

Westland South Condominium Inc.
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Regulations

Master Key Regulation

1. Unit owners are to sign a key log when they receive their key. If the unit is rented, the renter is responsible for the apartment keys.
2. Each unit receives 2 keys at no cost.
3. Requests for additional keys must be handled exclusively by the Board of Directors. Extra keys may be purchased for a fee of \$30.00 each and will only be issued to individuals officially registered to the unit
4. Any replacement keys will incur a cost of \$100.00 for the first offense and a \$200.00 fee for every replacement key after the first. If a key is not functioning properly, a replacement key will be issued at no cost only after a Board member has received and validated that the key was not properly functioning.
5. Any person that is deemed responsible for the breaking of a door handle will be charged \$100.00 for the handle and \$200.00 for the cylinder.

Pool Regulations

1. Pool hours will be from 9.00 A.M. to 7.00 P.M., and during the summer from 9:00 A.M. to 8.00 P.M.
2. Children under the age of 18 years old cannot be alone in the pool area; they must always be accompanied by an adult.

- 3. No more than 2 visitors per unit are permitted in the pool area.**
- 4. Everyone is to take a shower before entering the pool area; also only people wearing bathing suits are permitted in the pool.**
- 5. Do not play with or touch pool accessories.**
- 6. No food, drink, or alcoholic beverages are allowed in the pool area.**
- 7. Do not run or play around the pool area.**
- 8. No loud music will be allowed in the pool area.**
- 9. Please keep the bathroom in the pool area clean.**
- 10. Before entering the lobby, you must be completely dry.**

Parking regulations

- 1. Only cars authorized and registered by the Board of Directors can park inside the gate.**
- 2. Each unit has a private parking spot, one gate control and one windshield sticker. Registration must match owner or renter's automobile.**
- 3. Each unit has the right to petition the Board of Directors for an additional parking space which includes one gate control at a cost of \$100.00. This parking space is property of WSC as well as the gate control. In the event the owner sells his unit, the second parking space and gate control are not transferable to the new owner and must be returned to WSC Board of Directors.**
- 4. Each car is to park in their assigned parking spot and must adhere to the parking regulations.**
- 5. Speed limit is 10 MPH, no loud music or claxon are permitted inside the parking lot.**

- 6. Stolen or damaged gate control will be replaced at a cost of \$75.00.**
- 7. Any bumpers in the parking lot damaged will be replaced at the owner's expense, no short cuts will be allowed in the parking area.**
- 8. Any damage to the gates or FPL boxes, fences in pool area, or walls will be charged to the person that caused the damage.**
- 9. All cars parked inside or outside the building must have a legal license plate and must be operable.**
- 10. No children are allowed to play or run in the parking area.**
- 11. Car Washing is not allowed.**
- 12. All Cars (with valid registration) must have a decal provided by the condominium on the bottom driver's side back window. In addition, if a car stays overnight, it must have a visitor's permit; otherwise, the towing company in place will tow the car at the owner's expense.**

Visitor's area

- 1. The only cars allowed to park in the outside parking spaces are owners that do not have a parking space inside the gate and visitors that have a visitors parking permit. It is the owner or renter's responsibility to ensure that all visitors have a permit to park. If the permit is not displayed on the visitor's vehicle, the car can be towed away at the owner's expense.**
- 2. Any unit owner that has a parking space inside the gate and for any reason is parking outside the gate while their inside space is empty is subject to being towed away even if a visitor's sticker is in the front of the car.**
- 3. No cars are permitted to park in the grass area that belongs to WSC.**

4. Any unit owner that needs to park outside the building must move their car on a daily basis, otherwise they will be towed away. This rule also applies to any car that is being sold and is parked in an outside space even though they have a decal or visitor permit (see cars regulations).
5. Car washing on the outside parking spaces is not permitted.

Apartment unit's regulations

Note: All remodeling done to a unit must be approved by the Board of Directors with 7 days of anticipation and description of the work to be performed to the unit. A letter of approval signed by a board member must be posted on the front door of the unit. If you fail to do so, a fine of \$100.00 will be imposed to the unit on the monthly maintenance.

