

RULES & REGULATIONS

These rules and regulations are in effect for the safety, uniformity, comfort and well being of this community.

1. The exterior of the townhomes and all other common areas and limited common areas shall not be painted, decorated or modified by any owner in any manner without the prior written consent of the Board of Directors of the association. This includes walls, curbs, paving surfaces, concrete decks, doors and grounds. For example the removal and replacement of shrubs, trees and ground cover, the sealing and painting of parking areas and the mounting of basketball hoops and other sports devices are included under this provision. Any such painting, permanent decorating or modification must be evidenced by a written authorization endorsed by the Board of Directors or said changes shall result in fines prescribed herein and the owner shall pay all costs associated with the reversal of the unauthorized painting, permanent decorating or modification.

2. No article or sign shall be hung, attached, displayed or shaken from the doors, garage door or windows or placed upon the outside window sills, walls, overhangs, grounds or any vehicle registered to an owner or tenant of any townhome or building. No signs, advertising, or notices of any kind or type whatsoever, including but not limited to: "For Rent", "For Sale", "Open House" and "Garage Sale" shall be permitted or displayed in such a manner as to be visible from the exterior of the unit, without the prior written approval of the Board of Directors of the association. No outdoor clothes drying shall be permitted. Open House signs shall be permitted only on Sundays between 1:00 P.M. and 4:00 P.M.

3. No person may play or allow to be played any musical instrument, electronic or entertainment device in any unit or on or about the common areas or common elements that shall in any manner disturb or annoy other occupants in the community. Recorded and live performances must be at levels to not bring attention to it by any other occupant in the community. This is enforceable at all times, not just during city noise ordinance periods. No person may play or allow property or automotive vehicles on the grounds, or result in noises that disturb occupants of any townhomes or interfere with vehicles ingress and egress to the property. **NO BALL** playing of any kind shall be permitted on the common grassy areas.

4. No awning, window guards, light reflective materials, storm shutters, ventilators, fans or air conditioning devices shall be used in or about the townhomes, except as shall have been originally part of the improvements or approved in writing by the Board of Directors of the Association, nor shall anything be projected out any window or door.

5. Each owner or tenant shall keep each of the respective townhome units, including all internal surfaces within or surrounding the units and the common elements and immediate areas around the units in good state of preservation, repair and cleanliness and shall not sweep or throw or permit to be swept or thrown any substance or material from the doors, windows or patios of the property. Owners and tenants shall keep each of the respective front door, front famed glass feature, front landing and decorative steps at each entrance areas free of dirt, mildew and stains. Said owner or tenant shall keep each of the respective condominium units and common elements free of insects and other pests through proper cleanliness and extermination. Said owner or tenant shall not store trash or debris outside each of the respective units, even on a short-term basis. Patios, porches, fences, parking areas, driveways, landscaped and grassed areas shall be used only for the purposes intended and shall be kept free of debris at all times. Owners and tenants are responsible for the cleanliness of the grounds contiguous to each of the respective units and shall be responsible for removing any debris found in the immediate area of the respective units. All food and beverage debris, cups, bottles, containers, wrappings or any other waste material must be properly disposed of in personal trash containers. The entrance areas at each unit must be kept free of trash, debris and personal property.

6. No personal property of an kind may be stored in the common areas, limited common areas, patios, landings or grounds with the exception that lawn furniture, operational outdoor grills, potted plants and fully assembled bicycles (no parts or tires nor parts of the assembled bicycle) may be stored on the rear patios. Any personal property used temporarily by owners or tenants in the common areas or common elements, such as portable basketball stands, nets, lawn furniture or grills, must be removed from the common areas when not in use and in no instance shall any such item remain in the common areas or common elements after nightfall.

I/We have read the above rules, understand them, and agree to abide by them, as well as the associations governing documents, and any new rules promulgated by the board of directors. I/We agree to reimburse the association for any and all attorney fees and/or legal fees resulting for our violation of any association restrictions, rules, or regulations.

