

**Lado Del Rio
400 N Riverside Drive
Pompano Beach, Fla 33062**

RULES AND REGULATIONS

The Rules and Regulations hereinafter set forth shall be effective as of Nov. 12, 2019, and shall apply to and be binding upon all unit owners. It is the responsibility of the unit owners to ensure compliance with the Rules and Regulations by their families, guests, invitees, employees, and lessees. Directors are authorized to request owners and guests to observe all of the following rules. Repeated infractions will be referred to the Board for action.

Consent or approval given under these Rules and Regulations by the Board of Directors shall be revocable at any time.

GENERAL RULES AND COMMON AREAS

1. The exterior of the apartment and all other areas appurtenant (surrounding area) to an apartment shall not be painted, decorated, modified by any owner in any manner without prior consent of the Board of Directors, which consent may be withheld on purely aesthetic grounds at the sole discretion of the Board of Directors.
2. There shall be no shaking of items from windows or balconies nor shall any article be hung from balcony railings of the apartments. No towels and clothing shall be left on chairs or balconies.
3. No bicycles, scooters, baby carriages, or similar vehicles or toys shall be allowed to stand in any driveway, parking area, stairs, hall, elevator, balcony, or other similar areas of condominium.
4. Grocery and luggage carts shall be returned to their designated storage area promptly after usage. They shall not be kept in individual apartments overnight nor left in hallways at any time.
5. Owners and lessees shall be permitted to have tables, chairs, stools, planters, and other furnishings of their choice on their balcony, covered or decorated in any manner they choose. Such items shall not be positioned so as to constitute a danger to any person or property due to falling from the balcony.
6. No owners shall make or permit any noises that will disturb or annoy the occupants of any of the apartments, leave or prop open apartment entrance doors, or do or permit anything to be done which will interfere with the rights, comfort, or convenience of others.
7. Owners must obtain approval from the Board of Directors before installing floor coverings such as wood parquet, ceramic or vinyl tile in areas not previously covered with the same material as proposed. Appropriate use of soundproofing must be provided to prevent noise levels that create a disturbance to occupants of adjoining units.
8. All plumbing, electrical, AC and window installation or repairs must be done by a licensed, insured contractor. The Board requires documented license and proof of liability and worker's comp insurance prior to starting any work in the building. A copy of the company's license and proof of both liability

and Worker's Comp Insurance must be received by the board in hard copy 48 hrs. before work begins. In the case of emergencies documentation must be provided on site before work begins.

9. Awnings, window guards, light reflective materials, hurricane or storm shutters, window-ventilators, window fans or window air conditioning devices shall not be used in or about the apartments. All glass and screening replacement must be of original color and quality. No deviations are permitted without prior approval of the Board of Directors. The Board of Directors must be also contacted for clearance to install remove or repair damage to hurricane shutters.

10. No sign, notice, advertisement, or decoration (except the display of the American flag on national holidays and decorations in good taste during religious holiday periods) shall be inscribed or exposed on at or from and window, balcony or other part of the apartments, except such as shall have been approved in writing by the Board of Directors, nor shall anything be projected out of any window in the apartments without similar approval.

11. Toilets, sinks, basins, tubs, and all other water apparatus in the building shall not be used for any purpose other than those for which they were constructed. Any costs due to damage resulting from misuse of any lavatory or any other apparatus shall be paid by the owner in whose apartment it shall have been caused or originated.

12. Antennae or satellite dishes shall not be attached or hung from the exterior of the apartments.

13. No owner shall request or cause any employee of the Association to do any private work or business for the owner except with an approved documentation required of all service providers (See No 8 above). This work must occur after normal working hours of employee (emergencies excepted).

14. Any officer of the Association, or any agent of the Board of Directors shall have the irrevocable right, during reasonable hours and at any time during an emergency, to have access to any unit for necessary inspection, maintenance, repairs or replacement of the common elements or limited common elements, either therein or accessible therefrom.

15. The Association must retain a passkey (s) to each apartment. If an owner alters and lock or installs a new lock on any door leading into an apartment, the owner shall provide the Association with the new key (s). In the event of an emergency, failure to do so could result in forced entry at the owner's expense.

16. Complaints regarding the building's operation must be made in writing and signed, either hard copy or email with confirmed receipt. The written complaint must be sent to the Management Company. No action will be taken by Management or the Board unless a complaint is received in writing and signed by the complainant.

Complaints against individuals/ residents made to the LDR Board of Directors or Management will only be considered when made in writing and are first hand, not second hand or hearsay. No written or verbal complaint presented to management or the Board will be acted upon until it is verified to the Board's satisfaction.

