Updated May 2026

The English copy prevails over the French copy.

La copie anglaise prévaut sur la copie française.

SUNSHINE VILLA APARTMENTS INC.
HOUSE RULES
May 2026

BUILDING AND GROUNDS	
1	Public entrances and stairways shall not be obstructed. Planting of any kind or size or other objects are not permitted in the aisles, stairs, or on-air conditioning equipment. Planting in pots on the balcony (garden side) is permitted with a plate that gets irrigation water. No bicycle, tricycle, skates or other vehicle with the exception of baby strollers or wheel chairs should be stored on walks, on land in the entrances or work areas outside of the first and second floor.
2	Due to the lack of soundproofing of apartments, no noise will be tolerated before 8.00 Am and after 11.00 PM inside and outside the apartments (Example. Washer, dryer, television, vacuum cleaner etc…)
3	Renovations can be made between 8a.m. and (17h) 5p.m. from Mondays to Fridays. No work on Saturdays & Sundays except for an emergency.
4	No trash of any kind shall be swept and / or thrown from the doors, windows, terraces or balconies of apartments.
5	No awning, canopy, window guards, door guards, fan or mesh screen can not be used in or around the buildings unless they are approved by the Board of Directors.
6	No notice, sign or advertisement may be displayed in or on windows or other parts of the building. No vehicle on land or parking areas of Sunshine Villa Apartments Inc. shall carry a sign'' for sale'' or any other indication.
7	The occupant of any apartment should not throw in the toilet an insoluble or obstructing product, such as plastic products, grease, paper towels, sanitary napkins, diapers, etc .... Any damage resulting from improper use of the toilet, sink and bath must be paid by the owner of the apartment in which the damage occurred.
8	No television or radio antenna must be attached or hung on the building of the Villa. Water dripping from the air conditioning unit must be collected in a container preferably white.
9	All apartment owners must leave a set of keys to Villa Sunshine Apartments Inc.. This is very important for their own protection in case of emergency.

10	Use of outdoor cooking equipment is prohibited on the balconies of Sunshine Villa Apartments Inc. Use of gas BBQ will be allowed in the garden or in a place designated by the Board of directors. Only the activity Committee will be allowed to install this cooking equipment. No food should be served or consumed in / or around the pool or shuffleboard, or on the grounds of Villa Sunshine Apartments Inc.
11	No carpet should be glued onto the catwalk.
12	All contractors engaged by an owner must provide all their equipment for work performed in and around Villa Sunshine Apartments Inc. This should include all ladders and hand or power tools. They must also provide their own liability insurance of their employees, as well as the permit of the City of Dania if required.
13	It is the responsibility of each owner to ensure that any heavy object ordered to be delivered to his apartment with a carriage on a rubber wheel (dolly).
14	It is forbidden to smoke in common areas inside the building.
15	If work must be carried out in an apartment in the owner's absence, a note or a phone call (or both) must be forwarded to the Board of Directors prior to beginning of work.
16	Owners and tenants (no visitors) vehicles can be washed with a hose in the designated area only, on the east side of the building near the laundry room. Hours of washing are listed. Please do not abuse this privilege.
17	Any apartment owner which allows parents or uses his apartment in his absence, must notify the Board of Directors in advance and must also complete Form 12. (Form 12 must be accompanied by an appropriate check made payable to Sunshine Villa Apartments Inc.) for the amount of the loan or lease. a) In the future during the summer period, any owner who occupies his apartment or his apartment is occupied by tenant or a guest shall notify by email the president & the summer surveillance person. In the e-mail you must specify - The name of the people - The name of one person to notified in case of emergency - The apartment number and the occupation period.
18	Owners at Sunshine Villa Aparts **MUST** have permission <u>if they</u> <u>wish</u> to install Mini-Split Air Conditioners/Heat Pumps under the following conditions: -each project of installation should be accepted by the maintenance super intendants as to how it will be done and where before any work or buying is done. -The exterior unit should be installed either on the catwalk or in the courtyard in front of the apartment of the owner and far enough from his neighbor's windows or balcony to eliminate any disturbance. -All exterior unit must be installed on the wall with a rust proof bracket with rubber bushings to absorb vibration if there should be any. -The exterior unit depth is 10'' to 12 ½" installed at 4'' from the wall for a total of 16 ½". It does not take more space than some of our present units. -The installations must conform to the municipal code. -The flexible tube connecting the outside unit to the inside unit, shall enter the apartment from the base of the exterior unit directly through the wall (a hole of 2'' to 3'' diameter) so as there is no pipe or wire running on the wall outside.