Applicant's Signature

Date

Co-Applicant's Signature

Date

Applicant's Signature

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Co-Applicant's Signature

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7. All garbage, refuse and recycle materials shall be deposited with care in plastic, hard rubber or metal containers intended for such purposes. All garbage, refuse and recycle containers shall be located within the garage out of view from the street and adjacent townhomes and shall be clean, sanitary and free from unpleasant odors. In no event shall containers be stored in front of townhomes. No garbage, refuse or recycle materials shall be deposited at any time in the common areas or common elements in bags of any kind, plastic, paper or cloth. The trash containers in common areas provided by the association are to be used for pool and recreational debris and are not for the deposit of household trash. On scheduled trash pickup days, all containers must be removed from view and properly stored as soon as possible following pickup and in no event later than 8:00 P.M. on the evening of scheduled pickup. All trash containers shall be placed in accordance with all Coral Springs ordinances. The owner or tenant shall remove any debris in the area of the containers left by the trash disposal service when the trash containers are stored.

8. All automotive vehicles shall be parked in the parking spaces hereby designated or marked for that purpose by the association. Owners and tenants of owners shall notify all guests and visitors of the regulations regarding parking and require family members, tenants, guests and other visitors to abide by the regulations. Each owner or tenant of an owner shall have the exclusive right to use the parking spaces in front of the two-car garage of each unit. Each owner or tenant of an owner shall not be permitted to park any vehicle on the common grounds and along designated curbs or guest parking spaces at the property until after first parking three vehicles within owners assigned areas, including the owners two car garage and/or the two assigned parking spaces in front of the garage of the respective townhomes. Guest parking spaces shall be marked along the curbs of the community and may be used by owners and tenants of owners in addition to guests after the owner or tenant has met the three car-parking rule. All vehicles owned by the owners or owners tenants or any overnight guests that stay more than 7 nights per month whose vehicle are parked on the property at any time shall be registered with the association. No parking is allowed in fire zones and along curbs marked in yellow. Washing of guest vehicles and any non-registered vehicles is prohibited in Coral Sun Townhomes.

9. ~~No boats, trailers, recreation vehicles, campers, golf carts, motorcycles, buses, pick up trucks, commercial vehicles (vehicles with commercial markings or signage), vehicles larger than a full size automobile or standard van, motorized equipment and vehicles carrying materials or supplies visible from the outside the vehicle shall be parked at the property, except temporarily for deliveries, pick up, repairs and maintenance and vendor services.~~ NOTE: Governing Documents have been amended with regards to vehicle restrictions. Please see pages 16, 17, and 18 of this packet for vehicle restrictions.

10. Operation of non-registered motor vehicles (vehicles without a license plate) is prohibited in the community at all times. No vehicle shall be excessively noisy as to disturb others in their units. No mechanical repairs, routine services, changing of vehicle fluids or refilling of any type of tanks or radiators is permitted in the community at any time.

11. The owner and tenant of owners, both owner and tenant shall be responsible for the actions of family, guests and visitors of the owner or tenant of owner when violation occur. As a result of this responsibility, fines shall be imposed against the owner and tenant of the owner for violations of parking and vehicular rules and regulations committed by family members, employees, visitors, guests, vendors of owner or tenant and anyone else using the private streets of the community with the permission, whether expressed or implied, of the owner or owner's tenants. Any vehicle listed herein that is parked in violation of the parking rules and regulations of the association may be removed by the Board of Directors at the expense of the owner or tenant permitting or failing to use reasonable effort to prevent the violation.

12. In satisfying the association's requirement for registering motor vehicles the Board of Directors shall be provided in writing; the make, model, color, year and license tag number of each vehicle that will be parked at the property. This information must be provided to the Board of Directors within ten days of the delivery of notification to owner and tenant of this requirement.

13. Unit owners and tenants of owners shall make no repairs to any plumbing or electric that might cause the interruption of utility service to other units without notification to and subsequent permission from the Board of Directors of the association.

I/We have read the above rules, understand them, and agree to abide by them, as well as the associations governing documents, and any new rules promulgated by the board of directors. I/We agree to reimburse the association for any and all attorney fees and/or legal fees resulting for our violation of any association restrictions, rules, or regulations.

