



Covenants Copy

WATERGATE
CONDOMINIUMS ASSOCIATION, INC.
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Rules and Regulations

Revised June, 2015
Introduction

First and foremost, we all want to live in a safe and well maintained community. Basic common sense compels us to maintain these standards; we must all work together with these goals always in mind. Please be a good neighbor and care for our property as you would your own.

Living in a multiple family facility is a different experience from living in a single family residence. Because there are common walls and common corridors, common laundry facilities and common recreation facilities, concern needs to be given to one's activities so that they do not infringe upon others' enjoyment of the property.

As time passes, any facility finds a need to enact supplemental rules and regulations beyond the covenants attached to the property as described in the Declaration of Condominium. This document encompasses those supplemental rules, most of which are common sense and some of which have been adopted as the need has arisen for clarification or codification of sanctioned community behavior.

Watergate Condominiums Association, Inc., (the "Association"), would like to keep things as simple as possible and welcomes community participation in the ongoing review and revision of these *Rules and Regulations* as circumstances may require. Fortunately, this document may be amended more easily than the *Declaration of Condominium* and may more readily reflect the needs of the community in ensuring that our own and our neighbors' behaviors conform to the community's standards.

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Definitions

Governing Documents

The term "Governing Documents" as used herein shall mean these *Rules and Regulations*, any other rules or regulations now or hereafter adopted by the Association, the Bylaws and Articles of Incorporation of the Association, and any applicable *Declaration of Condominium*, as any of the foregoing may be amended from time to time.

Condominium Hours

The effective hours when normal activities throughout the Condominium property are permitted are referred to as "Condominium Hours" and those are the hours between 8 A.M. and 11 P.M.

Condominium Age

An "Adult", herein referred to throughout *The Rules and Regulations*, will be considered to be a person 18 years of age or older.

Condominium age, the age threshold at which minors may participate in normal Association functions or activities, is 14 years of age.

Recreational Facilities

The Board of Directors and the Association are not liable for any loss, theft, injury or accident resulting from the use of the Recreational Facilities. There is no life-guard on duty and those using the swimming pool facilities should do so at their own risk.

The parts of the Common Area which are dedicated to recreational use by the residents are generally comprised of the following:

- East and West Pools
- Marina area
- Picnic and BBQ Areas
- Tennis Courts
- Saunas
- Shuffleboard Courts
- Billiard Room
- Card Room
- Auditorium
- Exercise rooms
- Library

Facilities may be added or deleted from time to time.

Resident

A "resident" is a full time (as defined in the *Declaration of Condominium*) occupant of an apartment who has fully participated in the screening process as defined in the *Declaration of Condominium*, or a minor, under the age of 18. A resident may take one of several forms, but all other than minors must be screened:

- Owner
- Lessee
(In the following list, *Owner* and *Lessee* may be used interchangeably)
- Owner's Spouse
- Owner's Significant Other
- Owner's Offspring
- Owner's Parent
- Owner's Direct Relative (no further than 1st cousin)
- Owner's Roommate

A person hired by the Association to be property manager may not be a resident or a unit owner at Watergate Condominium Association.

Guests

A guest is not a Resident. A guest is a person who the Association permits to temporarily visit a Resident at the Watergate Condominium Complex. Owners bear the complete responsibility for their guests and the guests of their Lessees. Any violation of any Governing Documents by any guests of any Owner or Resident of an Apartment is the complete responsibility of both the Owner and resident of said Apartment. A guest may not visit the Watergate Condominiums Complex unless the Resident who said guest is visiting is present at the Watergate Condominiums Complex at that time. A guest's stay at the Watergate Condominium Complex, in any event, is limited, customarily not to exceed thirty (30) days.

Limited Common Element

There are areas of the condominium that, although part of the common elements, such as a balcony, is limited in its use to the unit owner of the specific unit. The space allocated to a unit owner for storage and the unit owner's parking space, are also examples of limited common elements.

Property Manager

That vendor and its representative who has been employed by the Association to manage such administrative, maintenance, janitorial, and such other functions as the Association may require as specified in a contractual agreement.

