

THIRD AVENUE CONDOMINIUM ASSOCIATION, INC.

DATE: November 5, 2013
FROM: BOARD OF DIRECTORS
TO: ALL UNIT OWNERS
REF: COMMUNITY RULES & COMMUNITY

In every community "RULES AND REGULATIONS" are inevitable. These rules contribute to the overall performance and joy of life within the community. As a resident at Third Avenue, Condominium Association, Inc., everyone's cooperation is an essential part of our goal to have a pleasant and peaceful community. Please keep in mind that all members of the Board of Directors assist the community voluntarily. Please read the following Rules and Regulations for your community

Building Exterior: The exterior of the condominium unit, and all other areas appurtenant to a condominium unit shall not be painted, decorated or modified by any owner or in any manner without the prior written consent of the association, which consent may be withheld on purely aesthetic ground within the sole discretion of the association. No radio or antenna shall be attached to or hung from the exterior of the condominium unit or the roof they're on without the prior written consent of the association. No sign, advertisement, notice, or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside of the building or of the common areas without prior consent of the association.

CAR WASHING: There is absolutely no car washing allowed inside this community. The water consumptions are paid evenly within the unit owners, and therefore everyone needs to respect the expense for water consumption.

CHILDREN: Unit owners shall be responsible for the actions of their children and the actions of their guest(s)

COMMON AREAS: The sidewalks, entrances and passages must not be obstructed or encumbered, or used for any purpose, other than for access to and from premises. No bicycles, tricycles, motorcycles, or other types of vehicles shall be left unattended in the sidewalks, entrances and passages of the community. There is no basketball poles allowed inside the community. Basketball poles are only allowed in the backyard patio as long as the actual pole does not exceed the height of the fence.

DAMAGES TO PRIVATE PROPERTY AND COMMON AREA: Any damage to the buildings, the areas or equipment caused by unit owners, or the children or guest shall be repaired at the expense of the unit owner.

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GARAGE: Waste tanks MUST be kept closed (lid) at all times, and in good hygienic conditions. A couple of recommendations are using a polyethylene bag that will cover the interior of the tank before commencing to deposit the waste, tanks need to be washed periodically in order to prevent bad odor and flies. If your unit produces a lot of rubbish, you will then need to have two tanks in order to prevent the tanks from overflowing. When the tank overflows, the lids will become loose and therefore will defeat the purpose of this said regulation. Tanks can only be placed on the community common areas the night before the trash pick-up. All trash must be placed in your patio or behind your porch's wall.

NUISANCE: It is not allowed upon the condominium property, nor shall any practice be allowed which is a source of annoyance to residents. Radio, television and other instruments, which may create noise, should be turned down to a minimum volume between the hours of 10:00pm through 8:00am, special events or activities must obtain authorization from the association 72 hours in advance. The property authority will be called upon that resident that is inconsiderate with their neighbors due to the high level of noise coming from their property.

PET LEASH LAW: Dogs are not permitted to roam free outside your private property. When your dog is off your property, it must be leashed at all times. Running at large - \$150.00 fine for an unsterilized dog (plus \$10.00 surcharge), \$50.00 fine for sterilized dogs (plus \$10.00 surcharge).

PET POOPER SCOOPER LAW: Not picking up your dog's feces is considered a public nuisance! You must exercise proper care and control of your dog. Dogs create a public nuisance when it chases vehicles, or persons, or when it trespasses or causes damages to another person's private property, or on public property. Public nuisance: \$50.00 fine. In Broward County, it is not allowed for dogs to defecate on public land or commonly held private property. Dog owners are responsible for picking up waste material left by their dogs and disposing of it properly. Only dog breeds approved by Broward County are allowed in the community.

PRIVATE BUSINESS: The establishment of private businesses inside Third Avenue Condo Assoc., that require the flow of people that do not reside in the community is strictly prohibited. Only Internet based businesses are allowed.

Purchases and Leases: No sale, transfer, lease or conveyance of a condominium unit shall be valid without the prior written approval of the condominium association. No lease term will be accepted for less than (12) months. Approval shall be in recordable form, signed by an executive officer of the association, and shall be delivered to the purchaser or lessee and make a part of the documents of conveyances. Every purchaser or lessee who requires any interest in a condominium residence, shall acquire the same subject to this declaration, the provisions of the by-laws of the Condominium Act. There will be a charge of \$150.00 non-refundable for each application to rent or buy in the condominium. Owners who violate this provision shall be fined \$500.00. In addition, due to open "Breach of Contract" the proper authorities will evict the tenants at the Homeowners expense. Owners who do not pay the fine will be taken to court and bear the court cost and all office fees. The safety, well-being and tranquility of our owners and tenants are our first priority.

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Sub-Leasing: Third Avenue Condominium has a limit in the number of residents per unit. There is up to 4 residents in two-bedroom units and up to 6 residents in the 3 bedroom units. Sub-leasing of a room and/or rooms is absolutely prohibited inside this community. Owners and/or tenants are not allowed to sub-lease. Please remember that unit owner is responsible for their tenant's actions and all violation fees will be the unit owner's responsibility.

Vehicle (repairs): Vehicles with any type of automotive fluid leaks parking in any parking space are subject to be towed at the owner's expense. The homeowner is responsible for the cost to repair or clean the surface of the parking space their vehicle has damaged by oil or any fluid leaks. Therefore, no major vehicle repairs (I.E, oil changes/ tune-ups/brakes repairs) are allowed on the premises other than minor emergency repairs.

Vehicle (Towing): Illegally parked vehicles will be towed at the owners expense. Illegally parked vehicles are considered those vehicles with; expired tax, missing tag, vehicle in non-operating conditions, and those that are parked in the community's green common areas. A tow company will commence providing their services inside the community the second week of June 2012. If your vehicle is towed for any reason, you must contact the towing company whose signs are posted throughout the community. The Board of Directors or the management company have no control over illegally parked vehicles being towed from the community. **BOARD OF DIRECTORS cannot be contacted if your vehicle is towed due to your vehicle being parked illegally inside the community.**

Vehicles (Commercial): No trucks, vans or other types of commercial vehicles of ¾ of a ton or larger, campers, mobile homes, motorhomes, boats, or house trailers shall be permitted to be parked, or stored at any place, on any lot or common area of Third Avenue Condominium. Also, no one is allowed to park a vehicle inside the community that creates a disturbance to their next-door neighbors parking area. (Example: Dully trucks, lunch, trucks, etc.)

Vehicle (Double-Parking): No vehicle belonging to a unit owner or a member of a unit owner's family, guest, tenant or employee of a unit owner shall be parked in such a manner as impede or prevent immediate access to the community or to another owners' parking space. No double parking is allowed inside the community, no exceptions! This is important, in order for emergency vehicles to have access to the community. Also, a unit owner must not permit his guest, tenants or family members to use parking spaces which are assigned to other owners.

All unit owners violating the Rules and Regulations of the community will receive violation fines, and will be responsible for all legal fees and court costs. These Rules and Regulations replace all previous Rules and Regulations as of the date on this memo for the community. In addition, these Rules and Regulations may be modified or revised at any time with the association.

We thank everyone for their cooperation.
THIRD AVENUE CONDOMINIUM ASSOCIATION, INC.

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