

BRICKELL FOREST CONDOMINIUM ASSOCIATION



HOUSE RULES AND REGULATIONS

**BRICKELL FOREST CONDOMINIUM
RULES AND REGULATIONS
HIGHLIGHTS**

1. Carts must be promptly returned to their storage location in garage after use.
2. Balconies and patios must be kept clean. They are not to be used for storage. Outdoor furniture, barbecues and plants are permitted when properly taken care of. No clothing is to be hung on the balconies.
3. The space in front of the parking spaces in the garage is not for storage. All items in such areas must be removed.
4. Swimming pool rules posted on the northwest wall must be adhered to. No children under 12 years old are allowed in the pool unless accompanied by an adult. The life-saving device hanging on the wall is exactly for that purpose: life saving. It is not to be used for entertainment purposes.
5. Animals are not permitted in any part of the common areas without a leash. They must be walked outside of the property perimeter. If accidents occur, owners must clean up after their pets.
6. No outside repairs or structural changes to the building are permitted unless prior written Board approval is issued. This is necessary even if the repair or change has been previously authorized by the Board.

**PLEASE SEE THE COMPLETE BRICKELL FOREST RULES AND REGULATIONS
THAT ARE ENCLOSED.**

**HOUSE RULES AND REGULATIONS
OF
BRICKELL FOREST CONDOMINIUM, INC.**

A. APARTMENT UNITS

1. No resident shall intrude upon the privacy, peace and quiet of a neighbor with excessive or unreasonable noise including, but not limited to, door slamming and loud talking on walkways.
2. No resident shall allow any guest or pet to disturb, annoy or intrude upon the privacy of other residents.
3. No clotheslines or racks may be erected outdoors or on any balcony; nothing shall be hung out or exposed on any part of the common elements.
4. Nothing is to be thrown out of the terrace or into the halls, nor shall anyone shake mops, brooms, clothes, etc... from terraces or doorways.
5. No alterations, replacements or changes to any outside areas or to any interior load-bearing partitions under any circumstances are to be made without prior approval of the Board of Directors.
6. Trash rooms on all floors must be kept clean at all times. Garbage must be placed in plastic bags. Oversized bags or boxes that do not fit into the trash chute should be placed inside the garbage room on the garage level. No construction debris or furniture should ever be thrown down the chute.
7. Common walks shall not be obstructed, defaced or misused in any manner. Care should be taken in the placement of planters, and residents are requested to remove dead or unsightly foliage.
8. Patios or balconies shall not be used for storage.
9. No bicycles or toys shall be left lying in the walkways, grounds or sidewalks. Bicycles may be stored in the bicycle room in the garage. See Manager for information.
10. Balls, bicycles, roller skates, skateboards, etc. must only be used outside of the premises due to potential damage or injury to others.

11. Wheeled carts are kept in the parking garage for the use of the residents in carrying goods from their automobiles up to their units. The carts must be returned to the garage after use.
12. Watering plants and balcony cleaning must be done carefully so that no water or debris falls from the balcony to the exterior surfaces below.
13. Moving furniture and personal belongings in and out of Brickell Forest Condominium shall be limited to Monday thru Friday from 8:00 am to 4:00 pm. The guard must be advised prior to any move. Back gates can be used Tuesdays and Thursdays only.
14. If a defect such as a water leak causes damage to another's property, the defect must be repaired immediately.
15. Fountains and ponds must be carefully maintained to avoid stagnant water and the breeding of mosquitoes and other insects.
16. Construction work must be carried out only Monday thru Friday from 9 a.m. to 4 p.m. Workers must leave common areas clear of debris and dirt.
17. No "For Sale" or other such signs may be placed either outside or inside of the condominium complex.

B. GUESTS/LESSEES

1. Unit owners shall be responsible for any damage incurred by their guests or lessees at Brickell Forest Condominium.
2. Unit owners shall be responsible for their guests' and lessees' behavior, which includes their observance of all rules and regulations.
3. The manager must be notified in advance of the occupancy of any apartment in the absence of the unit owner or the duly registered lessee.
4. Apartment units shall not be leased without submitting a completed application form provided by Brickell Forest Condominium, Inc. or one identical to it. A security deposit is required from owners renting units to cover any common element damages and violations of any rules of condominium regulations.
5. A minimum one year lease is required.
6. Occupancy of an apartment shall be limited to no more than two persons per bedroom.
7. In order to protect condominium property, each unit owner who plans to be absent from a unit during hurricane season must prepare this unit prior to departure by:
 - a. Removing all furniture, plants and other objects from the patio.
 - b. Designating an individual or representative to care for his unit should the unit suffer hurricane damage
8. Out-of-town owners who rent their units must designate a local representative who can be contacted in case of emergencies.