Other definitions: Each Capitalized term used herein shall have the same meaning attributed to such term in the Governing Documents, except as otherwise expressly set

forth herein.

I. General

A. Property Damage

1. Owners are responsible for any damage to or defacing of any of the common elements or appurtenances thereto, that they, their guests or lessees may cause.
2. Wet and/or dripping attire is not permitted in any of the common areas or recreational areas, with the obvious exception of the pool/picnic area.

B. Deliveries and Pickups

1. Unit owners must notify the Association Office of expected deliveries, pickups and installations where vendors need access to the Common Elements or roofs. To avoid damage to our elevators, notifying the office will allow the Association to install padding when large, heavy objects are expected to be moved into the elevator, such as when residents are moving.
2. Uncrating of furniture, etc. is not permitted on stairways, hallways, or lobbies.

C. Bulletin Boards

1. Bulletin Boards are generally for the purpose of displaying a directory of officers, directors and committees of the Association, general Association notices, schedules of events, and the like.
2. Residents may post notices of general interest only with the prior approval of the Association and should be on paper or card stock not exceeding 3" x 5".
3. Residents are urged to check the notices on bulletin boards frequently.

D. Noise, nuisance or other disturbances

1. Residents shall not make, or permit to be made any disturbing noises in or adjacent to any of the buildings by the resident's family, guests, servants, employees, pets or service animals, agents, visitors and licensees; nor shall they permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other residents between 11 PM and 8AM.
2. Residents or guests shall not play upon any musical instrument or operate a phonograph, stereo, television or radio in the private dwelling outside of Condominium Hours in a manner that would violate the terms set forth in this

Article.

3. Consistent with Watergate Condominium's policy of (condominium Hours and the City of Hollywood's Code of Ordinances (Section 100.05) renovation within the residential buildings will be allowed only between 8:00AM and 6:00 PM on weekdays and Saturdays and not at all on Sundays.
4. Any commercial enterprise involving the maintenance of a stock of merchandise for sale from an Apartment or other property located within the Watergate Condominiums Complex is prohibited.
5. Soliciting is not permitted on Condominium property.
6. Residents and guests who arrive or depart outside of Condominium Hours shall not converse in loud tones or otherwise conduct themselves in a manner that will disturb or annoy others.
7. Any solid flooring above the first floor of any Condominium building located within the Watergate Condominiums Complex must have a sound abatement layer of material providing a Sound Transmission Class (STC) rating of at least 50 to prevent transmission of noise to lower apartments.

E. Security

1. Every effort will be made to maintain reasonable security. However, since it is impossible to exercise constant surveillance, the cooperation of owners and lessees is a necessity. Keep your apartment doors locked at all times whether you are in the apartment or not.
2. Owners and Lessees should report any suspicious person or incident to the local police or to the Property Manager immediately.
3. The Association will admit no person to any Apartment in the absence of the Owner or Lessee without the authorization of the Owner or Lessee except in cases of emergency.

II. Residents

- A.** Any person who is not a minor, defined as someone who is under 18 years old, who wishes to become a Resident must participate in the screening process, including a background check, a credit check, and an interview with representatives of the Association.
- B.** Each resident is entitled to know who their neighbors are.
- C.** Each Owner and Lessee of an Apartment must provide his or her mailing address to

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the Association, to be maintained in the Association's file for said Apartment in the Association's Office.

D. All residents are expected to be familiar, not only with the *Rules and Regulations* of the Association but also all the other *Governing Documents*.

E. The Association tries to, but is not obligated to, resolve rules infractions at the lowest possible level.

F. Pursuant to Florida statutes, the Association has the right of access to any unit in the event of an emergency. The Association highly recommends that each unit owner/resident provide a key for unit access. In the event of an emergency those units that have not supplied a key will be responsible for all expenses incurred by the Association for unit access.

III. Common Areas

A. Obstructions, Hazards, and Practices

1. All Common Element areas and Recreation Areas must be kept clear of obstructions, rubbish, and debris or other unsightly materials, and any unattended personal items such as bicycles, toys, furniture, shopping carts and other objects should be stored in a resident's unit or storage area.

