

Las Vistas in Inverrary Condominium

An Adult Community

RULES & REGULATIONS

Adopted by the Board of Directors on November 21, 2016

A HANDBOOK FOR HARMONIOUS COMMUNITY LIVING

PREAMBLE

Unlike commercial lodging properties, Las Vistas is home to 431 families who reside year-round or seasonally, and have earned the right to expect that all fellow owners or renters, their guests and visitors adhere to the principles and rules that they adopted throughout the years.

We are extending our warmest welcome to all unit owners, renters, guests and visitors, and we sincerely hope that this handbook may help you enjoy this wonderful community to its maximum. We invite you not to rely on the assumption of anyone when it comes to rules. If ever you are not sure if a rule really exists in regards to something that you want to do, we urge you to communicate with the Association's Office where someone in authority should be able to guide you properly so that you do not inadvertently breach a rule. The only rules that prevail are the written ones that have been duly approved by the Board of Directors and the ones included in the Governing Documents, also approved by the entire membership.

This handbook was written, and is periodically updated, according to the wishes of the residents. The main objective is to encourage the continuation of a congenial atmosphere year-round.

A condominium is a community where people are expected to share common elements and installations and to understand that people are not all alike and have different expectations.

This is why there must be rules that are well understood and observed by all. All condominium associations are subject to the Federal Laws of the United States of America; the laws of the State of Florida; all the articles of the Association's Declaration of Condominium, including the Articles of Incorporation and the By-Laws; and the rules periodically adopted by the Board, in that order of precedence. In Las Vistas, the rules are not written so that fines or sanctions may be imposed on violators. Rules are adopted so that everyone is aware of what behavior his (her) neighbors expect for a peaceful and enjoyable environment.

Furthermore, the principles and Rules contained herein, as adopted by the Board of Directors, are also expected to be respected by all, but the unit owner is responsible for the adherence to all rules on the part of everyone residing or visiting in his/her apartment.

Some of the rules or principles described in this Handbook may be a reminder of some articles of the law or of your Declaration of Condominium and its components, but you would be wise to visit such documents, since they supersede the Rules and Regulations herein. Enjoy Las Vistas.

The Management, the Officers and the Directors... at your service.

A. DEFINITIONS:

- **Condominium Unit (Apartment):** All the components located inside an apartment, including whatever material covers walls, ceiling and floor, including the screened terrace of the unit. The entire content of an apartment is the responsibility of the owner (electrical and plumbing fixtures; cabinets and vanities; floor and windows covering; walls and ceiling finish; apparent pipes or ducts; etc.)
- **Common Elements:** All areas located outside an apartment.

- **Limited common elements:** All areas that are part of the Common Elements but to which a resident has the exclusive use, e.g. a designated parking space; assigned storage locker; etc.
- **Recreational Building (Clubhouse):** The two stories building equipped with an elevator and centrally situated among the 13 residential buildings. It contains on the first floor, the Association's offices; a comfortable foyer equipped with WiFi Internet access; an exercise room (Gym); two saunas; a library; a multi functions room (some may call it "Cardroom"), and a two-level outside patio. On the second floor, there is a large hall with a fully equipped kitchen; a bar; a stage; a dance floor; and a piano. This is where meetings and events are held and where residents can enjoy a pool table and accessories together with other interesting games and apparatuses. There is also a huge screened terrace abutting that second-floor hall.
- **Residential buildings (Condominiums):** There are 13 residential buildings, ranging from 2 to 4 stories in height and holding from 16 to 48 individual units respectively. Six (6) of these buildings were built with laundry facilities in each unit while all the other buildings have a common coin operated laundry room on each floor.
- **Swimming Pools:** There are five (5) secured and heated swimming pools on the property, each one with a variety of chairs, chaises and parasols, and a cabana that contains two rest rooms.

B. BUILDING AREAS:

1. Las Vistas is a No-Pet community.

Nevertheless, pursuant to the Fair Housing Act, the Association cannot prohibit a unit owner from keeping a legally recognized Service or Emotional Support animal nor can it ban some pets that are present under the grandfather clause depicted in our By-Laws.