17. All damage by an owner or agent of an owner, to common areas including elevator, or to apartments caused by moving or carrying of articles shall be paid by the owner responsible for the damage caused by such action.

18. No owner shall use, or permit to be brought into the apartments, any flammable oils or fluids (such as gasoline, kerosene, naptha, or benzene), explosives or articles deemed extra hazardous to health, life, limb or property.
19. Any damage to the building, recreational facilities or other common areas or equipment determined to be caused by any owner, lessee or guest, shall be repaired at the expense of the condominium owner.
20. Parents shall be held responsible for the actions of their children and guests.
21. Domestic help of the unit owners may not gather or lounge in public areas of the building and the grounds, nor use recreational facilities.
22. Cooking shall not be permitted on any balcony nor on the condominium property, except in such areas designated by the Board of Directors. Where such cooking is permitted the Board of Directors shall have the right to promulgate rules and regulations as to the time and type of cooking that may be permitted.
23. The use of recreational facilities shall be at the risk of those involved and never, in any event, at the risk of the Association.
24. No unit owner or lessee shall keep on the premises at any time more than one cat, or one dog weighing up to twenty (20) pounds, or two (2) small birds. Approved and registered pets are permitted on the elevator and on leash in hallways and lobbies. They are not permitted in the pool area at any time. In the case of any new dog, owner must complete a LDR Animal Registration Form and pay a one time non-refundable pet fee of \$150.00. The owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of the owner having an animal or bird on premises.
25. Each unit owner who plans to be absent from their unit for an extended period (or when that unit will be vacated in the event of the departure of a lessee or guest) must prepare, or arrange to have prepared, their unit prior to departure by:
 - (a) Removing all furniture, plants, and other unsecured objects from balcony.
 - (b) Designating a responsible firm or individual to care for their unit should the unit suffer damage, and furnishing the Association with the name of such firm or individual. Such firm or individual shall contact the Board of Directors to arrange for entry to effect repairs.
 - (c) Electric power and AC must remain on.
26. All owners and lessees shall notify the Board of Directors or superintendent of any overnight guests they may have prior to their arrival. All overnight guests must register with the superintendent.
27. Car washing on condo property shall only be done in designated area, and may be subject to local restrictions.

GARBAGE – NEWSPAPERS, ETC.

Any garbage and refuse from the units shall be put in bags and put down the garbage chute. Refuse which cannot be put down the chute should be placed in the trash dumpster located in the first floor trash room off the lobby. Soiled diapers must be disposed of in plastic bags, tied securely and put down the garbage chute or placed in the trash dumpster on the first floor. Recyclables in the following categories - newspapers, magazines, paper, cardboard/boxboard, plastic (#1,2,4,5 &7) only) and glass- and shall be left in the recycling bins in the trash rooms. To control pests all recyclables must be clean. If they cannot be cleaned adequately they should go in general trash.

MAINTENANCE, LAND LEASE, RENTAL FEES, & ASSESSMENT PAYMENTS

All payments for maintenance, land lease, rental fees and assessments are due and payable on the 1st day of the quarter billed. There will be a late charge of \$1.00 per day on payments received after the 15th of the month, retroactive from the 1st of the month. After the 15th of the month, owners will receive a past due statement quoting late charges and this must be paid before the last day of the month. If not received by the last day of the month, legal assistance will be employed and the costs will be charged against the owner. Postmark or date received in Director's mailbox (not the date of the check) will determine date received.

RECREATION ROOM

1. The recreation room is available to all owners. First preference will be given to condominium parties. The room may be reserved for private parties on a first-come, first-serve basis. Reservations must be made in advance and approved by the Board. A request from is available from any Board member of the superintendent.
2. Unless an exception has been specifically approved by the Board for special occasions, the recreation room must be vacated by midnight.
3. After use the recreation room must be cleaned and restored to original condition. Food may not be stored in the refrigerator beyond the day after the party.
4. A \$50.00 check or cash must be given to the superintendent when reserving the recreation room for private parties. This is refundable when room is returned to proper order and cleanliness. Makes checks payable to Lado Del Rio Condo Association.