C. PETS

1. Residents may keep one domestic pet per unit as long as it does not weigh more than twenty (20) pounds when fully grown.
2. The pet will not be allowed out of the condominium unit or building unless it is carried by the owner or on a leash not to exceed four (4) feet in length.
3. Pets will be walked only off of the premises. If accidents occur, the owner must clean up after his pet.
4. The unit owner shall be liable for any damage to the building, grounds, flooring, walls, trim, finish, tiles, carpeting, stairs, etc., caused by the owner's pet; in addition, the unit owner agrees to pay all costs involved in restoring the property to its original condition.
5. The unit owner shall be financially responsible for any personal injury or personal property damage caused to any other unit owner, occupant, guest or employee of the building or to any member of the public by the owner's pet.
6. The unit owner shall put the pet out to board at personal expense should it be necessary due to any barking, damage to the building and/or grounds, or to any reasonable complaints from other owners in the building.
7. Pets shall be fed only inside of a unit. Leaving food outside can attract raccoons and rats.

D. PARKING

1. Owners shall not park in parking spaces designated for visitors; otherwise, they may be towed away at the unit owner's expense.
2. Vehicles shall observe the 10 mph speed limit and operate always in a safe manner in the parking garage. Residents not abiding by these rules shall not be permitted to use the facility.
3. No major mechanical work may be done on vehicles on condominium premises.
4. No boats and/or boat trailers nor commercial vehicles shall be parked or stored in the parking garage.
5. No vehicle shall be parked unattended in any other area of the parking garage other than an assigned parking stall.
6. Visitors residing at Brickell Forest shall be allowed to park in a designated visitor's space for a maximum of seven (7) days within a thirty (30) day period of time.
7. Washing automobiles is prohibited in the parking garage.
8. All doors leading from the garage up to the first floor must be kept closed at all times. Such doors permit exit from the garage, but not entry. Entry shall be limited to the main gate and elevators.
9. Only one guest vehicle per unit will be allowed to park in an underground guest space at one time.
10. The area in front of the parking spaces in the garage is not for storage. All items now stored there must be removed.

E. POOL/POOL AREA

1. An adult must supervise children less than 12 years of age at all times in the pool area.
2. Pets, bicycles, frisbees, skates, etc. are not allowed in the pool or on the surrounding deck areas.
3. Positively no horseplay (running, pushing, shoving, or rough house activities) is permitted.
4. No hazardous equipment is permitted in or around the swimming pool.
5. No one is to use the life ring or other safety equipment for any purpose other than what it is intended for.
6. No glassware, bottles, or other breakable items are permitted in or around the pool area.
7. All trash, cigarette butts, etc. must be deposited in ashtrays and/or containers for trash.
8. No one with open sores, wounds or any communicable disease shall be allowed to use the pool.
9. No furniture and other equipment shall be removed from the pool.
10. Radios, tape recorders, etc. shall be permitted, but the volume must be kept low enough so as not to annoy other individuals.

POOL/POOL AREA (continued)

11. Infants using the pool must wear special swimming diapers or rubber pants.
12. No form of outer clothing is allowed in the pool. Only bathing suits please!
13. Persons using the pool are asked to shower before using the pool.
14. All long-haired persons must wear bathing caps in the pool.
15. No loud talking or yelling is permitted in the pool area after 11pm.

F. TENNIS COURT

1. In keeping with the dignity of the area and the rules established at both public and private courts, appropriate dress on the tennis court shall be observed at all times.
2. Only tennis shoes must be worn on the court. Other types of shoes, including jogging shoes and other types of sneakers will damage the surface of the court.
3. Playing time shall be restricted to one (1) hour if others are waiting to play.
4. The use of the court is restricted solely to tennis and basketball. Tennis has priority over basketball.
5. No food or beverages are allowed on the court.
6. Children under the age of 12 must be accompanied by an adult and supervised at all times.
7. Furniture, animals, skates, skateboards, etc. are not permitted on the tennis court.

G. RECREATION ROOM

1. The clubroom is for the exclusive use of the Brickell Forest residents. No one else shall be permitted to use this facility without the express written consent of the Board of Directors through the Manager.
2. Residents who are planning to use the clubroom for private parties must make suitable arrangements with the manager beforehand.
3. Residents are required to clean up the recreation room, no later than noon on the following day after use.
4. Residents and guests who are under twenty-one (21) years of age shall not drink or bring alcoholic beverages into the clubroom or onto the common areas at any time. This rule is to be construed to be in compliance with the Florida Alcoholic Beverages Laws.