



LAGO WEST CONDOMINIUM RULES & REGULATIONS HANDBOOK

ALL RESIDENTS MUST ABIDE BY THE RULES AND
REGULATIONS SET FORTH IN THIS HANDBOOK

POOL RULES

2. Admission by key only. Gate must be locked at all times.
3. Use of area restricted to Lago West Condo residents only.
4. Shower before entering pool.
5. Children under 16 years of age must be accompanied by an adult.
6. No toys.
7. Chair tables must be kept in pool area.
8. No pets of any kind allowed.
9. No food permitted in pool area.
10. No electric items. Battery only.
11. Pool equipment, life preservers, etc., are for safety purposes only.
12. Swimming is at your own risk.
13. Pool and recreation area closes at 9:00 P.M.
14. Towels must be used on chaise lounges before reclining on them.
15. Management reserves the right to deny use of pool to anyone at any time.
16. Only two (2) guests allowed.

The walkways, entrances, halls, common space, corridors, stairways and ramps shall not be obstructed or used for any purpose other than ingress and egress from the apartments, with the exception of plants that enhance the beautification of our property. All plants must be maintained and potted underneath. All plants must be placed immediately adjacent to and abutting the apartment exterior walls. All dead plants must be removed.

The exterior of the Apartments and all other areas appurtenant to an Apartment shall not be painted, decorated or modified by any owner in any manner. Pots must compliment the building decor. Only two pots permitted.

No article other than plants shall be hung on terraces. Unit owners are prohibited from shaking rugs, mops, throwing cigarette butts, etc., from doors, windows or terraces. This is a town ordinance.

No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand in any of the common areas or driveways.

No apartment owner, family members, guests, invitees or occupants of any of the apartments shall do or permit anything to be done which will interfere with the rights, comfort or convenience of other residents.

Each Apartment Owner shall keep such apartments in good state of preservation and cleanliness, and shall not sweep or throw from doors, windows or terraces thereof, any dirt, building materials or other substances.

All residents must be sure that all smoke detectors are in working order at all times.

No A/C repairs are allowed on roofs without permission from the office. A/C repairmen must be licensed and bonded.

Each Apartment Owner who plans to be absent from his Apartment during the hurricane season must prepare his apartment prior to his departure by;

- A. Removing all furniture, potted plants and other movable objects from his porch; and
- B. Designate a responsible firm or individual satisfactory to the Association to care for his Apartment should the Association suffer hurricane damage. Such firm or individual shall contact the association for clearance to install or remove hurricane shutters.
- C. Shut off water in apartment.
- D. Notify office of emergency telephone number.

COMMON AREA RULES

Common areas are for the use and enjoyment of everyone in our community. All members, residents, family members, invitees and guests (collectively 'You' and 'Your') must comply with the following common area rules.

1. **DEFINITION.** Common areas include all community property contained within individual units. These areas include hallways, stairwells, lobbies, laundry rooms, basement areas, roof areas, courtyards, pathways and any amenity areas, such as pools, gyms or sport courts.
2. **LAUNDRY, TRASH, REFUSE.** Please dispose of laundry, trashy or refuse of any kind properly so that it does not obstruct any common area or create a hazard or nuisance. Prior to disposal, please keep these items inside your unit.
3. **UNATTENDED PERSONAL PROPERTY.** You may not leave personal property unattended in common areas. Personal property left unattended in common areas may be removed by community staff. If personal property is chained or secured in common areas, the staff may cut the chain or lock in order to remove the item. The community will store property that is removed at your expense and you must pay any storage fees that accrue prior to claiming the property.
4. **NUISANCES.** You may not create a nuisance in common areas. Nuisances may include, but are not limited to, loud noises, antisocial conduct, inappropriate attire, running, skating, riding skateboards or bicycles in the roadways and playing music without headphones.
5. **JOINT LIABILITY.** Members are jointly and severally liable for all violations of the rules and for any fine imposed as a result. This is true whether they committed the violation or whether it was committed by their tenants, family members, guests or invitees.

ABSENTEE OWNERS AND RENTERS

Each Apartment Owner who plans to be absent from his Apartment during the hurricane season must prepare his apartment prior to his departure by;

- A. Removing all furniture, potted plants and other movable objects from his porch; and
- B. Designate a responsible firm or individual satisfactory to the Association to care for his Apartment should the Association suffer hurricane damage. Such firm or individual shall contact the association for clearance to install or remove hurricane shutters.
- C. Shut off water in apartment.
- D. Notify office of emergency telephone number.

VEHICLES

No vehicle or other possessions belonging to an Apartment Owner or to a member of the family, guest, tenant or employee of an Apartment Owner shall be positioned in such a manner as to impede or prevent ready access to another Apartment Owners parking space.

The Apartment Owners, their employees, servants, agents, visitors, licensees and the Apartment Owners family will obey parking regulations posted in the private streets, parking areas and drives and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the Apartment Owners.

The Apartment Owner shall not cause or permit the blowing of any horn from any vehicle approaching or upon any of the driveways or parking areas serving the Condominium Property of which he, his guests or family are occupants.

Residents will be issued official numbered parking decals. The decal must be placed on the left rear bumper to confirm legitimate assigned parking.

No car or truck is to be backed into parking space. Head in parking only.

Unauthorized vehicles will be towed away at owners expense.

Car wash area must be kept clean at all times. Water must be shut off after use and hoses properly replaced onto its receptacle.

Maintenance on vehicles anywhere on Lago West Property is strictly prohibited.

