



VIRGINIAN APARTMENTS OF POMPANO BEACH, INC
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RULES AND REGULATIONS

- WITH REVISIONS THROUGH FEBRUARY 12, 2003
- REVISED MARCH 31, 2008
- REVISED MAY 2014

PREFACE: The Rules and Regulations governing certain facets of our lives at The Virginian have stood the test of time for the most part, but certain recurring problems have shown the need for improvements, so they have again been carefully refined and are herewith submitted to you. An early reading is requested of all owners, permanent or seasonal. Be assured it will be well worth while.

For the convenience and benefit of all who have never known, or have forgotten, the responsibilities every owner assumed by signing the Owner's Proprietary Lease, it seems timely to repeat here that:

(A) Owner agreed "to promptly observe and comply with all present and future Bylaws and Rules and Regulations adopted by The Virginian.

(B) Owner further agreed that he "shall require that the Rules and Regulations be faithfully observed by his family, guests, employees and tenants and that he "will not do, or suffer to be done by them, any act or thing which may be of a disorderly or unlawful nature or nuisance, or which may cause damage to The Virginian or its premises".

(C) Owner further agreed "that the apartment unit shall be used ONLY as a private single family residence for the use of the owner and spouse, seasonal sub-lessee(s), immediate family member (defined as sibling, parent, grandparent, child or grandchild (Bylaw Article VII, Section 11), or non-paying house guests of owner or seasonal sub-lessee provided the owner, family member or authorized sub-lessee is in residence.

The Virginian is widely known as a good place to call home. That reputation will survive as long as the residents, owners, and sub-lessee(s), their families and their guests work together to be good neighbors and friends and respect the rights and property of each other.

Please keep a set of these rules and regulations in a visible place in your apartment for the guidance of yourself, family and your guests.

BOARD OF DIRECTORS, revised May 2014

RULES AND REGULATIONS

These Rules and Regulations were adopted by the Board of Directors on April 14, 1998. They supersede the Rules and Regulations of 10-12-77, 07-12-89 and revisions through 1994 and all subsequent Rules and Regulations, which may conflict with those herein.

Nothing in these Rules and Regulations shall be construed to contradict or take precedence over the Bylaws or Owner's Proprietary Lease of The Virginian Apartments of Pompano Beach, Inc.

IGNORANCE OF THESE RULES AND REGULATIONS SHALL NOT BE AN EXCUSE FOR FAILURE TO COMPLY WITH THEM.

1. OCCUPANCY

To prevent speculation or buyers for the sole purpose of allowing another person to occupy an apartment, an owner(s) apartment shall be USED ONLY as a private residence by the owner, his or her spouse and authorized seasonal sub-lessee(s). Permanent occupancy of each one bedroom apartment is limited to two persons; each two bedroom apartment is limited to four persons unless authorized by the Board of Directors.

Children under eighteen (18) years of age are not permitted as permanent residents. They may not stay on the premises for more than twenty-one (21) days in any calendar year. Children staying more than 21 non-consecutive days require board approval. Children are not allowed to run or play in hallways.

2. GUESTS

Guests who pay NO REMUNERATION may occupy an owner(s) apartment when the owner or immediate member of the owner's family is in residence. Guests are not permitted to occupy a unit for more than 30 days in a one year period.

Anyone other than the owner occupying an apartment MUST BE REGISTERED with the office. This includes immediate family. If any owner or member of his/her family is not in residence, occupancy by guests is subject to approval by the board. Prior to the arrival of anyone who will occupy an owner(s) apartment during his/her absence, the owner must notify the office in writing, the relationship of the persons, dates of arrival and departure. Failure to comply will result in a daily fine of up to \$100.00.

3. PETS

NO PETS shall be allowed on the premises, except miniature fish and caged domestic birds of a type normally kept in a residence, except parrots and mynah birds. (Bylaw Article XIV, Section 4). Visitors are NOT permitted to leave pets unattended in motor vehicles on the premises.

4. CLUBHOUSE

The clubhouse and recreational facilities are for the exclusive use of the owners and their families, sub-lessee(s) and guests with the approval of the Board. Employees excluded (09-09-92). Owners must be current with all maintenance and assessment fees and not in violation of any bylaws, rules and regulations

Private social functions can be arranged with the office by owners and sub-lessee(s) only. The owner making the reservation is responsible for any loss by theft, breakage and/or damage including clean-up and restoration of the Clubhouse to its condition before the party. The last person leaving the clubhouse is responsible to turn off all fans and overhead lights, close all windows and LOCK ALL DOORS.

NO SMOKING ALLOWED IN ANY AREA OF THE CLUBHOUSE.

5. SWIMMING POOL

ALL PERSONS USING POOL DO SO AT OWN RISK AND ARE REQUIRED TO OBSERVE ALL RULES AS POSTED.

Hours: 8:00 AM – 10:00 PM

Sunbathers using oils or lotions PLEASE COVER LOUNGES AND CHAIRS.

Poolside lounges and chairs cannot be reserved.

No one is permitted in pool with open sores, cuts or bandaged wounds.

No one in a wet bathing suit may enter the clubhouse except to use restrooms.

No running in pool area.

No food is permitted in the pool area; beverages in non-breakable containers are permitted.

Children under 3 years of age are not permitted in the pool. Those under 12 years of age must be supervised by a person 18 years or older.

6. SHUFFLEBOARD

Hours: 10:00 AM – 10:00 PM

Children under 14 years old may use the shuffleboard with adult supervision.

All equipment must be returned to storage and key to clubhouse.

7. VEHICLES

One parking space is assigned to each apartment.

No more than two vehicles are allowed per apartment.