2. Owners or Lessees shall not store any article, whether in private dwellings or in storage rooms, that will create a fire hazard.

3. Mops, cloths, brooms and vacuum cleaner bags shall not be dusted or shaken from Apartment windows, stairways, chutes, hallways, or in locker or laundry rooms. The dusting of rugs that otherwise cannot be cleaned at home is permitted only in the trash room on the ground floor of each building.

4. The hanging of garments, laundry or similar items is not permitted on stairways, locker or laundry rooms, and other Common Elements, nor are private balconies to be used as drying rooms.

5. Cooking or barbecuing with an electric grill is permitted on balconies to the extent that such activity does not otherwise violate applicable codes, ordinances or other laws. Cooking or barbecuing with the use of a charcoal or gas fired open flame is not permitted on any balcony, stairway or other Common Element, or any Recreational Area except in the barbecue area on the east side of the recreation building. All users of the Barbecue area must clean up after each use.

6. The roofs of all buildings will be kept locked and are out of bounds to all except the employed personnel, radio and television antennae installers, air conditioning personnel, and/or agents of the Association. These are dangerous areas and there are no guard rails.

7. The washing of cars or other vehicles using community water is not permitted. Vendors who wash cars on premises may do so provided they are self contained.

8. Floor mats are permitted in front of the doors of individual Apartments provided they conform to the provisions of the fire code and other applicable laws.

9. No more than 6 (six) guests per unit are allowed to use the Common Element area, Limited Common Element area or any Recreation Area at any one time, and the ratio of children to Adult utilizing such areas should be 1 to 6 (i.e. 6 children for every one Resident).

10. Cursing and /or obscene language or behavior is not permitted, and will not be tolerated, in any of the Common Element area or Recreational Area.

B. Elevators

1. Children are not permitted to play in elevators.

2. Do not hold elevators unnecessarily.

C. Smoking: Smoking in all indoor Common Element areas or Recreation Areas is not permitted.

IV. Limited Common Element Areas

A. Window air conditioning units: Window type air conditioning units are not permitted

B. Washer/dryer: Clothes washers and/or dryers are not permitted in individual Apartments.

C. Indoor/Outdoor Carpeting on Balconies: In accordance with a resolution passed by the Board of Directors, indoor/outdoor carpeting may not be installed on any balconies. Existing indoor/outdoor carpeting must be removed immediately. Serious structural damage has occurred in the past due to such carpet, and the repairs added significant costs to the Association and its residents. We do not care to repeat this.

V. Recreational Areas

A. Recreation Building and Recreation Areas

1. All Recreational Areas are subject to Condominium Hours of 8 AM to 11 PM.
2. Private Parties: Our facilities do not yet permit use of the Recreation Building for private parties.

B. Functions

1. Functions held in any Recreation Area and to which any Residents, Guests, or others are admitted, must be coordinated through the Association office. Functions such as Bingo, Movies, and Bunko are exempted from this requirement.
2. In order for a committee providing a function to have a reasonable time in which to order consumables, a deadline for sign-up may be established and residents who have failed to meet the deadline may be barred from the Recreation Building for the duration of the event. The committee has sole discretion in admitting late attendees.
3. For special functions in the Recreation Building lasting beyond Condominium Hours, arrangements will be made to permit ingress and egress, provided the Board of Directors is previously notified. Those inside the Recreation Building after Condominium Hours will be able to leave, but not return.

C. Billiard Room rules: The Billiard Room is for the use and entertainment of our residents and their Guests. The equipment is costly both in purchase price and in maintenance and repair. In order that we may all enjoy this facility, the following rules shall apply:

1. Residents shall have preference over guests in the use of the facilities of this room. All others are expected to relinquish the billiard tables upon request of a resident.
2. Persons under the age of 18 shall not have the use of the tables unless accompanied by a responsible adult.
3. All persons shall be appropriately clothed while in the Billiard Room (e.g. no wet bathing attire, no bare feet).
4. Persons using a billiard table shall relinquish the table after one half hour of play when others are waiting to play.
5. No food or drinks will be placed on Billiard Tables.

