



House Rules and Regulations

1. Pets

No livestock, reptiles, insects, poultry or other animals of any kind shall be kept in any Unit except that usual and ordinary domestic dogs, cats, fish, and bird cages may be kept as household pets. It shall be the duty and responsibility of each such Owner to clean up after such animals which have deposited. In addition all clauses included under the Animals and or Pets Rider are to be followed.

Initials

2. Storage of Personal Items

No bicycles, scooters, baby carriages, similar vehicles, toys or other personal articles shall be allowed to stand in any sidewalks, halls, stairs and or driveways, Common Elements or Limited Common Elements.

Initials

3. Fluid and or Explosive Items

No inflammable, combustible or explosive fluid, chemical or substance shall be kept in any Unit or Limited Common Element assigned thereto or storage area, except such as are required for normal household use.

Initials

4. Barbecuing

As per the City of Hollywood Fire Department building codes, barbecuing is permitted on the designated property areas. where community barbecue has been installed. When using a personal charcoal barbecue grill such usage must be done in the community barbecue area only. Further, an immediate source of water—5 gallon pail of water- must be available prior to starting the fire. Propane barbecue grills are not allowed in the property grounds. Due to the production of carbon monoxide when charcoal is burned, charcoal grills can only be done on the designated area only: Never use any flammable liquid other than barbecue starter fluid to start a charcoal barbecue. Use the starter fluid sparingly and never put it on an open flame. Never add fire starter after you have started your barbecue to speed a slow fire or rekindle a dying fire. Remove the charcoal ashes from the grill and place them into a metal container with a tight-fitting metal lid. Add and mix in water with the ashes. Dispose of the mixture in accordance with the Department of Sanitation guidelines. Remove the ashes only after they are completely cooled and no warm embers remain. Always soak coals with water after cooking; they retain their heat for long periods of time.

Initials

5. Common Areas

The sidewalk, entrances, passages, if applicable, vestibules, stairways, corridors, halls and all of the Common Elements must not be obstructed or encumbered or used for any purpose other than ingress and egress, to and from the premises; nor shall any carriages, bicycles, shopping carts, chairs, benches, tables or any other object of a similar type and nature be stored therein. For security purposes, all doors leading from the building to the outside or from stairways shall be closed at all times and shall not be blocked open.

Initials

Unit owners are responsible for any damages to the Common Elements or Limited Common Elements caused by themselves, their family, guests, invitees, servants, lessees and persons who are on the Condominium Property because of such Unit Owner.

Initials

6. CHILDREN PLAY

Children shall not play or loiter in halls, stairways, or other public areas. Any form of all shall be done in the property playground area under parental/custodian supervision.

Initials



7. ALCOHOL COMSUMPTION

Alcohol consumption in the common areas is prohibited..

Initials

8. SERVICE CONTRACTORS AND VENDORS (SCAV)

The Association’s office must be notified in writing or via email (lakewoodassociation@hotmail.com) of all service contractors or workmen hired by the tenant or owner to provide a non-emergency service at the condominium unit. The office will be provided with the SCaV email contact address where an authorization permit will be issued and emailed back to the provider where on the day of service the SCaV will display the permit on the windshield on the service vehicle. SCaV can not begin a job without such Work Permit (as indicated below). Work can only be done Monday –Friday 8 am - 5 pm. Saturdays 10 am— 3 pm. Plumbers, electricians or any service contractor must provide a copy of their trade license and if a repair, renovation, modification or demolition is to take place a Work Permit (known as Architectural Modification which includes: replacement, renovations, installations and or repairs of plumbing, and or electrical jobs) is to be submitted at least of three (3) business day prior of the date when to job is expected to begin. Lakewood’s Architectural Modification Forms can be obtained at the Association’s Office or at the Lakewood’s website: www.emeraldhillsc condo.com.

Initials

9. EMERGENCY CALLS

On the event of an emergency, the owner /tenant must call 911. If the situation is a non-emergency, the tenant must contact the owners immediately. If the situation is due to a water leak due to a broken pipe inside the apartment the Association, if available, will deployed a maintenance staff to provide assistance by capping the broken pipe in order to prevent further damage to the unit and the adjacent units. For such non-emergency services the unit owner will be charged a service fee of \$50.00. A license plumber must be contacted afterwards to complete and correct the broken pipe.

