

# ARISTA PARK TOWNHOMES

RULES & REGULATIONS

REVISED AUGUST 2000

**THE FOLLOWING RULES AND REGULATIONS ARE FOR THE BENEFIT OF ALL RESIDENTS IN OUR COMMUNITY. IT IS ONLY THROUGH YOUR COMPLIANCE THAT WE CAN MAINTAIN THE INTEGRITY OF OUR COMMUNITY AND PROVIDE A SAFE AND PEACEFUL PLACE FOR ALL TO RESIDE.**

**RESIDENTS OF ARISTA PARK TOWNHOMES ARE RESPONSIBLE FOR THE ACTIONS OF THEIR GUESTS WHILE ON ARISTA PARK TOWNHOMES PROPERTY. ALL RESIDENTS WILL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE THEIR GUESTS.**

**SPEED LIMIT:** The speed limit is **10 MILES PER HOUR** within the complex. Please adhere to this speed for the safety and well-being of all residents. This speed applies to residents and guests. Please advise all accordingly.

**POOL:** The pool and pool area are for the use of the residents of Arista Park Townhomes and their guests only. No guests are to be in these areas without an Arista Park Townhomes resident. Children age 14 and under must be accompanied by an adult (over the age of 18) in the pool and pool area. By order of HRS, no animals may be in the pool or pool area. The use of bicycles, roller blades, roller skates, skateboards, etc. are prohibited inside the fenced pool area. Only bathing suits may be worn in the pool. No street clothes, cut-off jeans, etc. may be worn in the pool. **NO BABY OIL OR SUNTAIN OIL IN EXCESS MAY BE USED IN THE POOL;** this oil damages the pool filters as well as leaves a film in the water where others swim. Please shower off before going into the water to remove excess oil. **NO FOOD OR GLASS CONTAINERS** are allowed in the pool area. **NO BBQ GRILLS OR OTHER COOKING APPARATUS** are allowed in or around the pool area.

**PERSONS VIOLATING THESE RULES WILL BE SUBJECT TO THE LOSS OF THE PRIVILAGE TO USE THE POOL AND POOL AREA!**

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**CHILDREN: PER ARTICLE XIX OF THE DECLARATION OF CONDOMINIUM, all parents are RESPONSIBLE FOR THEIR CHILDREN'S ACTIONS AND ANY DESTRUCTION CAUSED BY THEIR CHILDREN ON THE COMMON GROUNDS.** Parents are responsible to instruct their children of all ages as to the proper and safe handling of common elements and equipment and as to the rules and regulations by which all residents must abide.

NO CLIMBING ON TREES, WALLS OR FENCES!!!!!!!!!!!!

NO ADMITTANCE TO THE POOL OR POOL AREA WITHOUT AN ADULT!!!!

NO THROWING OF FOREIGN OBJECTS, ROCKS STICKS, ETC.

NO BALL PLAYING, HOCKEY PLAYING, ECT. EXEPT IN THE PLAYGROUND AREAS!!!!!!!!!!!!

NO BICYCLES, ROLLER BLADING, ECT. NEAR THE MAIN ENTRANCE AREA!!!!

NO BICYCLES, ROLLER BLADING, ETC IN THE POOL AREA!!!!!!!!!!!!!!!!!!!!

**PLAYGROUND:** There is a designated playground area to the north of the Clubhouse. THE PARKING AREAS AND INNER CIRCLES ARE NOT TO BE USED AS PLAY AREAS.

**PETS:** All unit owners/renters are required to inform the board of any pets they bring into the complex and/or acquire while residing in the Complex. Pets must be kept inside the unit. Per Broward County Ordinance, all dogs must be on a leash when outside the home. All pet owners agree to remove their pet(s) from the property if the Board receives three (3) written complaints concerning their pet(s). ALL pets are to be licensed and inoculated. NO pets are allowed in the playground area. You may walk your pet along the chain link fence behind building 5, behind building 4 (outside the wood fence) and/or along Nova Drive and 71<sup>st</sup> Terrace. If your pet should happen to relieve itself in an area other than stated, please clean it up and dispose of it properly.

