

# KARANDA VILLAGE I CONDOMINIUM ASSOCIATION, INC.

c/o Castle Group  
12270 SW 3rd Street Suite 200  
Plantation, FL 33325  
954-792-6000

## **RULES AND REGULATIONS**

**1. ALL UNIT OWNERS MUST RECEIVE PRIOR WRITTEN APPROVAL OF THE BOARD BEFORE LEASING THEIR UNIT. NO UNIT OWNER SHALL BE PERMITTED TO LEASE THE UNIT DURING THE FIRST TWO (2) YEARS OF OWNERSHIP.** All Unit Owners who intend to lease their unit must provide the Management Company or Association with a bona-fide copy of the lease and signed addendum. All prospective tenants must complete an application, provide documentation and undergo financial and criminal screening as defined in the governing documents. The Association has the right to deny the application, if the prospective tenant does not meet the criteria set forth by the Association. In addition, all prospective tenants must meet with a member(s) of the Association's Board of Directors to review the Rules and Regulations of the Association prior to moving into the dwelling. If a Unit Owner allows a tenant to take possession of their unit without completion of the screening process, interview and approval of the Association's Board, the application for tenancy shall be deemed withdrawn and the occupancy shall be that of a guest as set forth in the condominium documents. The Association's Board of Directors has the authority to have an unauthorized/unapproved tenant evicted from the dwelling if this rule is violated.

**Note:** At the end of each lease term, the owner is required to complete a form regarding the status of the unit for the following year. All requirements of the form must be fulfilled.

A tenant is defined as anyone living in a unit for 30 days or more who is not an immediate family member of the owner. Immediate family is defined as: mother, father, son, daughter, sister, brother, husband and wife.

If a prospective tenant will be residing in the unit with the owner, and the owner certifies that he/she will not be collecting rent from the prospective tenant, then the tenant will not be required to undergo the financial evaluation and will not be required to meet the minimum credit score requirement. However, the prospective tenant will be required to undergo all other tenant screening and will be subject to approval.

**2.** In order that all Owners may have the quiet enjoyment of their property, no Owner shall make or permit any disturbing noises on the Condominium Property by himself, his family, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the reasonable rights, comforts or conveniences of the Owners. No Owner shall unreasonably play or suffer to be played upon any musical instrument or operate or suffer to be operated, a stereo, CD player, television, radio, or sound amplifier, in his Unit in such a manner as to disturb or annoy other Owners. No Owner shall conduct, or permit to be conducted, vocal or instrumental instruction which may cause a nuisance at any time. The Board of Directors shall have the sole discretion in determining whether any of the foregoing activity is so unreasonable as to constitute an impermissible nuisance at the Condominium.

**3.** In order to maintain the beauty of the buildings and for safety purposes, the sidewalks, entrances, passages, stairwells, air conditioner enclosures, and all of the Common Elements must not be obstructed, encumbered or used for any purpose other than ingress and egress to and from the premises;

nor shall any boats, carts, carriages, chairs, tables, barbecue grills, hibachis, rafts, ladders or any similar object be stored therein. Bicycles must be stored only in units or in the bike rack at the pool when not in use. They are not to be stored on the Common Property. No personal property is to be stored in the electrical meter rooms or on electrical box locations, per local fire regulations. Owners shall store personal property within their respective units and designated storage areas. Upon written notification to the Owner, should any personal property remain stored on the Common Elements or Association property, the Board of Directors reserves the right to dispose of such property without liability to the Association, and charge the costs incurred to the respective Owner.

4. No garbage cans, supplies, or other articles shall be placed on balconies, terraces, landings, nor shall any linen, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken or hung from any part of the Common Elements. So as to maintain the cleanliness of the Condominium Property, no unit Owner shall allow anything whatsoever to fall from the window, balcony, landing, or doors of his Unit. To provide a healthy environment and in order to eliminate odors and vermin, all garbage **must** be placed in plastic bags and **deposited inside** the dumpster. Recycled trash must be placed in the appropriate collection container. The Common Elements shall be kept free and clear of rubbish, debris, and other unsightly material. All items too big for the dumpster **must** be removed from the property and **must not** be placed inside the dumpster area except when bulk pickup dates have been posted; then items are to be placed just outside the dumpster fence.

