

THE COVE AT FRENCH VILLAS ASSOCIATION

RULES AND REGULATIONS

Dear new unit owner(s)/tenant(s):

The Board of Directors of The Cove at French Villas Association would like to welcome you to your new community. Hoping that you have a smooth transition into the community, we would like to provide you with some important information.

We encourage you to become familiar with the Condominium Declarations, Bylaws and Rules and Regulations to ensure the high quality of life and real estate value. Not knowing them does not exempt you from the responsibilities of your actions. If you did not receive a copy of the Documents from the owner or previous owner, you can download them from the community website at www.thecoveatfrenchvillas.com or by contacting the management company.

CLEANLINESS AND MAINTENANCE:

1. All garbage must be deposited inside garbage containers. No bulk items should be deposited inside or by the containers except on the quarterly scheduled bulk pick up (notices of bulk pick up days are posted on the dumpster gates the week of the pick-up). Violators may be subject to fines up to \$1,000.00 plus back charge to alleged owner of expenses for extra pick up incurred by the Association.
2. Entrances, staircases, and patio areas must be kept in a neat condition. These are not storage areas, nor the adjacent common areas. Only patio furniture that fits in the patio slab (must be in good condition), pots with live plants (no pots or any decoration on the ledge are allowed) are permitted. Any unapproved items or items that are left in the common areas will be removed by the Association and the owner will be back charged for expenses incurred.
3. The maintenance of the unit which includes plumbing fixture, air conditioning equipment, electrical system within the unit is the responsibility of the unit owner. You must promptly correct any condition to prevent from causing damage to another residence. Please report the management company if you have any roof leaks or any water intrusion.

PETS:

1. All pets must be registered and approved by the Association. **Pet Registration Form** must be requested to the management company.
2. No pets weighting in excess of 50 lbs. can be permitted in the community. No pets are allowed in pool or playground area.
3. You must **keep your pets on a leash at all times and pick after them.** The Association will impose fines of \$100.00 per incident to owner's account. This is also a **City Ordinance**, and you may be fined by the city as well.

NUISANCE:

The Association will not allow any source of nuisance. Radios, televisions, and other instruments which may create noise should be turned down to a minimum volume so as not to disturb the other residents of the condominium.

ARCHITECTURAL MODIFICATIONS:

No architectural modifications should be done without the written consent of the Association. That includes modifications both on the outside (e.g. new doors, windows, patio extensions, satellite dishes, etc.) and the inside of a unit (e.g. tile installation, removal of walls, etc.). Satellite dishes need to be approved by the Association and installed only behind towers located in front of buildings. The **Approval Request Form (ARC)** must be requested to the management company.

CONSTRUCTIONS OR REPAIRS:

Any construction and repair work are restricted to Monday through Saturday between 9:00 am and 6:00 pm. No work is to be done on Sundays. Unit owners in violation will incur a fine of \$150 per day of violation.

NEW RENTERS, OCCUPANTS, AND OWNERS:

Association requires that all new renters, occupants, and owners must be screened prior to moving into the community. Those who don't follow the procedures may receive fines from \$100.00 to \$1,000.00 and those not registered vehicles may be subject to immediate towing at the owner's expense.

MOVING INS AND OUTS:

All moving ins and outs in the community are restricted to Monday through Saturday between 9:00 am and 6:00 pm. No move ins and outs on Sundays. Unit owners in violation will incur a fine of \$150 per day of violation.

PODS (PORTABLE ON DEMAND STORAGE):

Moving PODS are allowed on premises for a total period of 5 days, PODS must be kept in the resident's parking spaces. The **PODS Application Form** must be requested to the management company. It is **PROHIBITED** to use guest parking, any POD located in guest parking will be removed **IMMEDIATELY** at owner's expense. If the POD is not removed by the 5th day, the unit owner will incur in fine of \$150 per each extra night.

PARKING RULES:

1. Residents must use their assigned parking space(s).
2. Guests parking are for guests or for the use of the residents on a daily first come first serve basis. The Association will be monitoring those who make a guest parking space permanent and exclusive.
3. Vehicles with no tag, expired tag, altered tags, wrecked, inoperative, blocking parking area or parked on curbs or non assigned spots **will be towed IMMEDIATELY** at owner's expense.
4. No major car repairs are allowed at The Cove at French Villas.
5. No Commercial vehicles are permitted in the community. Any lettering must be removed
6. or concealed.
7. No boats or trailers are permitted in the community unless approved by the Association.
8. Pick-up trucks with empty truck beds. Truck beds may not contain any tools, equipment, cargo of any kind, garbage, or other form debris, except for the sole purpose of loading or unloading. Alternatively pick-up trucks may have a clean and undamaged hard or soft cover on the truck bed.
9. All motorcycles are required to use a small wooden piece underneath the kick stand to protect the asphalt from any damage. Any motorcycle that does not have that protection will be towed from the community at the owner's expense and any costs for asphalt repairs will be charged to unit owner. We would like to make you aware that motorcycles stored in any part of the condominium other than the parking area will be subject to immediate towing as well.
10. Residents and visitors must obey the parking regulations posted at the parking areas and drives.

POOL RULES:

All residents and their guests at **The Cove at French Villas** must follow these rules in order to enjoy the pool facilities.

1. Pool hours:

March through October – 7:00 am to 7:30 pm

November through February – 8:00 am to 6:00 pm

- 2. Minors under 18 years old **must be accompanied** by an adult at all times.
- 3. **Guests are limited to 10 per household. All guests must be accompanied by an approved resident or owner of The Cove at French Villas.** Any group exceeding 10 guests is classified as a party and requires a rental agreement for Association approval at least 2 weeks prior. Otherwise, a fine will be imposed upon unit owners in violation. The pool area rental is available for \$100 with an additional \$100 refundable deposit. The **Pool Area Rental Agreement** must be requested to the management company.
- 4. Alcohol is **PROHIBITED** at the pool area.
- 5. Residents and their guests must wear appropriate clothing or swimming attire.
- 6. No barbeque grills of any kind are permitted in pool area.
- 7. No food or drinks are allowed inside or near swimming pool.
- 8. No glass containers or other hazardous material are allowed in pool area.
- 9. No loud music, we ask that you respect your neighbors.
- 10. No pets allowed at the pool area.
- 11. No running, horseplay or jumping is permitted in the pool area. Bicycles, rolling skates or skateboards are **prohibited** at the pool area.

The Association can consider trespassers any person in the pool area who cannot identify themselves as legal owners or residents of **The Cove at French Villas** and has the right to call the Pembroke Pines Police.

The Association will have zero tolerance, and fining up to \$1,000 will be imposed upon unit owners in violation.

All prospective purchasers and renters over 18 years old must sign this document, confirming that they have received, read, and agree with the above Rules and Regulations of The Cove at French Villas Association.