

PINE ISLAND RIDGE CONDOMINIUM 'G' ASSOCIATION, INC.
9301 LAGOON PLACE
DAVIE, FLORIDA 33324
(954) 472-0137, FAX (954) 472-5643

PINE ISLAND RIDGE PHASE "G" RULES, REGULATIONS AND
PROCEDURES FOR CONDOMINIUM COMMUNITY LIVING

The rules, regulations and procedures embodied in this document are designed to establish principles of conduct for the general good and welfare of all our Homeowners, Renters and Guests. They establish conditions which will affect favorably the health, safety, comfort and enjoyment of all in our community.

Compliance with these rules, regulations and procedures is mandatory upon all owners, occupants, and renters along with their families, guests, visitors, employees and hired tradespeople.

Owners, occupants and renters are obligated to abide by these rules, regulations and procedures as required by the Declaration of Condominium. Violation of any of them will be the responsibility of the owner, occupant or renter. Failure to comply may result in legal action with the cost being borne by the owner, occupant and/or renter.

Your Association at times uses electronic surveillance.

Revised:	September 23, 1980
Revised:	October 22, 1980
Revised:	October 14, 1981
Revised:	February 16, 1983
Revised:	May 29, 1985
Revised:	February 19, 1986
Revised:	January 20, 1988
Revised:	February 17, 1988
Revised:	May 17, 1989
Revised:	October 18, 1989
Revised:	February 21, 1990
Revised:	March 21, 1990
Revised:	February 1, 1992
Revised:	December 16, 1992
Revised:	November 15, 1995
Revised:	June 16, 2004
Revised:	October 17, 2012
Revised:	December 20, 2019
Revised:	September 6, 2023
Revised:	May 5, 2024
Revised:	August 5, 2024

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1. The first floor walkways, 2nd 3rd and 4th floor catwalks, stairways and roads shall not be obstructed. End apartments may have plants on the walkways and catwalks. Door mats may be a maximum of 18 inches deep by 30 inches wide.
2. Opened screened patios shall not be painted any color other than the exterior building color, decorated, or modified in any manner without Board of Directors approval.
3. Interior windows coverings shall consist of curtains, drapes, shutters, blinds or shades only. No awnings, window guards, light reflective materials of 80% or less may be installed on windows; but all existing reflective materials on windows as of October 18, 1989, are herein grandfathered. No ventilators, portable fans, air conditioners or anything else shall be installed in the windows.
4. No skateboards, bicycles, baby carriages, similar vehicles, toys, or any other personal articles shall be stored in any common areas. No vehicle with wheels, excluding folding shopping carts, baby carriages and handicapped vehicles, shall be ridden or driven on the 1st floor walkways, 2nd 3rd and 4th floor catwalks and or the grassy areas.
5. No apartment occupant shall make or permit any noises that will disturb or annoy the occupants of any other apartment or do or permit anything which will interfere with the quiet, peaceful enjoyment of another's home. This includes noise from resident owned pets and operation of their vehicles.
6. Each owner/occupant shall keep their apartment and terrace in a good state of preservation and cleanliness. Nothing is to be swept or thrown out of the windows, balconies or from catwalks, ie water/fluids. Screened terraces are not to be utilized as storage facilities and must be kept neat and clean at all times. No article shall be hung, projected or shaken from the door or windows or placed upon the outside windowsills of the apartments. Nor shall any items be hung, draped or shaken from the catwalk railings or any outside plantings.
7. No sign, notice or advertisement shall be inscribed or exposed on or at any window or door. No name plates are to be installed on or adjacent to the front doors. Wreaths may be displayed on the front door if they are non-offensive and well maintained. If a wreath does not meet these criteria, the Association maintains the right to require removal.
8. Occupants of apartments shall keep and maintain the storage bin/bins which are assigned to them in a neat and sanitary condition at all times. Storage of combustible items is prohibited. No items may be stored in the open area of storage rooms. Articles so found will be discarded. If ownership can be determined, the owner will be charged for said disposal.
9. As of 7/24/2024, tankless hot water heaters are not allowed. Units that were installed prior to this date are permissible. Owners that have tankless water heaters and wish to replace them with more efficient models will be able to do so after they are approved and permitted with the town.