However, the owner or guardian of any animal that has been or could be authorized, must observe the following rules:

- a) No pet may be allowed to ride in any elevator or on any staircase, unless

carried in the arms of an adult guardian;

- b) No pet may be allowed to walk, run, or otherwise be on any part of the roadways or parking spaces of Las Vistas, whether on a leash or not;
 - c) No pet may be allowed within a pool enclosure, inside the club house, any common area or any other unit than its' owner's or guardian's;
 - d) Should the pet cause noises that become a nuisance to the neighbors or the community, the pet owner or guardian shall have to take the necessary steps to stop the animal from making such noises;
 - e) No pet apparel shall be placed in any common laundry equipment. (Clothes; Ornaments; Blankets; etc.)
 - f) Should the pet dirty any part of the common elements while in transit, the owners must clean after the pet.
- 2. Hanging towels, bathing apparel, laundry, clothes, etc. is not permitted on catwalks or their railings, or in stairways, and neither is shaking rugs, tablecloths, etc. therefrom.
 - 3. Nothing can be placed, for it to be seen, either upon a unit door or windows, catwalks, railings, outside window sills, other than articles that relate to religious holidays. (See Florida law and Association By-Laws.)
 - 4. No articles belonging to residents may be left on the catwalks, stairways, elevators, hallways, walkways which must remain unobstructed at all times for everyone's security. (Bicycles, carriages, shopping carts, flower pots or planters, etc.) People requiring an access ramp to the apartment must first obtain the written from local authority. (See City or County Ordinances.)
 - 5. Electric grills or other electrical cooking appliances are permitted on the screened terrace of a unit. No other type of cooking or heating equipment is allowed thereupon.
- 6. No posting of any kind is allowed on the entire property unless:

- a) It is for the benefit of the posting resident and has been authorized by the office to be pinned to the Clubhouse cork bulletin board. Any unauthorized posting shall be removed and considered to be a violation of rules.
 - b) It is to promote a gathering, meeting, event or other affair and has been authorized by the office to be pinned to the cork bulletin board of any or all residential buildings. Any unauthorized posting shall be removed and deemed to be a violation of rules. Such postings cannot be posted earlier than 14 days prior to a planned event and must be removed by the person who posted it within 24 hours after the event has closed.
7. Noise emanating from a unit must not cause nuisance to other residents and must be toned down between 9 pm. and 8 am.
8. No work may be performed in any unit or upon common elements between 7 pm. and 8 am. and at no time on Sundays.
9. Garbage and other unwanted items:
 - a) All household trash must be placed in a sturdy and properly closed waterproof bag which must be disposed of in the unit's dumpster or the chute leading to it.
 - b) All recyclable material must be placed in the green receptacles that are lined up next to the dumpster rooms. No garbage may be placed in these receptacles.
 - c) Larger bulk items (furniture; appliances; renovation debris; wall mirrors; TV sets, etc.) cannot be placed in the dumpster or on any part of the common areas. (Dumpster room, locker room hallway, card room, catwalks, etc.) Such items can only be discarded as follows:
 - By making prior arrangements for someone or some organization to pick them up directly from one's apartment, or again
 - By placing them in the designated area of one's unit's walkways when the quarterly Bulk Pick-up is organized by the Association.

