

**RULES AND REGULATIONS FOR  
GARDENS BY THE SEA CONDOMINIUM ASSOCIATION  
REVISED APRIL 17, 2017 READOPTED APRIL 13, 2022**

**THESE RULES ARE DESIGNED TO PROVIDE THE MAXIMUM ENJOYMENT AND COMFORT FOR ALL OWNERS AND TENANTS OF GARDENS BY THE SEA. YOUR OBSERVANCE AND ENFORCEMENT OF THESE RULES AND REGULATIONS IS REQUIRED AND APPRECIATED.**

**I           GENERAL**

- 1           Each owner shall use his or her apartment so as not to create a nuisance. No signs, visible from the outside of an apartment are allowed. Keys for all apartments must be given to the Board for emergencies.**
- 2           Refuse shall be wrapped and disposed in the trash chutes provided. Boxes should be broken down and disposed directly in the dumpsters located in the trash rooms. All construction debris (old appliances, boxes, building materials) must be removed from Condominium property by the contractor.**
- 3           No articles of any kind shall be left on walks or railings. Catwalk railings are not to be used for clothes drying purposes. No shaking rugs, mops or brooms over the railings.**
- 4           Please use the gas grills provided for your convenience for all outdoor cooking. The grills must be cleaned and the gas shut off after each use. No other outdoor grills are permitted.**
- 5           Owners must instruct visitors, including relatives and tenants to register at the Club House, immediately upon their arrival, and inform them that they must abide by all Rules and Regulations set forth by the Association. Any damaged caused by tenants or guests is the responsibility of the unit owner.**
- 6           No apartment may be leased for less than one month or more than twelve months. The Board has the authority to terminate a lease agreement due to violations of the Condominium Documents committed by the tenant or tenants. Please pay the annual rental fee as soon as the apartment is rented/leased. Please refer to Articles 10 and 11 of the Declaration of Condominium for more information regarding the leasing of a unit. The occupancy of any one bedroom apartment is limited to (4) persons, and any two bedroom apartment to six (6) persons. For security reasons, every owner, renter or guest must register, including vehicle information, within 24 hours of occupancy of an apartment in the guest book in the Clubhouse kitchen.**
- 7           All notices of Board and Members' Meetings shall be posted on the bulletin board located on the condominium property. Owners may speak about agenda items at all board meetings.**

**II           CHILDREN**

- 8           Children under twelve (12) years of age must be supervised by an adult while playing shuffleboard or in the garden/patio area.**

**III          PETS**

- 9.          Pets exceeding twenty-five (25) pounds are not permitted.**
- 10.        Pets are not allowed in the garden area, laundry rooms, trash rooms or storage rooms.**
- 11.        Pets must be leashed at all times when outside of an apartment.**

**IV.         AUTOMOBILES**

- 12.        Car washing equipment is available near the northwest trash room. This is the only area where car washing is permitted. The trash room door must be closed and the hose rolled up after each use.**

**One parking space is available for each apartment owner for a passenger vehicle only. No vehicle which cannot operate on its own power shall remain on the condominium property for more than 24 hours, and no repair of vehicles will be made on the condominium property. With the exception of approved passenger pick-up trucks, no trucks, commercial vehicles, "duelies", vans, buses, open-bed vehicles, motorcycles, mopeds, campers, recreational vehicles, limousines, mobile homes, motor homes, boats or trailers of any kind shall be permitted to be parked or stored at any time on any portion of the condominium property, common areas, property maintained by the Association or property owned by the Association**

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(hereinafter referred to as "The Properties"). Parking is permitted only in paved areas specifically designated and marked for parking and parking in any other area is prohibited. Vehicles shall be parked "head-in" only. Stored vehicles, vehicles with expired tags or no tags, vehicles not owned by or registered to an owner or properly approved tenant are prohibited. Residents shall park their vehicles only in their assigned parking space. Guests must park their vehicles only in the areas specifically designated for that purpose. Any and all vehicles that are illegally parked or prohibited vehicles will be towed at the owner's expense, without any notice other than that required by Florida Statute, Section 715.07, as same may be amended or renumbered from time to time. This provision applies to all owners, Occupants, tenants and guests. Owners shall be responsible for compliance with this provision by their family, Tenants, guests and invitees. This provision shall not apply to the temporary parking of commercial vehicles used to furnish commercial services or deliveries to The Properties and unit owners provided, however, that such commercial vehicles must park in the areas specifically designated as 'GUEST' and must actually be engaged in the performance of services while parked on The Properties.

A particular vehicle may be included in more than one category or definition. A vehicle excluded or permitted under one category or definition may still be prohibited under another category or definition. For specific definitions of the types of vehicles please refer to the Condominium Documents.

**V. POOL**

13. Rules are posted at the pool and **MUST BE STRICTLY FOLLOWED.**

**VI. CLUBHOUSE**

14. Private parties given by owners must be arranged by contacting the Board of Directors in advance and paying the exclusive use fee. The owner requesting permission is responsible for the clean-up of the clubhouse and for any damages incurred.

15. No person in wet bathing attire is permitted in the Clubhouse.

**VII. SHUFFLEBOARD**

16. Rules for shuffleboard are posted on the equipment cabinet and **MUST BE STRICTLY FOLLOWED.**

**VIII. LAUNDRY**

17. Use of the laundry equipment, wherever located, is permitted from 7:00 a.m. to 9:00 p.m. Rules are posted on the doors of the laundry rooms and **MUST BE STRICTLY FOLLOWED.** The doors should be locked at all times for security.

**IX. HURRICANE SHUTTERS, DOORS, WINDOWS AND PATIO ENCLOSURES**

18. Plans for any changes to or installation of hurricane shutters, doors, windows & patio enclosures must be submitted to and approved by the condominium board of directors before work begins.

19. Refer to the Declaration of the Condominium, Articles of Incorporation and By Laws for more details.

**X. FEEDING ANIMALS**

20. No feeding of wild animals (birds, squirrels, rats) on or from Condominium property.

**XI. BUILDING PERMITS**

21. Unit owners must check with Lauderdale By The Sea Development Services (954-640-4215) for permit requirements and obtain if necessary.

22. The issued Building Permit must be conspicuously displayed, visible from the Catwalk of the apartment unit where the work is being done.