_____	_____	_____	_____
Applicant's Signature	Date	Co-Applicant's Signature	Date

_____	_____	_____	_____
Applicant's Signature	Date	Co-Applicant's Signature	Date

14. No animals of any type and number not expressly permitted by the City of Coral Springs to be kept or harbored in a residence may be kept or harbored at any townhome or on association property. No more than two pets of any kind may be kept or harbored in each townhome without prior written consent of the Board of Directors of the association. No animal of any kind shall be kept in the common elements or common areas of the property at any time. No animals of any kind may enter the pool and recreation areas at any time. Any animal that is outside of a townhome must be on a leash and under the control of the owner at all times. No animal shall be permitted to threaten or intimidate any person on the association property. No animal shall be permitted to make noises or disturb any owner or tenant inside or outside of the townhomes.

15. No dogs are permitted to be kept or harbored in the townhomes that weigh more than thirty pounds or may at full maturity, weigh more than thirty pounds. All animals kept or harbored at the property that are routinely allowed out of units must be reported to the Board of Directors of the association by completion of the application form. The required information to be provided in the application form shall include: type, breed, color, weight, name, certification of required inoculations, a photo of the animal and name of contact information of owner. The application form shall also include a provision wherein the owner acknowledges that if the animal is at any time the source of recurring violation at the property, the violation shall be corrected or the animal shall be permanently removed from the community.

16. Pets must be kept on a leash at all times and shall not be walked on the common areas, grassy areas, planter or private streets of the association. Pets may not be left unattended or tied on the property or the common elements. Dogs must be under the complete control of the person handling the animals at all times. Cats must be kept inside the units unless on a leash and properly attended. Pets shall be walked off the property along the Riverside Drive pathway and its contiguous greenbelt or on the grassy drainage easement and area to the east of all townhomes (North Springs Improvement District Easement). Owners are responsible for all acts of pets and damages to the common elements. Inadvertent animal waste must not be permitted to remain on the grounds, immediate clean up is required by the pet owner.

17. The sale, leasing, conveyance or transfer of units by any owner shall be subject to the approval of the Board of Directors of the association. No later than fifteen days prior to the sale or lease of a unit the owner must notify the Board of Directors in writing, by filling an application form to be provided by the owner of the Board of Directors. After each screening, notification of approval or disapproval for occupancy will be provided within 5 calendar days. Total occupancy per unit will be limited to 5 occupants maximum or one contiguous family with no more than 5 family members. No long-term guests are allowed without the prior written permission of the Board of Directors of the association.

18. A unit may be leased or rented once every 12 months and only after the owner meets all of the requirements of provision #17 above and a credit or background report by a recognized company providing information about the identity and credit standing of the prospective tenant is authorized in writing by the prospective tenant and the published report has been evaluated and the applicant has been approved in writing by the Board of Directors. An authenticated copy of the lease, a photo identification of the tenant or tenants shall be required with each application. Also required, shall be the name of and relationship to tenant of all residents or proposed applicants. The association shall not be considered as a party to the lease between the landlord and tenant; however, the lease must include provisions satisfactory to the board of Directors concerning the enforcement of Coral Sun Townhomes Rules and regulations, the rights and requirements of the condominium association an acknowledgement that the tenant is occupying a condominium property an is subject to Florida statutes and all the laws of the City of Coral Springs and Broward County and the lease must contain provisions empowering the owner to evict the tenant for violations of the Rules and Regulations of Coral Sun Townhomes Association. No lease shall be for a lease term shorter than six (6) months or greater than twelve (12) months.

19. In accordance with current Florida statutes, no smoking by anyone under the age of 18 years of age will be allowed in any of the common areas or common elements of Coral Sun Townhomes.

I/We have read the above rules, understand them, and agree to abide by them, as well as the associations governing documents, and any new rules promulgated by the board of directors. I/We agree to reimburse the association for any and all attorney fees and/or legal fees resulting for our violation of any association restrictions, rules, or regulations.

Applicant's Signature

Date

Co-Applicant's Signature

Date

Applicant's Signature

Date

Co-Applicant's Signature

Date

20. Anyone under 18 years of age not accompanied by a parent or their guardian is subject to the following curfew within all elements of Coral Sun Townhomes: 11:00 p.m. on all week nights and 12:00 p.m. on weekend nights. Unit owners and or tenants are responsible for any of their guests who violate these curfews.

