



Versailles Gardens

Condominium Association

8040 Fairview Drive Tamarac, FL 33321 • Tel: (954)721-0200 Fax: (954)722-3014

RULES AND REGULATIONS

The Rules and Regulations hereinafter enumerated, as to the Association properties, condominium property, the common elements, the limited common elements and the condominium apartments shall be deemed in effect until amended by the board of directors of the Association, and shall apply to and be in binding upon all apartment owners and tenants. The apartment owners and tenant shall, at all times, obey the said rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. Said Rules and Regulations are as follows:

PLEASE READ THESE RULES AND REGULATIONS CAREFULLY AND ADVISE YOUR GUESTS OF THEM.

1.) OCCUPANCY

Each of the apartments shall be occupied only by one (1) family, its servants and guests, as residence and/or approved commercial use and for no other purpose. **THERE SHALL NOT BE PERMITTED MORE THAN TWO (2) ADULTS PER ONE (1) BEDROOM APARTMENT AND NO MORE THAN FOUR (4) ADULTS OCCUPYING A TWO (2) BEDROOM APARTMENT, INCLUDING CHILDREN.** The lease of an apartment shall not discharge the owner thereof from compliance with any of his obligations and duties as an apartment owner. A proposed lessee must be first approved by the condominium Association as provided for in the Declaration of Condominium. Each lessee shall be bound by the provisions of the Declaration of Condominium and all Condominium documents and these Rules and Regulations, a copy of which shall be furnished to each proposed lessee at the time the application is made for approval of such lease. A lease is not permitted for less than 12 months.

No owners or lessees of any apartment unit shall permit use of the same for transient hotel.

Administrative commercial use with prior approval by the board of directors may be allowed.

- a.) Any owner of a unit or units at Versailles Gardens Condominium, Inc. delinquent in the payment of any assessment, will not permitted to lease their condominium until their unit is current and they will not have access to all the common facilities.
- b.) An application fee of \$100.00 dollars per each applicant shall be paid to the association.
- c.) Any owner that permits a tenant to occupy the premises before approval is given will be fined \$100.00 dollars per day each day the property is occupied without Association approval.
- d.) All residents are required to leave a key on file in the office lock box for use in an EMERGENCY.

2) SECURITY MOVE IN/OUT DISPOSING OF BULK ITEMS

It will be your complete responsibility to dispose of 'bulk items' such as furniture you no longer want and to get it off the property.

Bulk items are items such as: sofas, chairs, box springs and mattresses, tv's, microwave ovens, radio, fans, lamps, tables, etc

THESE TYPES OF ITEMS CANNOT BE THROWN INTO OUR DUMPSTERS OR THROWN INTO ANY OF THE RECYCLE BINS – NOR CAN THEY BE LEFT ON THE FLOOR OF ANY OF THE TRASH ROOMS OR IN FRONT OR BEHIND THE BUILDINGS.

DISPOSAL OF THESE ITEMS IS NOT THE CONDOMINIUMS RESPONSIBILITY. IT IS YOURS. WE CANNOT HAVE THE PROPERTY OVERLOADED WITH BULK ITEMS YOU NO LONGER WANT. IF IT IS DISCOVERED THAT A TENANT HAS DUMPED ANY BULK ITEM ON THE PROPERTY AND BREAKING THIS RULE THE \$200 SECURITY DEPOSIT WILL BE USED AND NOT REFUNDED TO YOU.



Versailles Gardens

Condominium Association

8040 Fairview Drive Tamarac, FL 33321 • Tel: (954)721-0200 Fax: (954)722-3014

3) COMMON ELEMENTS

The common elements such as hallways, stairs, stairwells, elevators, landscaped and grassed areas, shall be used only for the purpose intended and shall not be obstructed or encumbered or used for any other purpose. Residents should be dressed appropriately, shirts and shoes are required. No articles belonging to apartment owners such as bicycles, wagons, shopping carts, chairs, benches, tables or any other object of similar type and nature shall be kept in such areas, either temporarily or otherwise. No garbage cans, supplies, containers or other articles shall be placed in or on the walkways, hallways, stairwells, and entryways, nor shall any lined, cloths, clothing, curtains, mops, rugs, or laundry of any kind, or other articles be shaken or hung from any windows, doors, walkways, balconies, or entryways, or exposed on any part of the common elements. No cooking shall be permitted on any porch, patio, balcony, and entryway nor on the condominium property, except in areas designed for such use by the Association. No barbeques are allowed on patios.