10. No part of the exterior of a unit shall be painted, decorated or altered in any manner unless such work is done by the Association's personnel or its authorized subcontractors.
11. Television cable distribution in each unit is included in the Association's maintenance fees. No antenna, dish or other such apparatus may be installed outside an owner's unit. (See Declaration of Condominium)
12. Pursuant to Florida law, the Association or any of its representatives may enter a unit during reasonable hours to maintain, repair or replace any common element or if it suspects that there may be within the unit a risk for other units or for the common elements. Except in cases of emergency, entry shall be arranged with the unit owner prior to the intervention. (Details available in Florida law and the Declaration of Condominium)
13. When work is to be performed inside a unit, must be done in a way that will not cause a nuisance. It is understood that a unit owner may wish to do some repairs or renovations on his (her) own or with the assistance of relatives or acquaintances but, if electrical or plumbing work is to take place, it must be done by a licensed electrician or plumber.
(Please consult the City of Lauderhill ordinance and the By-Laws),
14. Although condominiums A, B, C, D, L, and M were built with a laundry installation in each apartment, the installation of any laundry equipment in any and all the other condominiums is subject to the following: Any unit owner who wishes to install laundry equipment in his/her unit must first obtain the Association's approval which will include the obligation for the said unit owner to have the installation performed by a pre-approved licensed plumber and electrician at the expense of the unit owner. Failing to obtain such prior approval or should damage be caused to the common elements will entitle the Association to order the dismantlement of the said installation and to seek reimbursement, with all costs incurred to be borne by the unit owner.
15. When floor covering is to be replaced with any type of hard material, (tiles; wood; laminates, etc.) in any unit, except for the ones located on the ground floor, the owner must seek authorization from the Association before the work begins, and a sound abating underlay, approved by the Association, must be installed under the new

flooring material. If there is no proof in an owner's file that the Association ever approved such an installation but it must respond to a noise complaint from neighbors, the Association shall have the right to determine if indeed a proper underlay was installed in the unit. In order to facilitate this discovery, the owner may volunteer to lift a section of the floor covering while an Association's representative is present or allow such representative to do it.

Should it be discovered that no proper underlay was installed prior to the laying of the new floor covering, the unit owner may be required to remove the floor covering and install the required underlay before proceeding to the re-installation of the hard floor covering. If, on the other hand, the Association finds that a proper underlay was indeed installed as requested, but that the owner failed to obtain the required authorization, the Association shall end its search without prejudice. Nevertheless, in all instances, that owner shall be liable for fines and/or sanctions that may be imposed by the Board on behalf of the Covenant Enforcement Committee and all costs incurred in this exploration shall be the owner's responsibility.

16. Most air conditioning systems consist of 2 separate components, one of which is located on the building roof. Only licensed contractors may be granted access to the roof. No one, other than such licensed contractors or the Association's employees and representatives may go on a roof. Whoever needs to access a roof must seek prior authorization from the Association.
17. If an authorized entity must access a roof outside of Office hours, it is the unit owner's responsibility to obtain assistance from the Maintenance Supervisor, a Director or Officer of the Association. The unit owner shall be held responsible for any damage caused to the roof or other parts of the common elements by anyone performing work on his (her) behalf, together with the cost of removing any material or debris left behind after work is completed. The Association is hereby authorized to add any cost it incurs in such instances, to the owner's assessment account, including an administrative charge of 15%.
18. When a resident experiences a problem in the unit (water infiltration, unidentified noise, etc.) he (she) must report such to the office where the proper measures will be taken. (Neither the Maintenance Supervisor nor the outdoors employees are authorized to address such problems, unless specifically dispatched by the Association)

19. The Association hires a Pest Control professional who treats all grounds and common areas to keep pests and insects away from residential units. However, should such insects or pests be seen in an apartment, the unit owner must inform the office during office hours and an appointment will be set for the exterminator to go inside that unit and tackle the problem.

C. PRECAUTIONARY MEASURES

20. In order to avoid unpleasant surprises or damages caused to the unit or the neighbor's, owners are encouraged to have their main water valve inspected and possibly replaced on the advice of a professional.
21. If the resident notices rust at the bottom of the hot water tank, it could be a sign of deterioration and the tank should be inspected by a professional before water begins seeping out, causing damages. On every hot water tank there is a tag bearing the installation date and if that tag indicates that the installation took place more than ten (10) years before, it would be wise to replace that tank.
22. Emergencies may occur during the resident's absence and this is why every unit owner is encouraged to leave a key to his (her) apartment with the office. That key will be coded and placed in a Key Vault for security and will only be used in emergency situations and after attempts have been made to reach the owner or one of the emergency contacts that may have been given to the Association. The Association will always inform the owner if ever it had to enter the apartment in his (her) absence.