Initials

Initials

11. Garbage

Refuse and bagged garbage shall be deposited only in the area provided therefore. In this regard, all refuse must be bagged in sealed garbage bags. Large items and boxes cannot be placed in the trash dumpsters.

Initials

12. Dumpsters

Dumpsters are for the disposal of the daily domestic garbage. No person shall collect and dispose furniture, construction debris, rubbish and refuse, all electronic devise such as but not limited to, radios, televisions, computers, microwaves and or any other items under that category. Further car oils, liquids cans and any part that has been replaced in a car is not to be disposed in the property dumpsters.

Initials

13. Nuisance

No tenant shall make or permit any disturbing noises in the building by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comfort or convenience of the Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or Sound systems levels must be kept in such a manner as to not disturb or annoy a neighbor. Noise standard, if such noise can be heard on another unit then such noise is consider a nuisance.

Initials

Initials

14. Dress Code

Appropriate cover-ups and shoes must be worn at all times on common premises.



15. Musical Instruments

No tenant shall conduct or be permit to conduct vocal or instrumental playing at any time. A musical instrument may be used for personal enjoyment in a condominium unit as long as such digital instrument can be played using headphones.

Initials

16. Parking & Vehicular Restrictions

Each condominium unit is assigned one parking space per unit. Second and or quests cars must be park on yellow marked parking spaces. The parking in Lakewood shall be used in accordance with the regulations therefore adopted from time to time. Do not park or allowed quests or service providers to park on unsigned parking spaces other than the assigned yellow spaces. All parking is "Head - In", no exceptions Any parking violation is subject to fines and or towing. See regulation on pages 43-50.

Initials

17. Car Maintenance

Car maintenance in the parking lot is prohibited. Any emergency repairs must be conducted by a license service provider such as but not limited to AAA and or All State Motor Club, OnStar, GEICO Car Road Assistance and Auto Road Service. Car washing is prohibited.

Initials

18. Commercial Vehicles

Commercial vehicles, campers, recreational vehicles, boats, trailers or any vehicle not susceptible to registration by the State of Florida as an "automobile" may not be parked in parking spaces and may not be kept on common property. Parking violations are subject to fines, towing and or both .

Initials

19. Unit Use

The Condominium Unit shall be used solely for purposes consistent with applicable zoning laws. No trade, business, profession or other type of commercial activity may be conducted in or from any Condominium Unit.

Initials

20. Pool Rules:

Tenant and quests must follow the pool rules which are listed on a separate section on this document. See page 41.

Initials

21. Smoking:

Tenants and quests must adhered to the Tobacco Smoking Free Zone Community Clause #12, under the Addendum to the Lease on page 26.

Initials

22. Property Damage:

Anyone found defacing or damaging any area of the Lakewood Condominium property will be charged for the repair or replacement of any damaged areas. Fines or any damaged to the property common areas will be charged against the Common Elements Security Deposit.

Initials



23. Moving In or Moving Out:

To avoid inconvenience to other residents, moving hours will be limited to Monday – Friday: 8am – 5pm. Saturdays 9 am - 1 pm. The Association reserves the right to stop a move-in or move-out and impose a fine when such the designated hours previously indicated are not followed. A moving truck can not block any other parking space, be parked on the grass and or side-walks. Upon request the driver of the moving truck must comply with the request to move the vehicle immediately. Fines or any damaged to the property common areas will be charged against the Common Elements Security Deposit. Refer to set Rules and Regulation on page 41

Initials

24. Insurance:

Tenants shall be individually responsible for insuring their personal property in their respective units. Tenants, should purchase renter's insurance which would cover their belongings. The Association is not responsible for any personal property.

Initials

25. Bicycle Storage:

There is a limited number of spaces in the bike racks located between some of the buildings. Bicycle owners are requested to alternate the positions of their bikes (front tire forward/back tire forward) in the racks as to accommodate as many bikes as possible. Those who currently have bikes in the racks, but find that they do not use them any longer, are requested to either consider selling said bicycles or removing them to commercial storage companies so that the space may be utilized by those who ride their bicycles on a regular basis. Bicycles are prohibited from being parked at or in front of the main entrances of the buildings, trees and or light poles.

26. Unit Sink:

Fats of any kind, liquid or solid, and fibrous vegetables must not be put into sink garbage disposals. By doing so causes pipes to clog, which in turn causes sink back-ups.