4) PATIOS

Personal property of all apartment owners shall be stored within their condominium apartments. **PATIOS ARE TO BE KEPT IN A CLEAN AND SANITARY MANNER AND ARE NOT PERMITTED TO BE USED AS A STORAGE AREA.**
LIABILITY

No apartment owner shall allow anything to fall from the windows, walkways, balconies, entryways or doors of the premises, nor shall he sweep or throw from his apartment any dirt or other substance outside of his apartment or on the common elements of his condominium. They will be liable for costs or injuries occurred.

5.)GARBAGE

Refuse and bagged garbage shall be deposited only in the area provided therefore:
ALL GARBAGE MUST BE BAGGED IN PLASTIC AND TIED BEFORE BEING DEPOSITED IN THE TRASH BINS.
ALL CARDBOARD BOXES MUST BE BROKEN DOWN AND PLACED IN THE TRASH BINS. THE ASSOCIATION HAS THE RIGHT TO FINE ANY OWNER OR LESSEE SHOULD THEY PLACE ANY UNAUTHORIZED ARTICLES INSIDE OR OUTSIDE OF THE TRASHROOM, i.e.; MATTRESSES, FURNITURE, ETC.

6.)DISTURBANCE

No occupant may make or permit any disturbing noises or odors in the building or on the condominium property whether made by himself, friends, guests or servants, nor do permit anything to be done by such persons that would **INTERFERE WITH THE RIGHTS, COMFORTS, OR OTHER CONVENIENCES OF OTHER OCCUPANTS.**

7.)COMMUNICATIONS



Versailles Gardens

Condominium Association

8040 Fairview Drive Tamarac, FL 33321 • Tel: (954)721-0200 Fax: (954)722-3014

No radio or television antenna or antenna, or any wiring for any such purpose may be installed on the exterior of the roof of any building or upon the condominium property without the prior written consent of the association.

8.) SIGNS

No sign or advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in or upon any part of the condominium apartment, common elements or condominium property.

9.) ACCESS

Apartment owners, residents, their families, guests, servants, employees, agents or visitors shall not at any time for any reason whatsoever enter upon or attempt to enter upon the roof of the condominium buildings

10.) REPAIRS

All vendors eg. repair technicians, must be licensed and insured and have workmens compensation. They must report to the condominium office before accessing any of the common areas including the roof and meter rooms.

Technicians must pay \$25 Scope of Work application before they commence work to prove that all proper permits have been obtained from the City of Tamarac.

11.) PARKING

The Association does not allow more than (2) vehicles per unit, all vehicles must be under the approved tenant's name. All automobile parking spaces shall be used solely and exclusively for that purpose. The association shall designate visitor's parking spaces. Do not back into a parking space. Guests or any individual who is not an owner or renter assigned to use a particular numbered parking space, will park in a guest space. No resident shall, without permission, store or leave boats, trailers, mobile homes, recreational vehicles and the like at any time or anywhere on the condominium property. There shall be NO PARKING on or along the roads thoroughfares or IN FRONT OF ANY TRASHROOMS. Illegally parked vehicles, non-licensed vehicles, vehicles with expired licenses and non-operable vehicles are subject to towing without notice. Any vehicle parked in an area not designated for parking will be subject to immediate towing without notice. All commercial vehicles are subject to tow without association approval. All commercial vehicles will park only in Association approved areas. EVERY VEHICLE MUST HAVE A VALID PARKING PERMIT PERMANENTLY AFIXED TO THE VEHICLE. Parking permits may be obtained at the Front office. Do not back into a parking space. No vehicle may be parked on the grass or landscaped areas. Vehicles parked in a guest space must be moved at least once every 72 hours. Special circumstances should be communicated to the property manager. All vehicles on the property must be maintained in operating condition.

