

COURTYARDS AT NAUTICA CONDOMINIUM ASSOCIATION, INC.

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PROPERTY RULES AND REGULATIONS

Courtyards at Nautica Condominium Association, Inc. is a condominium community incorporated under the laws of the State of Florida as a non-profit corporation. Each homeowner is a member of the Homeowners Association with all the rights and responsibilities as described in the Declaration of Covenants, Conditions and Restrictions (CC&R's) and the Association Bylaws.

The Association's governing documents include CC&R's, Bylaws and these Rules and Regulations. These Rules and Regulations are issued by your Board of Directors has authorized by the Association's CC&R's.

All new owners and new tenants are given copies this Rules and Regulations. Owners and tenants should read this document carefully since they set forth the rights, duties, and obligations of each owner/tenant. Each Owner is responsible to the Association and to all other owners for the behavior of their guests and/or invitees, including tenants. In addition, all guests and/or invitees, including tenants are subject to these documents and rules. It is the responsibility of the homeowner to provide their tenants with a copy of all these documents.

The purpose of these Rules and Regulations is to protect the physical property of the Association, to ensure the common good of the community so all residents can enjoy a safe and pleasant lifestyle, and to maintain property values for the homeowners. In order to accomplish this purpose all residents must act with sensitivity and consideration for one another, as well as complying with the following Rules and Regulations.

A. Parking Enforcement

- **Beezy Towing, Transport and Recovery LLC - (954) 864-4847** has been contracted as the towing company to enforce the following parking rules and regulations and to tow vehicles when the parking rules are not adhered to.
- Each unit is assigned two parking spots and provided with two decals.
- Vehicles with parking decals **MUST** park in their assigned spots and must not park in spots designated for visitor parking. Any vehicles with parking decals parked in visitor parking will be booted or towed at the owner's expense.
- Vehicles must update their car registration with the office and include the unit's owners' names, unit number, vehicles color, make, model and plate numbers.
- If a visitor's vehicle is going stay parked in a visitor's spot overnight, the unit owner/tenant must obtain a visitor parking pass from the office if such overnight stay takes place over the weekend.
- The visitor parking pass must be displayed on the dashboard of the vehicle.

- There will be a penalty for falsifying a visitor's pass including, but not limited to, the towing of the vehicle.
- For extended (greater than 3 days) visitor parking passes, the owner and guest must go to the office in person to request the parking pass. A current vehicle's registration and a photo ID are required to obtain a visitor's parking pass.
- Vehicles parked in other resident's assigned spaces, fire lanes, handicapped spaces (without proper tags), are subject to immediate towing at the vehicle owner's expense.
- Vehicles with expired license plates are not allowed to be parked in any spot at any time. All vehicles must have a current license plate to be parked in the community.
- Inoperable vehicles may not be stored on the property, including homeowner's assigned parking spaces, and are subject to citation, fines and/or towing at the vehicles owner's expense.
- Oil changes, mechanical work or repairs are not allowed within the community.
- Commercial vehicles including, but not limited to, those with fixed business advertisements, are not permitted to park overnight. No exceptions.
- The speed limit in the community is **15 miles per hour**. Violators will be subject to citation and/or fines.
- There is no tailgating. There are cameras at the entrance of the community that records every vehicle license plate. As a result, tailgating vehicles will incur fines and/or towing.
- All decals shall be placed on the rear driver side window.
- Decals are NON-TRANSFERRABLE.

B. Property security

- Property security is provided by GARDAWORLD Security Services from 8:00 AM – 12:00 AM.

C. Garbage/Dumpsters

There are thirteen (13) Trash Bins in our community. These are for residents use only.

- All trash must be placed inside the trash bins and cannot be left on the floor surrounding the enclosure.
- Trash must not be left outside the door to your unit nor on the balcony.
- All boxes must be cut or flattened and placed inside the trash bin.

- Please know that any homeowner's garbage found on the grounds of the community will be considered a violation of these rules and the homeowner will be held responsible for any violation. Fines may be incurred as a result.

D. Bulk Items

- No bulk trash is allowed to be disposed in the dumpster. Bulk items are placed on the side of the dumpster Tuesday, Wednesday & Thursday of the last week of the month. Pickup is on that Friday. If you are observed discarding bulk items at other times or if it's your contractor's trash, fines will be issued to the unit owner or resident.

E. Clubhouse Rental

- A portion of the clubhouse may be rented to residents for a non-refundable fee of \$250.00.
- A separate refundable deposit of \$500.00 is required to rent the clubhouse. The deposit will be refunded once the clubhouse is returned to original condition.
- The clubhouse must be reserved at least 10 days prior to any event.

