

Town Hall Meeting

Monday, May 14, 2018

7:00 PM

Plaza 15
Condominium Pool

At this town hall we will be discussing upcoming projects, residential concerns, establishing rules & the enforcement of existing rules & regulations.

Please join us so everyone can voice concerns and correct anything we feel would benefit the condominium as a whole.



05/14/2018
2:45 PM
REGISTRARS



The Plaza 15 Board of Directors

Thank you for your cooperation and we look forward to seeing you there!

Plaza 15 Condominium Rules & Regulations

1600 SE 15th Street
Fort Lauderdale, Florida 33316





RULES & REGULATIONS OF PLAZA 15 CONDOMINIUM ASSOCIATION

The following regulations have been considered by the Board of Directors, and approved by them according to that portion of the By-Laws of the corporation, which provide that the Board will have authority to make Rules and Regulations concerning the Plaza 15 Condominium Association.

These Rules and Regulations, therefore, apply to all owners, occupants, guests, lessees etc., who are hereby charged with the knowledge of the content of this Document, and thereby, charged with the responsibility of adhering to them at all times. Violations of these Rules and Regulations will not be permitted. Guided by the contents of the original Declaration of Condominium, AND RECORDED AMENDMENTS, appropriate action will be taken.

These Rules and Regulations are designed to make living in our Condominium attractive, pleasant and comfortable. In living together, all residents (owner and lessee alike) not only have certain rights, but also have certain obligations to others.

Residing in a condominium is quite different, in many respects, than residing in a rental apartment or in a cooperative. A condominium is a non-profit organization wherein each apartment is owned by an individual while the common areas (halls, elevators, grounds, etc.) are owned by all owners. The day-to-day appearance and condition of the common areas, together with the facilities, are the RESPONSIBILITY of EACH OWNER and/ or RESIDENT of the Plaza 15 Condominium.

All owners/ residents are financially obligated and also morally obligated to each other in making certain that the Rules and Regulation are upheld; that the common areas are maintained in a manner consistent with the needs and desires beneficial to all residents.

The interest you take in your apartment and in the common areas of our building will encourage all others to take an even greater interest. It follows, then, that the value of Plaza 15 will increase both financially and esthetically.

Thank you for your attention to this matter.

Very truly yours,

The Board of Directors
Plaza 15 Condominium Association



GENERAL RULES AND REGULATIONS

- 1.) Since units are to be used for single residences only, no public sale of merchandise of any kind will be permitted. Violation of this rule by an owner/lessee will then cause the owner/lessee to be subject to legal action by the Board of Directors. This rule does not preclude any owner/lessee from having a home office; whereby they work from home.
- 2.) Complaints concerning the misconduct or the infraction of any of the Rules and Regulations that may cause the disruption of the peace and serenity of others should be reported in writing to the Board of Directors, and signed by the complainant.
- 3.) In any emergency, any Board Member may act to correct a situation and then report to the full Board regarding the action taken as soon as possible.
- 4.) Any criticism regarding Board members, Plaza 15 employees, or its contractors should be reported in writing to the Board, and signed by complainant.
- 5.) Unless there is written consent by an owner/lessee addressed to the Board, entry to an apartment will not be permitted in the absence of an owner/lessee. The possession of a key to the Unit of an owner/lessee does not constitute permission to enter.
- 6.) Entry to a unit, in the event of an emergency, will be carried out and such right of entry shall be immediate. Whatever liability for damage or loss remains with the owner/lessee.
- 7.) By Florida State Law and by the Declaration of Condominium, a key (or keys for double locks) for each unit is (are) required to be on file in the Association's office. In the event that an owner/lessee plans to be absent for more than five days, they must prepare the Unit prior to departure by removing everything from the balcony, as well as shutting off the water supply. Additionally, the hot water heater should be unplugged. A responsibility individual should be designated to care for the apartment in the event of an emergency. The name of this individual should be on file in the Association's office.
- 9.) From time to time, the Board of Directors will promulgate additional Rules and Regulations for the SECURITY, SAFETY, and COMFORT of the residents of Plaza 15 Condominium.
- 10.) Soliciting by placing information under unit doors is NOT permitted by anyone. The bulletin board can be used by owners/tenants (not guests or workmen) to post notices. Damage by owner/lessee, their guests, family and their workmen, to the common areas (security gates, carpets, walls, doors) will be charged to and paid (labor and material) by said damaging owner/lessee.