The guest parking lot is for guests only. Unit owners with extra cars must park them in marked resident spots or use the large lot in front of building A.

NO BOATS, TRAILERS, COMMERCIAL VEHICLES, MOTORCYCLES OR RECREATIONAL VEHICLES ARE TO BE KEPT ON LAGO WEST PROPERTY AT ANY TIME. ONLY THOSE VEHICLES USED ON A DAILY BASIS MAY BE PARKED AND MUST HAVE A LAGO WEST PARKING PERMIT.

DISABLED, UNREGISTERED, UNAUTHORIZED AND UNSIGHTLY VEHICLES WILL BE TOWED AT THE OWNERS' EXPENSE.

RECREATION AREA

The recreation area is solely for the use of the Apartment Owners, their family members and invited guests and tenants. Each resident is allowed only two (2) guests at any given time in the recreation area and visiting children under the age of 16 must be accompanied by a responsible adult when using the recreation area, pool, tennis court, etc. The use of other recreational facilities and those mentioned above shall be at the risk of those involved and not, in any event, the risk of the Association or its Manager.

The regulations governing the use of the recreational facilities which are or may be located upon the Recreation Area, including permitted hours, guests, rules, safety and sanitary provisions, and all other pertinent matters shall be in accordance with the regulations adapted from time to time but the Association and posted in the appropriate recreational areas. The pool must be locked at all times and umbrellas closed when not in use.

Any resident desiring to use the club house must take an application to the Association at least two (2) weeks in advance, and, if approved, must deposit five hundred dollars (\$500) with the Association to insure that the necessary cleanup, repair or replacement of the facility will be deducted from the deposit. All applicants must pay a two hundred dollar (\$200) non refundable rental fee, which must be paid prior to such use.

Any damage to the Condominium property, Recreation Area, or equipment of the Association caused by an Apartment Owner, family member, guest or invitees shall be repaired or replaced at the expense of such Apartment Owner.

Visiting children shall be allowed to play only in Recreation Area and those areas designated for play from time to time by the Association.

It is required that children under the age of 16 must be accompanied by an adult.

GARBAGE AND REFUSE

All garbage, breakable wet refuse shall be deposited in plastic bags and tied at the top prior to placement bins or chutes intended for such purpose.

Cardboard boxes must be broken down and deposited in dumpster. Mattresses, furniture, etc., must not be placed in the garbage rooms. These must be disposed of by private means.

Cat litter must be contained in a plastic bag and tied.

No garbage is to be thrown down the chutes after 10:00 P.M

ANIMALS

Only two (2) pets allowed per unit, provided their presence causes no disturbance to others. Pets must be leashed when not in the owners unit. It is the responsibility of the unit owner or his tenant to assure that pet excrement is removed by Pooper Scooper or other means, and disposed of in a sanitary manner.

The Apartment Owner shall indemnify the Association and hold it harmless against any loss growing out of having any animal in Lago West.

If a dog or any other animal becomes obnoxious to other apartments by barking or otherwise the owner must cause the problem to be corrected or, if not corrected, the apartment owner, upon written notice by the Association, will be required to dispose of the animal.

Dogs are not to exceed thirty pounds.

NO PIT BULLS ALLOWED ON LAGO WEST PROPERTY.

THESE RULES WILL BE STRICTLY ENFORCED.

No Apartment Owner shall request or cause any employee or agent of the Association to do any private business of the Owner, except as shall have been approved in writing by the Association.

The agents and employees of the Association and any contractor or woman authorized by the Association may enter any apartment at any reasonable hour of the day for any purpose permitted under the terms of the Condominium Documents. Entry will be made by the pre-arrangement with the Apartment Owner, except under circumstances deemed an emergency by the Association or the Manager, if any, in which case access is deemed permitted regardless of the hour.

No apartment owner shall use or permit to be brought into the apartments any inflammable oils or fluids such as gasoline, kerosene, naphtha or benzine or other explosives or articles deemed extra hazardous to life, limb or property.

The Apartment Owners shall not be allowed to put their mail receptacles, names or street addresses on any portion of their Apartments except in such place and in the manner approved by the Association for such purpose which approval shall be based on aesthetic grounds within the sole discretion of the board.

OTHER RULES

No barbecue grills of any kind are allowed on Lago West property.

Apartment owners shall be held responsible for the actions of their children, guests and tenants.

Complaints regarding the management of the apartments and grounds regarding actions of other apartment owners shall be made in writing to the association.

Any consent or approval given under these rules and regulations by the association shall be revocable at any time by the board.

Residents may not take in roommates without prior written approval by the screening committee.

No resident shall be allowed to move in or out of an apartment on any Saturday, Sunday or Holiday. Moving is permitted Monday through Friday between the hours of 8:00 A.M. and 9:00 P.M.

Deliveries of major items such as refrigerators, stoves, furniture etc. shall only be permitted Monday through Friday 8:00 A.M. and 9:00 P.M.

No playing or walking in Rock gardens. The Rock Gardens are for aesthetic purposes only



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Apartment owners are referred to the occupancy and use Restrictions contained In Article XII of the Declaration which are binding upon all Apartment owners.

Food and beverage may not be prepared or consumed except in the apartment and designated portions of the building upon the Recreation area.

These rules & regulations may be modified, added to or repealed at any time by the Association.

NOTE:

VIOLATIONS OF RULES AND REGULATIONS OF LAGO WEST MAY RESULT IN PENALTIES.

By resolution of the Board of Directors of Lago West Condominium Association, Inc.