D. Shuffleboard Courts: Adults will always have preference in the use of shuffleboard courts. Guests under Condominium Age of 14 must be accompanied by an adult when using the Shuffleboard courts. All shuffleboard equipment must be returned to the storage area when not being used.

E. Sauna and Exercise Rooms

1. Persons under Condominium Age, 14 years, are not permitted in sauna rooms and must be accompanied by a responsible Adult when using the Exercise Room.
2. In the interest of safety, it is mandatory that no one use the exercise equipment while in wet bathing attire, or while barefoot. Please confine walking from rest rooms and sauna rooms to the area covered by the rubber mat.

F. Boats: Boats may be docked in the marina area providing the resident submits a copy of a current boat registration and a copy of current insurance for the boat and pays a monthly fee levied by the Board of Directors for such boat dock usage (which fee is currently \$25.00 a month but may be increased or decreased from time to time at the discretion of the Board). Refer to the **Boat, Boat Trailer and Marina Policy**.

G. Fishing: Fishing may be allowed **only 25 feet away** from any railing, boat or dock around the Watergate property.

H. Storage Units: Residents are not allowed to store hazardous or flammable materials within the confines of the storage units.

VI. Pools and Barbecue Areas: The rules for the use of the swimming pool and pool area relate to the health and safety of the Residents and their Guests. These rules must be strictly observed; otherwise, the pool may become a source of serious infection and diseases. Your cooperation is vital. Residents and Guests are welcome to use the pool and the barbecue and picnic area on a first come, first served basis only during Condominium Hours, 8:00 AM to 11:00 PM, but must maintain reasonable quiet at night to avoid disturbing others. Residents are requested to be good neighbors and not allow their party to monopolize the use of the pool facilities to the detriment of others.

A. Proper swim attire is required at pool

B. Prohibited in the pool area:

1. Persons who are not Watergate Residents or Guests.
2. Persons under Condominium Age of 14, unless accompanied by and under supervision of an Adult.
3. Persons with infections, contagious or other unsanitary health conditions, such as colds, open blisters, sores, cuts, etc. Blowing one's nose into the pool is an

effective way of spreading disease, and is prohibited.

4. Infants not toilet trained unless wearing a sealed swim diaper.

5. Animals.

6. Persons without an Association-issued pool pass. All persons must be able to show a Watergate Pool Pass if requested by another Resident.

7. Rafts and balls when children are swimming. Noodles are allowed.

8. Glass containers. Beverages are allowed in the pool area, but not in the pool, so long as they are in unbreakable containers.

9. Diving

10. Food

11. Cutoffs

12. Thongs

13. Play pens, toys or items that may create a hazard or annoyance are not permitted anywhere in the swimming pool or pool area. Bicycles are not permitted in the swimming pool or pool area.

14. Running around the pool or any form of horseplay.

15. Running around the BBQ and picnic areas is not permitted.

C. Showering: All persons must shower before entering the pool.

D. Chairs and furniture

1. Persons using suntan lotions must protect chairs and chaise lounges by covering them with a towel or other suitable cover.

2. Reserving of chairs or chaise lounges is not permitted.

3. No piece of furniture may be moved unless it is lifted and carried, **not** dragged, as dragging will damage the chair legs.

4. Chairs, chaise lounges, and other equipment shall not be removed from the pool area or Recreation Area under any circumstances (if a hurricane is imminent, Association representatives will remove the furniture to a place of safekeeping).

5. Four (4) feet of clearance must be maintained around the outer periphery of the pool. Consequently, chairs and other obstructions must be kept outside this four-foot area.

6. It is the responsibility of the users to close umbrellas after each use.

VII. Environmental

A. Waste Disposal

1. The garbage disposal unit in each Apartment should be used to the greatest possible extent to help eliminate unsanitary conditions (odors, insects, rodents, etc.) from trash chutes, which are primarily intended for trash and not for otherwise disposable garbage. The warm weather, our environment, and most certainly our health dictate utmost care.