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10. Occupants shall not be allowed to put their names/name plates on any entry of the apartments, mail receptacles or directories appurtenant thereto, except in the proper places and in the manner prescribed by the Association for such a purpose.
11. All garbage and refuse from the apartments shall be deposited in garbage containers intended for such purpose. All garbage shall be placed in closed plastic bags. Fluorescent bulbs to be placed in the Dumpster Room racks for disposal. Residents are responsible for disposal of all appliances, furniture and other large items, which the Sanitation Company will not take. Such items must not be placed in the Electrical, Storage, or Dumpster Rooms. Boxes are to be flattened & placed inside the dumpster.
12. Garbage containers in laundry rooms are intended for disposal of laundry room garbage only. The laundry room garbage containers are not to be used for household garbage, which should be bagged and placed in the dumpster.

Furniture to be discarded, must be broken down and taken to the large dumpster, located in a fenced area at 9460 Poinciana Place. A key to the dumpster may be obtained in the Phase office. Residents must not dispose of any construction material from remodeling, etc. in any building dumpster room. Such construction materials may be disposed of at the large dumpster located at 9460 Poinciana Place. If contractors are used, the contractor is responsible to remove such materials from association property. Contractors are not permitted to use Association dumpsters. All Appliances, TV's, dishwashers, microwave ovens, etc. must not be disposed of on Phase property. Prohibited items mentioned above must be otherwise disposed of by residents at their own expense. These restrictions also apply to Storage Rooms, Meter Rooms and all Common Property.

13. Plumbing apparatus, within a building or apartment, shall not be used for purposes other than those for which they are intended. Clothes washers and dryers are not permitted in apartments. Any damage resulting from use of restricted apparatus shall be billed to the apartment owner.
14. Use of washing machines and dryers is prohibited prior to 7:00 A.M. or after 11:00 P.M.
15. A resident may wash their own car in their own parking space at any time themselves using a bucket.
16. No aerial or antennas shall be attached to any part of the building.
17. Employees, Agents and Representatives of the Association may enter any apartment at any reasonable hour for any purpose permitted under the terms of the Declaration of Condominium of the Association. Except in case of emergency, entry will be made by prearrangement with the occupant.

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18. Either keyed door locks or combination door locks are permissible but need to be consistent in size and appearance with existing door handles. With either type of lock, Unit Owners are required to provide the Association with a key or combination for emergency maintenance situations. The Association Office needs to be notified when a key or combination is changed. If the Association needs to enter an apartment due to an emergency and a key or combination was not provided, the cost of entry will be at the owner's expense.
19. All owners are required to maintain Homeowner's Insurance for their unit and file a copy of their current insurance policy cover page with the Association Office upon renewal.
20. All alterations/modification/renovations to the structure of the apartment and balcony, including replacement of windows and doors, and the installation of floor tile in the apartment or on the balcony must be done according to current Broward County code, and require approval of the Board of Directors before any construction commences.
21. Any construction type work by a resident, their associates or their hired workers is limited from 8AM to 6PM on Mondays through Saturdays. No construction work is permitted on Sundays. No construction work or other activities involving loud noises such as hammering, banging and use of power equipment is allowed outside of the 8AM to 6PM Monday to Saturday time frame as to not violate Rule #5.
22. Repair work to or replacement of air conditioning units that require roof access require advanced notification of the Association Office.
23. Damage to or cleaning required to any building or common area in the Association caused by the moving in or out or by a tradesman, shall be paid by the resident responsible. Damage to any common area in the building, recreational facilities or equipment, caused by any resident, their invitees or guests, shall be repaired by the Association and billed to the apartment owner.
24. No occupant shall use or permit to be brought into the apartments any flammable oils or fluids such as gasoline, kerosene, naphtha benzene, or other explosives, or articles deemed hazardous to life, limb or property. Grilling, barbequing, or cooking on the balconies or common areas is not permitted.
25. There shall be no feeding of ducks or squirrels or any wildlife on Association Property.
26. Complaints of any nature shall be made in writing and signed on Association Complaint Forms or via email to the Board of Directors.
27. No resident shall request an Association employee to provide personal services at any time.
28. The Phase "G" Association Office conducts business in English.

