



CONDOMINIUM

PEMBROKE PINES, FL 33026

Rules
&
Regulations
2012

Condominium living requires that a standard set of Rules and Regulations serve as guidelines for certain conduct within the complex. For the most part, these rules pertain to matters of security, safety and welfare of all unit owners. However, the overriding consideration should be common sense and good judgment.

This pamphlet sets out to define a number of Rules and Regulations that have been established after careful study, and we suggest all unit owners become familiar with them and that the booklet becomes a resource for future behavior and conduct. Your building association may have additional controls for other specific matters that are exclusive to its building administration.

RULES AND REGULATIONS

GUESTS

1. All guests visiting with resident must obtain a guest pass at the club office. The maximum time limit for a guest pass is thirty (30) days and may be renewed at Association option. Staying more than 30 days will necessitate a screening.
2. Residents must call the gate with the name of any guests they are expecting. If a resident is expecting to wait outside their building they must call the gate with the name of the person picking them up. If the gate does not have the name and resident cannot be reached, the car will not be admitted to the property.
 - A. In case of an emergency and/or 911 has been called, concerned persons and family members must report their presence to the office within 2 days.
3. Guests occupying a unit during owner(s) absence may do so only after owner sends a letter to the Association at least 2 days prior to arrival of guest.
4. Children under eighteen (18) may visit for periods not to exceed two (2) consecutive weeks and not to exceed a maximum of thirty (30) days in any calendar year.

SALES

5. A unit cannot be purchased unless one permanent occupant is fifty-five (55) years of age or older, in compliance with the Federal Fair Housing Act of 1988 and Colony Point Condominium Documents.
6. A. A \$100.00 screening fee must be paid to the building association before a new resident is screened.
 - B. Leasing or rental of condominium unit is not allowed. Existing leases and tenants as of February 1995 are grandfathered in for the balance of the then existing lease and for any extension or renewals of the lease to commence immediately upon expiration of the then current lease. Renters who are "grandfathered in" must be screened each year at renewal with no additional fee necessary. Additional screening fees may be charged for each additional unrelated occupant.
7. Unit owners who sell their unit must surrender their I.D. card, Colony Point decal and Bar Code sticker before a new resident is permitted to move in.
8. Unit owners must transfer their condominium documents without charge to the new owners. Copies are available in the Club office and may be purchased for a reasonable charge.
9. For a Realtor to enter Colony Point to show a unit for sale, the owner must first submit a letter to the building Association that includes name of Realtor, unit owner and expiration of listing date.

GENERAL RULES AND REGULATIONS

10. Children under eighteen (18) are not permitted to reside permanently in Colony Point. At least one (1) person fifty-five (55) years of age or older must be an occupant of any unit, except where persons under the age of fifty-five (55) are grandfathered in pursuant to the terms of the condominium documents or in hardship situations.
Temporary occupancy by persons under the age of fifty-five (55) shall be allowed for the same periods as permitted in Rule 4 under the heading of "GUESTS" above for CHILDREN under the age of eighteen (18).
11. A request to examine Club or Association records must be in writing. The office must comply with request within five (5) business days and arrange an appointment. Material being examined cannot be removed from the office and a reasonable time limit to examine records will be set. If copies are desired, there will be a charge of 25 cents (\$.25) per page.
12. Moving vans, appliance and furniture delivery trucks or any action that would require the installation of elevator pads shall be done (exclusive of holidays) only Monday through Friday between the hours of 8:00am and 6:00pm and Saturday between the hours of 9:00am and 6:00pm. All moves and large deliveries must be coordinated with the office (954-431-0225) a minimum of 24 hours in advance. Gift flowers may be delivered on any day. Moving trucks of any sort shall only park in appropriate service areas or other areas designated by the Association, and said vehicles shall not block the entrances to the buildings. Emergency and other emergency repair vehicles will be permitted at any time. The gate must be notified if an emergency repair vehicle or delivery is expected.
13. All maintenance fees are due and payable the first of every month. Assessments not received by the bank within ten (10) days of the due date are subject to a late charge of twenty-five (\$25.00) dollars and interest at the rate of ten (10%) percent per annum. Delinquencies in maintenance may warrant a lien against the unit owner or acceleration of payments.
14. Units must not be occupied or used for any commercial or business purpose.
15. There shall be no solicitations of any kind in Colony Point.
16. Residents leaving Colony Point for a lengthy period and wishing a relative or friend to enter Colony Point to check their unit must leave name with management in writing so that entry will be permitted.
17. Residents planning to be absent from their unit during the hurricane season must prepare their unit prior to departure by: a) removing all furniture and plants from the terrace (unless roll-ups or hurricane shutters are in proper position) or b) designating a responsible individual to care for unit during absence. Residents leaving Colony Point for more than 5 days should shut off their main water valve to avoid flooding. It is recommended that a faucet be turned on to verify shut off. Circuit breaker for the hot water should be turned off.

