

The Belmont

Community Rules and Regulations

Alarm Systems

Each unit has an alarm system. You will need to complete a registration form to activate the system. Routine maintenance is included in the contract. Any missing items or damage to the system is the responsibility of the unit owner. The City of North Lauderdale also requires you to register your alarm with them. For the safety of your family and protection of your personal property, the Association strongly recommends you register and use the alarm in your unit.

1.0 Architectural changes

1. Any changes to the exterior of the unit, including screening the patio or balcony, planting, installation of a new door or windows, must be approved by the Association prior to the work being done.
 2. Any changes or improvements to the inside of a unit require authorization from the Association. In the case of a flooring change in an upstairs unit, proper sound-proofing is required.
- ARC forms may be obtained from the management company or on the Association's website.

2.0 Balcony/Patio

1. May only contain patio type furniture
2. Not to be used for storage except bicycles. Outside toys are permitted if stored neatly.
3. Nothing to be hung from or over the railing (rugs, towels, laundry, etc.)
4. Balcony/patio must be kept clean and in good order.

3.0 BBQ Grills and Flammables

1. No liquefied petroleum or propane gas-fired grills are allowed in the community.
2. Charcoal grills, smokers, and/or hibachis or electric grills are allowed and may be stored on a patio or balcony.
3. No grill may be used or ignited on patios, balconies or spaces under balconies of multi-family dwellings. **Grills must be 10 feet from any portion of the building when being used.**
4. Grills may not be used inside of any garage.

4.0 Children and guests

Unit owners and tenants are responsible for the actions of their children and guests. All minor children and guests are to be escorted and accompanied by the occupant of a unit at all times they are using the amenities. The occupant of the unit will be held responsible for any damages caused by their children or guests.

5.0 Disposal of Hazardous Chemicals & Waste

No one may dump gasoline, motor oil, paint, paint thinner, solvents, or any other toxic or hazardous waste anywhere on the property. **THIS INCLUDES NOT DISPOSING OF THEM IN THE TRASH COMPACTOR or BULK PICK-UP PAD.** These items need to be taken to the Hazardous Waste Dumping Facility.

Cooking oil **may not** be disposed of down the sewer drains or on grassy areas. The drains lead to our lakes and pouring oil down them is a major environmental hazard to our wildlife and the water in our lakes.

6.0 Garages

The garage is a garage. It is for the storage of private vehicles and personal belongings. No unit owner may modify a garage so as to convert it into a living space or store hazardous materials.

7.0 Gate Access

The Belmont has two gate systems for the safety and security of the residents. Each resident should make sure and obtain the proper decals, transponders and gate clickers for each vehicle to be able to enter the community. Gate access items may be obtained from the management company.

1. You can have your name and contact information entered into the call box at the entrance by contacting the management company. You can use either a landline or mobile number for the call box. Once you are set up, when you have a guest come into the community, they can call you from the call box. Push 9 on your phone and the gate will open for them.
2. Tailgating in or out of the community is strictly prohibited. When you approach the gate if there is a vehicle in front of you, you must wait for the bar to come down and then press your clicker to raise it for your vehicle. There are security cameras monitoring the gate, and persons caught tailgating will be responsible for any damage to the gate caused by their negligence
3. Please be courteous when someone is at the call box and do not cut them off to try and beat them through the gate.
4. The circle by the gate is not a place to stop. Do not block cars exiting through the gate. Pull into a proper parking spot when loading or unloading passengers, so as not to block traffic coming or going out of the gate.

8.0 Hose bibs and vehicle washing

The hose bibs on the exterior of the buildings are for Association use only. Car washing and the washing of pets, furniture or any other personal items is prohibited without prior approval from the Association.

9.0 Hurricane Preparedness & Shutters

1. All units should have proper shutters in the event of a hurricane. The Association has adopted rules for what types of shutters are allowed to be installed. **Unit owners are responsible to see that the shutters are properly installed in the event of a storm.**
2. Shutters may not be put up until a tropical storm watch or hurricane watch has been issued by the National Weather Service.
3. Shutters must be removed within forty-eight (48) hours after the storm watch or warning has been lifted. Leaving shutters up longer than necessary can be a fire hazard and impede your escape in an emergency.
4. All shutter panels must be stored inside the units. They may not be stored on porches, patios or in the building storage areas.
5. In the event of a storm, each unit resident is responsible to secure all items on the exterior of the unit. Loose items can become projectiles and cause damages or injuries. Protect yourself and your property.
6. If a Unit Owner or Tenant is absent from the property during the annual hurricane season, they must designate a responsible party to prepare and care for the unit in the event of a storm. The Unit Owner must provide the name and contact for such person to the Association.

10.0 Insurance

Each unit owner **must** obtain and keep in force at all times individual casualty and general liability policies insuring the property within the boundaries of their unit. The Unit Owner must provide the Association with proof of this insurance coverage.