21. The above listed Coral Sun Townhomes Rules and Regulations have been promulgated by the Board of Directors of the association in accordance with Florida statutes and the condominium documents of Coral Sun Townhomes Condominium Association, Inc. Any provision that is found to be in violation of the Florida Statutes or the governing documents of the association shall be immediately null and void and shall be corrected by the Board of Directors. Regardless of the degree of enforcement practiced by the association in the past, whether before or after developer control of the association and whether or not exceptions were made in the past, it is the intent of the association to reasonably and unilaterally enforce these Rules and Regulations.

22. The authority to fine is stated in the association's governing documents. No fine may be levied until notice and opportunity for hearing and due process have been given to the owner and or tenant. The Rules and Regulations Committee has been established for the purpose of acting as a body independent of the Board of Directors in determining whether fines are to be levied against owners and or tenants and to serve as advisors to the Board of Directors concerning the enforcement and further development of Rules and Regulations.

23. Complaints against owners or tenants regarding violations of the Rules and Regulations may be made by any owner or tenant to the management company or any member of the Board of Directors, orally or in writing. The management company shall log complaints. If it is determined by a member of the Board of Directors that a complaint appears to have merit the management company shall issue a written warning to the persons accused of any violations. Whether directly involved or not the owner shall be notified of the violations. A written response shall be invited from the person accused and or the owner of the unit associated with the complaint. No fine shall be levied for the initial warning and no review of the facts is required unless a written response is delivered to the Board of Directors of the association or the management company by the accused violator. As a result of the second complaint or offense a \$25.00 fine shall be levied against the violator and if the violator is a tenant a \$25.00 fine shall be levied against the owner or landlord of the violator (\$50.00 total). A third violation of the same rule or regulation shall result in a \$50.00 fine and a fourth and any subsequent violation shall result in a \$100.00 fine for each violation. The party against whom the fine is south to be levied shall be afforded an opportunity for a hearing before the Rules and Regulations Committee after reasonable notice of not less than fourteen (14) days and said notice shall include: **A statement of the date, time and place of the hearing, a statement of the provision violated, a short and plant statement of the matters asserted.** The party against whom the fine or fines may be levied shall have an opportunity to respond, to present evidence and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge and respond to any material considered by the association. A representative of the Rules and Regulations Committee shall submit to the Board of Directors in writing or orally, at the next scheduled Board meeting or a special Board Meeting, the findings of the Rules and Regulations Committee along with a recommendation as to whether or not the fine should be levied, waived or revised and the reasoning behind the recommendation. The Board of Directors of the association may or may not act as recommended by the Rules and Regulations Committee. Any fine duly passed by the Board of Directors of the association shall be immediately due and payable.

24. Any consent or approval given under these Rules and Regulations by the association shall be revocable at any time.

25. The Rules and Regulations may be modified, added to, or repealed at any time by the association. Any exceptions to the Rules and Regulations shall be brought to the Board of Directors for vote and approval.

Violations of the Rules and Regulations may result in fines up to \$100.00 per incident, continuing violation of the same provision shall result in fines not exceeding \$1,000.00.

Rules and Regulations shall be enforced and fines imposed in the best interests of the property and Coral Sun Townhomes Condominium Association, Inc.

I/We have read the above rules, understand them, and agree to abide by them, as well as the associations governing documents, and any new rules promulgated by the board of directors. I/We agree to reimburse the association for any and all attorney fees and/or legal fees resulting for our violation of any association restrictions, rules, or regulations.

Applicant's Signature

Date

Co-Applicant's Signature

Date

Applicant's Signature

Date

Co-Applicant's Signature

Date

CORAL SUN TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

PET INFORMATION AND REGISTRATION FORM

All pets permitted under the guidelines of the Coral Sun Rules and Regulations **MUST** be registered with the association and accompanied by a **written statement (on letterhead)** from their veterinarian detailing and confirming the pet's name, health history including vaccinations, personality, disposition, people interactions, biting history, and weight at full growth. All information below is **REQUIRED**, along with a photo of the pet. Tape photo(s) of pet(s) to rear of this form.

Species of Pet(s): 1. _____ 2. _____
(e.g. bird, cat, dog, etc.)

