TRAFALGAR TOWERS II CONDO ASSOCIATION, INC
A NOT-FOR-PROFIT CONDOMINIUM ASSOCIATION
1410 S. OCEAN DRIVE
HOLLYWOOD, FL 33019
954-925-2515 FAX 954-925-6573

Rules and Regulations:

1. **Residential Use Only:** The condominium units shall be used only for residential purposes.
2. **No Nuisance:** Owners shall not use or permit the use of their premises in any manner which would be disturbing or a nuisance to other owners, or injurious to the reputation of the property.
3. **No Pets:** No dogs whatsoever, and no other pets which are not housebound, shall be kept in the condominium unit or within the common elements.
4. **Children Restrictions:** Children who are guests of residents shall not be permitted to play in the walks, corridors, elevators, or stairways of any condominium building.
5. **Common Elements:** Common elements shall not be obstructed, littered, defaced, or misused in any manner.
6. **Structural Changes:** No structural changes or alterations shall be made in any unit or to any of the common elements without approval from the Board of Directors.
7. **Exterior Restrictions:** Owners shall not hang or display anything on the outside of windows or walls, and no sign, awning, canopy, shutter, radio, or television antenna shall be affixed to the exterior without approval from the Board of Directors. No outdoor clotheslines are allowed.
8. **No Balcony Cooking:** No cooking shall be permitted on any balcony or terrace of a unit.
9. **No Laundry Display:** No clothes, sheets, blankets, laundry, or other articles shall be hung out or displayed on any part of the common elements, terraces, or exterior of the building.
10. **No Obstruction:** Common walks and elements shall be kept free and clear of rubbish, debris, and other unsightly materials.
11. **No Playing or Lounging:** There shall be no playing, lounging, parking of baby carriages, playpens, bicycles, wagons, toys, vehicles, benches, or chairs on any part of the common elements, except in designated storage areas or recreational areas for their intended purpose.
12. **No Business Activities:** No industry, business, trade, occupation, or profession of any kind shall be conducted on the property. No "For Sale," "For Rent," or similar signs are allowed, except by the developer or mortgagee.
13. **No leasing first year, after the first-year rental must be no less than three (3) months and no more than twelve (12) months.** Rental restrictions once per year.
14. **Parking Space:** Each owner will be assigned a parking space, which may not be rented, assigned, or used by anyone other than the owner without consent of the Association.
15. **Service Complaints:** Complaints regarding the service of the condominium shall be made in writing to the Board of Directors.
16. **Laundry Room Use:** Laundry and drying rooms shall be used as directed by the Board of Directors, with directions posted in each room.
17. **Restricted Areas:** Unit owners, residents, and their guests shall not enter the roof, elevator shafts, elevator equipment rooms, or power rooms of any building.

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18. **No Hazardous Materials:** No inflammable, combustible, or explosive materials, chemicals, or substances shall be kept in any unit, except for normal household use.

19. **Recreational Facilities:** The use of all recreational facilities shall be subject to rules and regulations established by the Board of Directors.

20. **Assessment Payments:** Payments of monthly assessments shall be made at designated places and are due on the first day of each month. Late payments are subject to late charges.

21. **No Employee Control:** No unit owner or resident shall direct, supervise, or control any of the employees of the Association.

22. **Age Restriction:** No person under thirteen (13) years of age shall reside on the property, except for temporary visits not exceeding sixty (60) days in any calendar year.

23. **Emergency Entry:** In case of an emergency, the Board of Directors or authorized persons have the right to enter any unit to remedy the situation. Owners may be required to deposit a key with the Association.

24. **Default:** If an owner does not pay the required sums, charges, or assessments within thirty (30) days of the due date, the Association may foreclose the lien on the condominium parcel. The Association has the right to bid on the parcel at a foreclosure sale.

25. **Resident Screening:** Every resident must apply for screening and be approved by the Board of Directors.

26. **Security Deposit: A security deposit of $1,000.00 is required prior to moving in. The security deposit is refundable 30 days after moving out.**

Signature: _____

Name: _____

Date: _____