Initials

27. Unit Toilet:

Avoid toilet black-ups. Set up a small garbage can right next to your toilet for items like heavy tissue, wet wipes, diapers or any other heavy paper items into the toilet. Use the garbage can for these items.

Initials

28. Grievances and Suggestions:

In the even that there is a complain and or a grievance, tenants must notify their landlord in writing and copy the Association (lakewoodassociation@hotmail.com). The Association will investigate such grievance and will response in accordance to the Condominium Declaration documents., by-laws. house rules and regulations. Suggestions can be sent via email at the above indicated email address .

Initials

Initials

29. Clubhouse Community Room: The community room is to be used solely to conduct official business of the Association or meetings of its membership.

30. Minors and or children: Minors, being those under eighteen (18) years of age, are to be supervised by an adult at all times to insure that they do not become a source of unreasonable annoyance to other residents..

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32 Assessments: in accordance with the prevailing recorded documents of Lakewood At Emerald Hills Condominiums each unit owner will pay the Association, assessments as determined, whether monthly or Special. Payments are due on the first of each month. Any required assessment which is not paid by the tenth (10th) of the month in which it is due shall incur an administrative late fee of twenty five dollars (\$25.00) which shall be immediately due and payable. Assessments installments and accumulated late fees which are past due in excess of ten (10) days shall bear interest from the date originally due at the rate of eighteen percent (18%) (APR). Payments received on a delinquent account shall be allocated as follows: first to delinquent assessments, second to accrued interest, third to accumulated late fees. An account in which delinquencies consist solely of accumulated late fees and or levy fines shall continue to accrue interest but shall not incur on further late fees.

33. Leases: All leases must be submitted for Board of Directors approval. No prospective tenants can move in or place their belongings in the rental unit without such Board approval.

(GO TO POOL RULES, NEXT)



Pool Rules: WARNING NO LIFEGUARD ON DUTY

- 1. Pool opens at 10 a.m. and closes at sunset. Pool is closed for maintenance on Mondays but may be closed at anytime for regular maintenance or as per Administration decision.
- 2. Appropriate swim attire must be worn by ALL at all time.
- 3. Everyone using the swimming pool must shower first.
- 4. All children (15 yrs old or younger) must be accompanied by a parent or responsible adult guardian on site. Parental supervision is required.
- 5. Children who are not toilet-trained and less than four years old must wear a swimsuit diaper or plastic pants and a swim suit. Cloth or disposable diapers are not accepted.
- 6. A resident may have guests on the pool area; up to 2 guests per unit.
- 7. Pool key is required in order to have access or be allowed in the pool area.
- 8. Entering the pool area while it is closed for use is strictly not permitted. Violators are subject to fi (\$25.00 - \$100.00) or arrest or both.
- 9. Food, glass containers, alcoholic beverages, including beer, drugs, smoking and pets are not permitted in the pool facilities. An exception will be made for service animals with documentation.
- 10. No flips, back jumps, or back dives from the sides of the pool.
- 11. Running, rough play or excessive noise is forbidden in the pool area.
- 12. Spitting, blowing the nose or discharging bodily wastes in the pool is strictly prohibited.
- 13. Person having open blisters, cuts, etc. are not permitted in the pool.
- 14. Sunbathers must lie or sit at least three (3) feet away from the edge of the pool.
- 15. Non-swimmers must remain in shallow water (chest deep or less) area.
- 16. Headphones must be worn when listening to musical or entertainment devices. No exception. Violators will be asked to leave the pool area immediately.
- 17. Leave valuable items at home. The Association assumes no liability at any time for damaged or stolen personal property or valuables items.
- 18. When severe weather occurs, such as lightning or thunder storms, everyone must get out of the water and look for cover/shelter immediately.
- 19. For emergency call 911.
- 20. During periods of cool weather, the pool will be closed when the air temperature is below 75°

This is to attest that by placing my initials on this documents it those indicates that I have read, agree and will follow the pool rules. Further, I will make sure that any of my guests those the same when being on the pool area. A fine and or fines might be imposed by the Board of Directors if any of the above rules are not follow.

Tenant

Co-Tenats

Date:



ACKNOWLEDGMENT AND AGREEMENT HOUSE RULES and REGULATIONS:

I will abide by the terms and conditions of the Lakewood At Emerald Hills Condominium's Declaration, and By-laws. Further, I read, agree and will abide with the current Rules and Regulations (House Rules - that could be revised from time to time.

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____