	Note: Only one exterior unit is accepted for one-bedroom apartments, but that in some cases the two-bedroom apartment may need two units instead of one and this must be approved by the Maintenance Director or President. The old wall unit must be removed within 30 days after the installation of the new one.
19	a) Sunshine Villa will keep in good condition foundations, exterior walls, roof, gutters, beams, balconies ... all these repairs will be made at the expense of Sunshine Villa, unless otherwise specified. b) The installation of ceramic tiles on the balconies is the responsibility of the member must maintain in good condition. c) When Sunshine Villa should perform repairs to the balcony or installing new railings, any damage to the ceramic and repair remains the responsibility of the member. d) Ceramics must be maintained in good condition. If it is not maintained in good condition to the satisfaction of the Directors, they may decide to repair or modify. The member shall be notified in writing by the Directors. *And failing that*, the Directors may make repairs and the cost will be charged to member.

PARKING / STATIONNEMENT	
20	One (1) parking space is allocated to each owner. Guests places are for visitors only. No mobile home or vehicle of exceptional length or width can park in the parking spaces Sunshine Villa. Apartments, Inc. Nobody has the right to park alongside the building, except for the loading or unloading of objects or vehicles for supply, service men, etc. ... An extreme caution, <u>maximum 5 mph</u> for drivers on the roads of Sunshine Villa. If damage occurs on *ways* or parking areas of Sunshine Villa,it will be the responsibility of the owner, renter or guest. Major repairs on a car are prohibited unless an emergency. It is prohibited for any vehicle to move in the opposite direction of traffic lanes of Sunshine Villa, except in an emergency. This rule must be respected by all without exception. Inform visitors or service people to park in spaces reserved for guests on the west side of the building.
GUESTS	
21	Any guest's occupation shall be in accordance with Regulation No. 54 and its amendments. Form No. 12 must be completed by the owner and accompanied by a check payable to Sunshine. Villa Apartments Inc.

22	Starting October 1, 2026, the guest fees for renting an apartment at Sunshine Villa will be 225 $ per month. If the rental time is for: - less than1 month, the guest fees will be 225 $; - more than 1 month but less than 2 months, the guest fees will be 450 $; - more than 2 months but less than 3 months, the guest fees will be 675 $; - more than 3 months but less than 4 months, the guest fees will be 900 $; - more than 4 months but less than 5 months, the guest fees will be 1 125 $; - more than 5 months but less than 6 months, the guest fees will be 1 350 $;
23	Members who have given permission to have guest's immediate family (father, mother, brother, sister, children, grandchildren) live with them, shall, as stipulated in Regulation 54, will pay 55.00 $ per person per week at Sunshine Villa. (no fees for the first and second day). Children under 16 stay free with the guest. <u>One</u> <u>time only</u>, <u>two people</u> for up to two weeks are allowed.
24	Every owner of an apartment having guests using the apartment must leave a copy of the house rules in a place clearly visible to the apartment. It must also ensure that the tenant or guest include regulations and agree to comply.
25	<u>SHARING APARTMENT BETWEEN OWNERS</u> It is possible for an owner to lend his apartment to another owner for up to 2 weeks during renovation or to allow him to receive family members. No donation will be required. Formula 12 should be completed.
MAIL	
26	Individual mailboxes are located at the west entrance of the Court. Be sure to include your apartment number in addition to address Sunshine Villa Apts Inc., 223 South Federal Highway, Dania Beach, Florida, 33004
GARDEN	
27	No additional planting will be made without the permission of the committee of buildings and land
28	Mowing and trimming bushes should be made in a uniform manner. Please refrain from giving instructions to the maintenance man or men who take care of the lawn.
29	No part of bedding, clothes or towel should be exposed to the outside or on all railings of apartments. On balconies will be allowed only table, chairs, parasol and plants.

