

ELDORADO PLAZA WEST ASSOCIATION
180/200 N.E. 12th Ave, Hallandale Beach, FL 33009

2015 REVISED RULES AND REGULATIONS CONCERNING THE USE OF THE
CONDOMINIUM
FILED IN THE PUBLIC RECORDS OF BROWARD COUNTY

THESE RULES AND REGULATIONS SUPERSEDE ALL PREVIOUS RULES AND
REGULATIONS AND WILL GOVERN WHEN IN CONFLICT WITH ANY BY-
LAWS OF ELDORADO PLAZA WEST ASSOCIATION.

The following Rules and Regulations will be monitored and enforced by our Management Company in conjunction with the Board of Directors of Eldorado Plaza West Association. Violations will be subject to fines and penalties as per Section 1A of page 1.

1-A REGULATIONS AND BY-LAWS - The Board of Directors may from time to time adopt and/or amend reasonable changes concerning the use of condominium property and by-laws. To effect these changes a majority vote of the Board of Directors wherein a quorum is present shall be required. The Board shall have the authority to levy fines against a unit owner for the failure of the unit owner to comply with any provision of the Declaration of Condominium, the By-Laws or Rules and Regulations (F.S. 718.303)

2-A LEASE AND TRANSFER OF OWNERSHIP – All applicants to purchase or lease condominium units shall provide to the association the following information:

Full Name & Name of Spouse, Address, Phone Number, Birth Dates, Social Security Number, Driver's License Number, Occupant Names, Bank References, Credit Information, Prior Landlord References.

After receipt by Association of foregoing information and such other information as the Association may reasonably request, the intended Purchaser/Tenant shall appear before the Board of Directors for a screening interview. The Association must either approve or disapprove of proposed tenants within thirty (30) days.

3-A LIENS - Failure to pay maintenance and assessments as levied will be cause for a lien against the owner. Reasonable attorney fees and such costs as may be incurred by the association in the collection of such maintenance and assessments, whether or not legal procedures are initiated, will be the responsibility of the unit owner. Liens and all associated fees not paid within 30 days will move legally to foreclosure.

4-A OCCUPANCY - Units are limited to: 1 Bedroom-3 People, 2 Bedroom-5 People

5-A STORAGE ROOMS - Nothing may be stored or placed outside of storage lockers i.e. shopping carts, step stools, etc. Each unit is assigned a locker, which must stay with that unit.

6-A CLUBHOUSE - A completed application and a deposit of \$100 is required from any unit owners using the room for private purposes. This deposit will be refunded after an inspection of room ascertains that it is in the same condition prior to its use. Other than unit owners, no one is allowed to reserve and/or use the clubhouse without the express written permission from the Board of Directors. This Clubhouse is not to be used for commercial, religious, political or business purposes without the permission of the Board of Directors.

Events are not to continue past 11:00pm Sun-Thu, after midnight Fri & Sat. Music must stop by 11:30pm Fri & Sat and room must be vacated by 12:30am.

The room must be cleaned before 12 noon the next day or deposit will not be returned. Repairs and damages will be the owner's responsibility. All party guests are limited to the Clubhouse area. Guests are not allowed in the pool area or on the grass. There is no smoking in or outside the Clubhouse. Smoking is allowed by the shuffleboard courts only. No pets.

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REGULATIONS CONCERNING THE USE OF THE CONDOMINIUM

1. Residents shall exercise care about making loud noises or loud use of radios, televisions, musical instruments, etc. that may disturb other residents.

2. An owner shall not place or cause to be placed in the lobbies, stairways and other public areas and facilities of a similar nature both common and restricted, any furniture, bicycles, **junk mail/sale papers**, packages or objects of any kind. Small discarded objects should be placed in the trash room dumpster.
It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. All garbage is to be wrapped in plastic bags and securely tied before disposal. Large items cannot be placed in trash bins. That includes furniture, appliances, lamps, large packing boxes, etc. All boxes must be flattened before discarding. Large items should never be thrown down the trash chutes. That includes pizza boxes, shoe boxes, wine boxes, broken up Styrofoam or any object that could lodge across the chute and cause the trash to back up. If your trash cannot easily fit in the chute, you must take it down to the dumpster or keep it in your unit until you are able to do so. Large objects should only be discarded by calling the Hallandale Beach City Sanitation Department for pick up or taken to the city dump by the unit owner.

