

King's Park Rules and Regulations

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TABLE OF CONTENTS

I. PEOPLE

1. House Guests
2. Outside Guests
3. Noise

II. SALES AND LEASES

4. Sales, Leases, and Rentals

III. SAFETY AND HEALTH

5. Fire Alarms
6. Safety Equipment
7. ADA (Americans with Disabilities Act)
8. Emergency Information
9. Florida Clean Indoor Air Act
10. Access to Units

IV. BUILDINGS AND GROUNDS

11. Exterior Appearance
12. Garbage, Trash, and Recycling
13. Destruction of Property
14. Roof
15. Television and Cable
16. Repairs and Replacement
17. Plumbing
18. Grounds
19. Closing Units
20. Use of Common Property

V. RECREATION

21. Shuffleboard Courts
22. Recreation Rooms
23. Barbecues
24. Swimming Pool
25. Recreation

VI. VEHICLES AND PARKING

- 26. Vehicle, Parking, and Limitations
- 27. Speed Limit

VII. MISCELLANEOUS

- 28. Pets and Service Animals
- 29. Restroom Showers
- 30. Sauna Baths
- 31. Laundries
- 32. Moving or Deliveries
- 33. Soliciting

King's Park Rules and Regulations

I. PEOPLE

1. House Guests

It will be the responsibility of the owner to notify the Board of Directors in writing two weeks in advance of the intended arrival of any guests, who will be permitted to use the owner's unit in the owner's absence. Upon arrival, the owner will make his guests aware of the existing rules and regulations. Owners will be held liable for and damage caused by their guests.

Under no circumstances will guests be permitted to bring with them any pet. Owners sending guests to Kings Park must inform guests of the rules that owners themselves live by, and they must conduct themselves in a manner that will not be offensive in any way to our residents.

A houseguest is defined as a person who enjoys the hospitality and privileges of the unit in the same manner as a regular family member. However, after 30 days, the Board will require a check in the amount of \$100 and a completed screening application, regardless of relationship to owner.

2. Outside Guests

No minors under 18, and only residents and house guests are allowed to participate in Bingo. Violation could cause suspension of Bingo and lead to legal prosecution.

3. Noise

It is expected that owners will be considerate of their neighbors and refrain from making disturbing noises between the hours of 11p.m. and 8a.m. Radios, televisions, and sound systems should be turned low during those hours. Loud music is not to be tolerated at any time and drums and other musical instruments are not permitted on the premises.

II. SALES AND LEASES

4. Sales, Leases and Rentals

No unit may be sold, leased, rented, without the written approval of the Board of Directors, nor may any unit be leased or rented for a period of less than 3 months, and only once in a 12-month period. Additionally, any person other than

the owner occupying the premises during the absence of the owner must be approved by the Board of Directors. No rentals will be permitted during the first two (2) years of ownership.

Upon the demise of an owner, proof is required of ownership by the heirs. Any person that moves in with existing resident must go through the screening process.

Renters who subsequently buy must go through the same process as any new applicant, except that the screening will be waived if the Resident has rented for less than two (2) years.

Each applicant must indicate the names of all persons who will occupy the unit in addition to the owners. Kings Park was founded as a residential complex by its developers for unit owners who intended to make it their personal home, not as a hotel or motel. It is our aim and desire to preserve the residential atmosphere that was the objective initially.

No perspective owner or other person may occupy a unit before approval is given by the Board of Directors. All persons who intend to occupy a unit must appear for interview. In no case may a lessee sublet a unit.

All purchase or lease applications must be made through the management company.

The owner must notify the Board of their intention to renew a lease to the previously approved party of at least four (4) weeks prior to the anticipated rental date so that objections, if any, may be registered with the owner.

The screening fee to accompany the application is \$100, or whatever the law allows. There will be a \$500 common grounds security deposit per tenant except in case of domestic partnership that has an established history of two (2) years or more.

III. SAFETY AND HEALTH

5. Fire Alarms

At the sound of the fire alarm, persons should shut off their air conditioner, close all doors, and leave the building immediately. The elevator must not be used and those on the second or third floors must exit by the stairs.

6. Safety Equipment

It is unlawful to remove or disable any safety equipment: doing so is a third degree felony punishable with five years in prison.