POOL	
30	Showers must be taken before entering the pool
31	No food is allowed in the pool or around the pool, except once a year, the pool party. At the pool, drinks are permitted in unbreakable containers. If by any chance something spills on the ground, it must be cleaned immediately. No intoxicated person will not be tolerated by the pool.
32	No lotion, cream or oil should be used before entering the pool.
33	Children are not allowed in the pool unless supervised by an adult.
34	The pool is open every day from Dawn to Dusk no earlier than eight (8) AM and no later than ten (10) PM.
35	If umbrellas are opened by the end of the afternoon, please close them so they are not damaged by weather. The chairs must be stored.
36	It is forbidden to dive, jump or run around the pool.
SHUFFLEBOARD) PETANQUES and MULKY	
37	The games will cease at 10.00 PM.
38	No food should be served around the courts. Members are allowed to take drinks in unbreakable containers.
39	Appropriate clothes must always be worn with shuffleboard and petanque, for players and spectators.
40	At any time, players must place the discs and rods in their respective bin and turn off the lights of the court.
RECREATION ROOM	
41	Private groups wishing to use the recreation room must first obtain the permission of the chair while informing social time and the nature of the use.
42	The recreation room must be left in the *same cleanliness* as when taking possession, otherwise users will have to pay the costs of cleaning.
LAUNDRY	
42	The laundry room at the end of the building is accessible to everyone with a key, eight (8) AM to eight (8) PM.
43	The washers should not be overloaded to avoid damaging the machine and laundry must be removed promptly from washers, dryers. Dryer filters should be cleaned after each use.
44	Turn off the lights and lock the door when leaving.
TRASH	
45	All waste must be drained and placed in a plastic bag or paper bag top must be securely fastened to prevent spills.
46	Newspapers, magazines and cardboard folded to be placed in the trash barrels. Only garbage inside the barrels are collected.
BINS	
47	Members should store the shutters inside the bin in the basement.
48	Due to limited space, no furniture or large objects can be stored in the basement except in the bin.
49	All members must write their apartment number on their bin.
50	Bins cannot be sold. They belong with the apartment

MAINTENANCE FEES	
51	All payments for maintenance shall be made for a minimum period of three (3) months in advance, beginning on January 1 of each year.
52	The grace period is ten (10) days after the first of the month when payments are due for maintenance. All payments must be submitted to Sunshine Villa Apts. to the Treasurer. A penalty of ten percent (10%) could be imposed after the ten-day grace. The 10% penalty applies to all types of payments: maintenance, assessments.
BICYCLES & MOTORCYCLES	
53	Sunshine Villa offers residents several bicycle storages spaces. Should demand exceed the number of spaces available, Sunshine Villa will prioritize storage requests according to the following priorities: 1. Owner-occupiers who already have a rental space 2. Owners-occupiers 3. Owners 4. Guests Each year, **renters of these sites will have to fill out a form and pay a fee of $30 per bike before October 1st to renew their rental. (The rental period runs from October 1st to September 30th). Failure to make payment by October 1st will result in loss of priority.** There will be a waiting list for those who wish to have a site in the future. After October 1st, if there are still rental spaces available, those on the waiting list will be contacted according to the priority list above. If no space is available, owners or guests can always use their locker, freeing up space if necessary. Sunshine Villa also offers parking spaces for motorcycles. These spaces are rented for one year from October 1st to September 30th at a rate of $105 per wheel. Should the demand exceed the number of motorcycle spaces available, the priority levels and waiting list process described above will also be used in this situation.
FRONT DOORS	
54	Owners have the right to keep the original entry door in place under the following conditions: - The door is maintained properly (in appearance and function). - The door remains free of termites. - The certificate of ownership remains as it is on the day this article takes effect. Should any one of the conditions cease to be met, the door will have to be replaced within 90 days (30 days in case of termites) by a new one that is approved by the board of directors and meets the then current Florida Building Code. The list of approved models may evolve over time therefore it is purposely excluded from this article. In all cases, the owners should get the board of directors' approval prior to proceeding with the replacement.