BBQs

Only electric BBQ's are allowed to be used on your balcony. All NON-ELECTRIC BBQs ON BALCONIES MUST BE REMOVED, by law. Plaza 15 will have the right to remove from any balcony any BBQ that is not electric, after notice to owner/lessee.

ATTIRE



- 1.) Occupants (owners, lessees, guests, etc.) shall not present themselves in the building and grounds common areas in less than casual street clothes, except the pool area, Cover-ups should be worn through the common areas to and from the pool. Footwear MUST be worn at all times, except in the pool & pool area.
- 2.) Bathers returning from the pool and sunbathing are required to use the rear door and be properly dry before entering.

BICYCLES – SKATEBOARDS – ROLLER SKATES

- 1.) Bicycles, skateboards, roller skates or other similar wheeled devices are at your own risk, and children must be supervised anywhere on the premises.
- 2.) They are not permitted to be left anywhere on the grounds or the common areas of the building. It is against the law to leave bicycles, strollers, baby carriages, etc., in hallways, stairwells or on balconies.
- 3.) Bicycles may be mounted on a rack that has been properly attached to the side wall of your unit's balcony.

CARPET

Dragging bags, boxes, garbage, etc., walking barefoot on carpet, drinking from open containers, eating in hallways, appliance and / or furniture removal, all can cause stains on carpet. Owners who cause stains and / or damage to carpet will be held responsible and charged for any other damages. Please exercise care and caution.

CONTRACTORS AND CONSTRUCTION

- 1.) OFFICE MUST BE NOTIFIED in writing (fax, drop in door, etc.) PRIOR to work being done, indicating your unit number, name, dates of work, contractor or company name and license number, copy of the contract, certificate of insurance from the contractor naming Plaza 15 as the additional insured, and a copy of the permit (if required) from the city and person in charge with appropriate telephone number of that person. Unknown contractors will be canceled until written notice is received.
- 2.) The association will require one week to review architectural requests unless it is an emergency repair.
- 3.) A deposit check in the amount of \$200.00 will be needed to ensure no damage to the common area will occur. This deposit will be returned when the work is completed and an inspection is completed by an Association representative.
- 4.) Contractors must use back door and close door after each trip.
- 5.) BUILDING DEBRIS AND TRASH CANNOT BE DUMPED AT PLAZA 15. IT MUST BE REMOVED BY THE CONTRACTOR.
- 6.) When replacing windows, please be sure that they are double impact, double hung and have an aluminum frame.

Plaza 15 Rules and Regulations



FITNESS CENTER

1.) The Fitness Center is for the express use of the Residents and their registered

houseguests.

2.) No visitors or children under the age of 16 are permitted at any time.

3.) Use of all equipment is at your own risk. It is strongly recommended that all individuals

consult with their physician prior to beginning any exercise program.

4.) All posted rules, regulations and instructions on the machines and in the center must be followed at all times.

5.) Individuals are required to use their towels to wipe down cardiovascular, weight circuit, and free weight equipment immediately after each use.

6.) Please clean up any spills and do not leave any empty water bottles, etc. in the room.

7.) No glass of any sort is allowed, plastic bottles and containers only.

8.) Proper athletic attire must be worn at all times. Tennis shoes must be worn. Absolutely no sandals, open toed or open backed shoes are permitted. Shirts must be worn at all

times. No jeans or jean shorts allowed.

9.) Food is not permitted in the Fitness Center. No gum is allowed.

10.) Water, Gatorade or sports drinks are permitted, provided they are in a sealable, plastic container. No Alcoholic beverages in the fitness center at any time.

11.) Radios are not permitted unless they are personal units equipped with headphones.

12.) Smoking and tobacco products are not permitted in the Fitness Center.

Weight Area Etiquette includes:

- Other members must be allowed to "work in" between sets
- Return weights to the rack
- Weights may not be set against the wall, benches or any other equipment
- Weights or dumbbells may not be dropped on the floor or benches
- No equipment may be removed from the room

Cardiovascular Etiquette includes:

- During busy times or whenever someone is waiting for a machine, observe the 30 minute time limit on all cardiovascular equipment
- Please wipe perspiration off the machines after each use

Fitness Hours are as follows:

- The Fitness Center is available for use 24 hours a day. However, any person or personas being noisy, creating a nuisance or exhibiting other inappropriate behavior will be asked to leave the facility at once. Determination of what constitutes inappropriate behavior is at the sole discretion of the Board of Law Enforcement Officials.