An owner or lessee, with more than one vehicle must obtain written permission from another owner to use his/her space, with Board approval.

Owners shall park in space on record in the office.

Because of limited guest spaces, occupants may not use a guest spaces for overnight parking.

Guest spaces are to be used by guests of occupants only. Guests staying one night or more must be registered by the owner to receive an identification tag to be displayed on vehicle's rear view mirror.

ALL VIOLATORS WILL BE WARNED. IF NOT RESOLVED WITHIN 48 HOURS VEHICLE WILL BE TOWED AT OWNERS EXPENSE. NO UNREGISTERED VEHICLES WILL BE ALLOWED ON PREMISES AND WILL BE TOWED. VEHICLES ILLEGALLY PARKED WILL BE TOWED.
The decision of the Board is final.

Roadworthy automobiles, pickup trucks, passenger vans and SUV's will be allowed, providing:

- Not to exceed 20 feet in length
- May not be a three-axle vehicle
- May not have a fifth wheel
- May not be commercially licensed
- May not have commercial signage on the vehicle
- No boats, trailers, campers, motorcycles, recreational vehicles, work/cargo vehicles
- No sleeping in vehicles
- No vehicle requiring more than one parking space will be permitted. It must conform to allotted space.
- Do not back in parking space.
- Do not leave vehicles in back driveway longer than necessary to unload. Never overnight. Violators are subject to towing at owner's expense.

8. LAUNDRY FACILITIES

Hours: 8:00 AM – 8:00 PM

Remove finished laundry promptly. Report machine malfunctions and coin losses to the office (954-781-7817).

Lint screens in dryers must be cleaned after each use.

No one may dry clothing, rugs, towels, mops, etc., outside.

No laundry machine will be installed in apartments as of March 2014.

Laundry machines only to be used by owners, their guests, seasonal sub-lessee's and home care help.

Car washing using water from laundry room faucet is not allowed.

9. SANITATION

Daily trash shall be wrapped in large plastic trash bags and placed in trash containers provided. City sanitation pickups are Monday and Thursday.

Large, heavy trash, furniture, toilets/sinks, appliances, etc., shall be disposed of by owner on 3rd Street curb the evening before pickup (Sunday and Wednesday).

Any debris from renovations shall be disposed of by the contractor.

10. DISTURBANCES

Excessive noise in apartment or on premises is prohibited at all times.

Be considerate of others when arriving late at night or leaving in early morning

11. APARTMENT ENTRANCE DOORS

FRONT ENTRANCE DOORS ARE TO BE LOCKED BY THE POSTED TIMES.

Building Captains or assignees are responsible to ensure front and rear entrance doors are locked at the posted times daily.

12. KEYS

In order that vacant apartments may be entered in an emergency, as required by Florida Statute 719.104(1) such as fire, leaking plumbing or water heater, etc., duplicate keys to ALL APARTMENT DOOR LOCKS shall be on file in the clubhouse office. A locksmith will be called at owner's expense if we cannot enter in an emergency.

If you fail to comply with this rule, you will be notified by mail and have ten (10) days to turn in your key to the office. If you do not do so then there will be a \$100.00 a day fine levied on the basis of each day of a continuing violation, with a single notice and opportunity for a hearing, provided that no such fine shall in the aggregate exceed \$1,000.00.

A fee of \$10.00 will be charged for opening apartments in the event of lost or missing keys.

13. REPAIRS/RENOVATIONS

All work shall be performed by certified contractors who are licensed, bonded and insured. The owner is ultimately responsible to obtain and display city permits for inspection at the completion of the work. Owners must have board approval in advance for installations, alterations and additions to the property.

14. DAMAGE

Owners and contractors are liable for all damage to common property caused by themselves, their guests, or their seasonal sub-lessees, including damage to the buildings and hall carpeting caused by moving furniture, appliances or other items to or from their respective apartments. (Owners Proprietary Lease, Article X Section 6).

In the event that snaking is necessary to clear sinks or toilet backups caused by adjacent apartments, the Virginian Apartments will be billed for the full cost and the two affected apartment shall each pay one-third (1/3) to The Virginian.

If possible, owner shall notify the office 24 hours before a contractor goes on a roof. Skylights are kept locked and keys are in the office and are available from building captains.

Damage to neighboring apartments, refer to Article X, Section 6 of the bylaws.

Homeowners Insurance Coverage is required. **DECLARATION PAGE MUST BE SUBMITTED TO THE OFFICE UPON OWNER'S ANNUAL RENEWAL**

15. MISCELLANEOUS

Apartment owners may borrow communal property of The Virginian for temporary use with board approval. Property **MUST NOT** be taken from premises.

Owners shall complete reservation sheet available at the Office.

16. MONTHLY MAINTENANCE AND ASSESSMENTS

Assessments are DUE ON THE FIRST OF EACH MONTH AND MUST BE RECEIVED IN THE OFFICE NOT LATER THAN THE FIFTH BUSINESS DAY OF THAT MONTH. (Bylaw Article VII, Section 5). Failure to abide by this rule will result in a late fee in the maximum amount allowed by law. (Article IX Section 3).

17. SEASONAL SUB-LESSEES OF APARTMENTS

An application for purchase, inheritance or ownership transfer of an apartment, or for the initial seasonal sublease of any apartment, shall be accompanied by a fee of \$100.00 per applicant.

All applications are subject to approval of the Board. (Article VII, Section 6).

THE VIRGINIAN APARTMENTS OF POMPANO BEACH, INC. AND THEIR BOARD OF DIRECTORS HOLD OWNER(S) RESPONSIBLE FOR THE ENFORCEMENT OF THESE RULES AND REGULATIONS.

VIOLATORS WILL BE FINED AND/OR PROSECUTED.