18. Walkers should show consideration to others by keeping their voices low.
19. Only management has the authority to supervise, direct and control employees of the building or the Clubhouse. Security personnel can also be directed by the head of the Colony Point Security Committee.
20. All residents must deposit a key to their unit with management pursuant to the management's right of access. Failure to submit a key may necessitate breaking into the unit to alleviate an emergency. Repairs to such units will be the responsibility of the owner. Those who do not wish to submit a key must advise management in writing as to who has a key to their unit.
21. All units must have carpeting throughout the unit except that tile or other hard floor covering may be installed in the kitchen, hallway, bathrooms and entire first floor units provided that such installations must first be approved in writing by the Board of Directors after submission of appropriate documentation indicating that the proposed installation will be adequately soundproofed. (Buildings may have their own addendums pertaining to this rule). A refundable damage deposit in the amount of one hundred (\$100.00) dollars or such other amount as may be determined from time to time by the Board of Directors, is required prior to the commencement of any hard floor installation to protect against any damage to the condominium property and so as to ensure compliance with all applicable rules and regulations.
22. Any alteration in unit must first be approved by the building Board of Directors. Installation of any floor covering on patios is not permitted.
23. In case of emergency originating in or threatening any unit, regardless of whether the resident is present at the time of such emergency, the Board of Directors or any authorized person shall have the right to enter the unit to remedy the cause of the emergency. Repairing damage will be the responsibility of the unit owner.
24. Bicycles must be stored in designated exterior area or in storage unit and not left on terrace, walkway or elsewhere on Condominium property.
25. Awnings or window guards are not permitted on the exterior of any unit window. Screened terraces must not be permanently enclosed. Objects (plants, antenna, etc.) must not protrude outside screen over walkway. Roll-ups and hurricane shutters for unit window and front door must confirm to specifications, colors and styles adopted by the building Board. No sharp edges may protrude from shutters on catwalk.
26. Terrace wall colors are not to be changed.
27. It is illegal to feed ducks on Condominium property.
28. No pets or animals shall be kept or harbored on the Condominium property or within the confines of a condominium unit.
29. Residents of Colony Point are not permitted on the roof.
30. A. Residents, their families and guests shall not appear in or use lobby or common areas unless fully clothed. Those in bathing suits must wear an additional garment and shoes.

- B. No person is permitted to be topless on the common areas except for males in immediate swimming pool areas. This rule includes but is not limited to walkers, bicyclists, joggers, etc.
31. Trash room doors must be closed at all times.
 32. Internal fire stairwell is to be used only in case of emergency. Doors must be closed at all times.
 33. It is mandatory for walkers and cyclists to show ID before being permitted to enter Colony Point.
 34. Rugs, mats, mops, clothing, bathing apparel, etc. must not be hung or dried on terraces or walkways.
 35. Hanging, cleaning or beating rugs or the like from windows, terrace, walkway or from other Condominium areas is prohibited.
 36. Radios, stereos, TVs and other sound producing devices, including appliances and tools should be kept low, especially during the hours between 10:30 p.m. and 8:00 a.m. Slamming car doors and horn blowing should be avoided. Fines can and will be levied for continued non-compliance.
 37. Flammable material must not be placed in storage area. Any damage due to combustible material in storage area will be paid for by unit resident.
 38. Waterbeds are not permitted.
 39. All garbage and refuse must be in plastic bags securely tied before being deposited in trash chute or dumpster. Mops, brooms, etc. should be put in the first floor dumpster rooms, not down chute. Boxes should be broken down and placed in first floor dumpster. Newspapers and recyclables should be deposited in special containers located in first floor dumpster room. No furniture, appliances or anything considered "bulk trash" may be left in the trash rooms. Contractors, workmen and delivery personnel must remove their debris from the premises.
 40. Throwing cigarettes, paper or any objects on or from walkway is prohibited.
 41. Cooking or barbecuing is not permitted on terrace, walkway or anywhere except on beach where a grill has been set aside for that purpose.
 42. Sunbathing, playing games, leaving chairs or other articles on the grass or on common and parking areas is prohibited.
 43. Sidewalks, entrances, driveways, passages, stairways, courts, elevators and walkways and all public areas must be kept open and not obstructed in any way.
 44. Rugs or mats placed on floor outside unit must not protrude onto walkway.
 45. Entrance doors to walkway must remain closed except for immediate ingress or egress.
 46. Signs, notices or advertisements must not be displayed on any door, window, or any part of the Condominium.
 47. Sheets, blankets, paper or tin-foil are not permitted as window coverings. Association may reject any window covering on aesthetic grounds.

