

RULE 24;

**121 GOLDEN CONDOMINIUM ASSOCIATION, INC.
RULES & REGULATIONS GOVERNING WASHING MACHINES AND
CLOTHES DRYERS IN INDIVIDUAL CONDOMINIUM UNITS**

1. Definitions

- a. **“Effective Date”** – The Effective Date shall be the date on which the Board of Administration approves these Washing Machine & Clothes Dryer Rules and Regulations in writing.
- b. **“Enforcement Date”** – The Enforcement Date shall be ten (10) days after the Board of Administration has furnished unit owners with a copy of the approved Washing Machine & Clothes Dryer Rules and Regulations via hand delivery, US Mail at the address last provided to the Association by the unit owner, or via electronic transmission to the location provided by the unit owner to the Association for notice purposes in accordance with the requirements of the Condominium Act.

2. Washing Machines in Individual Units

- a. **Future Installation of Washing Machines in Individual Units:** Any unit owner who desires to install a washing machine in an individual unit on or after the Effective Date of this Rule must take the following actions:
 - i. Submit a scaled plan or drawing to the Board clearly showing the proposed location of the washing machine, the location of the proposed building plumbing drain into which the washing machine shall drain, with a detailed narrative describing how the washing machine will be connected to the proposed building plumbing drain and the hot and cold water supplies and a complete list of all materials that will be used to facilitate the plumbing drain and water supply connections;
 - ii. Obtain the prior written approval of the Board of Administration to proceed with the washing machine installation pursuant to the Board’s review and approval of the unit owner’s submitted plan and narrative;
 - iii. Obtain a plumbing permit for the washing machine installation from the City of Hallandale Beach;
 - iv. Obtain an electrical permit for the washing machine installation from the City of Hallandale Beach for any electrical service and/or an electrical outlet that must be added or relocated in the unit to properly supply the washing machine pursuant to all applicable codes;
 - v. Prominently display the required the plumbing and electrical (if applicable) permit(s) in a window of the unit that faces the catwalk or the entrance door to the unit at all times during the installation process and at all times while the permit remains open;

- vi. Arrange for any and all inspections and take any and all actions required by the City of Hallandale Beach to close the subject permit(s);
- vii. Arrange for a final inspection of the washing machine installation to be conducted by a member of the Board of Administration who has been appointed by the Board of Administration to conduct such inspections no later than three (3) days after the City of Hallandale Beach has closed the permit. No applicable wall, building plumbing drain connection, water supply connection or electrical connection shall be covered and/or closed until the Board of Administration has conducted its final inspection and issued a final approval of the washing machine installation in writing.
- viii. **All washing machines installed after the Effective Date must be installed to expel all water from the washing machine into a building plumbing drain with a diameter of at least four (4") inches regardless of the minimal plumbing drain requirements required by the City of Hallandale Beach.**
- ix. This Rule shall apply to the installation of a washing machine that replaces a washing machine installed in an individual unit prior to the Effective Date and/or and to the relocation of a washing machine installed in an individual unit prior to the Effective Date.

b. Washing Machines Installed in Individual Units Prior to the Effective Date:

- i. Any owner of a unit in which a washing machine was installed prior to the Effective Date of this Rule, shall have ten (10) business days from the Enforcement Date to submit to the Board of Administration, a written notice listing the make, model and serial number of the washing machine and describing the location of the washing machine in the unit, the location of the building plumbing drain into which the washing machine currently drains, and the manner in which the washing machine is currently connected to the building plumbing drain, the hot and cold water supplies and the electrical supply.
- ii. Upon receipt from the unit owner of the notice described herein, the Board of Administration shall designate a Board Member and/or a qualified agent appointed by the Board of Administration to enter the unit upon reasonable notice to the unit owner (at least 24 hours) and to inspect the building plumbing drain into which the washing machine currently drains, as well as the connections between the washing machine and the building plumbing drain, the hot and cold water supplies and the electrical supply for compliance with the requirements of the City of Hallandale Beach relating to alterations made to drains, water supply pipes and electrical connections ("Initial Inspection").
- iii. Upon completing the inspection, the Board of Administration shall provide the unit owner with written notice of any aspect of the

washing machine installation that violates the requirements of the City of Hallandale Beach relating to alterations made to drains, water supply pipes and electrical connections or that it deems unsafe ("Notice of Noncompliance") and the unit owner shall have ten (10) business days from the date of the notice to correct such non compliances ("Cure Period").