1. No construction or subdividing inside a unit is allowed if it does not agree to the original blueprints of the unit.
2. All repairs and remodeling is to be done from Monday through Friday from 9.00 am to 5:00 pm and Saturday from 10.00 am to 6.00 pm. No work is permitted on Sunday. A fine of \$100.00 will be billed to the unit that damages the carpet, lobby, hall, elevator etc. due to construction or moving.
3. Balconies are common areas and can only have furniture or appropriate ornaments. No closets or gym accessories are permitted. Hurricane shutters are permitted only to cover the sliding glass doors not the screen enclosures.
4. No Pets are allowed in the building. (See by-laws for restrictions)
5. It is prohibited to utilize the trash bin to dispose of construction waste. We remind you there are cameras which will help identify any violation. The garbage company contracted is private and does not pick up debris. If it is detected the debris is from this building, we can be fined \$500.00 and the problem then becomes major.

Moving Regulations

1. Scheduled hours for moving are from 9:00 a.m. to 5:00 p.m. and they are to be done through the building's lateral doors. If you require additional time, it must be approved by the Board of Directors
2. The association is to be informed prior to any moving and the unit owners are responsible for ensuring the doors are closed when they are finished and the common areas are left clean.
3. If you are a resident of Westland South and feel affected by loud noise after scheduled moving hours, please inform the association. Your complaint will remain anonymous, or you may within your rights claim to your neighbor they are not complying with the regulations.
4. If anyone makes loud noises or breach regulations, the unit owner will be fined, if any work is done in a rented unit, the owner will be responsible for any breaches.
5. Sunday is a day of rest in the building and only emergencies that cannot wait will be tolerated.

Regulations for Owners & Renters

1. Only people listed on the original approval application are permitted to live in the unit (children under 17 years of age do not apply).
2. No sub-leases will be permitted.
3. If you get married or need to add another person to the unit according to the by-law regulations you must submit an application to the board of directors for approval.
4. If your apartment is as follows:
 - A. 1/1 only 2 people are permitted
 - B. 2/2 only 4 people are permitted

C. 3/2 only 6 people are permitted

- 5. All unit owners or renters have to be approved by the Board of Directors**

General Regulations

- 1. Smoking is prohibited in the hallways, elevators and laundry rooms.**
- 2. No department store carts (Home Depot/Winn Dixie/Publix etc) are allowed in the building.**
- 3. - All movement of household items, including but not limited to, furniture and appliances must be done through the lateral door. Moving any items through the front door is strictly prohibited and will result in disciplinary action.**
- 4. - Any household items, including but not limited to furniture and appliances, cannot be discarded in the trash bin or in the trash bin area. All large household items must be removed from the property at the owner's expense. Any large boxes that cannot be put through the garbage shoot must be folded or cut into manageable pieces and placed in the main floor garbage compartment for proper disposal.**
- 5. – The Laundry room area must be kept clean.**
- 6. - Washers and dryers are for the exclusive use of residents of WSC, it is strictly prohibited for non-residents to use this service.**
- 7. – It is strictly prohibited for people to sit in the lobbies, on the stairs or in the main entrance of the building.**
- 8. – It is strictly prohibited to ride bicycles, play games or play loud music in common areas such as the parking lot, lobbies, halls, pool area etc.**

Recreation Room/GYM

Refer to the Condominium Recreation Room Regulations

Applicable fines for regulation violations.

First Notice: A Letter will be sent to the unit to correct the violation.

Second Notice: A Fine in the amount of \$ 50.00 payable to WSC Inc.

Third Notice: A Letter from WSC's lawyer (any legal cost will be paid by the unit owner in addition to the WSC fines)

Fourth Notice: Legal action.

Note: Any unit owner or resident of WSC that has a violation for which the Board of Director has established a reasonable amount of time to correct such violation, and they do not comply will be assessed a fine in the amount of \$50.00 daily until such violation is corrected.

These regulations will be effective starting July 1, 2021.

Board of Director W.S.C.