F. Swimming Pool Area

The Swimming Pool area is provided for the use of the Association residents and their guests only.

- The Clubhouse key can be used to access the pool area.
- No lifeguard is on duty – use the pool at your own risk.
- Minors must be always supervised by an adult.
- No alcoholic beverages allowed in the pool area.
- Glass or breakable containers are not permitted in the pool area.
- Any trash should be disposed of or placed in trash receptacles.
- Anyone using the pool and pool area should be considerate of others; avoid jumping, diving, rough play, using profanity, running, and dangerous, destructive, or noisy activities.
- Pool Hours are Sunrise to Sunset
- No pool parties of any kind allowed.

H. No Timeshare, VRBO, Airbnb, Short-Term Rentals or Subleases

Courtyards at Nautica Condominium Association prohibits its owners from using their units as timeshare rentals, vacation rental by owner, Airbnb, short-term rental (daily/weekly/monthly), rooms for rent. No subleases allowed.

- I. Loud Music or Noise** is not permitted. The City of Miramar has a nuisance law that prohibits loud music/noise after 10:00 P.M. Please be considerate of your neighbors.

J. Minors

Minors are not permitted in the streets of the community without being supervised by an adult.

K. Pets

Any pet owner or tenant shall pick up after their pet. An owner or tenant who does not pick up after their pet will be subject to fines and removal of permit to have the pet on the premises. All pet owners must follow the following rules:

- All pets must be on a leash when being walked, NO EXCEPTIONS.
- All pets are to be registered with the Association and appropriate pet fees paid. Anyone with an unregistered pet, will be fined.
- No pets allowed in the fenced pool area, playground area, clubhouse area or in any of the gazebos.

L. Barbequing

No barbequing is allowed in our community. BBQ grills are not permitted on the balconies as this is a fire hazard. This is a Miramar Fire Department Rule.

M. Balcony/Patio Area

- Allowable balcony/patio items include:
 - Patio furniture
 - Plants
 - Lounge chairs and small tables
 - Bicycles (however, they are not allowed to be hung on the wall)
- No clothes, sheets, blankets, or laundry shall be hung on or over the balcony rails.
- Unit landings are not to be used for storage and fire devices are not to be blocked.

N. Common Areas

- Common area water and electricity are reserved for the Association's use only.
- Smoking is not permitted in the common areas.
- Owners and tenants are not allowed to move in and out of their units during the weekend or during legal holidays. Moving into or out of the Property is allowed on weekdays, between the hours of 8:00 am and 5:00 pm.
- No moving trucks are allowed overnight.

O. Approval and Registration of Owners and Residents

- All new owners and tenants shall undergo a background check including, but not limited to, a criminal history check and credit check as part of the approval process. Approval will require a minimum credit score of 720.

P. Rental Units

- All tenants must be approved by the Association prior to moving onto the property.
- All owners that rent out their units must collect and maintain a \$1,000.00 deposit with the Association in case of any damage caused by a tenant. All damages will be fined and deducted from this deposit. All checks must be made payable to Courtyards at Nautica Condominium Association Inc.
- All security deposits that have had deductions due to any tenant violations or damages, must replenish to the original \$1,000.00 amount within five (5) days if the unit owner continues to rent the unit. All tenant deposits will be collected from the unit owner and not from the tenants. Refunds of the tenant deposit will be returned to the owners.
- All violations will be sent to the owner if the unit is rented. All fines and fees can be appealed by the UNIT OWNER ONLY within ten (10) days of receiving a violation notice.
- Any complaints from tenants related to their specific unit, must be directed to their landlord. The landlord will subsequently contact the Association if necessary.

ANYONE WITNESSING AN INFRACTION OF ANY OF THE ABOVE RULES IS ASKED TO IMMEDIATELY CONTACT THE PROPERTY MANAGER.

WE RESPECTFULLY ASK ALL RESIDENTS OF COURTYARDS AT NAUTICA CONDOMINIUM ASSOCIATION, INC. TO RESPECT AND FOLLOW THE RULES AND REGULATIONS THAT HAVE BEEN PUT IN PLACE FOR OUR COMMON AND SHARED ENJOYMENT, PROTECTION, AND SAFETY OF OUR COMMON AREAS.

COURTYARDS AT NAUTICA CONDOMINIUM ASSOCIATION, INC. RESERVES THE RIGHT TO IMPOSE FINES OR EXPEL ANY TENANTS THAT DO NOT FOLLOW AND RESPECT THE ABOVE RULES AND REGULATIONS.