



121 GOLDEN CONDO ASSOCIATION, INC.

House Rules as of 2023

Notes: Fines may only be imposed by vote of the Board at a meeting. Warnings will be used, as appropriate, in lieu of first violation fines. Unit owners violating any House Rules will always be required to pay for the costs of any repairs and damages. Note that Declaration of Condominium rules and By-Laws rules also apply.

I. Balconies

Initials: _____

1. Don't sweep or dust any kind of debris off your balcony; it may damage your neighbors' balconies, the pavers, the pool, parked cars, etc. Instead, collect it in a dustbin and dispose of it in the normal way.
2. If you wash or hose down your balcony, don't sweep or permit the water to fall or cascade off the balcony. Instead, mop it up.
3. Don't shake out rugs over the balcony railings.
4. Don't dry clothes or hang clotheslines on the railings.
5. Don't throw any object off your balcony whatsoever.
6. Don't install (and remove any) ceiling fans on the balcony.
7. Don't barbecue on the balcony, and don't store barbecue equipment on the balcony.
8. In advance of a hurricane, remove all objects from the balcony to prevent them from becoming damaging missiles.
9. Unit owners are responsible for any damage caused by failure to follow these rules. In addition, fines may be imposed if you, your guests or any contractors or cleaning people you hire violate the rules.
 - (a) Fine for first violation: \$100.
 - (b) Fine for second violation: \$150.
 - (c) Fine for each violation after second violation: \$200.

II. Use of Community Room for Events

Initials: _____

1. Arrange in advance with the Association to use the Community Room for parties, meetings, or similar gatherings. Contact any Board member for information.
2. Keep the noise level moderate at all times.
3. Use the facilities responsibly. You will be responsible for any damage.
4. All events must terminate by 9:00 p.m., Sunday through Thursday, or by 11:00 p.m. Friday or Saturday.
5. Clean up the room as soon as the event is over.
6. Lock all doors, windows and sliders and turn out the lights and A/C before you leave.
7. Fines may be imposed if you, your guests, your caterers, etc., violate the above rules.
 - (a) Fine for first violation: \$100.
 - (b) Fine for second violation: \$150.

Initials: _____



(c) Fine for each violation after second violation: \$200.

III. Laundry Room

Initials: _____

1. Hours of operation: 8:00 a.m. to 9:00 p.m., daily. The last wash or dry cycle must end by 9:00 p.m.
2. Use no more than three machines at one time.
3. Don't use dyes in the machines.
4. Remove clothes promptly, so others can use the machine. If you need to use a machine and someone else's clothes are still in it, remove them and place them on top of the machine or on the table.
5. Clean lint catchers in dryers after drying cycle ends. Dispose of lint in trash containers.
6. Don't store soap, bleach or other laundry supplies in the laundry room.
7. Report a malfunctioning machine to maintenance/the office and leave a note on it so others won't use it.
8. Be sure your guests and any people you hire to do your laundry also follow these rules. You will be held responsible if they don't.
9. Fines may be imposed on you if you, your guests or any people you hire violate the above rules.
 - (a) Fine for first violation: \$100.
 - (b) Fine for second violation: \$150.
 - (c) Fine for each violation after second violation: \$200.

IV. Moving/Furniture Delivery

Initials: _____

1. All moving or deliveries of large furniture items must be done with the prior approval of the Association and the elevator must be padded and matted, and must be reserved to avoid conflicts with other unit owner deliveries, construction, or movers. Make sure the movers or delivery people use only that padded and matted elevator.
2. All moving or furniture deliveries must be scheduled for Mondays through Saturdays only, from 8:00 a.m. until no later than 5:00 p.m. don't schedule any work for Sundays.
3. Moving or delivery trucks must not block access to the building parking areas.
4. Don't force oversize items (e.g., some couches and bed frames) into the elevator; instead, carry these up or down the stairwell.
5. Supervise your movers or delivery people closely, so they don't damage tiles, railings or other common area elements. You are responsible for any damage they cause.
6. Fines may be imposed if you or your movers or delivery people violate the above rules.
 - (a) Fine for first violation: \$100.
 - (b) Fine for second violation: \$150.
 - (c) Fine for each violation after second violation: \$200.