SAUNA

Please follow rules as posted in the Men's and Women's Sauna Rooms.



DRINKING AND EATING IN THE COMMON AREAS

Only closed containers allowed.

FLOORS

Soundproofing is required for tile and/ or wood floors. Two board members must see the soundproofing laid out on the floor prior to installation of tiles and/ or wood. If tiles and/ or wood have been installed without an inspection from the board, you must remove a section to prove that you have adequately soundproofed the area.

GARBAGE AND RUBBISH DISPOSAL – REMOVAL AND RECYCLING

- 1.) Trash chute hours are 7:00 AM to 9:00 PM. Please be aware of your neighbor's quietude.
- 2.) Recycle baskets are for newspapers, cans, glass & plastic. Please use as labeled.
- 3.) Garbage disposal in your kitchen is to be used for food and other "wet" waste, with the exception of oil, grease, and starch foods such as pasta, rice, etc. – all of which clog up the drain.
- 4.) Other trash that can fit in the chute must be placed in a plastic bag and securely tied, and must be brought to the Dumpster Room.
- 5.) Any waste, such as diapers, animal waste, food that cannot be disposed of in your garbage disposal, must be DOUBLE PLASTIC BAGGED and SECURELY CLOSED to keep mice, rats, roaches and other vermin from infiltrating our garbage system and building.
- 6.) Flattened boxes may be disposed of in the Dumpster Room in the West garage. Please close the roll down door after each use.
- 7.) Furniture and appliances can only be disposed of from your apartment. You must not dump them in or around Plaza 15, nor can you place them downstairs to be picked up. Please find a local charity organization to donate your appliances or furniture.

GUESTS – WHILE OWNER IS IN RESIDENCE

- 1.) The unit owner or lessee may have guests while the owner/ lessee is in residence. It is the unit owners/ lessee's responsibility to be sure their guests adhere to the Rules and Regulations of the Association; therefore, the owner/ lessee is held responsible for the behavior and decorum of their guests.
- 2.) All strangers using the facilities of Plaza 15 are subject to question by a Board member. In order to avoid embarrassing your guest or a Board member, you need to inform the office before a guest arrives.
- 3.) A houseguest who remains in residence more than sixty days is considered a permanent resident. Such person must fill out an application for residence, pay the application fee, be interviewed and approved by the Board of Directors.
- 4.) Your guest will be required to display the Guest Parking pass, provided by the Association, on the front dashboard of the guest's car.

Plaza 15 Rules and Regulations

GUESTS – WHILE OWNER IS NOT IN RESIDENCE

- 1.) Houseguests must be approved by the Board and must be registered through the office at least five days prior to their arrival. This must be submitted by the owner/ lessee in writing, (fax acceptable) for the files.
- 2.) In the absence of the owner/ lessee, overnight guests are not permitted unless the office has been notified in advance. Violators of this rule can be forced to vacate the premises.
- 3.) The owner/ lessee must supply guest with a copy of the Rules and Regulations and apprise the guest of the importance of knowing and complying with the regulations.
- 4.) All guests of more than 24 hours must register vehicle with Board of Directors.

HALLWAYS

- 1.) Must be kept clear. No mats in front of doors, or anything hanging from your door. These items are fire and safety hazards, and not permitted.
- 2.) HALL STAIRWAY DOORS MUST NEVER BE LEFT PROPPED OPEN. These are fire doors and must remain closed by order of Fire Marshall.

HURRICANES AND HURRICANE SEASON

- 1.) Tape on windows, wood over sliding glass doors and / or windows will be allowed only after a hurricane watch has been issued, and must be removed immediately (within 3 days) after the watch or warning has been removed.
- 2.) All items must be removed from your patio when a hurricane warning has been issued, and stored within your apartment.
- 3.) The common areas such as stairwells are not to be used for storage.