- iv. The Board of Administration shall reinspect the unit at the expiration of the Cure Period ("Subsequent Inspection").
- v. In the event that the washing machine is found by the Board of Administration to be safe and in compliance with the requirements of the Building Department of the City of Hallandale Beach following the Initial or Subsequent Inspection, the washing machine shall be "grandfathered" and the unit owner shall be permitted to retain the washing machine in the unit pursuant to the "grandfather" terms and conditions ("Grandfather Clause") contained herein.
- vi. **Grandfather Clause -**
 1. A unit owner whose washing machine is grandfathered by the Board of Administration cannot alter the location, building plumbing drain connection, hot and cold water supply connections and/or electrical connections of the grandfathered washing machine that existed on the date it was grandfathered or such grandfather status shall immediately terminate and the unit owner shall be subject to the terms and conditions governing Future Installation of Washing Machines in Individual Units.
 2. The unit owner may *repair* the grandfathered washing machine but *cannot replace* the grandfathered washing machine. The installation of any washing machine that replaces a grandfathered washing machine shall immediately terminate the grandfather status of the replaced washing machine and the installation of the replacement washing machine shall be subject to the terms and conditions governing Future Installation of Washing Machines in Individual Units.
 3. Grandfather status granted to any washing machine pursuant to this Rule cannot be transferred to any subsequent unit owner and shall immediately terminate upon the unit owner selling, gifting, bequeathing or otherwise transferring ownership of the unit.
- vii. In the event that, following a Subsequent Inspection, the Board of Administration determines that the unit owner has not adequately cured the non compliances stated in the Notice of Noncompliance, the Board of Administration may, in its sole discretion, either 1) provide the unit owner with written notice granting an additional five (5) business day Cure Period and a final Subsequent Inspection, or 2) declare the washing machine to be in final non compliance with this

- Rule (“Final Non Compliance”) at which time the unit owner shall immediately cease and desist from operating the washing machine.
- viii. In the event that the washing machine is found to be in Final Non Compliance, the Board of Administration shall provide the unit owner with ten (10) business days to either 1) remove the washing machine from the unit or 2) commence the process required to obtain Board of Administration approval pursuant to the terms and conditions governing Future Installation of Washing Machines in Individual Units.

3. Clothes Dryers in Individual Units

a. Future Installations of Clothes Dryers in Individual Units:

- i. Any clothes dryer installed in an individual unit after the Effective Date of this Rule must be **ventless** and designed to re-circulate moist air within the clothes dryer unit and to condense water into a reservoir that is part of the intrinsic design of the ventless clothes dryer rather than exhausting moist air into the atmosphere through a vent or other method.
- ii. No vented clothes dryer that exhausts air from the clothes dryer into the atmosphere through a vent or other method may be installed in any individual unit after the Effective Date of this Rule.
- iii. Any and all **ventless** clothes dryers installed pursuant to this Rule must utilize the reservoir that is part of the intrinsic design of the ventless clothes dryer. **Fitting a ventless or vented clothes dryer with a drain tube or other device to bypass the reservoir requirement is strictly prohibited.**
- iv. In the event that electrical service and/or an electrical outlet must be added or relocated in the unit to properly supply the ventless clothes dryer pursuant to the requirements of the City of Hallandale Beach, the unit owner must – 1) submit a written proposal from a licensed electrician describing the electrical work to be performed in the unit to the Board of Administration; 2) obtain the prior written approval for the proposed electrical work to be performed; 3) obtain an electrical permit for the ventless clothes dryer installation from the City of Hallandale Beach; 4) prominently display the required electrical permit in a unit window facing the catwalk or the entrance door to the unit at all times during the installation process and at all times while the permit remains open; and 5) arrange for any and all inspections and take any and all actions required by the City of Hallandale Beach to close the subject permit; and 6) provide written proof to the Board of Administration that the permit has been closed no later than five (5) days after the date of the final inspection by the City of Hallandale Beach.

b. Clothes Dryers Installed in Individual Units Prior to the Effective Date:

- i. The unit owner of any unit in which a vented clothes dryer was installed prior to the Effective Date of this Rule must report the presence of the vented clothes dryer in said unit to the Board of Administration no later than ten (10) business days from the Enforcement Date.
- ii. In the event that such vented clothes dryer is currently vented to release exhaust into the unit's bathroom ventilation system or into the unit's air conditioning closet, any and all use and operation of the vented clothes dryer is strictly prohibited on or after the Effective Date and the vented clothes dryer must be removed from the unit no later than thirty (30) days from the Enforcement Date. Upon removing the vented clothes dryer from the unit, the unit owner shall be responsible, at the unit owner's cost, for making any and all repairs that are necessary to restore the common elements of the building to the condition in which they existed prior to the installation of the vented clothes dryer, for arranging for an inspection by the Board of Administration, and for obtaining approval of the removal and repairs in writing from the Board of Administration no later than forty-five (45) days from the Enforcement Date.
- iii. A vented clothes dryer that was installed in the unit prior to the Effective Date may qualify to remain in the unit as an exception to this Rule in the event that the unit owner can provide written proof to the Board of Administration within ten (10) business days from the Enforcement Date of the following:
 1. A construction plan for the unit showing the installation of a vented clothes dryer that does not provide for the vented clothes dryer to be vented into the unit's bathroom exhaust system or the unit's air conditioning closet *and* bears the written approval of Board of Administration given at the time of the installation; OR
 2. A letter from the Board of Administration to the unit owner (or a prior owner of that unit) that specifically approves the installation of a vented clothes dryer in the unit that does not provide for the vented clothes dryer to be vented into the unit's bathroom exhaust system or the unit's air conditioning closet; OR
 3. Meeting Minutes from a meeting of the Board of Administration specifically stating the Board of Administration's approval for the unit owner (or a prior owner of that unit) to install a vented clothes dryer in the unit and that do not provide for the vented clothes dryer to be vented into the unit's bathroom exhaust system or the unit's air conditioning closet; AND
 4. A record from the City of Hallandale Beach showing that the unit owner (or a prior owner of that unit) obtained the proper building permit(s) to alter a common wall or other common



Patch Code
(Job Separation)

element to accommodate the venting and properly closed out such permit(s).

- iv. Upon providing acceptable proof to the Board of Administration as required in paragraph 2(b)(iii) herein, the Board of Administration shall grant the unit owner an exception in writing stating that the vented clothes dryer shall be “grandfathered” and the unit owner shall be permitted to retain the vented clothes dryer in the unit pursuant to the “grandfather” terms and conditions (“Grandfather Clause”) contained herein.
- v. **Grandfather Clause -**
 1. The unit owner cannot alter the location of the grandfathered vented clothes dryer, the vent or the electrical connections that existed on the date the vented clothes dryer was grandfathered or such grandfather status shall immediately terminate and the unit owner shall be subject to the terms and conditions governing Future Installation of Clothes Dryers in Individual Units.
 2. The unit owner may *repair* the grandfathered vented clothes dryer but *cannot replace* the grandfathered vented clothes dryer. The installation of any vented clothes dryer that replaces a grandfathered vented clothes dryer shall immediately terminate the grandfather status of the replaced vented clothes dryer and the installation of the replacement vented clothes dryer shall be subject to the terms and conditions governing Future Installation of Clothes Dryers in Individual Units.
 3. Grandfather status granted to any vented clothes dryer pursuant to this Rule cannot be transferred to any subsequent unit owner and shall immediately terminate upon the unit owner selling, gifting, bequeathing or otherwise transferring ownership of the unit.
- vi. **All clothes dryers installed after the Effective Date must be ventless clothes dryers and must utilize the reservoir that is part of the intrinsic design of the ventless clothes dryer.**
- vii. **As of the Effective Date, the use and operation of any vented clothes dryer that is vented to release exhaust into the unit’s bathroom ventilation system or into the unit’s air conditioning closet is strictly prohibited.**

4. Fines and actions for collection, abatement and injunctive relief for violations of Rules & Regulations Governing Washing Machines and Clothes Dryer in Individual Units:

- a. The Board of Administration may levy a fine of \$100.00 per day on a continuing basis, up to a maximum of \$1,000.00 per violation of the provisions contained herein and may suspend, for a reasonable period of time, the right of the unit owner to use the common elements, common facilities, or

any other Association property for failure to comply with the provisions contained herein.