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29. Ignorance of the Rules and Regulations is no excuse.
30. Violators of these Rules, Regulations and Procedures are reminded that they may be liable for court costs and attorney's fees. Violators may be fined and their Association privileges, including Country Club amenity access, may be revoked for a period of one year.
31. These Rules, Regulations and Procedures may be modified, and/or repealed at any time by the Board of Directors.

32. GUEST POLICY

- A. While owners are in residence, it is their privilege to have temporary guests as often as they wish, provided they comply with the above density rules. A temporary guest may stay for a maximum of 21 days. Guests staying longer than 21 days are considered "Occupants" and must be registered with the Association as per the Occupant policy (see Rule #33). Issuance of Country Club guest cards will be limited to a maximum of twenty-one (21) consecutive days. A guest pass may be issued six (6) times within a twelve (12) month period.
- B. An absentee owner, sending guests, must notify the Association Office in writing, specifying the names of all guests and dates of arrival and departure. Owners are limited to having guests when they are absent for 21 days and further limited to two (2) guest periods per year, with a minimum of sixty (60) days between each three (3) week period.
- C. Owners must arrange for their guests to have a key to their apartment. The Association Office will not release keys to guests.
- D. No guest under 18 years of age may occupy an apartment unless an adult is in residence.
- E. Pets of guests are NOT permitted on Association Property.
- F. Guests are to be provided with a copy of these Rules, Regulations and Procedures by the apartment owner. The owner is responsible for the actions of their guests and for the reimbursement to the Association for any damages their guests cause to Association property.

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OCCUPANCY, OWNERSHIP AND RENTAL RULES

33. The following occupancy limitations to apartment densities will prevail:
- A. One bedroom apartment limited to three (3) persons of which one (1) must be an adult.
 - B. Two-bedroom apartments limited to five (5) persons of which at least one (1) must be an adult.
 - C. Three bedrooms limited to six (6) people of which at least one (1) must be an adult.
 - D. For the purposes of this regulation, an adult shall be considered a person of at least 18 years of age.
34. No apartment or room may be rented, transferred or sold without the approval of the Board of Directors. Closing dates and moving arrangements should not be scheduled until Board of Director approval is secured.
35. An owner may take in one (1) occupant per unit, providing:
- A. The owner remains in residency with them.
 - B. The occupant has been approved to reside in the unit by the Board of Governors.
 - C. Density limitations are adhered to.
 - D. There is an agreement between the owner and the occupant that is renewable annually.
 - E. The occupant understands they must adhere to all Association Rules and Regulations.
36. No apartment shall be used for any commercial purpose.
37. AIRBNB, VRBO or similar short term rental agreements are strictly prohibited.
38. Regulations pertaining to Rental property:
- A. For apartments purchased on or after August 29, 2023 (8/30/23), the unit is ineligible to be rented at any time in the future and must be owner occupied only. Approved occupants may live in the unit with said owner(s) as per Rule #33.
 - B. For units purchased prior to August 29, 2023 (8/30/23), the following rules apply: During any twelve (12) month period, an apartment may be leased ONCE for no more than one (1) year after the first year of ownership. If an apartment is purchased with a current lease in effect, the renter may remain until the expiration of the current lease.
 - C. All adults living in the unit must be listed on the lease agreement.
 - D. Renters may not have people other than those on the approved rental lease agreement living with them. Only one lease agreement per apartment is permitted.
 - E. Upon the renter vacating the apartment, the owner then may not rent the apartment until after the expiration date of the original lease.

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MOVING POLICY

MOVING DAYS & HOURS PERMITTED: MONDAY THROUGH SATURDAY
FROM 8:00 A.M. TO 8:00 P.M.

NO MOVING OF ANY NATURE OR FURNITURE DELIVERY IS PERMITTED ON SUNDAYS OR LEGAL HOLIDAYS.