48. One bedroom and convertible units may be regularly occupied by not more than two (2) persons. Two (2) bedroom units may be regularly occupied by not more than four (4) persons.

VEHICLES

49. Only passenger automobiles, SUVs and mini-vans that are used for private, non-commercial use of the owners and residents shall be permitted to park on the condominium property at any time. Trucks, pick-up trucks, boats, trailers, motor and mobile homes or any commercial vehicle can not be parked on the condominium property between the hours of 11:00pm and 8:00am unless involved in an emergency situation or such situation approved by the Board. Emergency and emergency repair vehicles will be permitted at any time (notification to the gate is necessary). The following definitions shall apply for purposes of this rule:
- A. "Boats" means anything manufactured, designed, marketed or used as a craft for water flotation, capable of carrying one or more persons, or personal property.
 - B. "Commercial Vehicles" means all vehicles of every kind whatsoever, which from viewing the exterior of the vehicles or any portion thereof, shows or tends to show any commercial markings, signs, displays, or otherwise which is primarily used for transporting goods as opposed to passengers.
 - C. "Mobile Home" means any structure or device of any kind whatsoever, which is not self-propelled but which is transportable as a whole or in sections, which is manufactured, designed, marketed or used as a permanent dwelling.
 - D. "Motor Homes" means any vehicles which are self-propelled, built on a motor vehicle chassis, and which are primarily manufactured, designed, marketed or used to provide temporary living quarters for camping, recreational or travel use.
 - E. "Trailers" means any vehicles or devices of any kind whatsoever which are manufactured, designed, marketed or used to be coupled or drawn by a motor vehicle.
 - F. Trucks, pick-up trucks and light pick-up trucks of whatever nature are defined as any vehicle with a bed whether exposed to the elements or covered by a top (whether installed or after market device) which is designed, manufactured, or sold primarily for the purpose of carrying cargo in the bed rather than passengers.
 - G. "Mini-van" and SUV mean vehicles which are used solely as a passenger vehicle and not as a "commercial vehicle," as that term is defined elsewhere in this rule.
 - H. Bicycles may be parked only in such areas as may be designated for that purpose. Motorcycles are not allowed to be parked on the Condominium property.

50. It is the responsibility of Colony Point residents to inform their guests where to park and to report all parking violations to the office or security gate.
51. Car covers of any kind are not permitted in guest spots.
52. All vehicles owned by Colony Point residents must be registered with management. Only vehicles registered to Colony Point residents will be entitled to obtain an identifying decal and bar code sticker. Improperly parked vehicles will be subject to removal at owner's expense.
53. Residents of Colony Point owning a second vehicle must park same in guest space.
54. Parking in another resident's space may be done only with permission in writing. The letter must be on file with the office.
55. All traffic signs within the Condominium area must be obeyed.
56. Repairing or servicing of vehicles on Condominium property is prohibited. Washing of cars is not permitted.
57. Inoperable vehicles and those with no or expired plates are not permitted on Condominium property and are subject to being towed at owner's expense.
58. Storage of vehicles by non-residents is not permitted. Such violations will be subject to removal at owner's expense.
59. Vehicles parked in "No Parking" or "Fire Lane" spaces (beyond 20 minutes) will be subject to removal at owner's expense. All cars must be parked head-in except where sign indicates back-in parking is permitted (opposite Building 2). Parking in another resident's parking space is not permitted.
60. Boats of any kind must not be stored on terrace, lake or anywhere else on Condominium property.

CLUBHOUSE

61. Smoking is prohibited in the Clubhouse.
62. The Clubhouse is open every day from 9:00am to 11:00pm.
63. Children under eighteen (18) are not permitted in the Clubhouse except when approved by the Board of Directors. Children may enter the Clubhouse from the pool area to use the bathroom facilities. Only the door to the gym area should be used to access the bathrooms.
64. All persons entering Clubhouse must be properly attired. Those in bathing suits must wear an upper garment and shoes. Proper attire is required at all evening social functions; shorts are not permitted at social events.
65. Consent of the Club Board is necessary before any organization may use the Clubhouse facilities. Serving of food or drinks by anyone other than approved organizations is not permitted.
66. Organizations using Clubhouse equipment are responsible for same.
67. Signs or posters are permitted only in designated places.
68. Thermostats are not to be tampered with.
69. Solicitation of any kind, selling raffles or distributing leaflets is not permitted without Board approval.

