

GARDENS AT BONAVENTURE 14 EAST, CAI
SUMMARY VERSION OF RULES & REGULATIONS
(PLEASE REFER TO THE ASSOCIATION'S GOVERNING DOCUMENTS FOR FULL VERSION)

OCCUPANCY OF UNITS:

Every resident is required to go through an application and interview process before being approved or taking occupancy of a unit. This is required for purchasers, lessees and residents. The applications can be obtained by contacting the property manager.

All owners of tenants must submit a copy of the renewal lease 30 days in advance of the renewal date. Non- receipt of the renewal lease is considered a violation of the association rules and governing documents and can be turned over to the association's attorney for legal action and enforcement of the rules.

RENTAL RESTRICTION:

Please see attached amendment regarding the restriction on renting a unit in Gardens at Bonaventure 14 East. If you are purchasing a unit that currently is leased, then the tenant would be able to live out their current lease and the 12-month restriction would begin at the termination of their lease.

If there is no current lease on file with the association/management office then that tenant is considered unapproved as the association has the right to approve all leases, incoming and renewals, 30 days before the renewal date. If there is no valid lease on file, the tenants would be considered not approved.

MOVING:

Residents may not move in or out before 9:00AM and after 9:00PM on any given day of the week as a courtesy to the surrounding neighbors

PETS:

Each owner is allowed one (1) pet not to exceed 25 pounds at full maturity. Cats are not permitted to roam free throughout the community. Dogs must be walked on a leash, not to exceed 6 feet in length, while on the common grounds. Dog owners must pick up after their dog and properly discard the poop. Not only is this a rule of Gardens 14 East but it is also a Broward County Ordinance and a fineable offense. Pets are not permitted in the pool or pool area

PARKING:

- This association has parking enforcement every night and warning are not issues.
- Each unit only has one (1) assigned parking space. Guest spaces are limited and are on a first come – first serve basis. Registering two vehicles does not guarantee a parking space for your second vehicle
- Vehicles must be registered on the online portal
- Trucks and commercial vehicles are not permitted to park in the lot overnight and will be towed regardless of if they are registered.
- Boats, trailers, and motorcycles are not permitted and will also be towed regardless of if they are registered.
- If you have two vehicles registered on the resident portal, then any guests or additional vehicles associated with your unit would then need to park off-site overnight.
- You must display a valid and current license plate.
- Parking on the grass is not permitted.
- Parking in the 14 West (Gray buildings) spaces will be towed by that association's wrecker

BARBEQUING:

Barbeque grills are strictly prohibited on the front or back patios of the units. This is NOT ONLY a violation of the association's rules but also a violation of the Broward County Fire code. For the safety of all residents, any BBQ grills observed on the patios will immediately be reported to the Broward County fire marshall and fines can be levied by the County.

EXTERIOR MODIFICATIONS:

All areas outside your unit are considered a common or limited common area. No Resident may make any modifications to the common areas without prior written Board approval. This includes but is not limited to:

- First floor unit residents that remove the existing landscaping and replace it with unapproved foliage.
- Replacement of windows or doors
- Installation of Hurricane shutters

You would need to contact the property manager for the ARC package for the modifications you wish to have approved.

Please be advised that the roof is a common element. If a resident has an issue with their AC unit and needs to replace the unit you must submit the license and insurance of the AC vendor first before the vendor can remove the old unit and install the new one.

POOL AREA:

The following are not permitted in the pool area at any time:

- Animals of any kind
- Food
- Alcoholic beverages
- Glass containers of any kind
- Pets
- Cigarettes or cigars
- Flotation devices

Children under 18 must always be accompanied by an adult resident of the community
Please replace all chairs, loungers, and tables in the position they were found and close the umbrellas

ADDITIONAL HOUSE RULES:

Radio and other devices should be used at a non-disturbing level of volume between the hours of 10:00PM and 7:00AM.

Carpentry, carpet or flooring installation and hammering of any kind must be done between the hours of 9:00AM and 7:00PM

Nothing may be draped or hung over the railings- this includes towels, clothing items, rugs, etc.
You may not paint or make any other structural changes on the patios without written Board approval

Please do not throw water from the second story terraces or patios

Updated 7/11/2023