

Omega Condo # 2

Rules and Regulations

April 1, 2016

Unit owners and their guests, shall, at all times, obey the following Rules and Regulations:

1. Occupancy:

1-bedroom unit-2 persons max
1-bedroom unit with 1.5 baths-3 person max
2 bedroom unit-4 persons max

2. No cooking shall be permitted on any balcony or terrace, nor on the condominium common area.
3. No pets are allowed to live in building. Guests may not bring pets into the building.
4. When entering or leaving the building, use only the front or rear door. The emergency exits on the sides are ONLY to be used in an emergency.
5. All repairs to the interior of the apartment, including, but not limited to, windows, doors, screened enclosures and air conditioning units shall be the owners' responsibility. Owners are also responsible for A/C compressors and wiring located on the roof.

Contractors must remove construction debris and are NOT to use the condominiums dumpsters. Damages caused to the roof by contractors accessing individual unit owners a/c will be the unit owners' responsibility. All work/noise must end by 5:00pm.

6. Trash is picked up on Monday and Thursday. Trash must be placed in 13-gallon maximum plastic bags. LARGER BAGS ARE NOT PERMITTED. Food waste should be double bagged. Boxes must be broken down and placed in the recycling bins. Bulk trash items such as, but not limited to, appliances and furniture, are not to be disposed of in or around the dumpster or on condominium property. There is bulk trash pickup available in the spring and fall: owners will be notified of exact dates.

Recycling bins are available for CLEAN aluminum, clean white bottles (no lids) and newspapers. Please sort accordingly. Keep the area clean as it is directly in front of the entrance door.

7. No washers or dryers shall be installed in individual units. No radio, television, satellite or other external wiring shall be made without the prior written consent of the Board of Directors. Any antenna, aerial or satellite dish, erected or installed on the roof or exterior walls of the building without prior approval of the Board will be removed without notice and the cost of the unit owner for whose benefit the installation was made.
8. No awnings, canopy, shutter or other projection shall be attached to or placed upon the outside walls or doors or roof of the building without written consent of the Board of Directors. Storm shutters will be allowed but must be standard type and color and approved by the Board of Directors prior to installation.

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9. No alterations or additions to the exterior or structural interior of the apartment building, including screens, enclosures, windows, doors, etc. shall be permitted without the prior written approval of the Board of Directors and, if required, approved by the City of Plantation Building Department. Screens must be standard black material. Any alterations not installed in accordance with these rules must be corrected at the owner's expense.
10. The hallways, stairways, lobby areas and other public passages shall not be obstructed by an owner or his guests or used for any purpose other than entering and leaving the unit and building. Children shall not play or loiter on stairways, elevators or other public passages.
11. There is one parking space per unit, the parking space will be assigned by the Board of Directors; the space assigned to the previous owner does not convey with a unit when it is sold. Each owner shall be responsible for maintenance and preservation of his assigned parking space due to oil, gas, brake fluid, transmission fluid, etc. leaking from the car. If more than one vehicle is owned, the second vehicle must be parked in a guest pot.
12. No child under thirteen shall be allowed in the pool or recreational areas unless accompanied by and under the supervision of the parent or guardian.
13. All vehicles are to be parked "HEAD IN" parallel to the lines and wholly within the parking space lines per PLANTATION POLICE DEPARTMENT. Unit owners are responsible for instructing their guests to park in the "GUEST" parking spaces. No commercial vehicles may be parked overnight. No vehicle which cannot operate on its own power may remain on the condominium premises for more than 24 hours and no repair of vehicles shall be made on the premises. Any vehicle that has an expired tag or no tag will be towed at the owners' expense. No recreational vehicles (mobile homes, travel/campers, boats and/or boat trailers) are to be parked on the Condominium property at any time. Decals apply.
14. Personal conduct shall be on a mature, restrained level. No unit owners shall make or permit any noise that will disturb or annoy the occupants of other units or do or permit anything to be done which interfere with the rights, comfort or convenience of their neighbors. No occupant shall conduct vocal or instrumental instruction at anytime.
15. The Board of Directors must be notified and a background check completed on all occupants before they will be approved to move in. No one may live in the building prior to completion of said background check. This includes roommates or guests living in unit for more than 30 days. Overnight guests are allowed to visit a maximum of 30 days per year.
16. Except for emergencies the Board of Directors must be notified 48 hours in advance of any work being done in your unit which requires shutting off the water supply. Any damage to valves/pipes or flooding as a result of plumbing work will be the unit owners' responsibility.
17. The personal property of all occupants shall be stored within the unit owners' unit or in their assigned storage space. Under no circumstances should personal property be stored or placed in hallways, stairwells or other common areas. Any items found outside the storage units in the attic will be considered as trash and disposed. All personal items must remain inside the storage units.

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18. The unit owner shall provide the association with a key for the use of the Associations pursuant to its right of access. Prearrangement for entry will be made, if possible. In an emergency, entry will be made with a board member in attendance. If a key to the unit is not in the Associations care, damage or cost of force entry shall be the owners' responsibility.
19. No flammable, combustible, or explosive fluid or chemical substance shall be kept in any unit or limited common area assigned thereto or storage areas, except as are required for normal household use.
20. Lobby keys are a special SECURE KEY system and are unable to be duplicated. Each unit is given one key which must transfer with the sale of the unit. Additional keys cost \$25.00 each. Lost keys will be replaced at a cost of \$25.00.
21. Laundry facilities shall be used only between the hours of 7am and 10pm. All washing and drying must be completed by 10pm. Lint filters MUST be cleaned after each use.
22. Damage caused by a unit owner, guest or tenant to the common areas of the property shall be repaired immediately by said unit owner. If a unit owner fails to promptly act to repair said damage, the Association may repair same and assess the costs of such repair to the unit owner.
23. Unit owners using an elevator to bring furniture or appliances in or out of the building must provide 48 hours notice to the Board of Directors so that the elevator may be padded. All moves must be made between the hours of 8am and 6pm. No deliveries allowed on Sunday.
24. Unit doors must be closed at all times.
25. Screened patios are not storage space. Only patio type furniture allowed. Absolutely NO carpeting, tile or any other material allowed. Damage to cement floor is the owner's responsibility if flooring is used on the outside patio.
26. All ground floor units shall maintain all plantings and shrubs in the lanai to a maximum height of 8 feet. No plantings shall contact with exterior portion of the building or lanai.
27. Exterminator service is provided each month (the calendar is posted. Unit owner must be home if they want this service. If you do not participate in the program you must submit proof of service by a livcensed technician. All units must be treated regularly.
28. Do not dispose of grease in sink. And do not place DRANO in the sink – it burns the pipes . . .
29. Monthly maintenance payments are due on the first of each month. Late fees of \$25.00 will be incurred on any payment received after the 10th.
30. Bicycle storage may be available in the front exterior storage room of the building.
31. The bulletin board on the first floor is designated as the official posting place for notice of all meetings. Only condominium issued notices are to be posted on the left side of the board. The right side of the board is for owners' use; notices should be dated and will be removed after 30 days.
32. Do not feed animals on building property.

If you have any questions, whatsoever, please do not hesitate to call the office
Serafina Property Management (954-233-0410).

We are here to assist you and wish to save us all from incident or violation. ☺