

## Rules & Regulations

### General

1. The condominium units at GROVE'S EDGE CONDOMINIUM ASSOCIATION, INC are to be used only for residential purposes as a single family residence.
2. Occupants shall not use or permit the use of their unit in a manner which would be disturbing or a nuisance to other occupants, or in a way to be injurious to the reputation of the complex
3. A standard APPLICATION FOR APPROVAL OF LEASE form, provided by the Association, must be completed by the Unit Owner or his/her representative, and submitted to the Board of Directors through the Management Company, before any proposed sale, rental, lease or transfer is made. All persons who intend to reside in the unit must be listed on this Approval Form.
4. A fee of \$100.00 for husband & wife will be charged for screening of sales and rentals, made payable to the association, Grove's Edge Condominium Association, Inc. Any other applicant over 18 years of age must pay \$100.00 per applicant. The fee must accompany the Application for Approval and Lease Agreement prior to such sale, lease or transfer. The Board, pending recommendations of the screening company, will approve or disapprove the lease, sale, or transfer
5. The hours to move in and out are as follows: Monday through Friday 8:00 am to 5:00 pm. For leased units a \$200.00 security deposit is to be paid before moving in, by money order only. It is to be returned at the end of the lease, after the unit has been vacated.
6. The Board reserves the right to revoke the extension of a lease, with 3 month notice.
7. Approval will be granted through the Management Company by The Board of Directors, before unit owner or tenant takes occupancy.
8. No leased units are allowed to sublease.
9. Addendum to the lease. Both the Lesser and the Lessee must sign an addendum to the lease, that if the lesser does not pay the maintenance the tenant has to pay the rent to the Association until the delinquency is cleared.
10. Common Elements include all the condominium property not included within the single unit. Common elements shall not be obstructed, littered, defaced, misused or abused in any manner.
11. No structural changes or alterations shall be made to the common elements, i.e. painting walls, changing the appearance of any portion of the exterior of the buildings.

12. Units. In no event shall occupancy (except for temporary occupancy by visiting guests) exceed two (2) persons per bedroom.

13. Pets. Each unit may house up to (2) dogs and/or cats. Owners are responsible for cleaning up after pets. The keeping of a pet within a Unit is a privilege and not a right, and the Board of Directors shall have the right to terminate this privilege, at the Board's sole discretion.

14. All garbage and trash must be placed in sealed plastic bags of the size that can be deposited in the garbage container. Dumping of furniture, mattresses, large appliances or other large items is prohibited. If a resident is found dumping items outside of the dumpster enclosure, or any prohibited item listed above, the unit owner will incur the cost of dumping and a \$100 penalty. A maintenance company will provide dumping services upon request.

15. Garbage may not be left in the hallways, balconies, or common areas for any reason. Dispose of household garbage immediately in the dumpster.

16. The parking lot has not been designed as a play area. The practice of active sports is not allowed. Also, bicycle and other toy/vehicle riding are prohibited for reasons of safety. The condominium is hereby not responsible for injuries resulting from using parking areas as a play area. A resident or unit owner is hereby responsible for stopping children or youths they are in the care of from using the parking area as a playground.

17. Absentee owners / empty units: All unit owners and other residents are required, when absent for a prolonged period of time, to leave a telephone number with the Management Company so that they can be reached in case of an emergency (i.e., fire, water leak, etc.). A/C thermostats must be set no higher than 80° F to prevent issues due to humidity.

18. Walkways: As per the Fire Department & Insurance Companies prohibits any items (flower pots, mats.) being placed on the walkways that could restrict and/or prevent normal passage. Riding of bicycles, skateboards, mopeds, roller skating or any other moving articles are prohibited on the walkways

19. Access to roof (air conditioning repair) and / or meter room: No one shall, at any time or for any reason whatsoever access or attempt to access the roof or power room without the consent and on site representation of the Management Company. Contact the Management Company between 9.00 a.m. and 5.00 p.m. if access is needed.

20. All residents must use liquid detergent in the washing machines and dishwashers. Powder detergents affect the plumbing

21. Anyone above the first floor must use ½" sound proofing under any flooring, except carpet. If there is any flooring change the unit owner must obtain the proper forms from the management company.

## **Parking**

22. Any vehicle parked in front of the dumpster enclosure will be towed away at the vehicle owner's expense.
23. Assigned parking stalls and guest parking stalls cannot be interchanged (i.e., a guest parking stall cannot be converted into a private parking stall.)
24. Every unit is entitled to only one (1) assigned parking stall. Every resident with a vehicle must have a parking permit decal affixed to the inside of their windshield, or it is liable to be towed away at the vehicle owner's expense.
25. Cars displaying a decal MAY NOT park in a guest parking spot.
26. Every unit is entitled to (1) guest parking hanger.
27. Guest parking spaces are available on a first come, first serve basis. Vehicles parked in the guest parking stalls must display the guest parking hanger. Hangers may be purchased for \$25 from the management company.
28. Improperly parked vehicles, or vehicles parked where marked Tow Away Zone, will be automatically towed away or booted at the vehicle owner's expense.
29. No vehicle repairs are permitted in the parking area, only emergency situations that may require towing or cables for start-up. No vehicle which cannot operate on its own power shall remain on the property for more than twelve (12) hours.
30. No boats, trailers, motor homes or commercial vehicles are allowed in the parking lot]
31. No car washing is allowed in the parking lot.

## **Balconies**

32. No items may be mechanically, permanently, or temporarily affixed, displayed, or hung to the balcony walls, windows, railings, or ceilings. This includes, but is not limited to:
  - A. Satellite dishes
  - B. Hanging potted plants
33. No sign, advertisement, notice, littering or descriptive design shall be displayed or placed except in a place, style and manner approved by the Board.

34. The condominium association is responsible for the following aspects regarding the balcony:

- A. Structural repairs
- B. Paint
- C. Stucco / finish work patching

35. The condominium owner is responsible for the following aspects regarding the balcony:

- A. Flooring
  - i. If new flooring is installed, a minimum of 1/8" slope to the edge of the balcony is required.
- B. General Maintenance (keeping walls, sliding glass doors, and ceilings clean & presentable)

36. If a resident damages their balcony in any way, the owner must notify the condominium board and repairs will be made by the condominium board and charged to the owner.

37. Balconies must be kept in good appearance, and a warning may be sent to a resident if a balcony's appearance aesthetically diminishes the appearance of the building. Items forbidden on balconies include, but are not limited to:

- A. Cleaning Supplies
- B. Clothes Drying
- C. Bicycles

38. Barbecues: As per the Fire Department & Insurance Companies the use of barbecue grills is prohibited on balconies as it is a fire hazard.

39. Items that are placed on the balcony may not exceed the height of the railing.

These rules and regulations may be changed or amended at any time by the board. If a change occurs, all owners & residents will be informed immediately.

In case an emergency situation arises at a time other than office hours, then the Management Office (GRS Management, Inc.) is to be contacted at (305) 823-0072

By signing below I acknowledge and abide by the rules and regulations stated above

Print Name \_\_\_\_\_

Unit No. \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

Unit No. \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_