



HARWOOD B CONDOMINIUM ASSOCIATION

RULES & REGULATIONS

- 2026 -

20 Harwood B, Deerfield Beach, FL 33442

Communauté 55 ans et plus

CENTURY VILLAGE EAST

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HARWOOD B CONDOMINIUM ASSOCIATION RULES AND REGULATIONS – 2026

INDEX

1. Definitions – Status of Persons in the Unit	Page 3
2. Preamble	Page 3
3. Principle of Good Neighborliness, Civility and Mutual Respect	Page 4
4. Minimum Age Requirement – 55+ Community	Page 4
5. Admission of Owners – Mandatory Approval	Page 4
6. Occupancy and Use of Units	Page 4
7. Visitors, Guests and Temporary Occupancy	Page 4
8. Renting, Transfers and Subleasing	Page 5
9. Parking and Vehicles	Page 5
10. Common Areas, Nuisances and General Conduct	Page 6
11. Decorations, Displays and Ornamentation	Page 6
12. Noise, Work and Permitted Hours	Page 6
13. Security, Keys, Access and Insurance	Page 6
14. Pool and Recreational Facilities	Page 7
15. Service Animals and Emotional Support Animals (ESA)	Page 7
16. Garbage, Recycling and Bulk Items	Page 7
17. Balconies, Windows, Railings and Exterior Installations	Page 7
18. Modifications and Renovations	Page 7
19. Mandatory Unit Maintenance – Sanitation, Infestations	Page 8
20. Fire Safety, Civil Safety and Hurricanes	Page 8
21. Storage and Common Areas	Page 8
22. Laundry Room Use	Page 8
23. Financial Responsibilities, Fees, Damages and Penalties	Page 9
24. Violation Notice Process	Page 9
25. Complaints and Procedures	Page 9
26. Additional Provisions, Amendments and Sanctions	Page 9
27. Non-Smoking Policy – 100% Smoke-Free Property	Page 9
28. Prohibition Against Feeding Wild Animals	Page 10
29. Pest Prevention and Control	Page 10
30. Outdoor Furniture, Decorations and Use of Common Areas	Page 10
31. Board of Directors	Page 11
32. Severability	Page 11
33. Mandatory Acknowledgment and Signature	Page 12
34. APPENDICES A, B, C	Page 12

1. DEFINITIONS – STATUS OF PERSONS IN THE UNIT

55+ HOUSING REQUIREMENT

Harwood B Condominium is intended to operate as housing for older persons in compliance with the Federal Fair Housing Act, the Housing for Older Persons Act (HOPA), Florida law, and the Governing Documents of the Association.

OWNER

Any person whose name appears on the recorded deed or title of the unit. The owner remains legally and financially responsible for the unit and for all occupants, tenants, guests, visitors, and animals associated with the unit.

OCCUPANT

A person authorized by the Board of Directors to reside in a unit without being an owner. The occupant is subject to all governing documents and Rules and Regulations of the Association. The owner remains fully responsible for the occupant.

TENANT

A person occupying a unit pursuant to a written lease approved by the Association. The owner remains responsible for the tenant and for compliance with all governing documents and Rules and Regulations.

GUEST

A person temporarily visiting or staying in a unit. Guests remain under the full responsibility of the owner or approved occupant.

14-DAY RULE

Any person staying in a unit for more than fourteen (14) consecutive days or fourteen (14) cumulative days during a calendar year shall be subject to review and approval requirements established by the Association.

DIRECT FAMILY MEMBERS

Direct family members, including parents, children, siblings, or other immediate family members, may be permitted to occupy a unit for a reasonable period, subject to Board review and approval where applicable.

MINORS AND LEGAL MAJORITY

The legal age of majority in the State of Florida is eighteen (18) years of age. Persons under eighteen (18) years of age are considered minors.

2. PREAMBLE

These Rules and Regulations are intended to promote safety, cleanliness, peaceful enjoyment, respect, property maintenance, harmonious community living, proper administration, and preservation of property values within Harwood B Condominium Association.

