

RULES AND REGULATIONS

PARKING AREAS

- 1) Anyone leaving these premises for more than 24 hours must leave car keys with a neighbor or whoever has your house keys. Before leaving, notify your building captain of the keys whereabouts. Your car may have to be moved to make room for emergency vehicles. In such an event and your car keys are not available, your car may have to be forcibly moved. The Condominium Ass'n will not be responsible for any resulting damage to your automobile.
- 2) Unit owners must use assigned parking spaces. Guests should use spaces marked "Guests". Owners with more than one car shall use Guest Parking spaces for the second or third cars. Owners shall not use Guest Parking spaces if their regular assigned space is vacant.
- 3) Parking spaces are reserved for passenger cars only. Trucks, motor homes, boats, campers, and trailers are not permitted on the premises except for the purpose of maintenance or delivery. However, R.V. vehicles or vans with windows which are used for passenger purposes are permitted only in spaces marked "guests". Motorcycles or motor scooters are not permitted on the premises. (Amended 10/11)
- 4) Mechanical servicing of cars in front of buildings by yourself or others is prohibited. Washing and polishing of cars is permitted on all days except Sundays and Holidays and must be completed before noon. Vehicles to be washed and/or waxed must be moved to the parking lot behind the pool area. Soap suds must be washed away and no "leavings" or debris should be allowed to remain. The owner of the unit to which the car belongs bears the responsibility for the observance of this rule regardless of whether the work is performed by himself or others.
- 5) Parking of vehicles without a current license plate is prohibited.
- 6) Covers for automobiles must be of the "fitted" type. Covered cars must be moved to the parking area behind the pool.

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PARKING AREA (continued)

- 7) There is no restriction on the use of "bug repellent" screens.
- 8) Oil leaks and other drippings from owner's vehicles can cause damage to the pavement underneath. Upon notice from the Board of Directors, the vehicle must be removed from the premises for servicing and may not be returned to its parking space until the problem is rectified.
- 9) Vehicles which have suffered severe damage and are unsightly, must be removed from the premises within 48 hours after having received notice from the Board of Directors.

POOL & POOL DECK AREA.

- 10) Pool hours are from 7:00 A.M. to 11:00 P.M....7 days per week. Use of the pool is AT YOUR OWN RISK.
- 11) Litter, such as newspapers, cigarette butts, cigar etc. must be deposited in the containers placed around the pool deck. Under no circumstances should anything be thrown into the pool.
- 12) No food or beverages are permitted in the pool/pool deck area except during functions sponsored by the Condominium Ass'n.
- 13) Glass containers of any type are not permitted at the pool or pool deck area.
- 14) All persons who cannot swim must remain in water depth that would be reasonably safe for their height and any person in such physical or mental condition that would render such a person incapable of providing for his or her own safety, must be accompanied by an adult who is capable of providing needed aid and assistance.
- 15) All persons who cannot control their body functions are prohibited from entering the pool without appropriate diapers and rubber pants) No pets are permitted in the pool or pool deck areas.
No bicycling or skating permitted in the pool deck area.
- 16) Guests may be subject to questioning regarding their presence at the pool or pool deck. To save embarrassment, guests should be accompanied by an owner for proper identification.

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- 19) Sun-tan lotions and creams will stain the plastic on our chairs. You can avoid eventual replacement expense by showering and placing a towel on the chair before sitting or lying down on them. If you intend entering the pool, PLEASE SHOWER TO REMOVE ALL LOTIONS AND CREAMS.
- 20) If you have long hair, you must wear a bathing cap when using the pool. Loose hairs have a tendency to clog up the pool's filter system.
- 21) Our pool is relatively small in size, therefore we must ask you to refrain from putting toys, rafts, floats etc. in the pool. Swimming aids attached to the person are permitted.
- 22) Chairs may not be reserved unless you happen to be present in person at the pool. Chairs may not be removed from poolside.
- 23) As for personal attire, only swim suits are permitted in the pool. Please...no cut-off trousers.
- 24) Be respectful of others when using the pool. Do not sit on the steps leading into the pool so as to obstruct those trying to get in or out of the pool.
Health department rules require that you use the bathroom facilities provided at poolside.
Diving and/or jumping into the pool is forbidden because splashing may be discomforting to others.

PETS

- (25) Pets, (not necessarily confined to dogs and cats) which require exercising, walking or airing, are prohibited from being on the premises at any time. Please inform your guests of this rule before they come to visit.