**5. ALL RESIDENTS ARE REQUIRED TO CONTACT THE PROPERTY MANAGEMENT COMPANY TO OBTAIN A DECAL FOR ALL VEHICLES THAT WILL BE PARKED ON THE PROPERTY. See Addendum to these Rules and Regulations for additional Parking Decal/Identification Rules.**

No vehicles other than automobiles as defined by the Florida Department of Motor Vehicles shall be permitted to park within the Condominium Property. For the purpose of this, "automobile" **does NOT include** any type of camper, recreation vehicle, pick-up truck, motorcycle, truck with an attached camper, panel van, commercial vehicle or truck. Small passenger vans (mini-vans) with windows all around are to be considered automobiles. Commercial vehicles other than automobiles are **ONLY** permitted to park between 8 a.m. and 10 p.m. daily while working on the premises.

Although the Township Rules were amended to allow Sport Utility Trucks and unibody trucks, such as the Chevrolet Avalanche and the Honda Ridgeline, the Karanda Village I Rules were NOT amended and therefore **Sport Utility Trucks are not permitted.** Note – there are currently 3 Sport Utility Trucks that were incorrectly approved and provided with parking decals. **NO NEW TRUCKS OF THIS TYPE WILL BE ALLOWED.**

No vehicle shall be serviced, repaired or disassembled within the Condominium Property except that flat tires may be repaired and dead batteries may be charged, jump-started or replaced. No vehicle which CANNOT be operated under its own power shall remain on the Condominium Property for more than 24 hours. Only vehicles with current license tags may be parked anywhere upon the Association Property. Vehicles may be parked only in paved, designated parking areas. Parking on walkways or landscaped areas is prohibited. All vehicles must be parked head in. Vehicles in violation of the foregoing will be towed from the premises at the owner's expense. The Association has hired a security service to assist in patrolling the parking areas and enforcing the parking rules.

6. No Owner or resident may direct, supervise, or in any manner attempt to assert control over the employees or agents of the Association.

7. No radio or television installation may be permitted in a Unit which interferes with the television or radio reception of another Unit. No antenna or aerial may be erected or installed on the roof or exterior walls of the Condominium Building except that this prohibition shall not be applicable to television or radio installations permitted or contemplated by the Declaration or by the written permission of the Board of Directors.

8. In order to maintain an attractive appearance, no sign, advertisement, notice, or other lettering shall be exhibited, displayed, inscribed, painted, or affixed, in, or on, or upon any part of the Condominium Property.

9. In order to protect the Condominium Property, each Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to departure by:

Removing all furniture, plants and other objects from his porch, terrace, or balcony, where applicable.

Owners should provide the name and contact information of an individual(s) to contact should an emergency arise at the Condominium.

10. In order that the buildings maintain an attractive and uniform appearance, no Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, terraces, landings, windows, or roof except for hanging plants and potted plants. Further, Owners shall not place anything on their screened-in terrace, except for porch furniture, plants, and/or bicycles. Owners must receive the prior written consent of the Board to store any other items or personal property on their screened-in terrace. The Board reserves the right to promulgate additional rules and regulations regarding the storage of property on the screened-in terraces, balconies and landings. All windows shall be properly covered so as not to detract from the aesthetics of the Condominium Property as determined in the sole discretion of the Board. Screened-in the color of the screening. Bronze window tinting is the only color allowed.

11. No Owner may plant any type of tree or other landscaping on the Common Elements or Association Property.

No fences may be erected upon condominium property.

The installation of any kind of permanent lights anywhere on common property or limited common property is prohibited. Failure to comply upon receiving written notification will result in the lights being removed at the Unit Owner's expense.