MOVING IN / MOVING OUT AND DELIVERIES

- 1.) The Association office must be notified at least 48 hours in advance regarding the date and tie of the move.
- 2.) Moving hours are as follows:
 - a. Monday through Saturday 9:AM – 5PM
 - b. Sunday NOT PERMITTED

THERE ARE NO EXCEPTIONS TO THESE HOURS

- 3.) Moving trucks, trailers and/ or vans are NOT permitted INSIDE the gated area.
- 4.) Driveways and entire front entrance areas are NOT to be blocked.
- 5.) Back doors are to be used for moving and for bulk deliveries. Under no circumstances is moving or bulk delivery permitted through the front door.
- 6.) The WEST elevator is the ONLY elevator to be used for heaving moving and delivery of large objects. Maintenance person will be notified by office to prepare for moving.
- 7.) Owners will be held financially responsible for any damage done by movers, delivery personnel, lessees, guests or themselves, etc. Damages will be added to your next monthly maintenance and must be paid that moth, or will be sent to collection against the owner.



LEASING OF UNITS

1.) An owner must hold title to the unit for at least one year prior to leasing said unit to a tenant.

- 2.) Leasing of a unit is not permitted for less than a 12-month period of time.
- 3.) The owner of the apartment is held personally responsible for any damage sustained to the building and common areas by lessee(s). The cost of repairing damage by the Association will be added to the owner's following month's maintenance, and must be paid in full that month. Otherwise, it will be sent to collection against the owner.
- 4.) No unit may be occupied by a person that has not been approved in advance by the Board of Directors.
- 5.) The Association office will provide an application for leasing and a copy of the Rules and Regulations. After the application has been completed, it is to be submitted to the office together with a non-refundable fee by MONEY ORDER or CASHIER'S CHECK. NO CASH OR PERSONAL CHECKS WILL BE ACCEPTED. All adult potential residents of the Unit must apply. Married couples file one application and pay one fee. Single adults each file an application and each pays a separate fee. This is to be done 30 days before the anticipated move-in date.
- 6.) The Board will take NO ACTION until the application(s) is filed and fee is paid.
- 7.) A copy of the lease must be on file in the Plaza 15 Association office.
- 8.) Each lease shall authorize the forcible ejection of the lessee for failure to abide with the Rules and Regulations. This forcible ejection will go into effect after three written notices from the Board of Directors have been given to owner with copy to tenant.

STORAGE

- 1.) The Storage Room is located on the same floor and same side as your unit. Each space can be easily identified by your unit number, which has been placed on your half shelf.
- 2.) Belongings to be stored must be placed on only your designated shelf space. It is recommended that items be placed in a box or bag.
- 3.) It is imperative that you use only the shelf area that has been assigned to your unit. Should you wish to use another half, you must obtain permission from that unit owner, and a permission form must be completed, which is available at the Association office.
- 4.) The Association is not responsible for lost or stolen articles. The use of the Storage Room is at your own personal risk.
- 5.) Only one key per unit owner will be provided. If you are leasing a unit, the owner will have to provide the key. If you are leasing a unit, the owner will have to provide the key or provide written authority to the Association to give the key to the lessee. THERE WILL BE A FEE CHARGE FOR REPLACEMENT KEYS.
- 6.) For the safety and security of the building, following is a list of PROHIBITED ITEMS: food, combustible fluid such as oil and gasoline, charcoal or starter fluid, construction materials such as paint, cement blocks, or any hazardous material.



