

Cobble East Condominium Association
3900 NE 18th Avenue - Oakland Park, FL 33334

RULES, REGULATIONS, and GENERAL INFORMATION

(REVISED: December 2023)

- *Please read the entire set of rules prior to your screening interview.*
- *Initial all pages, sign and notarize the document and bring it with you to the interview.*

The sale, lease and transfer of units is restricted:

In order to assure a community of congenial residents and occupants and to protect the value of the residences, there are specific restrictions on the sale, lease, transfer and mortgages of units which restrictions may be found in the Declaration of Condominium. Copy of the Purchase and Sale Agreement or Lease Agreement shall be on file with the office of the Condominium Association.

Residence Screening:

Note: All maintenance and/or special assessment monies must be current. No rental applications will be considered for units which are in arrears.

The screening fee is used to pay for the processing of a full credit report, employment verification and residence history on each applicant; it also includes administrative costs. It is your responsibility to inform your Realtor or rental agent of these procedures. Additionally, it is required that a notarized power of attorney, indicating who your authorized Realtor/rental agent is, be on file with the Association. This is for your protection as well as ours.

The lease is between the owner and applicant. Therefore, only their names and signatures are valid. The Realtor/rental agent is not to sign the lease.

The Cobble East Condominium Association is Not Responsible for:

Unit keys, mailbox keys, maintenance problems within a unit, repairs within a unit or getting utilities started. These are the unit owner's or renter's responsibility.

At the screening meeting, a general orientation to the property is given. Following the general orientation, a personal interview is conducted with each applicant. All individuals moving into one unit are to attend the same screening meeting. All children must attend with their parents or legal guardian.

The Lease/Purchase is not valid until approved by the association and therefore, move in dates and lease/purchase commencements CANNOT BEGIN BEFORE. Approvals are **never provided on the day of screening. Absolutely no move-ins are permitted before screening.** The approved resident(s) will receive a Certificate of Approval, signed by two (2) board members, within 14 days of the receipt of application.

When renters move out, the owner(s) must advise Cobble East Condo Association.

Lease Renewals are also subject to Board Approval. A copy of the renewal lease must be provided to the association. If the board revokes its approval, the owner and their tenant will be advised, a maximum of 30 days, notice to vacate. **No more than two leases are permitted for a unit in any 12-month period.**

Visitors / Guests cannot exceed a stay of more than 30 days. Anyone staying for more than 30 days must apply for residency.

Owners: Please advise your Realtor or rental agent of the screening procedures.

Children:

There are no age restrictions upon children who reside in the Condominium; however, the Condominium Association has the right to make such rules and restrictions as it deems necessary with regard to use of the recreational facilities and common elements by children under the age of sixteen (16) years.

Animals / Pets:

Unit owners may have two (2) household pets per unit (i.e. cats, dogs, or birds). No exotic animals are permitted (i.e. snakes).

All pet owners are required to maintain liability insurance and agree to defend and indemnify the association out of any actions for damage or personal injury caused by the pet.

Each animal on the condominium property shall be kept under the control of its owner at all times. Dogs need to be walked, on a leash, outside the condominium property. As of July 1987, the *Pooper Scooper* law went into effect in Oakland Park. It requires that each pet owner (walker) must clean up after their pet.

Excessive barking is a nuisance to your neighbors. Any damage caused by your pet will be your responsibility.

Animals are not permitted in the pool or pool area at any time.

Owners/Guest Parking:

Guests are to park in marked guest spaces only. They may not park in reserved spaces, block access to the dumpsters, or park in other No Parking areas. **Violators will be automatically towed with no warning.**

All vehicles must fit within one allocated space and not block the sidewalk.

There is only one assigned parking space per unit. All other vehicles must park in a guest space. The residents of each unit are restricted to two (2) vehicles per unit within the condominium parking area. Permanent parking of additional vehicles needs to be approved by the Condominium Association.

All move-ins are to be completed by 6pm and if not completed by that hour, must continue on the following day. Move-in vehicles are not permitted on the property between 7pm and 7am.

No boats, trailers moving vans, recreational vehicles, commercial vehicles, or vehicles with raised, oversized tires are allowed on the property after 7pm. Violators will be automatically towed with no warning.

Any vehicle which cannot operate on its own power is not allowed on the property. No vehicles that require towing are permitted on to the property.

Vehicles without proper and valid tags or license plates are not permitted on condominium property. Violators will be towed with no warning.

Absolutely no car repairs are permitted on the property. This also means no oil changes.

Maximum speed limit within the Cobble East complex is 10 mph. Remember, this is a family community with children and pets who might run out onto the road from behind parked cars. Please respect the stop signs posted. Warnings will be placed on cars in violation of speed limit. Fines will be imposed on repeated offenders. Please use caution. Accidents are your responsibility.

Use of Units / Common Elements:

The condominium unit shall be used for single family residence only.

No residence shall be allowed to play or operate a radio, stereo, or TV in a manner that will disturb or annoy other residents. This is for all hours of the day. There is an Oakland Park Ordinance in effect after 11pm. Report violators directly to the Oakland Park Police at (954) 565-5611 or BSO at (954) 561-6111.

No inflammable, combustible, or explosive fluid, chemical or substance shall be kept in any unit or limited common element assigned thereto except for normal household use.

No signs, advertisements, notice, or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in or upon any part of the condominium property or residents' vehicles. No "for sale" or "for rent" signs or other signs shall be displayed by any individual unit owner on his condominium parcel or any part of the condominium property.

All personal property is to be stored within units or individuals' backyards (i.e. bicycles, barbecue grills, rafts, etc.) Any items found on common element property will be removed.