7. ADA (AMERICANS WITH DISABILITIES ACT)

A file is maintained in the Kings Park Office regarding ADA issues. On request, it may be inspected by residents.

8. Emergency Information

All residents are encouraged to leave with the Board of Directors the name and phone number of someone to call in case of an emergency.

9. Florida Clean Indoor Air Act

This act prohibits smoking in commons areas of public building which includes condominiums. "No Smoking" signs are posted in the common areas and at entrances to buildings. Additionally, they are posted in the open breezeways where non-smokers walk.

Ignited tobacco products are also prohibited in elevators.

10. Access to Units

In order to promote safety and protect the property from fire and windstorms, it is necessary that owners who have special locks on their unit doors leave a key in the office, as outlined in our Declaration of Condominium and Bylaws. If no key has been left as required and forcible entry becomes necessary, any damage incurred becomes the responsibility of the unit owner.

IV. BUILDING AND GROUNDS

11. Exterior Appearance

In all buildings, no awning projections, screens or enclosures of any kind will be permitted without the approval of the Board of Directors. It is not permissible to drape or hang anything on the exterior of the buildings. No clothes or clotheslines may be hung. Clothes or mops may not be dried on the porch unless there is a closed shutter so that they cannot be seen. Should an owner want to paint their patio any color other than white, only light pastels may be used and must meet with Board's approval first.

Only normal porch furniture may be kept on the porch. The porches cannot be used for storage of household articles, equipment, or supplies.

No carpeting is allowed on open porches except for a small mat by the entry door and then it must be taken up if it is apt to get wet in the rain. All ceramic tile porches must be properly sealed to limit spalling,

12. Garbage, Trash, and Recycling

Garbage disposals are mandatory in each unit and should always be used and kept in good repair.

Food waste that the disposal will not handle must be securely tied in plastic before disposing in the trash bins. Those on the second and third floors that use a trash chute must be mindful of its inner dimension and not place in it anything that will not freely fall into the bin. Things that will not fit must be hand carried down to the first floor. All cardboard boxes must be broken down and folded flat before placing them in the trash bin. Owners must use the bins in their own building.

Recycling reduces our cost for solid waste removal and cuts down on what is being added to the landfills. All residents are asked to participate in this program.

The recycling bins are located in the strategic places on the property for the disposal of newspapers, aluminum cans, clear glass bottles, and plastics #1, #2, and #3. All containers being recycled must be rinsed clean with tops and covers removed.

Do not put plastic bags, cardboard, aluminum foil, or other contaminants in the recycling bins. Oakland Park cannot pick up our recyclables if there are contaminated items mixed in. If in doubt, please leave it out.

Hazardous waste may not be disposed of anywhere on the property. Broward County has a free program for the safe collection of hazardous waste such as paints, solvents, poisons and so on. Please call the Kings park office (954-565-6681) and leave your name and telephone number, someone will call you back with the needed information.

13. Destruction of Property

The marking, damaging, destroying or otherwise defacing any part of the buildings or grounds will not be tolerated. If anyone is responsible for any of the above-mentioned wrongdoings, the cost of repairing such item will be assessed against the person responsible for the damage or in the case of a tenant, against the owner of the unit. All owners shall be liable for damage to the building caused by checking in, moving or removing furniture or other articles of the residents into or from the buildings, or any other damage for which they are responsible.

For insurance purposes, waterbeds are not permitted except on ground floor.

14. Roof

Owners and guests are not permitted on the roof nor allowed to use the roof for any purpose whatsoever. If your HVAC unit is being serviced, remind service personal to take with them any waste they generate.

15. Television and Cable

In Buildings A and C the television wiring is in a looped system that runs from one unit to the next and then to the master antenna. There are two outlets in each unit: one is near the baseboard on the living room wall and the other is on the bedroom wall behind it. Reception to the whole building is dependent on its continuity. Since this is a common element no one may cover, paint, remove, or alter these outlets even if it is not being used by the resident.

In order to check the system, it is necessary for the technician to have free access to these outlets: therefore, you are cautioned to keep these two outlets clear of furniture. When the system needs to be serviced it will be your responsibility to move any furniture that is in the way.

