

**CASTLE 12 CONDOMINIUM, INC.
4751 NW 21st STREET
LAUDERHILL, FL 33313
Castlegardens12@gmail.com**

Rules and Regulations

As a Condominium, one of the ways we control costs is with unit owners volunteering their services. The officers, directors and others help by contributing time, services and light labor. Please consider volunteering and serving on the Board of Directors.

1. A \$150 dollar non-refundable application and background check fee shall be paid by the purchaser of any condo to Castle 12 Condominium, Inc.
2. Potential owners must purchase the unit with a minimum 10% cash down. It is the intention of this Board to keep our building owner occupied. Investors with the intention of purchasing condominiums in our building for rental income purposes is not permitted.
3. No unit owner is allowed to lease his/her condo in this building for a period of less than three (3) consecutive months and no more than a total of six (6) months in a calendar year. No month to month rentals are permitted and subletting is prohibited. All lessees must be approved by the Association's screening committee and pass a criminal background check. There is a \$150 fee for the processing and background check.
4. The owner is fully responsible to pay for any and all damages to common areas caused by lessee.
5. At least one owner/occupant must be 55 and over. No sale or lease will be approved to any buyer or lessee under 55.
6. A non-approved person cannot be an occupant without an approved full-time occupant being present and permanently residing in the apartment.
7. Occupancy whether by purchase, lease or any other arrangement, must be approved by the Board of Directors. All occupants must agree to a criminal background check.

8. No more than three (3) people in a 2-bedroom unit and no more than two (2) people in a one-bedroom unit will be accepted or allowed to reside full time.
9. No children under eighteen (18) shall be permitted to reside on a permanent basis.
10. Pets are limited to the following: one (1) per unit, either a cat OR dog, must not exceed 20 lbs. and not permitted to roam free throughout the common areas. Proof of vaccinations must be provided. Reptiles of any kind are forbidden. Dogs must be leashed and are to be walked on sidewalks and kept away from the grass immediately adjacent to the building and outside 1st floor residences.
11. Owners are responsible to clean up after their pets, and manage their behaviors i.e. barking, aggression and destruction of property. If persistent complaints are received, the Board reserves the right to revoke this privilege.
12. Barbecuing on the balcony is strictly forbidden. This is a city ordinance and subject to severe penalties.
13. Every unit owner must leave apartment keys at the office. Entrance security fobs must not be given to non-occupants. The minimum cost to replace a security fob is \$100.00.
14. A unit owner or lessee cannot use more than two washing machines and two dryers at one time, even if other machines are available. Liquid detergent only! No powder. The last wash cannot start after 8 PM. **NO WASHER/DRYERS ARE ALLOWED IN THE CONDO UNITS!**
15. For sanitary and health reasons, garbage **MUST** be placed in plastic trash bags and securely tied. Help keep our home clean.
16. We participate in recycling. Canisters are located in the trash room for the disposal of these items. All recyclables must be cleaned before depositing in their canisters. Only clean containers. Do not put plastic grocery bags in the recycling containers. This is a city ordinance and non-observance is subject to city penalties.
17. Moving in/out time for residents will be between 9 AM and 7 PM.
18. Carpeting is prohibited on open balconies for structural integrity reasons.
19. No feeding wild animals on or near building property.
20. Painting on open balcony must be white.

21. A digital copy of original condo docs and amended by-laws are available free charge upon request.
22. Owners will be held responsible and accountable for any and all damages they cause or caused by their guests, visitors, movers and contractors to the building's property and/or common areas.
23. Owners or residents shall not play musical instruments or operate a sound system, radio or television at a volume level that is disturbing to neighbors and these are not to be played between 11 PM - 6 AM.
24. Unpaid condominium maintenance fees of three (3) months or more or any other unpaid charges to an owner's account of (3) months or more may be referred to the Association's attorney for collection. All collection costs, including attorney fees, will be borne by the owner.
25. It is the owner's responsibility to become aware of the new or current amount of monthly fees before the beginning of each calendar year. Payments of monthly maintenance fees are due the first day of each month. Late fees will be applied on all unpaid balances on the 11th day of every month.
26. Owners agree to have their condominium sprayed for insects unless a valid reason is accepted by the Board. The Association pays for this service.
27. Owners will provide a key (or in the case of multiple locks, keys) to the Board upon taking ownership of the condominium. If any rules are violated, fines may and can be levied.

I certify that I/we received a copy, and I/we have read these rules and regulations, and understand them and agree to abide by them.

Signature(s)

Owner/Buyer _____ **Date** _____ **Unit #** _____

Co-Owner/Co-Buyer _____ **Date** _____ **Unit #** _____