39. Unit Owners/buyers are required to submit a \$500.00 deposit to the Association upon approval or at orientation. Said \$500.00 deposit will be returned to owners/buyers within ten (10) business days after vacating or moving into their units, provided they do not move in or out on a Sunday or legal holiday or violate the permitted hours of moving in or out as stated above, and no damage has been done to any Association Property. If such occurs the \$500 Deposit will be forfeited.
40. Renters are required to submit a \$500.00 common elements security deposit upon lease approval or at orientation. This \$500.00 security deposit will be returned to renters within thirty (30) days of notifying the Association of moving out. Renters who violate the above rules (i.e., moving in and/or out on a Sunday and/or legal holiday or causing damage to Association property) will forfeit their entire \$500.00 Security Deposit with the Association.
41. Requests for refunds of any deposits must be made within 30 days of moving out. Funds will be forfeited if the owner/renter fails to notify the Association of their departure and to file for a return of deposit within the 30 day time period.
42. Elevator pads deposit of \$500.00 is required before moving in or out and will be returned after the completion of said move.
43. Owners moving out must return all necessary keys, Country Club ID's, and all "red" guest parking hangers or the \$100.00 deposit will be forfeited. Refunds must be requested within 30 days of moving out. Renters moving out must return 2 "yellow" parking guest hangers, pool key, and Country Club ID's or the \$100.00 Deposit will be forfeited. Refunds must be requested within 30 days of moving out.

VEHICLE REGULATIONS

44. All motor vehicles belonging to residents must be registered with the Association Office. A copy of the vehicle's registration is required. When vehicles are issued a new license tag or a resident acquires a new vehicle, such information must be provided to the Phase office.
45. Vehicles will then be issued a sticker/decals with the unit's assigned parking space number. Stickers/decals must be affixed to the inside lower left corner (driver's side) of the rear window.

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46. Each unit will receive two (2) Guest Hang Tags that are color coded: RED for OWNERS and YELLOW for RENTERS. The hang tags are to be displayed on the guest vehicle's rear-view mirror with letters facing out and visible.
47. Replacement of worn Guest Hangers is free if the worn or damaged tags are returned. Lost Guest Hangers can be replaced for a fee of \$50.00 paid by check or money order only. For special occasions, additional hang tags may be borrowed from the Association office for a period of 48 hours for a refundable fee of \$50.00 each.
48. Vehicles parked on Association property must be operational. Non-operational vehicles must be removed within 24 hours. Mechanical/
49. Electrical repair work on motor vehicles is not permitted on Association property. Changing a tire and jump starting of vehicles is permitted.
50. The following vehicles are prohibited on Phase property and will be booted and/or towed at the owner's expense:
 - A. Any motorized vehicle without a current license tag displayed.
 - B. Commercial vehicles of any nature, between the hours of 1:00 AM and 8:00 AM. Vehicles exhibiting business signs will be considered commercial vehicles.
 - C. Campers, motorhomes, motorcycles, mopeds, boats and boat trailers, or any other gasoline or electric powered two or three wheeled vehicles.
 - D. U-hauls and trailers are allowed on Association property for loading/unloading of personal property only while moving in or out of an apartment as per the Moving Policy. Overnight Parking of U-Hauls and/or trailers is not permitted, and violators will be booted or towed.
 - E. Residents with trucks must obtain and display a parking decal from the Association office and affix it to the lower left corner of the rear window. Trucks must be approved before application is accepted at the Association Office. Truck bed must be empty and clean when on Phase property. A fixed, sealed toolbox is allowed.
 - F. A van is considered a truck unless it has fixed seats for no less than five (5) passengers or no more than seven (7) passengers & has windows all around. Handicapped vehicles will be excluded and must have handicapped tags displayed.
 - G. Vehicles having anything protruding such as ladders, carpets, etc. will be considered commercial vehicles and are not allowed on Phase property between 1:00AM and 8:00AM.