On the other hand, or in addition, the owner may wish to entrust a spare unit key to a third party whose name and coordinates must have been given to the office for the record.

23. If the owner of an unoccupied unit cannot be reached, and the Association must enter the unit for emergency but does not have the apartment key or information as to who would have one, a professional locksmith will be hired and the concerned unit owner shall be responsible for costs incurred plus a 15% administration fee which shall be added to that owner's assessment account.
24. If a unit is to be unoccupied for more than one (1) day, the resident must shut off the main water valve and make sure that it does not leak. In no instance should a resident ever leave the apartment unoccupied if a water leak exists.
25. No bicycle may be left on the catwalk or in the staircase. To avoid the obligation of the resident to store a bicycle in his (her) unit, bicycle racks are available in 5 different areas of the property.

D. COMMON AREAS

26. Advanced notice of 48 hours to the Association is required if using the elevator for the moving of any furniture, appliance, etc. in to or out of any unit.

Protective pads must be installed before movers or other handlers deliver or remove such items to or from a unit. The same applies whenever large items that may cause damage to the elevator car are received or discarded. Please see the office for requirements.

27. The moving, delivery or pick-up of such articles can only be done between 8:00 a.m. and 6:00 p.m., Monday through Saturday.
28. Any damage caused to buildings, equipment, facilities and/or common elements, by a unit owner or his (her) tenant, guest, visitor, contractor, mechanic, purveyor, installer or family member, shall be the responsibility of the owner.

29. Roller skating, Skateboarding, In-line skating, Hover-boarding or any activity of the kind is prohibited in Las Vistas.
30. Activities such as Frisbee, ball throwing, running or jumping around, or general horse-play is prohibited on any catwalk, stairway, pool or common area. This provision in no way prohibits residents from jogging or otherwise exercising around the property.
31. Barbecue equipment, whether kindled by charcoal or gas may only be used on the lower deck of the Clubhouse, the riverside patio at Buildings 'J' - 'R', in the pool area of each swimming pool except under the cabana overhang, but nowhere on any grassy area. Gas kindled barbecue equipment must be turned off with the gas tank shut tight after use, and hot charcoal remnants must not be left afire or hot when unattended.
32. Storage lockers shall be maintained in sanitary conditions at all times. No article may be left outside of an owner's locker for it shall be taken away and discarded at the concerned owner's cost.
33. No flammable liquids or propane gas tank is to be stored in a locker.
34. No one may monopolize a common area or installation, even if a reservation was made for a personal affair. However, if an event calls for participants to pay a fee, any other resident who wishes to enter must also pay that fee
35. If an owner or a group of owners place any private belonging unattended upon a common area, such article or equipment may be used by any other resident of Las Vistas without permission. (BBQ; Lounge chair; Game; Etc.)

E. HURRICANE PREPAREDNESS

36. Unit owners who plan to be absent from their condominium during the hurricane season (June 1 until November 30) must:

- a) Remove all furniture, potted plants and other moveable objects from the screened terrace, patio staircase landing, or arrange with a friend or neighbor who is a permanent resident to do so. Taping or barricading window or doors is not permitted.
- b) Have any damage that occurs cleaned, repaired, protect the unit from further damage, and report such to the Association.

F. PARKING

The Association has the right to have vehicles towed away when the parking rules are not observed.

As a basic rule, the Association only allows the presence of Automobiles, SUV's and Minivans but a special rule may accommodate visitors or other short stays on the property for some other types of vehicles. (See By-Laws)

The By-Laws contain specific rules concerning vehicles in Las Vistas and here are some of the highlights:

- 37. All vehicles parked on the Las Vistas property must show either a proper guest pass or a rear windshield decal emitted by the Association.
- 38. All vehicles must be parked in a proper parking space with the front wheels abutting the concrete bumper.
- 39. Unit owners or tenants must only park their vehicle in the parking space assigned to their unit. If they have a second vehicle to park on the property, it must also show a rear windshield decal especially marked by the Association and be parked in a guest space.