12.) VEHICLE REPAIRS

Major vehicle repair rule: Major vehicle repair is not allowed on common property of Versailles Gardens Condominium. Major repair is any repair that requires more than two (2) hours to complete and that could cause any automotive fluids to come in contact with the pavement and/or grass. The repair of any pavement damage caused by heavy automotive parts, such as brake drums, is the vehicle owner's responsibility. The washing of vehicles is not permitted on Versailles Gardens property.

13.) GATES



Versailles Gardens

Condominium Association

8040 Fairview Drive Tamarac, FL 33321 • Tel: (954) 721-0200 Fax: (954) 722-3014

Only one motorized vehicle at a time may enter or exit the condominium property through an access control gate on the condominium property. A resident whether an owner or a tenant, shall never aid or assist an unauthorized motor vehicle to pass through an access control gate on the condominium property. If an individual willfully damages or drives through a closed access gate, they are responsible for all costs related to the repair. If not paid within 30 days, the property owner will be charged a fine of \$1000 against their account.

14.) PETS

Dogs are restricted to resident owners only. Tenants are not allowed dogs unless it is a service dog with proper documentation. Pets, cats included, are restricted to a maximum weight of (20) twenty pounds; weight is applicable to full grown animals; height of fourteen (14) inches in length. Broward County animal ordinance requires that every dog and cat in our community receive a rabies vaccination and wear a Broward County registration tag on its collar. Dogs must be leashed at all times when outside the unit. All residents owning pets are required to observe the 'pooper scooper' law. There is a \$150 non-refundable pet deposit. Only one (1) such pet is permitted at any time.

15.) NUISANCES

No nuisances shall be allowed upon the condominium property nor any use or practice that is the sort of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the condominium shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage shall be allowed to accumulate, nor shall any fire hazard shall be allowed to exist.

16.) SWIMMING POOL AND SPA

- a.) The swimming pools and spas will be open for use between the hours of 9:00am-5:00pm
- b.) All persons will shower before entering
- c.) Persons who are ill or have skin lesions or abrasions shall be excluded from using the facilities
- d.) All glassware and pets are prohibited in the pool/spa areas.
- e.) No floats or rafts shall be permitted in the pools or spas, other than those designated for safety devices.
- f.) POOLS: Children under the age of 14 years must be supervised by an adult per state law.
- g.) SPA: No children under the age of 14 years are permitted to use the spa. It is not a baby pool.
- h.) Infants in diapers are not permitted in the pools or spas.
- i.) No diving is permitted under any circumstances
- j.) No running, boisterous activities, roller skating, skateboards, bicycles, Frisbee or ball playing of any kind is permitted under any circumstances.
- k.) The playing of a radio by a resident or guest in the pool/spa areas shall be in a manner not disturbing to other users of the facilities.
- l.) Lounges and chairs in the pool areas are available on a "first come" basis and cannot in any manner be reserved
- m.) Pool areas may not be used for lessons or other commercial purposes.

17.) TENNIS COURTS



Versailles Gardens

Condominium Association

8010 Fairview Drive Tamarac, FL 33321 • Tel: (954)721-0200 Fax: (954)722-3014

- a.) Proper tennis shoes must be worn on the courts
- b.) No other games or activities (i.e. roller-skating, skateboards, bicycles, Frisbee or ball playing other than the playing of tennis, shall be permitted on the tennis courts. This includes baby strollers and/or carriages.
- c.) All glassware is prohibited in the tennis court area.
- d.) Children under the age of 14 years must be accompanied by an adult.
- e.) Use by any individual shall be limited to one set if other residents or their guests are waiting for the court
- f.) Proper use and care of the tennis courts must be adhered to at all times.
- g.) The tennis courts will be open between the hours of 8:00am – 10:00pm
- h.) Tennis courts shall not be used for lessons or any other commercial purposes.
- i.) The tennis courts are to be locked at all times. Keys are obtained at the front office.