2. Garbage that cannot be disposed of in kitchen disposal units should be placed in tightly closed plastic bags before being deposited in the garbage chutes. These bags should be of a size that will fall freely in the chute, approximately one foot by one foot by one foot. Boxes over one foot in size, such as pizza boxes, air filters, beer cases, diaper boxes and the like MUST be carried to the garbage room and not be deposited into any garbage chute.

3. Newspapers and plastic bottles must be placed in downstairs recycling bins (and shall not be deposited into any garbage chute. Note: plastic bags, cardboard boxes, foam packing peanuts, plastic food trays, etc., are not recyclable. Put them in the trash. Do not place them in or next to the recycle bins.

4. Litter (including cigarette butts, spent matches, etc.) must be deposited into trash receptacles and shall not be left in any other portion of the Common Elements or Recreation Area. It is costly to clean up litter.

5. In order to prevent blockage throughout toilet waste lines of the buildings, items such as rags, paper towels, facial tissues, etc. should be included with garbage disposed of in trash chute and not flushed in toilets.

6. To eliminate a fire hazard, live Christmas trees must be removed from the Watergate Condominiums Complex no later than January 15th of each year. They shall not be disposed of in any Association trash bins or trash areas.

VIII. Vendors

A. Employees

1. Employees of the Association or of any service company engaged by the Association are prohibited from performing any personal services for Residents during working hours.
2. Employees of the Property Manager are not permitted to perform personal services for Residents at any time.
3. Unauthorized persons shall not direct, supervise, or in any manner attempt to assert any control over such employees, as this is the responsibility of the Property Manager or other designee of the Association who is directly responsible to the Association President.

B. Vendors in individual Apartments: Apartment Owners or Residents engaging trades people such as plumbers or electricians who may require an external shut off of water or electricity must coordinate their project during the hours that Association maintenance personnel are on the premises.

IX. Laundry

A. Laundry Room

1. Washing and drying machines must be cleaned after each use and lint removed from the receptacle.
2. Keep track of your machine cycle times so as not to tie up the laundry facilities unduly, and that others may make use of the machines.
3. Always leave a container next to, or on top of the appliance you are using so that if you are detained, your finished laundry load can be placed in such container by the person wishing to use the machine next. Some people may not be comfortable with handling others' laundry.
4. The laundry room may be used only during Condominium Hours of 8 AM to 11 PM. This means the operations must be completed within that time period.

X. Parking

A. Each Resident must complete and submit to the Association the Association's (VBT) Vehicle, Boat, and Trailer Registration Form and obtain a parking permit sticker from the Association with respect to each motor vehicle parked by said Resident at the Watergate Condominiums Complex. All parking permits are recorded

to match up with license number/Apartment information for emergency purposes. Parking permit stickers must be affixed in lower left hand corner of the rear window of vehicles. Parked vehicles and their accessories (i.e. mirrors, truck bed, etc.) must be fully contained inside the lines of designated parking space.

B. All vehicles, vessels, and/or trailers with expired plates are not permitted on the Watergate Condominiums Complex property. (Owners of boat trailers may attach to the trailer a readable laminated paper copy of their license plate and current registration for the subject boat trailer).

C. Commercial vehicles (as defined in Section 72.110 of the City of Hollywood Code of Ordinances) may not be parked at the Watergate Condominiums Complex except in the supplemental parking lots adjacent to the tennis courts on the west side of 28th Avenue.

D. No vehicle that is disabled, wrecked or not road worthy shall be kept at the Watergate Condominiums Complex for more than (10) days.

E. The parking lot south of the tennis courts is a secure lot available for a fee of \$25.00 per month to Watergate residents with trailers and other vehicles properly titled and properly registered, maintained in operating order and presentable appearance by that owner, and permitted by Watergate Condominium Association.

1. The owners of such vehicles or trailers must submit proper documentation, copies of vehicle registration annually and title, confirming the condition and identity of their vehicle or trailer, plus, a picture of the vehicle confirming its appearance.

