OF UNITS BY OWNERS

1. Owners may not rent their unit for the first two years of ownership.
2. Only one lease within any twelve- month period is allowed.
3. Owners may lease their units for a minimum of three months and a maximum of one year.
4. Renewals are subject to approval by the Board.

4. No sub-leasing or sub-letting is permitted.
5. No rooms may be rented or transient tenants accommodated.
6. No lease will be approved for persons with pets of any kind.
7. Applications for lease may be obtained at the Office and should be submitted to the Board for review, accompanied by a check for \$100 made out to Christopher House Condominium. This sum is to be paid by the applicant and is not refundable should the lease not be approved.
8. An interview of all new lessees is required prior to occupancy and all occupants under the lease must be present for the interview unless otherwise approved by the Board.
9. Lease applicants will be notified as early as possible of the date and time of their interview with Board members.
10. Lease applicants will be given a copy of the Rules and Regulations and, if approved as lessees, will be expected to adhere to them.

EQUIPMENT AVAILABLE FOR OWNERS' USE

1. A luggage cart is located in the second floor closet opposite the trash room. Please return it to the same location immediately after use.
2. Wheelchairs, walkers, crutches, and canes are stored in the fourth floor closet opposite the trash room and are available for temporary use. Please return any item borrowed to the same location after using it.

VIOLATION OF RULES AND REGULATIONS

The Board is elected by owners to administer and manage the business of Christopher House Condominium. It is empowered to enforce the Rules and Regulations governing this organization and to change or revise them for the good and welfare of all owners. Any complaint relative to the affairs of the condominium or any criticism, constructive or otherwise, should be directed to the Board in written form.

SECURITY FOBS RESPONSIBILITY

The rules for the fobs management are attached and form part of these Rules and Regulations.



CHRISTOPHER HOUSE CONDOMINIUM APTS. INC.

401 Briny Ave., Pompano Beach, FL. 33062
Tel: (954) 946-6637, Fax: (954) 946-6624

APRIL 7, 2010

ELECTRONIC FOBS MANAGEMENT

INITIAL DISTRIBUTION: 3 FOBS WILL BE ALLOCATED TO EACH UNIT, FREE OF ANY COST, AND ACTIVATED AS FOLLOWS.

ALL FOBS WILL BE INDIVIDUALLY CODED.

EACH RESIDENT UNIT OWNER WILL BE REGISTERED AGAINST A SPECIFIC CODED FOB, AND THE BALANCE OF THE FOBS (ONE OR TWO) WILL BE REGISTERED AS "GUEST OF UNIT XXX".

ADDITIONAL FOBS: AN ADDITIONAL (OR REPLACEMENT) FOB MAY BE REQUESTED, AND WILL COST \$100.00

OWNERS MAY OWN UP TO 4 FOBS MAXIMUM.

LOST FOBS WILL BE REPLACED AT A COST OF \$100.00. THE REPORTED LOST FOB WILL BE DEACTIVATED AND WILL NOT BE USABLE. LOST FOBS MUST BE REPORTED TO THE OFFICE IMMEDIATELY, FOR SECURITY.

A TEMPORARY ADDITIONAL FOB MAY BE ISSUED TO AN OWNER FOR A MAXIMUM PERIOD OF 30 DAYS WITH A DEPOSIT OF \$100.00.

THE DEPOSIT WILL BE RETURNED IF THE FOB IS RETURNED WITHIN A WEEK OF THE END DATE; OTHERWISE THE DEPOSIT WILL BE FORFEITED. THE FOB WILL ANYWAY BE DEACTIVATED AT THE END OF THE 30 DAY PERIOD.

REQUEST FOR ADDITIONAL FOBS MUST BE MADE AT LEAST ONE WEEK IN ADVANCE.

RENTERS: AN OWNER MAY ISSUE ONLY 2 OF HIS FOBS TO HIS RENTERS. THE THIRD FOB WILL BE RETAINED BY THE OWNER, AND PROGRAMMED FOR ACCESS TO THE MAIN BUILDING



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January 3rd. 2008

ELECTRONIC FOBS MANAGEMENT

FURTHER CLARIFICATION RELATING TO RENTED UNITS

AN OWNER WHO IS RENTING HIS UNIT WILL RECEIVE ONLY THREE FOBS. HE MAY ISSUE 2 OF HIS FOBS TO HIS TENANTS.

THE THIRD FOB MAY BE RETAINED BY THE OWNER, AND WILL BE PROGRAMMED FOR ACCESS TO THE MAIN BUILDING ONLY.

NO ADDITIONAL FOBS WILL BE ISSUED TO THE OWNER OR HIS TENANTS.

THE BOARD HAS THE RESPONSIBILITY TO ENHANCE BUILDING SECURITY AND PREVENT UNNECESSARY PROLIFERATION OF FOBS/KEYS.

RETAIN EXISTING KEYS: THESE KEYS WILL STILL BE REQUIRED FOR ACCESS TO THE EXERCISE ROOM AND OUTSIDE WASH ROOMS IN THE CLUB HOUSE