All owners, occupants, tenants, guests, visitors, contractors, and invitees shall comply with these Rules and Regulations, together with the Declaration of Condominium, Articles of Incorporation, Bylaws, and applicable federal, state, county, and municipal laws.

Community living requires cooperation, mutual respect, civility, and compliance with reasonable restrictions established for the benefit of all residents.

Failure to comply with these Rules and Regulations may result in notices of violation, fines, suspension of use rights, legal action, or any other remedies permitted by Florida law and the governing documents.

These Rules supplement the Declaration of Condominium, Bylaws, Articles of Incorporation, and Florida law. In case of conflict, Florida law and the Declaration prevail.

3. PRINCIPLE OF GOOD NEIGHBORLINESS, CIVILITY AND MUTUAL RESPECT

Residents must behave respectfully toward neighbors, guests, vendors, employees, and Board members. Harassment, threats, intimidation, abusive conduct, discrimination, or disruptive behavior are prohibited. Any behavior disturbing the peaceful enjoyment of the community may result in notices, fines, suspension of privileges, or legal action.

4. MINIMUM AGE REQUIREMENT – 55+ COMMUNITY

Harwood B Condominium is intended to operate as housing for older persons in accordance with applicable federal and Florida laws, including the Housing for Older Persons Act (HOPA). At least one approved permanent occupant of each occupied unit must be fifty-five (55) years of age or older. No person under forty-five (45) years of age may be approved as a permanent resident.

The Association may permit a limited number of approved exceptions for permanent residents who are at least forty-five (45) years of age, provided that the Association continues to comply with all legal requirements applicable to 55+ housing communities. Persons under forty-five (45) years of age, including minors under eighteen (18), may only occupy or visit a unit on a temporary basis and in compliance with the Association's guest and occupancy policies.

5. ADMISSION OF OWNERS – MANDATORY APPROVAL

All purchasers must:

- Maintain a minimum credit score of 700;
- Submit a completed application package;
- Pay all required application, screening, and processing fees;
- Successfully complete any required background screening and credit review;
- Read, acknowledge, and agree to comply with the Association's Rules and Regulations;
- Participate in an interview if requested by the Board of Directors; and
- Obtain written approval from the Board of Directors prior to occupancy or taking possession of the unit.

The Board may approve or deny applications in accordance with Florida law and Fair Housing regulations, including fair housing and anti-discrimination laws.

6. OCCUPANCY AND USE OF UNITS

Units shall be used solely for lawful residential purposes. Commercial operations, business activity involving customer traffic, workshops, illegal activity, nuisance activity, or hazardous uses are prohibited.

Occupancy limits shall comply with applicable building, fire, health, and housing codes. Permanent occupants and tenants must be approved where required by the governing documents.

Maximum permanent occupancy:

- One-bedroom unit: two (2) persons;
- Two-bedroom unit: four (4) persons.

7. VISITORS, GUESTS AND TEMPORARY OCCUPANCY

Guests and visitors shall comply with all Association rules. Guests may not stay longer than fourteen (14) consecutive or cumulative days per calendar year without Board approval. Owners remain responsible for all conduct, damage, violations, and nuisances caused by their guests or visitors. The Association may require guest registration for security purposes.

8. RENTING, TRANSFERS AND SUBLEASING

Units may not be leased during the first twelve (12) months of ownership.

All leases must:

- Be in writing;
- Be submitted to and approved in writing by the Board of Directors prior to occupancy;
- Comply with all Association governing documents and applicable Florida law; and
- Require all prospective tenants and occupants to complete any required background screening, credit review, interview, and payment of applicable screening fees for each lease term.

Leasing shall be limited to either:

- No lease may be shorter than three (3) consecutive months.
- Two (2) separate rental periods of three (3) consecutive months each per calendar year; or
- One (1) rental period of up to six (6) consecutive months per calendar year.

In order to maintain compliance with Housing for Older Persons Act (HOPA) requirements, at least one approved occupant residing in each leased Unit must be fifty-five (55) years of age or older.