2. Upon submitting the above documentation and approval by the Association, the Association will issue a vehicle/trailer permit to the approved unit owner to be placed on the left, rear bumper, or equivalent, of that vehicle.

3. No such owner may store more than one such vehicle or trailer at a time and all such storage is available on a first come first serve basis. Boat trailers would maintain their priority so that if an owner of a boat registered in the Watergate marina needed storage space for a boat trailer, with notice of 30 days, could force an owner of a non-boat trailer to find other storage facilities. The policy of not charging registered boat owners for boat trailer storage continues.

4. No boats, trailers, motor homes, campers, PODs (storage compartments) or like vehicles shall be left or stored overnight on other condominium property including other parking lots.

F. Vehicles may not be parked on lawns, roadways, or any space other than designated parking areas.

G Back-in parking is not permitted in order to promote security initiatives.

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H. Vehicle covers must be of a fitted type. Homemade covers or “tarp” type covers are not allowed. Covers must be in good condition. Worn and/or torn covers must be repaired or replaced. Vehicles with car covers must be parked in the Owner’s assigned parking space. Any vehicle with covers not conforming to this rule will be removed from the Watergate Condominiums Complex at the owner’s expense.

I. Honking of horns is not permitted except as a warning to alert another driver of an emergency situation. Honking as a salutation not only alerts your friend, but also disturbs others in the community.

J. Residents and their Guests must not park their vehicles in parking spaces assigned to other Owners unless written permission is obtained from the rightful Owner of the parking space in each instance, and a copy of such written permission is provided to the Association office; nor shall any vehicle be parked in driveways or in a manner that would inconvenience or block the vehicles of others.

K. Vehicle & Boat repair are not allowed at the Watergate Condominiums Complex. No vehicles and boats shall be serviced or repaired on Watergate property. Minor repairs may, in emergencies, be allowed with permission of a Board of Director.

L. Throughout the Watergate Condominiums Complex, a number of parking spaces are designated “Guest”. Visitors must park their cars in these spaces. It is the responsibility of the Owners, Lessees and other Residents to ensure that their visitors do so.

M. Enforcement: In accordance with the signs posted at the Watergate Condominiums Complex, vehicles in violation of the above rules may be towed, without prior warning, from the premises of Watergate at the vehicle owner’s expense.

N. Guest parking Permits: Each Resident shall be provided one Guest parking permit. If the Resident has a Guest who stays on the property one or more nights, the Guest parking permit must be placed on the dashboard of the Guest’s vehicle or hung on the rear-view mirror of the Guest’s vehicle. If any Resident needs additional Guest parking permits, such Resident must apply for same in the Association’s office. If a guest parking permit is lost, a \$25.00 replacement fee is required.

XI. Pets

A. Pets are not permitted at Watergate, **except for residents of the Catalina Building**, in accordance with Article 12, & 12.3 of the Declaration of Condominium. There are circumstances, as in the case of service animals, where animals with the appearance of pets may be on the grounds. It is for those circumstances that the following standards are retained from the original rules. Although the references to pets have been retained, the standards apply equally to pets and service animals.

1. As long as the pet is on the Watergate property, the pet is to be walked in the pet area along Harding Street, on the west side of 28th Avenue, in front of the tennis courts, and in the animal exercise area west of the tennis courts only.
2. The Pet must not be curbed near buildings, on or near walks, shrubbery, lawns, gardens or any other portion of the condominium common grounds. It is the responsibility of the owner to cleanse the area where any excrement is accidentally deposited on the condominium grounds.
3. Pet excrement must be placed in sealed container (bag) before disposing in trash container/chute.
4. Pets must be kept or maintained in apartments.
5. Keep unit clean and free of pet odors, insect infestation, waste and litter. Any violation will be at owner's expense.
6. Do not allow a pet to disturb neighbors with excessive barking, whining, meowing, chirping or other unruly behavior. (See Nuisance Rule 12.4)
7. Whenever the pet appears in the halls and/or on the grounds, except the animal exercise area, it must at all times be on a short leash and kept under personal control of the pet's owner.
8. The pet is not permitted in the Recreation Building or in any areas adjacent thereto, including the pools.
9. Each pet must be taken to and from the pet area via end of building exit doors. No pet is allowed in the lobbies (except the Catalina Building).
10. Dogs must wear identification tags and collars when outside of unit.
11. Lessees or guests are not permitted to keep or bring any pet on the condominium premises.
12. No pet birds shall be permitted on balconies.
13. There shall be no replacement of pets that die or are disposed of except in the Catalina Buildings.
14. Waivers of the "No Pet Restriction" cannot be granted by any Board Member.
15. Should any owner fail to complete the Annual Pet Certification Form by March 15th every year, the Association will take the appropriate disciplinary action.
16. Any violation of the aforementioned rules will be referred to the Association