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PARKING REGULATIONS

51. All motor vehicles parked on Association property overnight must exhibit an Association Parking Decal or Hang Tag. Those vehicles, without same, will be booted or removed from Association Property at their owner's expense.
52. All vehicles must be parked head in only.
53. No motor vehicle may be parked in such a manner as to impede ready access to another parking space, any walkway or entrance to the building or garbage area.
54. No vehicle shall occupy more than one parking space.
55. Resident's guests parking after 1:00 AM until 8:00 AM must display a guest hang tag on their rear-view mirror with the tag number visible through the front windshield of the vehicle. It is the owner/renter's responsibility to see that their guests comply with all rules and regulations and that their vehicle is properly identified with the proper Guest Hang Tag.
56. Any resident going away and leaving one or more covered cars in a Phase parking lot must:
 - A. Leave one car in their numbered space.
 - B. Advise the Association Office of the location of any additional vehicles left covered.
 - C. Make sure licenses are current for the entire period of absence. Failure to observe this rule will result in the vehicle being booted or towed at the owner's expense.
 - D. License plates must be exposed from the cover and a parking decal must be attached to the outside of the cover.
57. Owners, occupants, renters and their guests are obligated to obey parking regulations. Residents are to be held responsible for the non-compliance of their guests with any of the applicable rules and regulations. The Association has the right to have any vehicle that is in non-compliance with the regulations booted with costs to be borne by the vehicle owner.

IN SUMMARY: VEHICLES PARKED ON ASSOCIATION PROPERTY BETWEEN 1:00 AM AND 8:00 AM WITHOUT A VALID DECAL OR GUEST HANG TAG WILL BE BOOTED OR TOWED AT THE VEHICLE OWNER'S EXPENSE.

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PET REGULATIONS

58. All pet owners within the Association must complete a Pet Application and present it to the Association office. Evidence of the current Broward County license for the pet, recent veterinary records stating the weight and age of the pet and a current photograph of the pet are required. This applies to service dogs and emotional support animals as well.
59. PETS PERMITTED: One (1) dog OR one (1) cat per unit, not exceeding 20 pounds, fully grown.
60. PETS NOT PERMITTED: Large dog breeds including Rottweilers and Pit Bulls, Birds of any kind, Reptiles of any kind, or Ferrets.
61. Pets must be leashed at all times while outside on Association Property.
62. Pet owners must pick up after their pets and dispose of their waste in plastic bags in the dumpster room.
63. Pets shall not be left unattended on balconies for extended periods of time.
64. Pet owners shall attempt to minimize barking and howling of pets as per Rule #5.
65. If a pet becomes obnoxious to other residents, by barking or otherwise, the pet owner must cause the problem to be corrected and, if not corrected, the pet owner, upon written notice by the Board of Directors, will be required to remove said animal from Phase "G" Property. This applies to service dogs and emotional support dogs.
66. Pets are NOT allowed in the Phase "G" Office, Satellite buildings or the pool areas. Service dogs are welcome.
67. Pets of guests are NOT permitted on Association Property.

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POOL AND SATELLITE REGULATIONS

The regulations governing the use of the Phase “G” swimming pool, pool area and recreational facilities, permitted hours of use, guest rules, safety and sanitary provisions, and all other pertinent matters shall be in accordance with regulations adopted by the Board of Directors. It is the responsibility of residents and guests to adhere to the following rules and regulations:

68. All children under 15 years of age must be accompanied by an adult.
69. Pools will be open from 8:00 A.M. to 11:00 P.M.
70. Children under 3 years of age are not permitted in the pool.
71. Showering before entering the pool is a requirement and a Florida State Law.
72. Diving, excessive noises, yelling, running, rough play, splashing of pool water or activities involving moving objects in or out of the pool are not permitted.
73. No toys, rafts or other objects of any kind with the exception of life preservers, exercise equipment and noodles are permitted in the pool.
74. No skates, skateboards, bicycles or mopeds are allowed in the pool area.
75. Pets are not allowed in the pool areas or in the Satellite buildings.
76. No pool furniture is to be reserved except when using pool or restroom. Anyone leaving personal articles on pool chairs and lounges while not in pool area will automatically relinquish their right to the chair or lounge to another person. No pool furniture is to be removed from the pool deck.
77. No food consumption or glass containers are permitted in the pool area. No alcoholic beverages are allowed to be consumed at pool side.
78. Refuse must be deposited in trash containers. Everyone is responsible for leaving the pool area clean.
79. No plugs, fly or any other type of casting is allowed from any of the pool areas.
80. Lifeguards are not on duty. All people using pool do so at their own risk. Individuals should not swim if they are alone at the pool. The owners, Board of Directors, Management and/or the Association are not responsible for accidents or injuries of any kind.
81. Satellite facility rental can be arranged through the Association office.