Short-term rentals, transient occupancy, and vacation-style rentals, including but not limited to Airbnb, VRBO, and similar arrangements, are strictly prohibited unless specifically authorized in writing by the Board of Directors.

Subleasing, assignment of leases, room rentals, and occupancy by persons not listed on the approved lease are prohibited without prior written approval from the Board of Directors.

All tenants, occupants, guests, and invitees must comply with the Association's Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, and all Association policies. Owners shall remain fully responsible for the conduct and compliance of their tenants and guests.

In exceptional circumstances, including but not limited to illness, injury, death, military service, financial hardship, or other hardship deemed reasonable by the Board, the Board of Directors may grant a temporary leasing exception, including approval of a lease term of up to one (1) year. Any such exception shall be reviewed and approved on a case-by-case basis and shall not constitute a waiver of future enforcement.

9. PARKING AND VEHICLES

Parking is restricted to authorized vehicles and designated parking areas only. All vehicles must be currently registered, insured, operational, and maintained in acceptable condition at all times.

Commercial vehicles, trailers, boats, motor homes (including Class A and Class C motor homes), campers, travel trailers, fifth-wheel trailers, and similar vehicles are prohibited within the Community.

As a limited exception, the Board may approve certain Class B recreational vehicles, camper vans, or conversion vans, subject to any conditions, restrictions, size limitations, appearance standards, or other requirements imposed by the Board. The Board reserves the absolute right to approve, deny, suspend, or revoke any such approval at its sole discretion.

No approved or unapproved recreational vehicle, camper van, motor home, or similar vehicle may be used as a residence, sleeping quarters, bedroom, or for overnight occupancy at any time. Connection to Association electrical service or common element utilities is prohibited unless specifically authorized in writing by the Board.

No vehicle repairs or maintenance involving fluids, major mechanical work, hazardous materials, or unsafe conditions shall be performed anywhere on Association property.

Unless otherwise approved in writing by the Board, only one (1) vehicle per Unit shall be permitted.

Visitor parking spaces are reserved strictly for visitors and may not be used by residents, occupants, or Unit Owners on a regular or recurring basis.

Parking is strictly prohibited:

- On grass or landscaped areas;
- In fire lanes;
- In designated no-parking areas;
- In front of emergency access points, driveways, dumpsters, or utility areas; and
- In any manner that obstructs traffic flow, emergency services, or access to common elements.

Any unauthorized, improperly parked, unregistered, uninsured, inoperable, abandoned, or non-compliant vehicle may be towed or removed at the owner's expense in accordance with Florida law.

10. COMMON AREAS, NUISANCES AND GENERAL CONDUCT

Common areas shall remain clean, safe, and unobstructed at all times. No personal property may be stored in hallways, stairways, catwalks, entryways, or other common areas. No activity creating unreasonable noise, odors, hazards, disturbances, or nuisances shall be permitted.

11. DECORATIONS, DISPLAYS AND ORNAMENTATION

Holiday decorations may be displayed on a temporary basis in accordance with reasonable time, place, and manner restrictions established by the Board of Directors. All decorations and displays must be maintained in a neat, safe, and respectful condition.

Decorative lighting, including flashing, animated, or color-changing lights, may be permitted during recognized holiday periods, provided such lighting is not excessively bright, does not create a nuisance to neighboring residents, does not interfere with traffic visibility or safety, and complies with any guidelines established by the Board of Directors.

Decorations shall not:

- Obstruct walkways, hallways, stairwells, entrances, or common areas;
- Damage Association property, landscaping, railings, walls, or surfaces;
- Create safety hazards, fire hazards, or visibility obstructions;
- Produce excessive noise, excessive lighting, or disturbances that interfere with the peaceful enjoyment of other residents; or
- Violate applicable fire, safety, or building codes.

Political, commercial, religious, patriotic, and other protected displays or symbols may be reasonably regulated by the Association to the extent permitted under Florida law and the governing documents of the Association.