12. Pets belonging to Unit Owners ONLY will be allowed within the Condominium Property subject to the following restrictions:

- a. No animal other than household, domestic animals (dogs, cats, small birds) shall be permitted upon the Condominium Property at any time.
- b. No animal weighing in excess of 30 pounds may be brought or kept on the upon the Condominium Property
- c. No animal may be kept, bred, or maintained for any commercial purpose.
- d. Each animal brought or kept upon the Condominium Property shall at all times be under the control of its Owner. For dogs and cats, this means the animal must be leashed.
- e. Each Owner shall promptly remove and properly dispose of all waste matter deposited by his animal upon the Condominium Property.
- f. No animal shall be allowed to constitute a nuisance.
- g. No more than two (2) dogs or two (2) cats, or one (1) dog and one (1) cat may be kept on Condominium Property at any time by a unit Owner.

13. In case of any emergency originating in, or threatening any Unit, the Board or any other Board authorized person shall have the immediate right to enter such unit for the purpose of abating the cause of such emergency, notwithstanding that the Owner of such Unit is present at the time of such emergency. If a Unit Owner knows that the Unit will be unattended for a long period of time, it is suggested that the management company be given the name and phone number of a local person to be contacted in case of any emergency. Pursuant to Section 718.111(5) of the Florida Statutes, the Association, or their authorized representative, has an irrevocable right of access to each Unit when necessary to prevent damage to the Common Elements or to a Unit or Units.

14. No one other than persons authorized by the Board shall be permitted at any time on the roof of the Condominium Building.

15. There shall be no solicitation by any person anywhere in the Buildings for any cause, charity, or any purpose whatsoever, without the prior written consent of the Board of Directors.

16. No cooking devices or other devices which, when in operation, emits smoke, fire, dust or odors shall be allowed on any balcony, terrace, or landing. The use of barbecue grills and similar cooking devices may only be used outside a safe distance away from the Building. The storage of fuel for gas grills is prohibited in any passageway and is prohibited within any inhabited part of the dwelling. The fuel storage container must be stored in a well-ventilated area at all times.

17. Unless expressly permitted in writing by the Association, the installation of any floor covering, other than padded carpeting, is prohibited in second story apartments and carpeting must be installed over 80-ounce padding or better. In any event, Unit Owners shall have the duty of causing there to be placed between any such covering and the floor of the Unit generally accepted and approved material for diminution of noise and sound so that the floors shall be adequately soundproofed according to general architectural and engineering standards observed in the Community. Any hard surface floor covering, including but not limited to tile, ceramic tile and parquet floors, shall be installed as a floating floor meeting city and county specifications.

- A. Isolation panels: CC-Ext-APA plywood, 1/2 inch thick, factory bonded to and supported by isolation pads spaced at 12 inches on center each way.
- B. Isolation pads of kinetics NPD type, 3/8-inch-thick, 45 durometer neoprene, cut into 1" x 1" units with 3 ribs x 3 ribs equal count of low and high ribs per pad.
- C. Isolation pads shall have satisfactorily passed dynamic tests for isolator permanence per WMATA Section 3.49.
- D. Dynamic frequency of the loaded isolator pads shall be 25 Hz or less and constant within 3Hz for NPD neoprene pads.
- E. The floor systems shall be designed to safely withstand an imposed load of 100 PSF in the open areas and a minimum overload capacity of 100% in the high load areas.

18. Swimming and fishing in lakes is prohibited.

19. Existing trees inside townhouse courtyards, to date, may remain with the exception of ficus, rubber, black olive, mahogany, pine, or any other large shade tree that may damage the structure. All shrubs and plants along the fence in the courtyard must be maintained so they are not touching the fences as this causes the wood to rot. Trees and shrubs are to be maintained by the Unit Owner in such a way as not to create structural damage. Trees **are not** to be planted around the exterior of the courtyard fence and exterior plants **must be approved** by the Board of Directors. No plumbing or electrical modifications are to be made within the courtyard without the approval by the Board of Directors. Upon written notification from the Association, failure to maintain landscaping and comply with the above guidelines will result in the Association contracting to do the work for the Unit Owner or make repairs and the cost will be billed to the

Unit Owner.

