

Dear Homeowner, Potential Purchaser, Renter, or Lessee of Sands Point Condominium

The Board of Directors is responsible for upholding the integrity of your community. The Board of Directors wants you to be aware and have a clear understanding of some of the rules & regulations you need to be in accordance with as a resident so that you do not accrue violations and potentially pay fines.

It is the Board of Directors and residents' duty to follow the Association's Governing Documents. To this end Board Members, management and workers have the right by Florida State Law to come onto your property and make corrections in the event you have not corrected the violation in the stated time allowed.

SANDS POINT CONDO PHASE V - RULES AND REGULATIONS:

Parking and Vehicle Information

Date: _____ Unit: _____

- **There is a 2-vehicle limit per unit.** One designated parking spot and 1 guest parking. Guest parking is first come first serve. Non-resident vehicles will NOT be approved to park at the association. Parking is limited to approved residents only. Parking at another building places you at risk of being towed.
- No moving trucks allowed overnight. Otherwise, you are at risk of getting towed.
- There is no parking in the street, grass, or curbs or in another phases parking spots or you will be towed at your expense.
- Maintain proper speed limit and watch for pedestrians and golf carts while within the confines of the Sands Point community.
- Magnet work signs on vehicles or commercial work vehicles are not permitted. NO for sale signs on vehicles.
- Vehicles that are parked in the community must be road worthy. Vehicles with flat tires, crashed, no tags, expired tag, non-operable vehicles, will be towed at the owner's expense.
- Automobile repair work is not permitted within the Association property and will not be allowed. Owners of vehicles leaking oil or other staining liquids will be charged the costs of resealing their parking spot. Only changing of cracked windshield or replacing a flat tire.
- Backing into parking spaces is not permitted. Your car will be towed.
- **To apply for a new permit, replace your permit or update your vehicles information please call VP John Cano at (914) 588-8141.**
- GUEST parking is limited to a 30-day period. All guests must register their call by calling VP John Cano at (914) 588-8141.

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SANDS POINT CONDOMINIUM V

- **There is an administrative charge for parking permits of \$15. When applying for a new permit, or replacement you will receive a PayPal link to pay the fee once your parking application has been approved.**

Garbage/Trash Information

- Trash pick-up days are every Tuesday and Friday mornings. Waste management does not pick trash bags off the floor so make sure your trash makes it to the dumpster.
- **Bulk pick-up** is only four times a year and you may find these dates on the city of Tamarac's website and posted on your bulletin boards.
- Bulk trash is only to be put out the night before the bulk pick-up day and may be placed in front the dumpsters. Fines will be issued if bulk trash is left out except on the scheduled bulk trash days.
- No bulk trash is to be put into the dumpster ever.
- All trash must be tied in trash bags and placed in dumpster.
- DO NOT THROW AWAY LOOSE FOOD.
- Do not leave trash bags on the floor.
- Do not throw boxes down the trash chutes. Break down all boxes and place in the dumpster.
- Trash is not to be thrown in recycling bins.
- Trash doors are to be closed after use.

General Information

- Noise can be an issue in a community. Please be considerate of your neighbors. If you are disturbed with the loudness or lateness of your neighbor notify the local police department.
- Do not leave or discard your mail on the floor. If mail does not belong to you, please write return to sender on it and place it in the outgoing mailbox.
- No signs, chairs, potted plants, decorations, personal items, are allowed to be displayed on any of the common grounds, front, or rear of your unit.

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- No welcome mats are allowed. Someone could trip and both the association and you can be liable for a lawsuit. Instead, you may place the mats at the entrance, inside your unit.
- Be a good neighbor. You may call the Broward Sheriff's Office to report a crime or a suspicion of a crime or abuse anonymously. **Call 954.765.4357 non-emergency police.**
- You may not keep anything on the common grounds. This list includes, but is not limited to boats, signs, toys, bicycles, rugs, plants, paint buckets grocery bags, backpacks, decorations, chairs, storage items.
- Laundry card can be purchased at the laundry card dispensing machine for your association at Building U
- If you are **Purchasing a unit** - Keys to be provided by owner at closing, one amenities key, laundry/storage room key, mailbox key. Replacement keys are Laundry/Storage room keys are \$50.00, Amenities key is \$100, tennis court key is \$50.00.
- If you are **Renting a unit** - Keys to be provided by landlord at walkthrough, one amenities key, laundry/storage room key, mailbox key. Replacement keys are Laundry/Storage room keys are \$50.00, Amenities key is \$100, tennis court key is \$50.00.
- The association reserves the right to collect maintenance payments while the owner is receiving rent.
- You may not make additions/alterations to your unit without the approved ARC (Architectural Review Committee) Form. This includes and is not limited to window replacement, door replacement, plumbing maintenance, water heaters, bathroom remodels, Sliding glass door on interior of unit, AC Repairs/replacement, etc. Anything outside regular maintenance requires an ARC form to be completed and approved. You may also need a permit, license, and insurance from the qualified contractor. Failure to complete the appropriate steps as described will result in fines being issued and you will be liable for any damages, and reported to the City of Tamarac building department which can result in city fines.
- Owners agree to maintain their balcony, no broken windows, screens etc. Also, no bicycles, plants, workout equipment, BBQ's etc. to be placed on the balcony. Violations will be issued, subject to fining.
- Any leaks, water damage, water penetration, or other issues inside the unit that need to be addressed must be reported to your landlord (if renting) or the management company immediately.
- Occupancy – 1 bedroom unit 2 persons / 2-bedroom unit 4 persons - The Fair Housing Act, enacted by The U.S. Department of Housing and Urban Development (HUD), regulates how many people can live in a rental unit. This law permits **two tenants per bedroom — or four people total — unless a lower or higher number can be justified.**
- LEASES – If you are a renter, you and your landlord are responsible for signing a 12-month lease renewal each year.

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PARKING # _____

STORAGE BIN # _____

Pets

- THIS IS A NO PET COMMUNITY. Only exceptions being EMS or Service animal. You must provide all supporting documentation. If you have a registered Service or ESA animal you must walk always walk them on a leash, you must pick up your dog waste and dispose of properly. Not doing so may result in a fine of \$100 for each incident. You and you must be able to control you animal. You must be sure that your animal is vaccinated and has their rabies shot because if they bite someone, you can be held responsible.

Rentals

Applies to buyers only: There is a two- year moratorium on rentals; you must wait two (2) years from time of purchase to be able to rent out your unit. Rentals require an application, application fee, background check and approval from the board. **NO SUBLETTING OR SHORT-TERM RENTALS ALLOWED.**

X

I have read and understand the Community Documents as well as the rules and regulations above. Not doing so may result in violations, fines and or further legal action.

Applicant #1

Signed: _____

Print Name: _____

Date: _____

Applicant #2

Signed: _____

Print Name: _____

Date: _____