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for the appropriate disciplinary action.

B. Whereas in 2009 the Catalina Building owners voted to allow Pets to be kept in their building, by vote of the Board of Directors on June 18th 2010, the following "Animal Addendum" shall be distributed and filled out by each animal owner and apply to all residents with animals in that building.

C. ANIMAL ADDENDUM

1. **Conditional Authorization for animal.** You may keep the animal that is described below until the lease/contract expires. Watergate retains the right to terminate this authorization sooner if your right of lawful occupancy is lawfully terminated or if in the judgment of the Board of Directors, you and your animal, your guests or any occupant violate the rules of this addendum.
2. **Registration Fee.** All animals, Pet dogs, Pet cats and/or Service animals must be registered with the association. A onetime fee of \$10.00 per animal will be collected to cover the costs of processing these registrations.
3. **Dog Station/Maintenance Fee.** A yearly fee of \$35.00 per animal will be charged to all owners of dogs to cover the costs of the purchase and maintenance of a Pet Dog station to be located outside the Catalina building. This fee will apply to owners of all Pet dogs and/or Service animals who will use this station.
4. **Liability not Limited.** The fees charged under this animal addendum do not limit resident's liability for property damages, cleaning, deodorization, defleaing, material replacements or personal injuries.
5. **Animal Quantity.** Residents may only keep one (1) Cat, or, one (1) Dog, in their unit.
6. **Animal Rules.** You are responsible for the animals actions at all times. You agree to abide by these rules and regulations. (a) The animal must not disturb the neighbors or other residents regardless of whether the animal is inside or outside the residence. (b) Dogs, Cats and support animals must be housebroken. All other animals must be caged at all times. (c) No animal offspring are allowed. (d) Outside the unit animals may urinate or defecate only in designated areas. (e) Animals may not be tied to any fixed objects anywhere outside the building. (f) Animals must not be allowed in the swimming pool area, the laundry rooms, offices, the clubhouse, other recreational facilities or other units. (g) Animals must be fed and watered when inside the unit. Do not leave animal food outside the unit at any time. (h) Animals must be kept on a leash and under your supervision at all times when outside the unit. (i) If you allow an animal to urinate and defecate inside your unit you must ensure that it is done in a litter box with kitty litter type material. (j) Kitty

litter material must be bagged in plastic bags if and when it is disposed of through a rubbish chute.

7. Liability for Damages, injuries, cleaning. You are liable for the entire amount of all damages caused by the animal including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the building including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired you must pay to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand. As an owner of the animal, you are strictly liable for the entire amount of any injury that the animal causes to a person or anyone's property. You agree to indemnify Watergate Condominiums for all costs of litigation and attorneys fees resulting from any such damage.

8. Description of Animal, You may keep only the animal described below. You may not substitute any other animals. Neither you nor your guests may bring any other animal, mammal, reptile, bird, amphibian, fish, rodent, arachnid or insect into the building.

Animal's Name _____
Type _____
Breed _____
Color _____
Weight _____
City of License _____
License # _____
Date of Last Rabies _____
Animal Owners Name _____

This is a binding legal document, read carefully before signing.

Resident Signature
Unit # _____
Telephone # _____

Date

XII. Hurricane Shutters

A. Apartment Owners must receive approval from the Board of Directors prior to

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installation of hurricane shutters.