40. When an owner leaves a vehicle parked on the property while he (she) is away for the off-season, his (her) vehicle must remain in the assigned parking space and not in a guest spot.
If the vehicle is to be covered, the Association must be informed so that measures may be taken for the security guards to be able to identify the vehicle.
41. No vehicle that cannot run because of serious damage or mechanical problems may be towed into the property. Vehicles showing significant body damage may not remain parked on the property any longer than 72 hours. (See By-Laws)
42. Some pickup trucks may also be parked on the property but the owner is invited to seek information at the office regarding special conditions that prevail.
43. An owner who owns a touring motorcycle or a Recreational Vehicle or is visited by someone who drives such a vehicle must also seek information at the office regarding special conditions that prevail. (See By-Laws)
44. No mechanical repair or bodywork on a vehicle may be done on the property, other than replacing a flat tire or boosting the battery.
45. Washing a vehicle is permitted either in the owner's assigned parking space or in a special area at proximity of some buildings, but at no time can this operation cause nuisance to others or impede the flow of traffic. No one is allowed to perform "car wash" or "detailing" for anyone other vehicle than his (her) own, on any part of the common area.
46. The blowing of a horn must be kept to the strict minimum to warn of a danger but at no time simply to attract the attention of anyone.
47. No vehicle may show any commercial identification, advertising, marking or lettering of any kind except for that identifying the maker or seller of same.

G. RECREATIONAL BUILDING (CLUBHOUSE)

48. This building contains several facilities and the rules posted therein must be observed at all times. Any owner wishing to have something posted on the bulletin board must first obtain permission from the Association.
49. The Clubhouse shall be open from 8 a.m. until 10 p.m., except that, when an event or affair is held within, it may extend until 1 a.m.
50. No smoking or vaping is permitted inside the Clubhouse.
51. The sale of alcohol is strictly prohibited. If alcohol is to be served, it may only be consumed in the main hall and its outdoors patios. The registered host of any event must ensure that all laws and ordinances are observed. The Association does not carry liquor related liability insurance and it shall be the responsibility of the registered host of any event to assume responsibility for alcohol related mishaps including, but not limited to, driving under the influence of restricted substances.
52. The Recreation Hall also houses a pool table, a ping-pong table and other group games to be enjoyed by all adult residents and their children and grandchildren under their immediate supervision as long as they are older than 13. This equipment is not to be moved or otherwise tampered with. Any anomaly or specified request must be reported to the office where someone in authority shall handle the situation.
53. When equipment, chairs, tables and others must be re-arranged for the specific requirements of the planned activity, they must be returned to their initial arrangement after use by the responsible host.
54. Parking for guests attending a venue in the Clubhouse, must be solely confined to guest parking spaces located at the property perimeter fence. Parking in any other parking spaces shall constitute a violation.
55. Although residents may enter and enjoy any part of the Recreation Building during open hours, no games or other recreational activities may be had in a room where an event or affair is being hosted under reservation or when Association official business is being discussed.

H. SWIMMING POOLS AND AREAS

Although there are postings around the pools, the following rules must also be observed:

56. No child under the age of 18 may enter any pool area unless accompanied and supervised by an adult from the apartment where he (she) is residing or visiting.
57. Diving, jumping, running or general horse play is prohibited in or around the pools.
58. Any child or adult who must wear a diaper or like garment is not allowed in the swimming pools and no one, regardless of age, may be naked in or around the pools.
59. Anyone who moves pool furniture must return it to its original position before leaving.
60. Although food and beverages may be enjoyed inside the pool areas, no glassware may be taken therein and everything must be discarded in the trash bins or otherwise taken away upon leaving the area. No food or beverages are allowed inside the pools.
61. For the benefit of all, anyone who expects to be away from the pool area longer than 30 minutes is not allowed to reserve a place by leaving any personal article thereupon or by any other means.
62. No one is allowed to tamper with any pool equipment such as: heater; pump; filter; strainer; etc., and lifesaving apparatuses must only be used in emergency situations.
63. No floatation devices, other than foam noodles, are permitted in the pools.
64. No one may be outside the pool area wearing only a bathing suit. Proper cover apparel and footwear must be worn elsewhere on the property. Everyone must make sure that water will not drip from their body or feet when entering an elevator or the Clubhouse.