- b. The Board of Administration shall provide a unit owner who violates any of the provisions contained herein with written Notice specifying the violation and advising the unit owner of its intent to levy a fine of \$100.00 per day on a continuing basis, up to a maximum of \$1,000.00 per violation and/or its intent to suspend the unit owner's right to use the common elements, common facilities, or any other Association property if the specified violation is not cured within fourteen (14) days from delivery of the Notice.
- c. The Notice shall advise the unit owner of his/her right to have a hearing before a committee of five (5) unit owners who are neither board members nor persons residing in a board member's household prior to the imposition of said fine. The Notice shall specify the date and time of the hearing.
- d. If the committee does not agree with the fine and/or suspension imposed by the Board of Administration, the fine and/or suspension may not be imposed.
- e. If the committee agrees with the fine and/or suspension imposed by the Board of Administration, the unit owner shall receive written Notice from the Board of Administration that he/she shall have thirty (30) days to both cure the violation and pay the imposed fine.
- f. In the event that the unit owner fails to cure the violation within the 30 day period, the Board of Administration may treat any such ongoing violation as a new violation and may levy additional fines of \$100.00 per day on a continuing basis, up to a maximum of \$1,000.00 per violation pursuant to the notice and hearing procedures provided for in this paragraph 4.
- g. In the event that the unit owner fails to pay the fine and/or cure the violation within the 30 day period, the Board of Administration may initiate a court action against the unit owner to collect said fine and/or for abatement and/or for injunctive relief and may seek to cancel the interest of the unit owner in and to the Association and to foreclose the unit owner's interest in his/her condominium parcel in addition to seeking abatement and/or injunctive relief.
- h. The provisions of this paragraph 4 are governed by Fla. Stat. §718.303, Section 17(E) of the Amended Declaration of Condominium, and Art. IX, Section 4(b) of the Amended Declaration of Restrictions and By-Laws of the Association.

ADOPTED; OCTOBER 14, 201

**121 GOLDEN CONDOMINIUM ASSOCIATION, INC.
FOURTEEN (14) DAY NOTICE TO UNIT OWNERS REGARDING:**

**PROPOSED RULES & REGULATIONS GOVERNING WASHING MACHINES
AND CLOTHES DRYERS IN INDIVIDUAL CONDOMINIUM UNITS**

Date: September 30, 2015

To: Members of the 121 Golden Condominium Association, Inc.

Sent: via Hand Delivery, US Mail at the address last provided to the Association by the Unit Owner, or electronic transmission to the location provided by the Unit Owner for notice purposes.

Meeting Date: **October 14, 2015 at 7:00 pm**

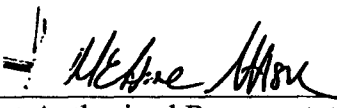
Meeting Location: **121 Golden Isles Drive,
Community Room
Hallandale Beach, FL 33009**

After speaking with Unit Owners, reviewing the Amended Declaration of Condominium and Declaration of Restrictions and By-Laws of 121 Golden Condominium Association, Inc. ("Association"), consulting with plumbing and electrical professionals and investigating permitting requirements for the City of Hallandale Beach, the Board of Administration, by and through the Rules Committee, is hereby proposing Rules & Regulations regarding currently existing washing machines and clothes dryers installed in individual units and future installations of washing machines and clothes dryers in individual units to address health and safety concerns and to preserve and protect the common elements of the Association pursuant to the Florida Statutes and Article IX (Sec. 3)(e) of the Association's By-Laws.

PLEASE TAKE NOTICE THAT a meeting of the 121 Condominium Association Board of Administration will be held on October 14, 2015 at 7:00 pm in the lounge area of the Condominium Building to, among other business, consider proposed Rules & Regulations Governing Washing Machines and Clothes Dryers in Individual Units. A true and correct copy of the proposed Rules & Regulations Governing Washing Machines and Clothes Dryers in Individual Units is furnished to you with this Notice.

Dated this 30th day of September, 2015.

121 Golden Condominium Association, Inc.

By: 
Authorized Representative