Initials: _____



V. Parking

Initials: _____

1. Unit owners are entitled to one parking space per apartment unit.
2. No unit owner or resident shall park his (her) car, nor permit guest(s) or invite(s) tradesman to park his car in another unit owner's space without written authorization from the owner of that space or from the board of administration.
3. Park only in your assigned space, unless you have permission from another unit owner to use that unit owner's space. Don't park in the visitors' parking area (except for parking of 15 minutes or less to unload your car).
4. Instruct your guests to park either in your assigned spot, or, during the day only, in the visitors' parking area. Guests aren't permitted to park overnight in the visitors' parking area without advance permission. Arrange in advance with the office to park overnight, and make sure your overnight visitor displays a signed permit from the Association on the dashboard.
5. Under no conditions, shall any unit owner be allowed to control more than two parking spaces or park more than two vehicles on the property at any time.
6. The board of administration or its designee may have any illegally parked vehicle booted or removed from the premises by a tow truck. Such vehicles that are booted or removed will have to be reclaimed by the owner of such vehicles; the removal, reclaiming, and/or recovery of such vehicles shall be at the owner's risk and expense exclusively.
7. If you or your guest parks in an unauthorized space the car may be towed, at your expense. In addition, fines may be imposed if you or your guests violate the above rules.
 - (a) Fine for first violation: \$100.
 - (b) Fine for second violation: \$1 50.
 - (c) Fine for each violation after second violation: \$200.

VI. Use of Pool Area

Initials: _____

1. Pool hours: Dawn to Dusk
2. Pool is for residents and authorized guests only. Children under 16 must be accompanied by an adult.
3. Swim at your own risk; no lifeguard is on duty.
4. No diving in any part of the pool.
5. No running or rough play anywhere in the pool area.
6. Use only the building's gas grill for barbequing; don't use your own charcoal grill. Clean the grill after each use.
7. Don't use glass containers (e.g. beer, liquor or wine bottles) or other glass objects in the pool area, including by the grill.
8. Keep the volume moderate on radios and other electronic devices. Don't use radios, etc., after 9:00 p.m. Keep conversation sound low after 9:00 p.m.
9. Don't permit cigarette stubs or other litter to get in the pool. Put all trash in the waste basket before you leave.

Initials: _____



10. Shut off the gas and clean the grill when you are finished using it.
11. Lower umbrellas before you leave, so they won't be damaged by the wind.
12. Fines may be imposed if you or your guests violate the above rules.
 - (a) Fine for first violation: \$100.
 - (b) Fine for second violation: \$150.
 - (c) Fine for each violation after second violation: \$200.

VIII. Trash Chute

Initials: _____

1. Properly bag and tie all trash to be deposited in trash chute. Glass bottles, jars, etc. are to be rinsed and placed on the floor of the trash chute room for pick up, not thrown down the chute.
2. Please use trash chute only between 8 a.m. and 9 p.m.
3. Please place newspapers for recycling in the newspaper recycling dumpster under the parking deck, or place them neatly in the container provided in the trash chute room on each floor.
4. Please take oversized trash to the trash dumpsters.
5. Fines may be imposed if you or your contractor violates the above rules.
 - (a) Fine for first violation: \$100.
 - (b) Fine for second violation: \$150.
 - (c) Fine for each violation after second violation: \$200.

IX. Guests

Initials: _____

1. Overnight guests must be registered with the office 5 days prior to the visit.
2. Provide the office with names, license plates number, contact information and length of stay.
3. Visitors must obtain a parking pass to be displayed on dashboard for overnight parking.

X. Contact with Management Company and Board Members and Officers

1. Please direct all regular maintenance, and emergency maintenance, issues to the management company at the phone number provided. (954)-458-1029
2. Please direct all your comments to Board Members and Officers in writing, by email or by note or letter dropped in the Condo Office mail slot. Please do not disturb Board Members' and Officers' private time by calling them at home or visiting their homes with Association business.

XI. Use of Gym

Initials: _____

1. Fitness room hours of operation are from 7:00 a.m. to 10:00 p.m.
2. Equipment should be stacked after use and not taken out of the gym area.
3. Please wipe down the equipment after use with the available alcohol sprays and paper towels.
4. Make sure to turn off lights after use and return thermostat temperature to 75 degrees.

Initials: _____



[Note that the Board may revise or add to these House Rules at any time.]

FOR USE DURING UNIT OWNER AND TENANT SCREENINGS:

The undersigned received a copy of, read and understand these House Rules, and the penalties that will be imposed for violating the House Rules. The undersigned also received a copy of, read and understand the Association's By-Laws, and the penalties that will be imposed for violating the By-Laws.

Signed: _____ Print Name: _____

Unit Number: _____

Date: _____

Signed: _____ Print Name: _____

Unit Number: _____

Date: _____

(Signed copy to be retained for Association files.)

Revised March 10, 2023

Initials: _____