OUTDOOR RECREATIONAL ACTIVITIES

- 70. A. Facilities are for the exclusive use of residents and their guests and are to be used at their own risk.
 - B. Barbecuing grills are for the beach areas and should be cleaned after use. No barbecuing after 9:00pm. Beaches are open from 8:00am to 10:00pm.
 - C. Residents are always responsible for the actions of their guests.**
 - D. Residents wishing to use the picnic areas must place a reservation with the office with at least three (3) days' notice.
- 71. Any instruction, direction or requests received from security must be complied with.
- 72. Sneakers must be worn on all courts. Thongs are dangerous and not permitted.
- 73. Security and Management reserve the right to request identification from anyone using the facilities.
- 74. Eating and using glass containers is not permitted in the pool area. No alcoholic beverages are allowed. The pool area is defined as the pool deck (on which there are currently pavers). Plastic, reusable water bottles will be allowed. All used containers must be placed in the trash cans. If refuse in any of the areas becomes a problem this change will be immediately revoked. This rule is exempted for Club approved functions.
- 75. Children under fourteen (14) are not permitted to use any of the outdoor facilities unless supervised by an adult. Children under eighteen (18) must have adult supervision on beaches.
- 76. Running, ball playing, skateboards, rollerblades, etc. is not permitted on common areas.

SWIMMING POOL

- 77. Pool is open from 8:30am to 10:30pm, except when the pool is being serviced. Nude bathing is prohibited. Colony Point will not take responsibility for anyone entering the pool while it is being serviced.
- 78. Children under three (3) or persons in diapers are not permitted in the pool. As there is no lifeguard on duty, all persons use the pool at their own risk and parents or grandparents are responsible for assuring that their children are continuously and diligently monitored while in or about the pool.
- 79. Floats, life preservers, rafts, toys or other objects are not permitted in the pool. Persons are permitted in the pool with water wings, noodles, children's life jackets or other exercise items approved by the Board.
- 80. All bathers using body oil must shower before entering pool. A towel must be used to cover and protect chairs and lounges from body oil.
- 81. Pool steps must be kept clear and shoes are not to be left in front of or on pool steps.

TENNIS

- 82. Courts are open from 8:30am to 10:00pm.
- 83. Singles and guests are not permitted to play before noon unless a court is free.
- 84. Players must wear proper attire. Rubber soled sneakers must be worn on court.
- 85. Courts are assigned on a first come basis and playing time is limited to one hour including warm-up time.
- 86. Chairs and lounges are not permitted on court. Non-players must stay outside fenced area.

SHUFFLEBOARD

- 87. Court is open from 8:30am to 10:00pm.
- 88. Equipment is available from Clubhouse and must be re-turned immediately after play has concluded.
- 89. If people are waiting, players must play only one game (75 points).

RACQUETBALL

- 90. Courts are open from 8:30am to 10:00pm.
- 91. Playing is limited to one hour. Courts must be clean after play.

JACUZZI AND SAUNA

- 92. Facility is open from 9:00am to 10:00pm.
- 93. Anyone with health problems should consult their physician before using the Jacuzzi or sauna. Children under eighteen (18) are not permitted in the Jacuzzi or sauna. Using body or hair washes, chemicals or oils is prohibited in the Jacuzzi or pool.
- 94. Persons with incontinence problems or potentially infectious health issues are requested not to use Jacuzzi or pool.

PROCEDURES AND GUIDELINES FOR FINING

The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing after reasonable notice of not less than fourteen (14) days and said notice shall include:

- 1. A statement of the date, time and place of hearing;
- 2. A statement of the provisions of declaration, Association bylaws, or Association rules which have allegedly been violated; and
- 3. A short and plain assessment of the matters asserted by the Association.

The party against whom the fine may be levied shall have an opportunity for a hearing before a peer review committee to respond, to present evidence, and provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the Association.

Now that you have read this newly revised copy of the Colony Point Rules and Regulations, we hope it will help you understand what is really involved in living in a condominium community in terms that are easily understood. In the Colony Point community, we come together from different areas with different backgrounds and different views of what we expect from the future. The one thing we **all** have in common is that we must learn to live together and to keep Colony Point the beautiful place it has always been. We are each and every one of us responsible for the upkeep and maintenance of Colony Point with the assistance of our building Boards of Directors and the Colony Point Board of Directors.

The rules and regulations in this booklet help you to understand the documents that govern this community, in much simpler terms. You are expected to respect and follow rules and help your friends and neighbors to do the same. Please remember that **you are at all times responsible for the actions of your guests, contractors and service providers.**