SERVICE ANIMALS REGUALTION	
55	**REGULATION — SERVICE ANIMALS AND EMOTIONAL SUPPORT ANIMALS (ESA)** *(Reasonable Accommodation – Fair Housing Act & Florida Statute §760.27)* **1. General Principle** The cooperative prohibits animals. However, an emotional support animal may be authorized as a reasonable accommodation when a request compliant with the law is approved. **2. Pool and Adjacent Areas** Emotional support animals are strictly prohibited: • in the pool, • on the immediate pool deck, for hygiene, health, and safety reasons. **3. Outdoor Common Areas and Shared Spaces** Access is limited to necessary movement only. At all times, the animal must: • be kept on a leash, • remain under the direct control of its owner, • not cause nuisance, excessive noise, or reasonable fear. **4. Behavior and Safety** If an animal demonstrates documented aggressiveness, becomes dangerous, or disruptive behavior, the Board of Directors may impose additional reasonable measures, including the use of a muzzle, following an individual assessment. **5. Hygiene and Waste** The owner must make reasonable efforts to limit the animal's needs on cooperative property. In the event of an accident, the owner is required to: • immediately pick up any solid waste, • clean and disinfect any affected area (solid or liquid). **6. Responsibility** The owner is fully responsible for: • any property damage caused by the animal, • any injury or incident involving the animal. **7. Required Documentation** Any accommodation request must be accompanied by documentation from a health professional duly authorized to practice in Florida, such as: • physician (MD / DO), • psychologist, • psychiatrist. The professional must be licensed by the State of Florida and authorized to practice within the state. The documentation must confirm that: • the resident has a disability as defined by law, and • the animal is necessary to alleviate the effects of that disability. ⚠ Letters from professionals located outside Florida — including other U.S. states or foreign countries — will not be accepted. **8. Non-Compliance** Failure to comply with these rules may result in disciplinary measures provided for

	in the regulations, which will address the behavior and not the animal's status as a reasonable accommodation. **9. Disciplinary Measures in Case of Non-Compliance** Disciplinary measures applicable in case of non-compliance may include, without limitation: • Written warning addressed to the resident concerned. • Formal notice to comply with the regulations. • Imposition of proportionate sanctions, such as fines or temporary restrictions on access to common areas. • Temporary suspension of privileges related to the possession or presence of the emotional support animal. • In case of repeated violations or serious misconduct, the possibility of initiating more severe disciplinary procedures, up to and including exclusion from the cooperative, in accordance with the general regulations.

CONCLUSION

It is the responsibility of each apartment owner to have a copy of the house rules. The owner has left a copy to the tenant and must ensure that the quests complies with the regulations. The rule violations shall be punished as described in the bylaws of the corporation in November 2004 page 7 cards, guests, Article 53b and 53c.

Please refer to the regulations of the corporation for additional regulations.
These regulations supersede all previous regulations adopted or amended.
These regulations can be added, amended or revoked at any time by resolution of the Board of Directors.

Revised April 1st 2014 (Article 18 Ref Meeting of the board 31-03-2014)
Article 25 add (Ref meeting of the board 20-03-2015)
Revised Feb 5th 2016 (article 21-22 Ref Meeting of the board 02-05-2016)
Revised January 26, 2018 (Article 22 and 23) Motion 2018-05
Revised March 8th, 2023 (Art 3) Motion 2023-29
Add Article #53 Reference Meeting of the Board 06-12-2023 Motion 2023-58
Add Article #54 Reference Feb 9th annual meeting Vote approved
Article 22 (February 2025)
Revised article 18,update wording & 22,23 & 53update prices March 9 motion
Article 55 added May 11th
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