

Rules and Regulations

Wilton East Association

Effective May 7, 2022

1) Common Areas / Grounds

- a) All areas outside the boundaries of a unit are considered common elements and are provided for access, use and enjoyment of all residents. No personal property is allowed in common areas without the written approval of the board of directors. Any personal property left on the common areas without advanced written approval from the board of directors will be deemed abandoned and may be removed, and the Association will not be responsible for any loss or damage to the personal property.
- b) No furniture or other decorative or personal items may be placed in front of the building or on front walkways.
- c) Residents may place two small chairs and a small table outside their unit in the back, provided the items are designed for outdoor use, in good repair, and they don't block access to walkways. Residents are responsible for securing these items inside in the event of a storm.
- d) Personal property must be stored inside condo or in storage unit. Sports equipment, bicycles, exercise equipment, cleaning supplies, or interior household furniture shall not be placed on walkways or anywhere outside the building.
- e) Grounds are maintained by the association. Residents may not plant anything in, or otherwise alter or change, the common areas.
- f) Grass areas shall be kept clear at all times so landscapers can mow the lawns.

2) Doors & Windows

- a) Unit owners are responsible for the maintenance, repair, and replacement of doors and windows, and all associated frames, hardware, treatments and equipment. Replacement doors or windows must be consistent with the design of the building and must be approved by the association prior to installation.
- b) Exterior doors must be painted the same color as the other exterior doors. Please inquire with property manager for correct color if you need to repaint your door.
- c) Window treatments, shades, or blinds must be neutral in color and designed specifically for this purpose. Paper, foil, and other similar items are prohibited in windows.
- d) Hurricane shutters and window coverings (including tape) may be placed on windows when a hurricane warning is posted for this area. These items must be removed no more than 72 hours after a hurricane warning has expired.

3) Garbage & Recycling

- a) Garbage must be placed completely inside the dumpster with sufficient room for the lid to close. Food waste and perishable items must be placed inside a sealed garbage bag. Do not overfill the dumpster. Items left on the ground will not be picked up.
- b) Unit owners are responsible for disposing furniture, appliances, and other large items. The city of Wilton Manors collects bulk waste for condo buildings four times per year in March, June, September, and December. Please refer to wiltonmanors.com for exact dates and requirements.
- c) Recycling: There are two recycling bins by the dumpster. Boxes must be broken down to save room for others. Only recyclable materials (paper, cardboard, clean plastic, and glass) are to be placed in the recycling bins. No soiled food containers or pizza boxes in recycling.

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4) **Guests**

- a) Guest may stay no more than 14 days, consecutive or non-consecutive, in any six (6) month period. Any person exceeding these limits is considered a resident (temporary or permanent) and must undergo the screening process.
- b) Guest vehicles must be registered with the management company if the vehicle is to be parked on the property more than 48 hours. The unit owner is responsible for providing guest name & phone number, dates visiting, and vehicle make/model/color to the email address of the management company listed below.
- c) Subleasing is not permitted in our bylaws and will not be tolerated.

5) **Insurance**

- a) Fire and property insurance on the structures and Common Areas are handled by the Association. Individual unit owners and tenants are responsible for acquiring condo owner's/renter's insurance to cover liability, contents, mold, and flood insurance for their units. The Association only insures common property.

6) **Laundry**

- a) Laundry hours are 8:00 AM to 10:00 PM. Residents shall keep the laundry area clean and free of debris when using the facilities. Users shall clean the machines and lint traps after each use. Waste basket is for lint and small items only. Detergent bottles and boxes must be placed in the dumpster or recycling bin. Advise management company of any service issues.
- b) Users must leave the washer door slightly ajar when not in use. This helps prevent mold and mildew from forming in the machine. Laundry closet doors must be kept closed at all times to prevent pests and critters from getting in the laundry closet.
- c) Clotheslines may be used during daylight hours only. Hanging laundry, rugs, towels, etc. on the handrails is not permitted.

7) **Noise and Nuisance**

- a) Car radios, portable radios/speakers, televisions, and other sound equipment volume must be kept at a level that does not disturb others.
- b) Quiet hours are from 10:00 PM to 8:00 AM daily. No loud music or outside gatherings after 10:00 PM.

8) **Occupancy**

- a) Max occupancy is two persons per 1-bedroom unit, four persons per 2-bedroom unit. This includes adults and children, and also includes guests.

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9) **Parking**

- a) Parking spaces are assigned by the board of directors and may be reassigned from time to time. One-bedroom units have one assigned parking space, two-bedroom units have two assigned parking spaces. Assigned parking spaces may be in the front or the rear of the building. There are six designated guest spaces in front of the building for temporary visitors.
- b) Please watch your speed and be aware of blind spots when driving through the parking lot, we don't want any injuries.
- c) All vehicles parked on the premises must be operable and have current registration and insurance.
- d) Please advise the management company if you replace your vehicle.
- e) Boats, commercial vehicles, and trailers are not permitted on the property.
- f) Car washing is allowed for residents' vehicles only.

10) **Pets**

- a) No pets are allowed at Wilton East

The Association will make reasonable accommodations for legitimate, documented disabilities. All owners and animals authorized due to such accommodations shall be subject to such rules, regulations, policies, and procedures as may be adopted by the board from time to time.

The Board of Directors reserves the right to modify or make additional rules and regulations as may be required from time to time. The association reserves the right to fine any unit owner for violating rules and regulations.

You are living under condominium bylaws. Please be respectful of others around you.

Management company may be reached via email at: wiltoneast715@gmail.com