PARKING

- 1.) Parking permits are required and issued by the Plaza 15 office for residents' vehicles. You need to provide all pertinent information regarding your car, including make, model, license tag number, etc.
- 2.) The Plaza 15 Declaration of Condominium specifies that parking spaces are assigned for "private passenger vehicles". These assigned spaces are specifically numbered and no commercial trucks, non-licensed vehicles, campers, boats, trailers, recreational vehicles, or other wheeled items shall be placed in or around a parking space.
- 3.) Make certain that you park in your own space. Encroaching on a neighboring space can cause dissension among individuals, and, possibly, damage to vehicle doors.
- 4.) Guest and second vehicle parking is available on Southeast 15th Street, outside the gate, except for dock parking area, which is reserved for dock people.
- 5.) Parking in another unit owner space than your own, is only permitted if it is authorized by that owner in writing to the Board of Directors. This written permission will be kept on file until it is withdrawn, that unit changes title, or you move.
- 6.) Because both children and adults regularly use the walkways surrounding the building, please DRIVE SLOWLY when driving into or out of the premises.
- 7.) Residents who have motorcycles or motorbikes must walk such vehicles from their assigned parking space to the street before starting the motor.
- 8.) Except as noted in this paragraph and the next, no vehicle may be repaired or serviced in the parking lot or anywhere else on the premises. Minor service such as changing of a tire, washing, waxing, adding water, etc., is permitted if such service does not interfere with the rights of others.
- 9.) No vehicle of any kind is permitted to be "stored" on the premises of Plaza 15.
- 10.) Vehicle washing is permitted to residents only. A washing space is available only at the Southeast side of the parking lot (# 131). Please make certain that the shrubbery and nearby vehicles are not damaged during the vehicle washing. Upon completion, please hose down the area so that all dirt and detergent flows down the sewer. This will keep the area stain free. Finally, re-coil the hose and make sure the water valve is turned off.
- 11.) Backing into parking spaces is not permitted. It damages plants. After one notice, vehicle will be removed at owner's expense.
- 12.) Chaining or tying a vehicle of any kind to a tree, post, or column is not allowed.
- 13.) Any vehicle left on a "green" space at Plaza 15 is subject to towing at the owner's expense.
- 14.) Parking spaces to be used for one vehicle only.
- 15.) No tire marks must be made on the side of and the front of parking curbs and columns of your parking space. You are responsible for damages.
- 16.) If your vehicle is leaking oil, please park on the street area until you can repair the vehicle.
- 17.) Two vehicles for a two-bedroom unit are allowed, whether using owner or guest spot. One vehicle only is allowed for a one-bedroom unit, whether using owner or guest spot.
- 18.) Guest or extra parking spaces are common elements and are on a first come first serve basis. No person can "claim" such space as his or her own.



MAILBOXES

Mailboxes must be locked. If the lock is damaged or you lose your key, it must be repaired within 48 hours. A locksmith or the office can repair it for a small fee. The mail person cannot leave mail in an unlocked box.

NOISE

- 1.) At all times, keep the noise levels down, especially after 10 PM.
- 2.) When entering the parking area, car radios and talking should be mute.
- 3.) Construction allowed only from Monday – Friday 8AM – 6PM and Saturday 8AM-4PM.

SWIMMING POOL

- 1.) Swimming is at swimmers' own risk at all times. LIFE GUARDS ARE NOT PROVIDED. Hours are from 7:00 AM – 11:00 PM.
- 2.) Shower EACH TIME before entering the Pool to remove oil, lotions and perspiration. This is a State Law. Sand, oil, and creams clog up the filtration system, causing costly repairs.
- 3.) Only toilet-trained children are permitted in the pool.
- 4.) A responsible adult must continuously accompany children under 5 years of age in the water.
- 5.) A responsible adult must accompany children under 12 years of age to the pool area.
- 6.) People with skin disorders and/ or communicable diseases, open blisters, cuts or skin abrasions are not permitted in the pool. This is for your protection against chemical burns, and the protection of others from transmitted infections.
- 7.) State Law does NOT PERMIT DIVING or JUMPING into the pool.
- 8.) For insurance purposes and for your own personal safety, NO GLASS CONTAINERS OF ANY KIND ARE PERMITTED IN THE POOL AREA.
- 9.) Protect our poolside chairs and lounges by using towels to cover the furniture.
- 10.) Owners will be held responsible for damages done by children, houseguests or lessees.
- 11.) Trash and garbage must be placed in trashcans, either at the pool area, or the Dumpster Room.
- 12.) Pool facilities are restricted for the use of owners, lessees and their temporary houseguests. You are not allowed to give permission to outsiders to use the pool or other public areas unless they are actual houseguests. Also, in accordance with the Declaration of Condominium, WHENEVER AN OWNER LEASES THEIR APARTMENT, whatever amenities there are at Plaza 15, pass to the lessee, and cease for the owner, during the term of the lease.
- 13.) NO LIABILITY IS ASSUMED by PLAZA 15 CONDO ASSOCIATION, INC. All persons using the swimming pool or other recreational facilities do so at their own risk.



SMOKING

- 1.) THIS IS A NON-SMOKING FACILITY. UNDER FLORIDA LAW, NO SMOKING IS ALLOWED IN ANY COMMON AREA, including lobbies, elevators, office, Fitness Center, mail room, hallways, stairways and stairwells, garbage rooms, storage rooms, men and women restrooms and/ or any other area within the building.