The Board of Directors reserves the right to require the removal, modification, or limitation of any decoration, display, or lighting that is unsafe, excessive, offensive, non-compliant, or otherwise inconsistent with the health, safety, welfare, or aesthetics of the community.

12. NOISE, WORK AND PERMITTED HOURS

Quiet hours are between 10:00 p.m. and 8:00 a.m. Construction, renovations, deliveries, and noisy work shall be permitted only Monday through Friday between 9:00 a.m. and 5:00 p.m., except in emergencies. Residents shall avoid excessive noise at all times.

13. SECURITY, KEYS, ACCESS AND INSURANCE

Owners must maintain insurance coverage for their Unit and personal liability as required by the governing documents and applicable law. Owners must provide the Association with emergency access keys, codes, or other reasonable access arrangements for emergency purposes. Emergency access may only be used in legitimate emergencies involving life safety, property damage, building protection, or other emergency conditions.

14. POOL AND RECREATIONAL FACILITIES

All users of the pool, clubhouse, and recreational facilities shall comply with all applicable Century Village East rules, regulations, policies, and posted facility requirements such as posted safety rules and operating instructions; authorized guest limitations and guest registration requirements; Reserved schedules, activity timeframes, and facility operating hours; Capacity limitations and access restrictions; and The peaceful enjoyment, safety, and comfort of other residents and users.

15. SERVICE ANIMALS AND EMOTIONAL SUPPORT ANIMALS (ESA)

Harwood B Condominium is a no-pet community except where accommodations are required by applicable law. Requests for service animals or emotional support animals shall be reviewed in accordance with the Fair Housing Act, applicable Florida law, and other governing legal requirements.

All approved animals must:

- Be approved by the Association where legally permitted;
- Remain under control at all times;
- Be leashed in common areas;
- Be properly licensed and maintain current and legally required documentation;
- Have current vaccination and health records as required by law; and
- Be cleaned up after immediately by the owner or handler.

Approved animals may not create a nuisance, health risk, excessive noise, property damage, or danger to others. The Association may require corrective action and may deny or seek removal of any animal that poses a direct threat to the health or safety of others or causes substantial disturbance, to the extent permitted by law.

16. GARBAGE, RECYCLING AND BULK ITEMS

All garbage, trash, and recycling must be properly disposed of in designated containers and approved disposal areas only. Bulk items, furniture, appliances, construction materials, and oversized debris must be disposed of strictly in accordance with Association rules and applicable municipal disposal procedures. No garbage, debris, hazardous materials, or personal property may be left, stored, or abandoned in hallways, stairwells, walkways, parking areas, laundry rooms, or any other common areas.

17. BALCONIES, WINDOWS, RAILINGS AND EXTERIOR INSTALLATIONS

No exterior alteration, installation, decoration, signage, antenna, screen enclosure, or modification shall be made without prior written approval from the Association where required by the governing documents. Balconies, patios, and exterior areas may not be used for storage and must be maintained in a clean, safe, and orderly condition at all times. Clotheslines, hanging laundry, storage containers, debris, or exterior items visible from common areas may be prohibited by the Association. Any object, condition, or installation that creates a safety hazard, visual nuisance, structural concern, or unreasonable disturbance to other residents is prohibited.

18. MODIFICATIONS AND RENOVATIONS

Owners must obtain prior written approval from the Association before commencing any renovation, alteration, installation, or construction work requiring approval under the governing documents. All required governmental permits and approvals must be obtained before any work begins. Licensed and insured contractors must be used where required by applicable law. Structural, electrical, plumbing, window, door, flooring, or other major modifications may not proceed without prior written approval from the Association. Unauthorized work may result in stop-work orders, fines, restoration requirements, reimbursement of damages, or legal action as permitted by the governing documents and Florida law.

19. MANDATORY UNIT MAINTENANCE – SANITATION, INFESTATIONS AND AND SAFE LIVING CONDITIONS

Owners and occupants shall maintain their Units in a clean, sanitary, safe, and habitable condition at all times. Water leaks, mold, mildew, infestations, excessive odors, unsanitary conditions, and any unsafe or hazardous condition originating from a Unit must be promptly reported and corrected by the Owner.