PATIO AND
APARTMENT UNITS

- 26) Your patio is a LIMITED common element. It is not included your deed as part of your unit, but is reserved for your exclusive use. You are required to maintain it and keep it in good condition as well as periodically paint the interior walls when needed with the color of the paint conforming as close to the original as possible.

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- 27) It has been established that outdoor carpeting laid on the patio will eventually damage the cement flooring underneath. Moisture accumulates between the carpeting and the cement floor causing the cement to deteriorate eventually rusting the steel beams that form part of the patio floor and building structure. IF YOU NOW HAVE CARPETING ON YOUR PATIO FLOOR, IT MUST BE REMOVED IMMEDIATELY.
- 28) All types of barbecuing, including but not limited to gas, electric, propane, charcoal or wood is prohibited, particularly on patios and terraces. (Fire Department Rules.)
- 29) The basic construction of the patio may NOT altered. No doors, separations, partitions may be added to the existing structure. The only exceptions are the installation of pull-down storm (hurricane) shutters, manually or electrically operated, with a white colored exterior. Ceiling fans on the patio are permitted.
- 30) If you have a security alarm system, it is important that you provide the same person who has your apartment keys with the code for the keypad located next to your entrance door as well as your personal I.D. code name for both entering and exiting the premises. If your system is connected to a central monitoring station and you have a "NO NOTIFICATION" arrangement with them, discontinue the "NO NOTIFICATION" for the time you will be away. This will eliminate expensive police response. Don't forget to re-instate your "NO NOTIFICATION" instructions when you return home. However, if you feel insecure about these instructions, please advise your alarm installer to change your codes.

COMMON AREAS

- 31) All loose garbage must be placed in plastic bags and tied securely before being placed in the building's dumpster. Other refuse, such as newspapers, tin cans, bottles, plastics etc., should be separated and placed in the individual recycling receptacles provided for this purpose. Large cartons must be broken down before placing in dumpsters. Do not, under any circumstances, place used paint cans, left-over solvents and containers holding toxic substances into the dumpsters. These, as well as large pieces of furniture, etc. must be disposed of privately. Consult the City of Tamarac, Code Enforcement Department for more information.

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- 32) No towels, bathing apparel, linens, etc. are to be dried or hung on balcony railings or from windows.
- 33) Bicycles must be stored in the common storeroom of your building.
- 34) No obstructions shall be placed on the cat-walks or entrance to the apartment units.
- 35) The electrical rooms in each building are just that and must not be used for storage purposes. Any material that does not belong there will be removed and disposed of.
- 36) No soliciting by tradesmen is permitted. If you are confronted by such a person, please advise him/her of our "No Soliciting" rule and close your door.
- 37) Please be considerate of your neighbors. The noise level of radios, T.V.'s, CD Roms, musical instruments and voices above a reasonable level especially after 11:00 p.m. is prohibited.
- 38) The placing of chairs, playpens, toys, chaises, etc. in the common areas is prohibited.
- 39) All mechanical work, such as painting, floor scraping, tiling, etc. whether performed by either you or your vendor, must be accomplished WITHIN your unit and not on the catwalks or walkways. Any damage to the common elements resulting from failure to observe this rule, becomes a responsibility of the owner to restore the premises to their original condition.
- 40) Vehicle speed in excess of 15 miles per hour within the limits of Holly Court is prohibited.
- 41) No unit owner or any of their employess shall sweep or throw dirt or any other substance onto the grounds, walkways or any other section of the common elements.
- 42) Requesting an employee of the condominium association or from the management company employed by the association to perform work for individual owners is prohibited except when the work to be done is to be performed after the employee's working hours.

IMPORTANT NOTICE

FAILURE TO OBSERVE ANY OF THE ABOVE RULES, WILL RESULT IN THE IMPOSITION OF A FINE AS AUTHORIZED BY THE BY-LAWS OF THE HOLLY COURT AT WOODMONT CONDOMINIUM ASS'N.

Amended 7/95

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NOTE: THESE RULES AND REGULATIONS MAY BE AMENDED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION. YOU WILL BE SENT REPLACEMENT PAGES FOR INSERTION INTO YOUR RTNDRR

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**AMENDMENT TO HOLLY COURT
CONDOMINIUM DOCUMENTS
PASSED BY UNIT OWNERS – JANUARY 2007**

All new owners in Holly Court must pay the total sum of one year's maintenance to the Holly Court Condominium Association upon purchase of their unit and/or units. This sum will be held in an interest-bearing escrow account for 36 months. If all payments are made on time, the money will be returned at that time to the above owner, plus interest. If payments are not made in a timely manner within 30 days of the due date, that payment will be deducted from the escrow account and the 36 month period will begin again.