PETS

1. Only house cats, small birds or dogs less than 25 pounds are allowed as pets of owners of Plaza 15.

2. No noisy pets that can be heard by your neighbors.

3. ALL PETS must be registered with photo and description to the office.

4. Only 2 pets permitted per unit.

5. No pets allowed in any common area unless contained in a pet carrier and carried by owner.

6. Pet litter MUST BE SECURELY DOUBLE BAGGED AND TIED before disposal.

7. All dogs are to be on a leash at all times.

8. Only one dog per apartment will be permitted.

9. Unit owners are required to pick up after their dogs.

10. No dogs are permitted in the pool area at any time.

11. Dogs are to be walked away from the building.

12. Only the stairs and the service elevator are to be used when entering and exiting the building with your dog.

13. The back patio door entrance is to be used when entering and exiting the building with your dog.

14. A damage deposit of \$200 is to remain on file for all new dogs as of May 1, 2018.

15. Unit owners with dogs are required to be available when pest control services are provided.

16. Guests of the building will not be permitted to bring their dog.

17. Any rule infraction (regarding pets) will be subject to a fine of \$100.00 per occurrence.

The association is requesting the current members register their pet with the association or before May 31, 2018. Any pet registered after this date will not be grandfathered in and will be required to pay the above referenced security deposit. New weight restriction will apply.

PLANTS AND FLOWERS

- 1.) Plants and flowers that you no longer want should be placed inside the dumpster, not beside it, nor left in the lobby or other common areas.
- 2.) Do NOT Plant them on the grounds.
- 3.) Reporting of your plants can be done at the Southeast corner of the property. All reporting materials and garbage from same must be disposed of in the dumpsters.

ROOF AND AIR CONDITIONING REPAIR / REPLACEMENT

- 1.) Prior to working on AC compressor, owner must fill out and sign a specific form at office in order to have access and a key to the roof.
- 2.) The compressor must be properly and securely bolted on its base and the electric box must be tightened with a lock or string.

- 1.) The purchaser of any unit in Plaza 15 must be approved, in writing, and in a recordable form with Notary Public's affirmation, and seal, by the Board of Directors of Plaza 15.
- 2.) When a purchaser has been found, they must complete an application form available from the office and pay the application fee. Each single, adult, applicant must complete a separate application and pay a separate fee. Married couples file one application and pay one fee.
- 3.) The Association will furnish rules and Regulations. The seller should furnish condo documents to the purchaser. (Or at the seller's expense from the Association)
- 4.) Purchaser is required to be personally interviewed by a screening committee prior to approval. At the screening interview, purchaser must acknowledge receipt of the documents and Rules and Regulations, and comprehension of same.

RESALE OF UNITS





COLLECTION POLICY FOR ASSESSMENTS AND PAYMENTS FOR PLAZA 15 CONDOMINIUM ASSOCIATION, INC.

Assessments are determined at the time the annual budget is approved. All coupons and late letters are a courtesy to unit owners ("Owner"). Failure by the Association to provide these items does not relieve the Owner from their obligation to pay the assessments.

The Association's collection policy is as follows:

- Regular assessments are due on the first day of each month
- Due date is the date that the payment is due ("Due Date")
- Past due date is the day following the Due Date
- If the management company does not receive the Owner's full payment by the tenth (10th) day of the month that the payment is due, then the management company will send out a late notice to the owner
- If the management company does not receive the owner's full payment by the last day of the month that payment is due, the management company will send the owner's file to the attorney for the association on the first (1st) day of the following month
- Upon receipt of the Owner's file, the attorney for the association will send a 30-day notice of default, providing the owner with 30 days to pay to prevent a lien from being placed against the owner's unit
- At the end of the 30-day attorney notice of default period, if the owner fails to respond or pay in full, the association's attorney will place a lien against the owner's unit partial payments will not forestall legal action

- At the same time the attorney for the association files a claim of lien against the unit, the attorney will send to the owner a 30-day notice of intent to foreclose
- Thirty (30) days after a lien is recorded, the association's attorney will file a lawsuit to foreclose on the lien after first obtaining approval from the association
- The attorney for the association shall have the right to enter into repayment plans with an owner as a means of stopping the collection process provided that the repayment period is limited to no more than six (6) months and the owner stays current on their maintenance payments that become due during the repayment period
- Delinquencies not paid by the tenth (10th) day of the month that they payment is due shall bear interest at the rate of ten (10) percent per annum from the date when due until paid
- Association actions must take into consideration, and/ or work in concert with, other lien holder's rights and actions (e.g., holders of mortgages on the units)