All tenants are urged to obtain a renter's insurance policy to protect their interests.

11.0 Lakes and wildlife

1. Swimming, boating and fishing are prohibited in the lakes of The Belmont.
2. It is also prohibited to feed the ducks, turtles, birds, raccoons or other wildlife. These animals are wild, can carry diseases and may bite.
3. Cruelty to the wildlife will be reported to the authorities.

12.0 Laundry drying, rugs, etc.

1. No one may hang to dry laundry, rugs, or other items anywhere visible on the property. This includes putting such items over patio and balcony railings.
2. Clotheslines of any kind are prohibited on the exterior of any unit.

13.0 Leasing

No unit in The Belmont may be leased without the prior completion of a proper lease, application, security deposit (**from the unit owner only**) for common area in the amount of one month's rent, interview and approval from the Association. No security deposits may roll over from one tenant to another. Information on leasing your unit may be obtained from the management company, and the application is available on the Association's website. Unit owner's are ultimately responsible for their tenants and any damage they may cause. Failure to follow the leasing rules or continued issues with tenants will result in fines to the unit owner and non-renewal of a lease.

SECURITY DEPOSIT MADE PAYABLE TO: THE BELMONT AT NORTH LAUDERDALE CONDOMINIUM ASSOCIATION, INC

LABEL MEMO LINE: Please reference the unit number the security deposit is being filed for

MAIL SECURITY DEPOSIT TO: Campbell Property Management, 8101 N University Dr, Tamarac, FL 33321

14.0 Maintenance of Temperature & Humidity Range

1. In order to control the moisture levels within all the units in a building, every unit owner must maintain the temperature within his unit between 70 and 90 degrees Fahrenheit at all times, even when the unit is unoccupied. It is imperative that the electricity be turned on in every unit at all times for this reason. Otherwise molds and mildews can spread from unit to unit.
2. Window unit air conditioners and fans are prohibited.

15.0 Noise

Noise from any radio, television, loudspeaker, horn, stereo, or other device must not be so loud that it disturbs other residents. These rules apply inside the unit as well as outside. Please be extra courteous between 10:00 pm and 8:00 am when your neighbors may be trying to sleep.

FIREWORKS ARE PROHIBITED IN THE BELMONT

16.0 Parking

1. Every vehicle parked on the property must be registered with the Association and display the proper parking decal. This includes vehicles parked in assigned spaces, guest spaces, driveways and garages. Vehicles are to be registered at oncallparking.com and after verification of residence the decals may be purchased on line in the same system. Any vehicle not possessing the proper decal or registered as a guest by a verified resident is subject to immediate towing at the owner's expense.

2. Decals are to be placed on the rear window, passenger side in the lower corner.
3. All vehicles must be parked facing forward. Backing in is prohibited. Any vehicles found backed in are subject to towing at the owner's expense.
4. **Parking along curbs, on sidewalks or grassy areas is prohibited. Offending vehicles are subject to fines and towing at the owner's expense.**
5. The parking of boats, construction vehicles, and U-Haul type trucks is prohibited, and these vehicles are subject to towing at the owner's expense. U-Haul type vehicles are commercial vehicles and may not be parked on the property except during the loading and unloading thereof. When such vehicles are on the property, they must be attended at all times. Overnight parking of such vehicles is prohibited. They block the road and present a hazard to pedestrians and drivers.
6. Work vans with proper decals and in proper working order may be parked in the circle outside the gate. They must be able to fit in the space without running over the curb or sticking out into the street.
7. All vehicles must be operational and properly registered. Vehicles not displaying a current license plate or having flat tires, leaking fluids, etc. will be removed from the property at the owner's expense.

17.0 Pets

1. There is a limit of two (2) household pets to each unit. These may be dogs, cats, birds or one (1) fish tank – not to exceed fifty-five (55) gallons.
2. Dogs are subject to a weight-limit of fifty (50) pounds.
3. **Owner's must clean up after their pets.** All waste is to be picked up, bagged and disposed of properly.
4. All pets must have proof of proper vaccinations and licenses as required by law.
5. No reptiles or wildlife may be kept in units or on the condominium property.
6. Pets must be leashed at all times when out of the unit.
7. Pets may not be left unattended on patios or balconies.

18.0 Pool, Gym & Tennis Courts

The pool is open from dawn to dusk, weather permitting. These amenities are for the enjoyment of all the residents of The Belmont. Please be courteous and refrain from loud music, profanity and horseplay. The pool is for residents and their guests, within reason. **Pool parties are not permitted** and no one may monopolize the pool with a large group thereby blocking others from using the pool.

Tennis court has lights and may be utilized for night play.

All minors must be accompanied by an adult at all times when using the pool, tennis court or gym. Parents will be held responsible for any damages their children cause. Security cameras are monitoring these areas.