Routine pest-control services provided by the Association and funded through the regular assessments shall be available to all Units at no additional cost to the Owner. Owners and occupants shall cooperate with the Association and its pest-control providers by providing reasonable access to the Unit when inspections, preventative treatments, or remediation services are scheduled or reasonably required.

The excessive accumulation of personal property, materials, refuse, garbage, debris, or other items within a Unit is prohibited when such accumulation creates or contributes to:

- Fire hazards or obstructed means of egress;
- Health or sanitation concerns;
- Pest, insect, rodent, or vermin infestations;
- Mold, mildew, excessive odors, or unsanitary conditions;
- Structural, maintenance, or safety concerns affecting the Unit, neighboring Units, or Common Elements;
- Interference with required maintenance, inspections, repairs, emergency access, or life-safety systems; or
- Any condition reasonably determined by the Board to pose a threat to the health, safety, or welfare of residents or the Condominium Property.

Any infestation or pest-related condition within a Unit must be promptly reported to the Association. The Association may require inspections, preventative measures, cleaning, extermination, remediation, repairs, or other corrective action when reasonably necessary to protect the Condominium Property, neighboring Units, or Common Elements from infestation, damage, or unsafe conditions.

If an Owner or occupant causes, contributes to, or worsens any such condition through negligence, unsanitary conditions, failure to report a known problem, denial of access, or failure to comply with reasonable corrective measures, the Association may charge the Owner for any additional costs incurred, including inspections, treatment, remediation, repairs, damages, or enforcement expenses, as a reimbursement assessment in accordance with the Governing Documents and applicable law.

20. FIRE SAFETY, CIVIL SAFETY AND HURRICANES

Smoke detectors must remain operational at all times. Emergency exits, fire access areas, stairways, stairwells, hallways, and all means of egress shall remain clear and unobstructed at all times. The storage or use of flammable, combustible, or hazardous materials is prohibited in any manner deemed unsafe or in violation of applicable fire or safety regulations. During hurricane watches, warnings, or other emergency situations, residents shall secure, remove, or store any outdoor furniture, decorations, plants, or loose items from balconies, patios, and exterior areas when requested by the Association or Management, in order to prevent potential hazards or property damage.

21. STORAGE AND COMMON AREAS

Storage of any kind in common areas is strictly prohibited unless specifically authorized in writing by the Association. Bicycles, furniture, boxes, personal belongings, and any other items must be stored inside the unit or in designated storage areas approved by the Association. No items may be placed, kept, or accumulated in hallways, stairways, walkways, mechanical rooms, fire access areas, or other common elements. Any unauthorized items left in common areas may be removed by the Association without prior notice, and all related removal, storage, and disposal costs shall be charged to the unit owner.

22. LAUNDRY ROOM USE

Laundry facilities shall be used only during the posted hours of 8:00 a.m. to 8:00 p.m. Residents are required to clean washing machines, dryers, lint filters, and surrounding areas after each use and to maintain the laundry room in a clean and orderly condition. Laundry items must be promptly removed upon completion of the cycle. The Association shall not be responsible for lost, stolen, damaged, or unattended items. Any items left unattended for an unreasonable period may be removed by the Association at the owner's or occupant's expense.

23. FINANCIAL RESPONSIBILITIES, FEES, DAMAGES AND PENALTIES

Unit owners shall be financially responsible for any damage, loss, violation, or nuisance caused by themselves or by their occupants, tenants, family members, guests, invitees, contractors, agents, or animals associated with the unit. The Association shall have the right to assess and charge back to the owner all costs incurred as a result of such actions, including but not limited to repairs, cleaning, restoration, inspections, administrative expenses, legal fees, enforcement costs, and any other corrective or remedial measures deemed necessary by the Association. Such charges may be collected in the same manner as an assessment pursuant to the Governing Documents and applicable law.