**GARBAGE PICK-UP:** Garbage pick-up is on Wednesday and Saturday of each week. All garbage is to be placed in a garbage can and/or plastic bags....NO paper bags or other containers. Recyclable items are picked up on Wednesday only. Recyclable items include newspapers, plastics and aluminum cans. Garbage may not be placed outside your courtyard until sunset the night before pick-up. ALL TRASHCANS MUST BE PLACED BACK INSIDE YOUR COURTYARD BEFORE THE FOLLOWING DAY. Any items not pick-up must be placed back in your courtyard until the next scheduled pick-up.

Southern Sanitation also provides bulk item pick-up quarterly. A notice will be posted as to the dates.

**DUAL USE OF COMMON GROUNDS:** Only the residents living in the unit have access to the common grounds. If an owner rents their unit the renter has the use of the common elements and the owner gives up his right to use the common elements.

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**USE RESTRICTION:** Each unit is restricted to residential use by the owner/renter, their immediate families and guests. No unit owner/renter shall use the unit, or permit the same to be used, for transient, hotel or commercial purposes. All renters must have a one (1) year lease and the renter may NOT sublet. If renters are changed in any way, a new application and lease must be completed, signed and presented to the Board and the new renter must appear before the Board for approval PRIOR to occupying the unit. NOTE: Leases can only be for one (1) year. Owners who wish to renew a lease must notify the Board and provide a copy of the new lease 30 days prior to the new lease date. This gives the Board time to review the lease and the renter.

**COMMON ELEMENTS:** Common Elements are considered the areas outside the walls of the building. Building walls, attached fences and wall and all grounds outside the unit are considered common elements as well as the pool and clubhouse.

**LIMITED COMMON ELEMENTS:** Limited common element is the area between the building and the wall. This is limited, as the Association is only responsible for the walls, fences, doors and windows. All plants, trees and miscellaneous items in the courtyard are the responsibility of the owner/renter. Please keep the courtyard in good condition as this will make our complex a more pleasing place to reside.

There are to be no clotheslines, rugs, sports equipment or other items (other than plants) hanging on the courtyard walls or in the courtyards. No structure or fixture may show over the courtyard walls without the approval of the Board. No alteration may be made to the limited common area without the approval of the Board.

**MAILBOXES:** Each unit has been assigned a locking mail receptacle located on the Clubhouse wall. The owner is responsible for maintaining a key to their respective mailbox. Owners are responsible for providing a mailbox key to their renters or new owners. Residents without mailbox keys must contact the Post Office directly or make their own arrangements for a locking box and key. These mailboxes are not to be altered, abused or destroyed in any manner. There is also a box for outgoing mail. There is a black mailbox for Association correspondence. Children should be instructed not to play with the mailboxes.

**FRONT DOORS:** All door replacements must be approved by the Board prior to installation. The Association will pay for a common solid door and installation if the door needs to be replaced. If the door does not need to be replaced, the owner is responsible for the cost of the door and installation. All doors must be of similar kind.... Solid metal doors or metal doors with glass in the upper 1/3 of the door are permitted.

**HURRICANE SHUTTERS:** The Association has chosen three (3) types of hurricane shutters which may be used. By law we must allow you to put up shutters for a hurricane. There are limitations however. All shutters must be approved by the Board.

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Prior to installation. There must be no destruction/damage to the walls when fastening the shutters. If the shutters are to be a permanent fixture, they must be painted to match the other ornamental fixtures and shutters of the building. All owner/renters will be responsible for the repair of any damage done to the building installing or dismantling hurricane shutters. Maintenance and upkeep of permanent shutters are the responsibility of the owner. (See attached specifications).

**MISCELLANEOUS:** Complaints and/or letters of concern must be presented to the Board in writing and must be signed by the complainant.