1. No glass containers are allowed in the pool or tennis court area. Please dispose of all trash in the receptacles provided.
2. Life preservers are not toys and may not be used as such.
3. **Water balloons are not allowed in the pool or pool area.**
4. Keys to the pool area and gym may be obtained from the management office.
5. Alcohol of all kinds is prohibited.
6. Pets, bicycles, scooters and skateboards are prohibited in the pool or tennis court areas.
7. **DO NOT prop the pool gate open under any circumstances.** The gate is there as a safety measure to protect small children.
8. Broward Sheriff's officers are authorized to remove anyone not abiding by the rules or causing a disturbance.
9. You may play music for your personal enjoyment but it cannot be loud enough to disturb others.

19.0 Satellite Dishes, Hot Tubs, Awnings, etc

1. No satellite dish or antenna of any kind may be attached to the exterior of the building, fascia, roof, chimney or railings. The owner of the offending unit will be responsible for the removal of the equipment and the repair and sealing of all holes. A satellite dish is only allowed to be placed within the confines of the unit patio or balcony, it may not protrude out over the railing or be on common area.
2. Comcast is the Cable Provider at The Belmont. Each unit is responsible for ordering and paying for their cable service.
3. No hot tubs, window boxes, awnings or other changes or improvements may be made to the exterior of a unit, without prior written approval from the Association.

ARC forms may be obtained from the management office or from our website.

20.0 Signs

All signage, including For Sale/Rent and Political signs are strictly prohibited on the property. This includes in the windows, on doors, balconies and vehicles.

21.0 Garbage and Trash

The Association is contracted with Valet Waste for door-side pick up Sunday, Monday, Tuesday, Wednesday and Thursday evenings. **THERE IS NO PICKUP FRIDAY OR SATURDAY EVENINGS!**

1. All trash is to be put in plastic bags and securely tied close. All bags are to be placed in a Valet Waste trash can with the lid firmly in place. Cans may be placed outside your door between 6 pm and 8 pm. Collection begins promptly at 8 pm.
2. No loose bags or trash are to be placed outside for pick up. Violations will be recorded. Continued violation will result in a fine.
3. Trash containers left out after 9 am the morning after pick up will be removed and a violation recorded. Continued violation will result in a fine.
4. Proper trash bags must be used. Putting multiple small grocery bags in the can is not acceptable. If using these, please combine them in one larger bag.
5. Needles and other sharp objects must be disposed of properly so as not to cause injury to others

22.0 Compactor Use

On Friday and Saturdays, you are responsible to take all trash items to the compactor (across from building 22) on the southwest side of the property.

1. All trash is to be placed **INSIDE** the machine. Nothing is to be left on the ground. Leaving trash on the ground allows animals and birds to tear up the bags and creates a health hazard to both humans and pets who may come in contact with it.
2. Cardboard boxes are to be broken down flat and placed inside the compactor.
3. If the compactor opening is full or nearly full, please be considerate and push the button on the control panel right inside the door of the compactor room, to run the machine. This will allow people coming behind you to use the compactor and helps keep the area as clean as possible.
4. Please be considerate of your neighbors. When you leave trash on the ground one of them has to clean up the mess.
5. **THE COMPACTOR IS FOR HOUSHOLD GARBAGE AND TRASH. BULK ITEMS SUCH AS FURNITURE, CARPET, LAMPS, TIRES, AND HAZARDOUS MATERIALS MAY NOT BE PUT IN THE COMPACTOR.**

23.0 Bulk Pickup

Items for bulk pickup may be placed on the cement pad to the south of the compactor ONLY on Thursday evenings after 5:00 pm for Friday pick up. If the Bulk is picked up before you get your items out on Friday, you will have to wait for the following week to put them out. Bulk items include furniture, or other large not garbage items. Garbage and smaller loose items like clothing are not bulk and should be disposed of properly. **HAZARDOUS MATERIALS MAY NOT BE PUT OUT FOR BULK PICKUP. This includes car tires, car parts, car battery, and paint.**

Cameras are in place and if you do not follow these rules your unit will be charged a fine and service fee for the removal of the items.

24.0 Car Repairs

Car repairs of any kind are not to be completed on the property. The oils destroy the asphalt which results in additional expenses to the association.

25.0 Vendors and maintenance personnel

The maintenance staff, landscapers, pool company, security and all other personnel work for the Association. Residents are not to give instructions to them or ask them to do personal projects during their working hours. If you have any issues that need to be addressed, you must contact the management office. Only management and members of the Board of Directors are to be instructing personnel regarding their duties.

26.0 Revisions to the rules

Revisions to the rules will occur from time to time. It is the owner's responsibility to check the website to obtain updated versions of the rules.

The Belmont
Community Rules and Regulations
ACKNOWLEDGEMENT

Date _____

Unit # _____

I/We hereby acknowledge that we have received a complete set of the Rules and Regulations for the community and that I/We along with other family members will read and comply with them.

Signature

Print