B. Hurricane shutters must be white in color.

C. No hurricane shutters are permitted except for accordion style hurricane shutters. Accordion style hurricane shutters may not extend more than 4 ½ inches from the structure when opened.

D. Hurricane shutters are the sole responsibility of the Apartment Owner. Maintenance, repair, and replacement of hurricane shutters shall be performed at the sole expense of the Apartment owner.

E. All Hurricane shutters must meet current Florida State and City Ordinance Codes.

XIII. Windows

A. Tape on windows must be removed within thirty (30) days of the end of Hurricane season.

B. Adhesive residue from the taping of windows must be removed within thirty (30) days of the end of Hurricane season.

C. Tin foil, paper, sheet or any type of bedding materials may not be used as window treatments.

NOTE: Taping of windows is no longer encouraged. However, to remove adhesive residue, remove the tape, apply vegetable oil, baby oil, or WD-40 to adhesive residue, wipe off with rag.

XIV. Generators

A. The use of generators at the Watergate Condominiums Complex by Owners, Lessees, Residents or Guests is **prohibited** because use of generators increases the risk of carbon monoxide poisoning, creates noise which will disturb Residents whose windows are opened, and increases the danger of fire due to the combustible nature of gasoline fumes and the need to store gasoline.

B. A generator may be maintained by the Association so that an emergency refrigerator in the Association office or clubhouse may be used for those who must refrigerate medication. Owners, Lessees and Residents are responsible to make necessary arrangements through the Property Manager to gain access to the emergency refrigerator. The Association generator will be maintained and operated only by authorized employees or agents of the Association.

XV. Enforcement

A. Monitoring of Rules

1. It should be recognized that rules serve the interests of all. In the event of problems or complaints, please contact your building Director or notify the Association's Property Manager. The provisions of each *Declaration of Condominium* with regard to the **Covenant Enforcement Committee** will be employed if informal resolution of rules infractions is not successful.

2. Education is the most effective rule enforcement tool available.

3. Communication is the next most effective enforcement tool. If you have a problem with a neighbor's activities which you believe violates the rules, a friendly conversation may yield a solution. Remember; approach anyone violating the rules in the same manner as you would want to be approached if you were the violator.

XVI. Special Rules Adopted by the Board of Directors for Its Meetings

A. All proposed contracts should be given to Board members at least forty-eight (48) hours before the meeting at which the contract will be discussed and/or voted upon.

B. All parties may speak on agenda topics for up to three (3) minutes before voting. No party may speak a second time on a subject until all parties desiring to speak have had an opportunity to do so a first time. In no case is a party permitted to speak on a subject more than twice.

XVII. Conflict with Applicable Laws

In the event that any provision in these Rules conflicts with any provision of the City of Hollywood Code of Ordinances or any other applicable law, (collectively, the "**Applicable Laws**"), then the Applicable Laws shall supersede such conflicting provisions in these Rules; provided, however, that nothing contained herein shall be construed so as to prevent or prohibit the Association from including within these Rules or otherwise adopting rules and regulations which are more restrictive than the provisions of Applicable Laws.

GUIDELINES FOR PROMULGATION OF CONDOMINIUM RULES

These Rules, promulgated by your Board of Directors pursuant to the provisions of each *Declaration of Condominium* and the other Governing Documents, do not supersede the Governing Documents, or any other legal obligations of the Association, but are intended to supplement them for the mutual benefit of the members of the Association.

It should be recognized and remembered that the Rules set forth herein cannot and are not intended to cover all conceivable situations. Objectionable behavior or actions which have the result of unduly infringing upon the rights, peace and tranquility of others are specifically prohibited. Residents are responsible for the conduct of their employees, Guests, children and animals.

To effectively govern the affairs of each condominium and the Recreation Area, violations of these Rules should be reported in writing to the Association office. The complaint will then be referred to the Board, which will take such action as appears necessary.

These Rules, adopted on the 17th day of September, 1973, and amended on the 12th Day of December, 2011, shall remain in force until repealed or superseded by specific action of the Board of Directors.