24. VIOLATION NOTICE PROCESS

The Association may issue written notices of violation describing the nature of the violation, the applicable rule or provision, and the corrective action required, including any applicable deadline for compliance. Owners shall have the right to submit a written response or explanation regarding the alleged violation within the time period specified in the notice. Before the imposition of any fine, suspension, or other sanction, the Association shall comply with all notice, hearing, and due process requirements set forth in the Governing Documents and applicable Florida law. Failure to timely correct or cure a violation may result in fines, suspension of use rights or privileges, legal action, reimbursement assessments, or any other remedies available to the Association under the Governing Documents or Florida law.

25. COMPLAINTS AND PROCEDURES

Complaints or concerns regarding violations, nuisances, or Association matters should be submitted in writing and should include reasonable supporting information or evidence whenever possible. The Board shall have the discretion to decline, dismiss, or take no action on complaints deemed anonymous, abusive, harassing, repetitive, unsupported, frivolous, retaliatory, or submitted in bad faith. Complaints and related communications shall be handled as confidentially as reasonably possible, subject to applicable Florida law, official records requirements, and the Association's obligations to investigate and enforce the Governing Documents. The Board or Management shall make reasonable efforts to acknowledge or respond to written complaints within thirty (30) days; however, failure to respond within such period shall not constitute a waiver of the Association's rights or obligations.

26. ADDITIONAL PROVISIONS, AMENDMENTS AND SANCTIONS

These Rules and Regulations may be adopted, modified, amended, repealed, or supplemented by the Board of Directors in accordance with the Governing Documents and applicable Florida law. All owners and occupants shall be notified of duly adopted amendments or material changes to these Rules and Regulations in the manner required by law or the Governing Documents. Municipal ordinances, Broward County regulations, Florida Statutes, fire and safety codes, and the Governing Documents of the Association shall form part of the applicable regulatory framework governing the community. The Association shall have the authority to impose fines, suspensions, reimbursement assessments, legal actions, and other enforcement measures permitted by applicable law and the Governing Documents for violations of these Rules and Regulations.

27. NON-SMOKING POLICY – 100% SMOKE-FREE PROPERTY

Harwood B Condominium is intended to operate as a smoke-free community to the fullest extent permitted by Florida law and the Governing Documents. Smoking, vaping, burning, or inhaling cigarettes, cigars, pipes, cannabis, electronic smoking devices, or any other combustible or vapor-producing substances is prohibited in all common areas, including but not limited to balconies, patios, limited common elements, hallways, stairways, recreational facilities, and any other restricted areas designated by the Association, to the extent authorized by applicable law.

28. PROHIBITION AGAINST FEEDING WILD ANIMALS

Feeding, harboring, attracting, or maintaining wild, stray, feral, or nuisance animals anywhere on the Condominium property is strictly prohibited. Food containers, bowls, feeders, birdseed, or any similar items intended to attract or feed animals may not be placed or maintained outdoors, including in common areas, limited common elements, balconies, patios, walkways, or parking areas. Owners and occupants shall be responsible for ensuring that their actions do not create conditions that attract pests, rodents, wildlife, or nuisance animals. Violations of this rule may result in written notices, fines, cleanup or remediation charges, pest-control costs, reimbursement assessments, suspension of privileges, or any other enforcement measures permitted by Florida law and the Governing Documents.

29. PEST PREVENTION AND CONTROL

Owners and occupants shall maintain their Units in a clean, sanitary, and safe condition that does not attract or harbor insects, rodents, termites, vermin, or other pests.

Routine pest-control services provided by the Association and funded through the regular assessments shall be available to all Units at no additional cost to the Owner. Owners and occupants shall cooperate with the Association and its pest-control providers by providing reasonable access to the Unit when inspections, preventative treatments, or remediation services are scheduled or reasonably required.

Any infestation or pest-related condition within a Unit must be promptly reported to the Association. The Association may require inspections, preventative measures, remediation, or treatment when reasonably necessary to protect the Condominium property, neighboring Units, or Common Elements from infestation or damage.