3. No resident shall post any advertisements or posters of any kind in or on the property without the authorization of the Board of Directors.

4. An owner shall grant the right of entry to the Management Agent or to any other person authorized by the Board of Directors or the Association in case of any emergency originating in or threatening a unit, whether the owner is present at the time or not. The Board of Directors and/or Management Agent shall have the right to inspect a unit for the health, safety and wellbeing of the condominium association and its units.
All unit owners must provide a key to their unit to the Board of Directors that shall be kept in the office. Failure to comply will allow the association to have a locksmith make a key at the owners' expense. An owner shall permit any two (2) Board Members or their representatives when so required to enter their unit for the purpose of performing installations, alterations, exterminations or repairs to the mechanical, plumbing or electrical services, provided that requests are made in advance, except for emergencies.

Violations will be subject to fines and penalties as per Section 1A of page 1.

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5. Construction, moving in or out and bulk deliveries will be permitted Monday through Saturday, 8am thru 5pm only, except for emergencies. Notification to the Board is required.

6. No unit owner shall make any alteration or improvements to the condominium which is maintained by the Association or remove any portion thereof, or make any additions thereto, or do any work which would jeopardize the safety or soundness of the building containing their unit.

7. An owner shall not make structural modifications in their unit or installations located therein without previously notifying the Association in writing and subsequently receiving approval by the Board of Directors in writing.

8. All repairs of internal installations of the unit such as water, light, gas power, sewage, telephones, air conditioners, hot water tanks, sanitary installations, doors, windows and all other accessories belonging to the unit shall be at the owner's expense. Every owner must perform promptly all maintenance and repair work within his own unit which if omitted would affect other units and condominium property. Owners are expressly responsible for the damages and liabilities that may be caused. A liability waiver must be signed by the owner and their vendor of choice and an ARC form (provided by the Management Company) is to be submitted to the Board of Directors and/or the Management Company. Any problem that is considered an emergency and is not resolved in a timely manner, should be reported to the Management Company.

9. No owner or resident shall install wiring for electrical or telephone installation, television antennae, cable, satellite dish, machines or air conditioning units on the exterior of the property or that protrude through common elements or the roof of the property without the express written consent of the Board of Directors.

No washers or dryers are allowed inside the condominium units. Violators will be fined.

10. Only vendors, Board of Directors and Management Company representatives are allowed on any roofs, touching valves, electrical equipment, elevator equipment, pool house/equipment, water shut off valves, supply rooms, security cameras, etc.

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11. An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common elements and facility damaged through the fault of the owner or their guests. No unit owner is allowed to alter the landscaping by planting trees, shrubs, plants etc.

12. Nothing is to be shaken or thrown from the balconies including but not limited to cigarette butts, water or cleaning solutions.

13. Units shall not be used for business purposes or to give instructions in music, singing or any other professional, commercial or gainful purpose.

14. The Board of Directors and/or the Management Company must be notified in writing prior to placing their unit for sale or rent. Any new owners and/or renters must be screened by the Board of Directors and pay a \$100 fee.

New owners must reside or have vacant property for a minimum of one (1) year prior to renting. Rentals are allowed one (1) time during the year, all subject to the approval/discretion of the Board of Directors. All owners selling or renting their units must provide the buyer/renter keys to the unit and mailbox and two (2) parking stickers. A \$100 non-refundable security fee will be charged to new renters to be paid by the renter or unit owner. **SUBLETTING OF A UNIT IS NOT ALLOWED.**

Anyone moving in or out of the complex or having furniture delivered or removed must notify the Board 24hrs prior to the move, **must attach moving pads in the elevator** and pay a deposit of \$500 to be returned if there is no damage to the elevator and/or pads.

15. Guests or relatives are not allowed to stay in a unit longer than 21 days without the approval of the Board of Directors. Anyone staying more than 21 days shall be screened and pay a \$100 fee.

16. It is prohibited to hang anything from the windows or any of the common areas for personal use (shrubs, catwalks, etc.). Personal plants should not be placed outside of the unit. All shades, drapes, window treatments, etc. must be white lined to be seen on the outside of a unit.