**TREES:** Trees in the common elements are the responsibility of the Association. Trees in the limited common element are the responsibility of the unit owner. The unit owner is responsible for keeping their trees in good health and well trimmed. The owner is responsible for keeping the tree off the mansards, roofs, walls and fences. The owner must follow the guidelines of the Town of Davie for trimming trees. If an owner wishes to remove a tree, the unit owner must first get permission from the Board and decide on a replacement tree or other arrangements. The owner must present to the Board a copy of the permit for tree removal from the Town of Davie, the name of the company who will remove the tree and the name of the company who will replace the tree.

Failure to follow these rules may result in a fine to the owner from the Town of Davie.

A copy of the Tree Ordinance is available from the Association.

**CLUBHOUSE:** The Clubhouse is available for use by residents only. Anyone requesting to reserve the clubhouse must give written notice to the Board. A \$50.00 cleaning deposit is required prior to any function in the clubhouse. This deposit will be returned, in full, if the clubhouse is cleaned after the function. **RESIDENTS USING THE CLUBHOUSE ARE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THEMSELVES OR THEIR GUESTS.** No one under the age of 18 years of age is permitted used of the clubhouse or pool table unless accompanied by an adult. The normal hours of use are from 8:00 A.M. to 11:00 P.M. When the clubhouse is reserved during the weekend (Friday & Saturday only), the hours are extended to 2:00 A.M. **PLEASE REMEMBER, Town of Davie Noise Ordinance is enforced after 11:00 P.M.**

When using the Clubhouse:

- All decorations and tape must be removed from the walls, tables and chairs. The room must be cleaned within 24 hours after use. Tables and chairs must be wiped down.
- If patio tables and chairs are used in the clubhouse, they must be returned to the Patio.
- You must supply your own cleaning supplies and implements.
- The kitchen must be cleaned and no food left in the refrigerator.
- Garbage must be placed in plastic bags, which you must provide, and taken to your courtyard until the next garbage pick-up.

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- The premises must be inspected before your deposit will be returned.

PLEASE REMEMBER-THE PERSON RESERVING THE CLUBHOUSE IS RESPONSIBLE FOR THEIR GUESTS PARKING IN ACCEPTABLES SPACES AND FOR ANY DAMANGES CAUSED BY THEIR GUESTS.

**PERSONS VIOLATING THESE RULES WILL BE SUBJECT TO THE LOSS OF THE PRIVILAGE TO USE THE CLUBHOUSE FACILITIES!**

**PARKING:** Each unit has two (2) assigned parking spaces. You must park your vehicles in your assigned spaces. Between the hours of 7:00 A.M. and 11:00 P.M. guest parking is permitted on the west side of the island in front of building one (entrance off of Nova) and on the west side of the island in the inside circle. There is no overnight (11:00 P.M. to 7:00 A.M.) parking in these areas. There is NO PARKING AT ANY TIME on either end of the island in the inside circle. There is NO PARKING at the north end of building two.

**IT IS THE RESPONSIBILITY OF THE RESIDENT TO BE SURE THEIR GUESTS ARE AWARE OF AND ABIDE BY THE PARKING RULES. GUESTS' VEHICLES ARE SUBJECT TO TOWING AS WELL AS RESIDENTS' VEHICLES.**

**PARKING TICKETING & TOWING;** We have a ticketing process for violators of the parking rules. You will be ticketed for parking violations. A ticket will be placed on the window of your car and pertinent details will be recorded for our records. If you receive three (3) tickets, on the 4<sup>th</sup> violation your car will be towed at your expense and without further warning.

**GUEST PARKING SPACES:** No car can be parked more than 48 hours in a parking space marked "guest". If your car is not being used on a daily basis, it must be parked in your assigned parking space. Any car left in a guest parking space over 48 hours will receive a parking ticket to remove the vehicle within 24 hours. (An owner must contact a Board member with reference to any unusual circumstance.) If the above is not done within the 24 hours, a final notice will be issued to remove the vehicle within 24 hours or the vehicle will be towed without further notice and at the owner expense.

**SATELLITE DISHES:** All satellite dishes must be approved by the Board and installed by a professional company. There can be no dangling wires; all wires must be secured. No satellite dishes must be installed on the Common Elements. One recommended area for installation is on the air conditioner stand.