I. SAUNAS

65. There are 2 separate saunas with showers located in the Recreational Buildings and all rules posted therein must be observed.

For security reasons, these facilities can only be used by adults and users are urged to use them only when another adult is present.

J. GENERAL

66. Although no one is encouraged to go around looking for rule violators, it could happen that a resident feels that someone is breaking a rule and would like that something be done about it. Confrontation between residents is highly discouraged since it does nothing positive for harmonious living. The resident who seeks justice should simply obtain a Complaint Form from the Association Office or from one of the Directors, complete it with as much information possible, and turn it in to the office at the attention of the Covenant Enforcement Committee. All complaints are investigated and the source of the complaint is never revealed to anyone.
67. When a resident is expecting a delivery or a visitor, he (she) must remain at home to remotely open the gate or have made arrangements for another resident to do so.
68. No one has the authority to speak on behalf of the Association by reason of being a unit owner or other. (Florida Statute 718.111)
69. No soliciting or peddling of any kind is permitted anywhere on Las Vistas property, whether by residents or non-residents.
70. For everyone's safety, all signs and postings throughout the property must be observed by all residents, guests and visitors: Stop; Slow; 15 MPH; Directional markings; etc.
71. Feeding or providing water for ducks or wildlife is strictly prohibited and so is attracting same in any way.

K. SECURITY DEPOSIT

72. Before the sale of an apartment can be approved by the Board of Directors, the potential buyer must deposit with the Association an amount equivalent to six (6) months of maintenance assessments. The Association shall keep this deposit for a period of eighteen (18) months. After the eighteen (18) months, the Association shall reimburse the money to the unit owner with accrued interest, providing that there were no charges imposed for late maintenance assessments from the previous months. If late charges were imposed, then the Association shall retain the deposit for an additional six (6) months for each late remittance

No part of the deposit can be used to cover regular or special assessments, unless the Association has engaged litigation for the collection of late payment(s). From that date onward, the Association shall recoup the entire amount of the deposit with interest and apply it against the delinquent unit owner's arrears, and the owner shall then forfeit any possible reimbursement of the deposit and/or interest.

NOTE: Pursuant to Florida law, this Rule which was duly approved by the Board of Director and become a complement of Section XV of the Declaration of Condominium.

73. Before the renting of an apartment can be approved by the Board of Directors, every lessee (except the seasonal renters) shall be required to post an escrow deposit with the Association in the amount equal to one (1) month's rent. No rental application shall be made or accepted, no rental application shall be deemed bona fide, no notice to the Association of an offer to rent or lease shall be made or accepted, and no rental agreement and or application shall be accepted unless the offer is accompanied by an escrow payment to the Association in an amount equal to one (1) month of rent.

The security deposit shall protect against damages to the common elements and or association property or satisfy same for fines imposed for any rule violation. This escrow deposit shall be held by the Association for the duration of the lease and be returned to the lessee at the termination of the lease. In the event the escrow deposit or any portion thereof shall be applied as provided herein, the lessee shall deposit with the Association, upon written demand therefor, an amount sufficient to restore such escrow deposit to its original amount, and failure to do so shall constitute a material violation of the Condominium

Documents with all the consequences thereto, and shall affect the amount of the refund owed at the end of the lease.

Such escrow payment shall be kept in a special non-interest-bearing escrow account in a bank. Should the Board subsequently approve the renewal of the lease from the original owner to the original lessee, the board may waive the request for a new security deposit, at the Directors' discretion. *

L. BACKGROUND CHECKS

74. Before the sale or annual rental of an apartment can be approved by the Board of Directors, the prospective unit owner or lessee shall give the Association a certified copy of a complete background checked performed on the prospective unit owner or lessee by a recognized organization and at the owner's expense, that must include:

- 1) Criminal records
- 2) Residency History*

Completed on December 10, 2016

*Rule Amendment Approved by the Board of Directors December 14, 2018