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17. All screened patios and screened doors must be maintained and kept in a uniformed manor. No items other than patio furniture and a limited amount of plants are allowed. No exercise equipment, storage boxes, etc. are allowed on patios. Until a bicycle rack area is available, two (2) bicycles stored against the wall will be permitted with the permission of the Board of Directors. **Worn and torn screens must be replaced.** All patios are to be painted in soft colors only with the permission of the Board of Directors. No colored light bulbs are to be placed in patio light fixtures.

18. We are not a pet friendly community. Owners will not keep or permit to be kept in or about the premises any dog, cat or other pet. As of Jun 1, 2013, all pets currently residing in a condo unit must be registered with the Board of Directors/Management Company, have **proof of shots, license tags, liability insurance and a photo ID taken.** Any service dogs will require the aforementioned, a letter from the doctor approving the necessary service and permission of the Board of Directors. Unit owners that are “grandfathered in” must have dogs on a leash at all times outside of their unit. Any dog or other pet is prohibited from the pool and patio area. **Owners are responsible to clean-up any mess caused by a pet on or around condo areas.** A pooper scooper and/or bag must be used at all times. Any dog that is left in the unit and barks at residents walking by constitutes a nuisance. Extreme care should be taken to prevent this. It is further understood and agreed that when and if these pets expire, they cannot be replaced by another dog, cat or other pet, under any circumstances. **Visiting pets are not permitted on condominium property** without permission from the Board of Directors.

19. Each unit has been assigned a permanent parking space, two (2) parking stickers and one (1) guest sticker. No trucks larger than pick-ups and vans are allowed. No commercial vehicles (unless performing a service) and boats or trailers are allowed in the parking lot. All vehicles must park head in and between the lines. Anyone with a second vehicle must park in a guest spot. However, guest spots are not to be used as a permanent parking space. All visitors will park in guest spots on a first come first serve basis only. Unit owners are allowed two vehicles on the property at the same time. All other vehicles must be parked off site. Parking stickers must be placed on the rear windshield of the vehicles. Vehicles without stickers will be towed at the owner’s expense. Additional stickers may be obtained at the owner’s expense from the Board of Directors or Management Company. **Handicap parking spaces are available and shall not be used as the unit owner’s permanent parking space.**

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20. The Board of Directors shall through its officers make Rules and Regulations governing the use of the pool and recreational facilities as in their discretion shall protect the health, welfare and safety of all unit owners. The Board of Directors reserve the right to request verification of identity of all persons using the pool and recreational area.

21. Anyone wishing to run for the Board of Directors must be a registered owner on the deed of the condominium.

22. **NO SMOKING** is allowed in the common areas - catwalks, pool area, inside or outside of the Clubhouse, lobbies, etc. Smoking is permitted inside of the owner's unit, on their screened patios and by the shuffleboard courts.

23. Real Estate agents must register with the Management Company and may show a unit Monday through Friday from 9am to 7pm and on Saturdays from 9am until noon. No Real Estate agents may show a unit on Sunday.

24. When the water towers are shut down, the air conditioning (AC) should be shut off in each unit. If the unit is empty, the Board and/or Management Company has the right to enter a unit to shut the AC off to prevent possible damage.

25. Foreign individuals or foreign entities shall place in advance one (1) year maintenance in an escrow account with the association.

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IT IS EXPRESSLY UNDERSTOOD THAT THE RULES AND REGULATIONS STATED ABOVE WILL BE FORCEFULLY AND DILIGENTLY ENFORCED BY THE BOARD OF DIRECTORS AND OUR MANAGEMENT COMPANY WITH FINES IMPLEMENTED IN ACCORDANCE WITH OUR FINE SCHEDULE 1-A EFFECTIVE JUNE 1, 2013. I HAVE READ AND AGREE TO ABIDE BY THE RULES AND REGULATIONS AND BY-LAWS OF ELDORADO PLAZA WEST ASSOCIATION AND AM AWARE OF THE FINES AND PENALTIES DESCRIBED IN SECTION 1A, PAGE 1.

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Please sign and return this page to a member of the Board of Directors or the Management Company.

SIGNATURE OF UNIT OWNER

UNIT #

DATE

SIGNATURE OF UNIT OWNER

UNIT #

DATE

Feb, 2015