Each resident who plans to be absent from his unit during hurricane season must prepare his unit prior to his departure by:

- a) Removing all furniture, plants and other objects from his balcony or patio.
- b) Designating a responsible individual to care for his unit should it suffer hurricane damage.

All residents shall at all times keep their units in clean and sanitary condition and free of vermin. A pest control service is employed by the association to treat the exterior of the buildings once a month.

Pool and Pool Area:

The pool area hours are from 7am to 11pm. Swimming is permitted from dawn until dusk.

Children under the age of 16 must be accompanied by an adult at all times. Children not toilet trained, or wearing diapers, are not permitted in the pool.

No glass is permitted in the pool or pool area. Beverages are permitted in the pool area, but only in plastic containers or cans. Absolutely no beverages, food, or smoking is permitted inside the pool.

Keep radio volumes low, preferably earphones should be used. Loud noise is not only disturbing to pool users, but also to residents of nearby units.

The pool and pool area are for use of residents and their accompanied guests only. Do not prop or leave the gates open.

Animals are not permitted in the pool or pool area at any time.

Security:

The full cooperation of all residents (adults and children) is needed to help keep trespassers off the property.

Report crimes to the Police – Not to the Cobble East Condo Association.

Maintenance:

The owner of each Condominium Unit shall maintain and be responsible for the maintenance of his own unit and all equipment and fixtures, including all air conditioning equipment, and must promptly correct any conditions which would, if left uncorrected, cause any damage to another Unit, or the common elements. The Condominium Association shall be responsible for the maintenance, repair, and operation of the Common Elements and the Limited Common Elements of the Condominium, as well as for the grounds, maintenance, and landscaping of the Condominium property.

Exterior Alterations or Additions by Unit Owner:

Unit Owners may not make any alterations or additions to the exterior property elements or area without the approval of the Board prior to the modification. This includes but not limited to, windows, doors, awnings, shutters, antennas/satellite dishes, flagpoles, hooks or other supports for plants, decorations, hose holders, decks, patios, fences, **and any other item the Unit Owner wants to attach or affix to the exterior of the building or the Association’s grounds. **It is essential that Unit Owners do not penetrate the stucco walls or the weather resistant membrane of the buildings with nails, screws, staples or any other fastener. Improper application can cause cracking and compromise the integrity of the exterior surface.****

Additional information on some alterations or additions follows:

Awnings - Awning material must be plain or striped. No patterns, logos or decorations are allowed. Frame and fabric color of the awning must be coordinated or complement the exterior colors of the building. Awnings installed prior to January 1, 2022, have been granted Board approval. Awnings must in good condition. No torn, grayed, ripped, excessively faded, stained, soiled or dirty awnings are allowed. Awnings must be retracted or removed from the building prior to the arrival of a named storm (sustained winds of 39 mph or more).

Decorations – Decorations affixed or attached to the exterior walls of the buildings require Board approval. Seasonal decorations may be displayed on Unit Owner’s front door, and in the area immediately outside the Owner’s Unit without prior approval from the Board.

Doors - Please refer to the Cobble East website for a description of approved replacement doors. Replacement Doors must be painted the door color approved by the Board within 30 days of installation, except for when a Building painting project is scheduled to begin.

Hurricane Shutters - Are allowed pursuant to Section 718.113(5), Florida Statutes. The color of the shutters should match the primary color of the exterior surface of the buildings. Shutters installed prior to January 1, 2022, have been granted Board approval. Shutters must be in good working condition, and shall not be excessively dirty or stained.

Windows - Replacement windows must match the original window design of the buildings, including the installation of “mullions and mull-bars”. Window variations installed prior to January 1, 2022, have been granted Board approval.

To obtain approval for the alterations or additions the Unit Owner must submit the Architectural Review Committee (ARC) request form to the Board for review. **Approval shall not unreasonably be withheld or delayed.** If permits are required by the City of Oakland Park, Unit Owner shall obtain same and work on the alterations or additions may not commence until proof of permit is obtained

and provided to the Board. **The Architectural Review Committee (ARC) request form is available at:** <https://www.cobbleeast.com/forms/CE-ARCR-Approval-Form-Fillable.pdf>

Unit owner is responsible for all maintenance and repairs for any and all exterior alterations or additions.

Dumpsters:

All trash and garbage are to be disposed of in tied, plastic bags and placed **in the dumpster**. The garbage is not to be left on the ground inside the dumpster area. **All garbage is to be disposed of each and every night and never to be left outside the front door of any unit.**

The unit owner or tenants must contact the Oakland Park Solid Waste Division to have any appliances or large items (i.e. furniture, etc.) picked up at the owner's or tenant's expense.

All boxes should be broken down flat before disposed of in the dumpster.

Recycling containers are located at every dumpster. Please use them according to instruction.

Meeting Notices:

Meeting notices are physically posted on the mailboxes, as well as sent by e-mail. We urge all community members to attend.

I have read and understand the entire set of rules, regulations, and general information of the Cobble East Condominium Association and agree to abide by them. Failure to follow the Rules and Regulations will cause your lease to be null and void. You will have 30 days to vacate the unit before legal proceedings begin.

Owner / Lessee #1

Date

Owner / Lessee #2

Date

Owner / Lessee #3

Date

Notary Public

STATE OF FLORIDA
COUNTY OF _____

Affirmed and subscribed before me by means of [] physical presence or [] online notarization, this _____ day of _____, _____, by _____.

Personally Known [] OR Produced _____ as Identification

Signature of Notary Public

(NOTARY SEAL)

Printed Name of Notary Public

Initials

Initials

Initials