In Buildings A and C cable service enters the unit through separate wiring from the master antenna system. In B Building the wiring is the same although the connections in the wall are unique for each.

For B Building, the connections to the master antenna belong to the association. When changing from master antenna to cable the resident needs to turn in to the Association any parts that are removed from the wall from the cable company. These must be turned in to the office to prevent being charged for their loss.

16. Repairs and Replacement

All interior maintenance and repairs, including porch screening, porch painting, and air conditioners, are the responsibility of the unit owner. All electrical, plumbing, or HVAC (heating & air conditioning) repair workers must be licensed and insured in Broward County

Anytime that others are working on a unit for moving or making repairs it is the responsibility of the owner to see to it that the trail into and out of the unit is clean and orderly. Delivery persons must take with them old appliances or carpet and padding that has been replaced.

Any tile installation above the ground floor must include ¼" cork or other proper sound proofing.

Replacement of outside doors is the responsibility of the owner.

All work being done must meet city and county code requirements and must be properly permitted if required by the Oakland Park Building Department, and meet with Board Approval.

17. Plumbing

Residents are asked to be mindful that nothing goes in the toilet other than toilet tissue or human waste. This is especially essential in Building B or anywhere there is a low flow toilet. Despite what manufacturers would have you believe, flushable cloths, facial tissue, paper towels, food and women's sanitary napkins must not be disposed of in the toilet. We have had to call plumbers in, often at emergency rates, when one of these items has caused a blockage. What may be convenient for one is very costly to everyone else.

No resident is to give the maintenance men orders or use these men for personal jobs during their working hours.

If something needs attention, residents are requested to leave their report on the Kings Park answering machine or in the Board mailbox in building B breezeway. Please include your name, unit number, and telephone number. A board member will notify the maintenance personal.

In case of an emergency, please notify a Board member directly or call the management company.

18. Grounds

Approval from the Board must be sought by any person to plant flowers, shrubs or trees on the grounds.

19. Closing Units

When closing a unit for any extended period of time, unit owners must notify the Board of Directors as to the date of departure and expected date of return. A key must be left with the Board of Directors for emergency purposes. If a car is being left, it is requested that the owner leave a key to it on their kitchen counter in case it has to be moved. Whenever possible, please turn off the water to your unit.

You will need to make arrangements to have someone check your unit once a month. Low flow toilets which are being required by current law can dry out which may allow vermin into your unit.

Owners' vehicles stored on premises while away may use only appropriate standard car covers.

20. Use of Common Property

All furniture, pictures, china, pots and pans, flatware provided in the common areas, are to remain where they are and not taken to any other area without permission of the Board.

V. RECREATION

21. Shuffleboard Courts

The courts will be available to all residents and their guests between the hours of 8 a.m. and 9 p.m. Minors under the age of fifteen are not permitted to use the courts unless accompanied by a participating adult. Cues and discs must be returned to the storage compartment when play is finished.

22. Recreation Rooms

There will be no standing reservations, on a regularly recurring basis, for any group in connection with the use of the Building A Meeting Room (Queens Parlor) or Building B Meeting Room (Kings Court). Unless approved by the Board. Reservations for either of the rooms may be made for special occasions through the Board of Directors, but are not intended for the use of the general public. Reservations must be made 15 days in advance. Notice will be placed on the bulletin boards 10 days prior to the reservation date.

23. Barbeques

Under no circumstances will barbecue grills be permitted on the premises.

24. Swimming Pool

No life guard on duty. Swim at own risk.

Pool hours: sunup to 10 p.m.

The pool is available to all residents and their house guests.

No running or jumping is permitted in the pool area.

No food or alcoholic beverages may be consumed in the pool area.

All nonalcoholic beverages must be in a closed, unbreakable container.

Towels and clothes may not be draped on the fence.

No portable radios are permitted unless equipped with earphones.

Bathers should not enter the elevators or carpeted areas unless their bodies are dry.

Only soft "noodles" are allowed in the pool, and only if they don't intrude on other persons. Other floating devices, such as rafts, may be used only when there are three or less people using the pool.

All persons using the pool do so at their own risk and shall observe the following rules approved by the Broward County Health Department:

Towels must cover chairs and lounges.