- 20.** All rules posted at the pool must be adhered to.
- 21.** At the discretion of the Board of Directors, there will be a five (5) minute time limit for a Unit Owner to speak during the open forum part of the monthly Board of Directors meeting.
- 22.** New owners/buyers are required to meet with board members to review the rules and regulations of the association before they move in.

## ADDENDUM TO RULES AND REGULATIONS

January 16, 2018

### Parking Decal/Identification Rules

At a Board of Directors meeting the Board revised The Rules and Regulations pertaining to Parking Decal/Identification, parking spaces and resident/visitor parking. The following Rules were adopted. The most recent revision was adopted on January 16, 2018.

Overview: The focus of these rules is to make sure every car parked overnight has authorized parking identification. In addition, these rules are intended to support the current By-Laws of the Association and of TCMA, including but not limited to, no parking of commercial vehicles, pickup trucks, campers, vans, trailers and motorcycles.

1. All cars parked overnight must have an authorized parking identification decal or hang tag.
2. All residents' cars must use resident authorized parking decals not visitor hang tags.
3. Only visitors may use visitor hang tags.
4. Only one parking space is assigned/guaranteed to each unit.
5. The number of cars permitted per unit is limited to the number of licensed drivers living in that unit, with a maximum of three cars. I.e., if there is only one licensed driver living in a unit, that unit is limited to one car and parking decal. Note - In the case where the number of cars per unit currently exceeds those allowed under this rule, no new decals will be issued until the number of cars complies with these rules. Excess cars may not be replaced.
6. Resident identification decals are assigned to a specific vehicle and may NOT be removed and placed on another vehicle. **VEHICLES VIOLATING THIS RULE WILL HAVE THE DECAL REMOVED AND WILL BE TOWED WITHOUT WARNING.**
7. Each unit will receive a maximum of 4 decals/tags, inclusive of visitor hang tags.
8. Residents are required to notify the management company if they will use a visitor hang tag for more than 3 days in a 30 day period. If a residents plans on having a visitor for longer than 3 days (in a 30 day period) then they must call the manage company and supply the year, make, model, color and license plate of the car and the address and hang tag number. The management company must authorize the extended use of the hang tag.
9. Parking decals/hang tags must be requested in writing. The Resident Information Form must be filled out in full and copies of ALL car registrations must be attached to the form.
10. All vehicles with parking decals must belong to residents. Proof of residency is required.
11. Car covers are only permitted in owner assigned parking spaces. If the license plate and/or decal is not visible, the Association is permitted to inspect the car's decal at any time.
12. Covers are not permitted on visitors' cars.
13. Resident parking decals must be affixed to the outside of the rear window in the lower left-hand corner (driver's side). In cases where an owner cannot have a decal affixed to the outside of their vehicle the owner must request an exception in writing. Association approval is required.
14. No vehicle can be parked in the same location for more than 30 days unless an exception is approved by the Association. Exceptions will only be granted for cars in owners' assigned spaces.
15. Owners should park in their assigned space first. This will allow us to maximize the use of the visitor parking spaces.
16. **Car violating these Rules will be towed at the owner's expense.**

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**Rules and Regulations**

I/We, acknowledge that I/We have received, read, understand and agree to abide by the ***Rules and Regulations*** of Karanda Village I Condominium Association, Inc.

**This is a summary of rules that are often overlooked your signature below applies to ALL rules including these:**

- **No Pickup trucks, commercial vehicles, lettering, vans, campers or trailers**
- **No dogs over 30 pounds**
- **Owners must pick up after their dog**
- **Tenants may NOT have pets**
- **Bulk garbage must not be put out until Monday evening**
- **All garbage must be in plastic bags and properly in dumpsters**
- **Recycling must be placed in recycle bins, No garbage in recycle bins**

\_\_\_\_\_  
Address

\_\_\_\_\_  
Owner - print name

\_\_\_\_\_  
Owner – signature

Date

\_\_\_\_\_  
Tenant - print name

\_\_\_\_\_  
Tenant – signature

Date