GUESTS AND LEASING OF UNITS

1. A unit shall not be leased for less than sixty (60) nor more than three hundred sixty five (365) consecutive days.
2. Appointment must be made in advance for any first-time lessee to be interviewed before occupancy. No new lessee will be admitted into an apartment without prior being interviewed and approved by the Board.
3. Units will not be leased to businesses, corporations or commercial enterprises.
4. An owner must submit a new regular leasing form, or new contract signed by the owner or lessor and the lessee both. This form shall be accompanied by a \$200.00 check before approval will be considered by the Board. If lessee re-rents same apartment, a \$200.00 check is not required however Board approval is required upon each renewal request.
 - (a) Lessee may not have guest occupying unit unless lessee is in residence. Subletting is not permitted.
5. Guests may not have other guests occupying unit at any time.
6. It is the responsibility of the unit owner to make sure the lessee or guests understand the Rules and Regulations of this condominium.
7. The Association reserves the right to terminate any lease for violation of the Rules and Regulations and to deny further lease privileges to the violators.
8. Lessee shall be permitted to have a pet, pursuant to all LDR pet guidelines if the owner agrees in a signed hard copy writing or email with confirmed receipt to the board acknowledging they are allowing a pet.
9. All lessees and guests must report their occupancy to and register with the superintendent on arrival or not later than the following day.

SALE OF UNIT

1. Unit owners must notify the Board in writing of intent to sell and must disclose all encumbrances against their unit, including any mortgages, liens or suits filed or threatened against their unit.
2. The unit owner must give the Association the right of first refusal.
3. The unit owner must give the Association written notice of offer to purchase. This shall set forth in detail the terms and conditions of the offer, together with the name, address, age, occupation and size of the family to be living in the unit. An offer to purchase is not bona fide unless accompanied by a deposit of at least ten percent (10%) of the purchase price.

4. A \$100 fee must accompany any bona fide offer to purchase unit before it will be considered by the Board. All prospective buyers must be interviewed and approved by the Board.
5. A purchase, having been approved by the Board of Directors, may occupy the unit before closing only upon approval of the unit owner and the Board.
6. Units may not be sold to businesses, corporations, or commercial enterprises. Discovery after the sale will result in legal action to invalidate the sale.

PARKING

1. Each unit owner shall park in the space assigned. Parking spaces may be permanently transferred among the unit owners upon notification in writing of the Board of Directors.
2. No vehicle belonging to an owner, or to a member of the family or guest tenant, or employee shall be parked in such a manner as to impede or prevent ready access to another owner's parking space, or parking spaces designated for "emergency only" or "service vehicles. The owner, their family, employees, agents, visitors and lessees will obey the parking regulations. No vehicle that cannot operate on its own power shall remain on the condominium property. Parking spaces are for non-commercial passenger vehicles only. No boats, trailers or recreational vehicles shall be parked in or around the parking area.
3. The owner shall not cause, or permit, the blowing of any horn, or other excessive noise from any vehicle of which his / her guest or family shall be occupants, approaching or upon any of the driveways or parking areas serving the condominium property.
4. All residents must notify management 24 hrs. before a delivery is scheduled. Provide name of vendor/company; approximate time; request to sign in; are elevator pads needed. Yes can add

POOL AND POOL AREA

1. Hours for use of pool are dawn to dusk, and pool area shall not be used after 10PM.
2. The pool and surrounding common areas are a Quiet Zone after 10PM. No cell phones, music or other digital devices with sound. Any conversations should be short and "library quiet" so as not to disturb residents.
3. To protect residents from second hand smoke, smoking of cigarettes, cigars, pipes or e-Cigs are permitted only in the designated smoking area located in the northwest corner of the backyard near the shuffleboard.
4. Preparation of food and eating is only permitted at the table directly next to the grills. No eating is allowed anywhere else in the pool area. No glass is permitted in any part of the pool area.
5. Owners will be held responsible for actions of their guests, children or lessees. All are requested to keep noise to a minimum.

6. Children under the age of four (4) must be accompanied in the pool by an adult, and under the age of eight (8) must be closely supervised by an adult. No voiding in the pool. Children must surrender chairs or chaise lounges if adults require them.
7. For insurance purposes, sanitation and personal safety, there must be no glass containers in the pool area. Unbreakable drinking containers are permitted.
8. All refuse must be deposited in the receptacles provided.
9. All persons must shower and remove sand, tar or suntan lotion before entering the pool. Shower is located at poolside.
10. Any person with skin rashes, abrasions, open cuts or communicable diseases is not permitted in the pool.
11. Those in bathing suits must wear a jacket or robe and foot covering in the lobby and throughout the other common areas of the building.
12. Beach towels must be used on all pool chairs by anyone in bathing attire.
13. Pool chairs cannot be reserved.
14. Jumping and diving into the pool are prohibited.
15. Anyone using the pool DOES SO AT THEIR OWN RISK.

The Directors are authorized to request owners and guests to observe all the rules. Repeated infractions will be referred to the Board for action. Pool privileges may be withdrawn from guests who fail to abide by these regulations.

**PLEASE MAKE SURE THAT GUESTS AND LESSEES ARE
MADE AWARE OF THESE RULES AND REGULATIONS**