If an Owner or occupant causes, contributes to, or worsens an infestation through negligence, unsanitary conditions, failure to report a known problem, denial of access for treatment, or failure to comply with reasonable remediation requirements, the Association may charge the Owner for any additional costs incurred as a result, including inspections, treatment, remediation, damages, or enforcement expenses, as a reimbursement assessment in accordance with the Governing Documents and applicable law.

30. OUTDOOR FURNITURE, DECORATIONS AND USE OF COMMON AREAS

Outdoor furniture, decorations, plants, and personal items must comply with Association standards and be maintained in a clean, neat, and safe condition at all times. Such items may not obstruct common areas, walkways, entrances, stairways, or emergency access routes, create nuisances, or negatively affect the uniform appearance and harmony of the community.

Patios, balconies, porches, and limited common elements remain subject to the Association's authority, maintenance standards, and enforcement rights. The Board of Directors may require the removal, relocation, or modification of any item deemed unsafe, excessive, deteriorated, improperly stored, or inconsistent with community standards.



Chairs, benches, or other temporary seating may be used on front porches or entrance areas during daytime hours only. Any such items must be brought inside the Unit at the end of the day or whenever the resident is absent from the property.

No storage of personal property shall be permitted in common areas or limited common elements unless specifically authorized in writing by the Board.

Rear patio areas serving the Garden Apartments, although situated on common property maintained by the Association, are recognized as a functional extension of the lower-level Units directly adjoining such areas.

Due to the unique architectural layout and direct rear access associated with these Units, the adjoining owners are granted a prioritized and limited right of use of the rear patio area immediately adjacent to their Unit, subject to the Association's governing documents and Board approval.

Owners may, with prior written approval from the Board of Directors, install removable or non-permanent patio improvements, including pavers, outdoor furniture, decorative elements, or similar items, provided such improvements:

- Do not permanently alter the common elements;
- Do not interfere with drainage, landscaping, maintenance access, utilities, or neighboring Units;
- Are maintained in a clean, safe, and attractive condition; and
- Remain consistent with the aesthetic standards of the community.

All outdoor furniture, decorations, and personal items located in rear patio areas must be properly secured, stored, or removed during hurricane watches, hurricane warnings, severe weather conditions, or whenever the Unit will be unoccupied for an extended period of time. Any item deemed unsafe, hazardous, abandoned, excessive, or improperly maintained may be removed by the Association at the owner's expense after notice when reasonably possible.

The Board of Directors reserves the right to establish additional guidelines, restrictions, design standards, or maintenance requirements regarding the use of rear patio areas and may revoke any approval for noncompliance with Association rules or safety requirements.

31. BOARD OF DIRECTORS

The Board of Directors is responsible for the administration, operation, financial management, and enforcement of the Governing Documents and Rules of the Association. The Board may review applications, requests, violations, and other Association matters, and make decisions consistent with Florida law and the Governing Documents. Board composition, elections, qualifications, officer positions, vacancies, and terms shall be governed by the Bylaws and applicable law.

32. SEVERABILITY

If any provision of these Rules and Regulations is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

33. MANDATORY ACKNOWLEDGMENT AND SIGNATURE

All owners, occupants, and tenants residing in or using a unit acknowledge receipt of these Rules and Regulations and agree to comply with them.

Failure or refusal to sign an acknowledgment shall not exempt any person from compliance with the Governing Documents, Rules and Regulations, or applicable law.

Unit Number: _____

Name: _____ Date: _____

Signature: _____

34. APPENDICES A, B, C

APPENDIX A – FORMS

- Owner / Occupant Application
- Lease Application
- Emergency Contact Form
- Assistance Animal Request Form
- Voting Certificate Form
- Concern Form

APPENDIX B – LEGAL REFERENCES

- Florida Condominium Act – Chapter 718, Florida Statutes
- Florida Fair Housing Laws
- Federal Fair Housing Act
- Americans with Disabilities Act (where applicable)
- Broward County and Municipal Regulations

APPENDIX C – SAMPLE NOTICES

- Suggestion Form
- Violation Notice
- Fine Notice
- Non-Compliance Notice
- Cure Notice
- Owner Response Form