Breed(s) of Pet(s): 1. _____ 2. _____

Name(s) of Pet(s): 1. _____ 2. _____

Color(s) of Pet(s): 1. _____ 2. _____

Full Growth Weight: 1. _____ 2. _____

County Tag ID #(s): 1. _____ 2. _____

Brief Description of Pet #1's Temperament: _____

Brief Description of Pet #2's Temperament: _____

I/We understand and agree that the above pet(s) is/are the **ONLY** pet(s) approved to be kept at Coral Sun Townhomes.

I am/We are fully responsible for any and all actions of my/our pet(s) and understand and agree to abide by the Condominium Documents, Coral Sun Rules and Regulations and applicable ordinances of the City of Coral Springs regarding pet ownership.

I/We understand and agree that if I/we are found in violation of the Condominium Documents or Rules and Regulations that the Association may take any and all necessary actions to enforce the Condominium Documents and Rules and Regulations, including but not limited to levying of fines, requiring removal or expulsion of pet(s), and legal actions for damages and injunctive relief.

Signature of Applicant Date Signature of Co-Applicant Date

Printed Name of Applicant Printed Name of Applicant

AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF CORAL SUN TOWNHOMES, A CONDOMINIUM

(additions indicated by underlining, deletions by "----", and unaffected language by "...")

25. USE RESTRICTIONS:

(b) All authorized vehicles ~~automobiles~~ shall be parked only in the parking spaces or driveways so designated for that purpose by the Board of Directors of the Association. All vehicles must be stored/placed within the parking space or driveway parameters, provided that no vehicle may extend past the front, sides, or the end of any driveway or parking space. Owner agrees to notify all guests of the regulations regarding parking, and to require guests to abide by such parking regulations. ~~No boats, trailers, campers, golf carts, motorcycles, or vehicles larger than a passenger automobile or standard size van will be permitted within the development of which the Unit is a part. No parking of trucks of any nature or similar commercial vehicles shall be permitted except temporarily for delivery, pick up, or repairs and except temporarily during periods of construction. Any such vehicle or any of the properties mentioned in the preceding sentences may be removed by the Association at the expense of the Unit Owner, occupant or Guest owning the same, for storage or public or private sale, at the election of the Association; and the Unit Owner, Occupant or Guest owning the same shall have no right of recourse against the Association therefor. No repairing of automobiles, trailers, boats, campers, golf carts, or any other property of Owner will be permitted outside the confines of the Owner's Unit. Vehicle Restrictions. Specifically prohibited vehicles are as follows:~~

(1) Restricted Vehicles. The following vehicles are strictly prohibited from parking in the parking spaces, driveways, or the Common Elements:

(a) Commercial vehicles of any kind. For the purpose of this restriction, a commercial vehicle shall mean any vehicle containing visible outside lettering on any such vehicle designating a business of any kind, and visible tools of trade, including, without limitation, paint cans, ladder racks, tool boxes, etc. The prohibition of parking shall not apply to the temporary parking of commercial vehicles for pick-up, delivery and other commercial services rendered to and on behalf of the residents of Coral Sun Townhomes. Nor shall it apply to a builder or its agent during construction of improvements on the property between the hours of 7:00 a.m. and 7:00 p.m.

(b) Except as provided in Section (2) herein, trucks of any kind.

(c) Recreational vehicles, motor homes or campers of any kind. For the purpose of this restriction, a recreational vehicle or motor home shall be a vehicular portable structure which is built on a chassis, and is commonly used as a temporary dwelling for travel, recreation or vacation.

(d) Boats, jet-skis, or canoes of any kind.

(e) Except as provided in Section (3) herein, motorcycles, motor scooters, motorbikes, all-terrain vehicles, mopeds, golf carts, go peds of any kind.

(f) Trailers of any kind.

(g) Vehicles of any kind which are under repair, abandoned, unlicensed or inoperable.

(h) Vehicles which are not routinely used for family or personal use and are subject to sale.

I/We have read the conditions above and understand that I/we must abide by them, and any other condition, rule, or regulation adopted by the board of directors or membership of this association.

Signature of Applicant

Date

Signature of Co-Applicant

Date

Printed Name of Applicant

Printed Name of Applicant