Minors under the age of sixteen must be under the supervision of a responsible adult.

Pool load – 17 people

No diving permitted.

Showers are to be taken before entering pool.

Suntan lotions, oils, etc. must be removed before entering the pool.

Persons with open sores, active skin disease, or bandages are not permitted in the pool.

Diapered and incontinent persons are not allowed in the pool.

Bathers must leave the pool during thunder and lightning storms.

Persons not observing these rules will be asked to leave.

25. Recreation

For safety reasons the sidewalks, and catwalks are not to be used as a playground.

It is the duty and responsibility of the resident to instruct their children that they are not permitted to play in the halls, elevators, or stairways and particularly will not be permitted to interfere with the operation of the elevators. It is presumed that these instructions will include proper behavior that will not in any way inconvenience any other resident.

VI. VEHICLES AND PARKING

26. Vehicle Parking and Limitations

Each resident has one designated parking space and must use the space assigned. All second vehicles must be parked in the guest spaces in the northeast corner of the property. Off season parking arrangements must be in writing, on file. Second vehicle parking cannot be guaranteed.

All vehicles must have current registration and insurance. Commercial vehicles are not permitted to park on our property, except for service vehicles used in conjunction with repairs for an owner.

Recreational vans are not permitted in Kings Park. Visitors with recreational vans may park in the North East corner area during the day, but overnight parking is

not permitted. Non-commercial mini vans may be parked in the resident's parking space: however, larger passenger vans must be parked in the North East corner area. They cannot take more than one parking space.

Residents must see that guests use guest spaces. Cars must never be parked on the lawn, in graveled areas, or double parked. No cars may be parked on our grounds as dead storage. Vehicles in violation will be towed at the owner's expense.

All vehicles should be parked evenly between the lines.

Car washing is permitted only in the resident's designated space using a bucket. No hoses are permitted.

27. Speed Limit

The speed limit for vehicles is 10 MPH.

VII. MISCELLANEOUS

28. Pets and Service Animals

Only indoor pets will be permitted in King's Park and strictly kept indoors only.

Animals **not** permitted, including but **not** limited to: Dogs, Large Birds, Snakes, Insects, Livestock, Non-domesticated animals.

Animals considered appropriate, including, and **limited** to, Cats, Hamsters, Ferrets, Fish and small birds. All cats must be neutered.

One pet per Condo only.

A \$250 pet fee for owning a pet will be established.

Service animals that work for the disabled are exempt and are allowed in Kings Park.

Weight limit of pet, maximum 20 lbs.

29. Restroom Showers

The showers are to be used in conjunction with the swimming pool and saunas only. They are not to be used for personal grooming. Showers should be limited to five minutes.

30. Sauna Baths

Use sauna at own risk.

The use of sauna baths is restricted to adult residents and their house guests. The time limit is ten minutes. Children are not allowed to use the sauna baths.

Water must never be used in the sauna as it will damage the heating elements.

31. Laundries

The laundry may be used from 7 a.m. to 11 p.m. The last wash must be in by 9:30 p.m. Rug washing and fabric dyeing is not allowed. Please clean lint filters and washers behind you.

If a machine malfunctions, call the 800 number posted on the machine and report the building, floor, location and the machine number to our vendor.

No washers or dryers are permitted in the individual units.

32. Moving and Deliveries

When moving in or out, notify the Board of Directors in advance of the date.

You will need to advise your movers or delivery people that they are not allowed to block the driveway or entrance to a building. Under no circumstances are they to drive or park on the grass or decking.

In the case of Building B, they must off or on load from the South Entrance only. If the stairs in B are used by movers or delivery people they must use the South stairs, as there is safety equipment in the North stairwell that must be protected. Moving or deliveries are not allowed through the North stairwell.

33. Soliciting

There shall be no soliciting by vendors, politicians, charity groups, or any other person or group whatsoever.

THESE RULES AND REGULATIONS ARE TO REMAIN IN THE OWNER'S UNIT AT ALL TIMES AND IT IS THE DUTY OF EACH RESIDENT TO INFORM ALL GUESTS OF THEM.

By Order of the Board of Directors
Revised – September 2002