18.)CLUBHOUSE FACILITY

The clubhouse may be reserved for private parties by submitting an application. Requests should be submitted on the application form available from the office together with a check made payable to Versailles Gardens:

- a.) No person under sixteen (16) years of age is allowed in the clubhouse unless accompanied by an adult.
- b.) No wet bathing suits are to be permitted in the clubhouse.
- c.) Shoes and shirts must be worn upon entering the clubhouse or the social hall. No alcoholic beverages are to be permitted in or to be consumed inside the clubhouse facility.

19).LAUNDRY ROOMS

The laundry facilities are provided for the convenience and use of all residents. Reloadable cards may be purchased and loaded from machines in front of the clubhouse. Do not overload the machines either with weight or number of items. Do not use too much detergent. When you are finished using laundry room please leave the machines clean and collect and dispose of your trash in the dumpster. There is no smoking in the laundry rooms, and no loitering, If there is a problem with the machine please call Coin O Matic at the number provided. The laundry rooms are NOT FOR STORAGE

20).SAFETY

No bikes, skateboards, or roller skating or any other motorized or self-propelled objects manned or unmanned objects or vehicles, except those used by handicapped persons are allowed on catwalks, pool or other recreational areas including roadways and sidewalks. Tree climbing, walking on fences and walls is not permitted. No use of waterway whatsoever is permitted (i.e. fishing, rafts, swimming, etc.)

21.)MINORS

The activities and/or behavior of all minor persons, whether residents or guests shall be regulated by an adult at all times; including physical supervision when necessary. The Association shall at all times have the authority to require that an owner, lessee or guest who is responsible for a particular minor, remove said minor from Association property if said minor conducts himself/herself in such a manner that interferes with the peace and enjoyment of the other residents of Association. The resident will be fined for physical damage and littering caused by said minors at the rate of \$100 per day.



Versailles Gardens

Condominium Association

8040 Fairview Drive Tamarac, FL 33321 • Tel: (954)721-0200 Fax: (954)722-3014

22.) WINDOWS

Windows must have proper covering within two (2) weeks from move-in date. Considered proper covering is shades, draperies, curtains, blinds. Sheets, blankets, foil, newspaper and etc., are not acceptable.

23.) FINES

As per the Florida Statute 718.303(3):

The association may levy reasonable fines for the failure of the owner of the unit or its occupant, licensee, or invitee to comply with any provision or the declaration of the association bylaws, or reasonable rules of the association. A fine may not become a lien against a unit. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for a hearing. However, the fine may not exceed \$100 per violation, or \$1000 in the aggregate.

- (a) An association may suspend for a reasonable time, the right of a unit owner, or a unit owners tenant, guest or invitee, to use the common elements, common facilities, or any other association property, for failure to comply with any provision of the declaration, the association by laws, or reasonable rules of the association. This paragraph does not apply to limited common elements intended to be used only by that unit, common elements needed to access the unit, utility services provided to the unit, parking spaces or elevators.
- (b) A fine or suspension may not be imposed unless the association first provides at least 14 days written notice and an opportunity for a hearing to the unit owner, and, if applicable, its occupant, licensee, or invitee. The hearing must be held before a committee of other unit owners who are neither board members nor persons residing in a board member's household. If the committee does not agree, the fine or suspension may not be imposed.

24.) BOARD OF DIRECTORS

The board of Directors of the association reserves the right to make any additional Rules and Regulations as may be required from time to time without the consent of the condominium association members. These additional Rules and Regulations shall be binding as all other Rules and Regulations.

I/We have read and understand these Rules and Regulations and agree to adhere to and abide by them for the term of my lease, stay, visit or ownership. I/we understand that any violation of the terms, provisions, conditions, and covenants of Versailles Gardens Condominium Association, Inc. documents provides cause for immediate action as therein provided or termination of the leasehold under appropriate circumstances. I also agree to pay any fines levied against me/us as a result of a violation of the Rules and Regulations or damages to the common areas, whether caused by me or a guest.

Resident Signature

Resident Signature



Versailles Gardens

Condominium Association

8040 Fairview Drive Tamarac, FL 33321 • Tel: (954)721-0200 Fax: (954)722-3014
