



3141 - 3161 NW 47th Ter • Lauderdale Lakes, FL 33319  
Phone (954) 278-9375 • CypressChaseNorth3@gmail.com • CypressChaseNorth3.com

The following information is provided to our residents, which reflects the rules and regulations as well as their acknowledgments. Edited 12/1/2024 to include new management Danajosh.



4801 S University Drive, Ste 140  
Davie, FL 33328  
[Danajoshccn3@gmail.com](mailto:Danajoshccn3@gmail.com)  
[www.danajoshproperty.com](http://www.danajoshproperty.com)  
voice: 954-530-5470

**Helpful numbers:**

POA/Office.....954-484-8719  
POA/Fax.....954-484-8722  
Security Gate/Envera.....877-936-8372  
FPL.....954-797-5000  
ATT.....888-757-6500  
Comcast.....800-Comcast (266-2278)  
Atlantic Broadband (Breezeline).....888-536-9600  
Danajosh Property Management.....954-530-5470

**Juda Eskew & Associates, (Accountants)**

954-577-9700 (office), 800-688-0771 (office), 954-475-1897 (fax)

<https://jeafinancialgroup.com/>

8211 West Broward BLVD,  
Ste #PH1 – Fifth Floor  
Plantation FL 33324

Juda Eskew & Associates handles the accounting and collection of your maintenance and assessment payments. **All Payments must be made to Cypress Chase North 3.** They will provide you with your ledger balance as well as any maintenance inquiry, related to your property. Please deliver your 6 months escrow requirements to their office, (cashier's check or money order only). Once we have received confirmation of its receipt, a date will be setup for your interview. They will order and mail your coupon book to you to make your maintenance payments.

# Condo Rules and Regulations

## DOCUMENT BOOK - Bylaws

The seller must provide the Document Book of the by-laws, & rules and regulations to the buyer. All owners are required to retain any updates / amendments.

## KEY INFORMATION

A key must be given to the association, which will be used only in an emergency situation, such as fire or a plumbing failure. This key will be secured in the office, and the board of directors will not open your door in the event you lock yourself out.

## PETS

NO PETS ARE ALLOWED UNLESS APPROVED. ESA OR SERVICE ANIMALS MUST GO THROUGH OUR APPLICATION PROCESS AND MUST FIRST BE APPROVED BY THE BOARD & ATTORNEYS.

## PARKING #

**One numbered reserved parking space is issued to each unit.** All visitors are required to use guest parking only. All owners are required to display a parking decal on the car. **“BACKING IN” PARKING IS PROHIBITED. NO PARKING ON THE GRASS. NO PARKING IN FIRE LANE AND ANYWHERE AROUND THE BUILDING. PLEASE REVIEW TOWING RULES, AT THE END OF THIS DOCUMENT. Violators will be subject to a \$100 FINE and/or be towed.**

## TRANSPONDER

All residents are required to purchase a transponder for their vehicle, to allow them access through the owners' side of the gate. **\$50.00** fee to purchase. An appointment will need to be done with the POA Office for the transponder to be attached to the car. They will require a Driver's License (updated with property address), Insurance and tag information for the vehicle. **Please deliver your Transponder payment in the form of a cashier's check or money order for \$50.00, made payable to CCNPOA to 3241 NW 47<sup>th</sup> Terrace, Lauderdale Lakes FL 33319 (Club House). Office 954-484-8719**

## MOVING IN OR OUT

Residents can move in/out Monday through Saturday from 8:00 AM to 5:00 PM. A permit is required to move in or out of the unit, whether or not a vehicle is required to access the gate. All boxes must be broken down. **No moving in or out on a Sunday is permitted. A permit is required for all delivery trucks. A \$100 refundable deposit is required. (See “Permits” below for more information).**

## REPAIRS TO UNIT

Should you decide to replace the flooring in your unit with tile, soundproofing is required above the first floor. **A permit and \$100.00 fee are required for any construction / repairs performed to the unit.** Refundable if no damages to common areas. Be considerate and please follow these requirements:

- No repairs before 9:00 AM and after 5:00 PM.
- No repairs on Sunday, to disrupt or interfere with “peaceful” use of your neighbor's unit.
- No dumping of construction debris in the dumpster. Owners will be fined if contractors are found dumping construction debris in the dumpster.
- Damages to the common area by your contractor will require full restoration. Owners will be liable.

## ROOF ACCESS

If access to the roof is needed for repairs to the A/C unit, a permit is required. Owners are required to complete a permit on our website at <https://www.cypresschasenorth3.com/>

Only licensed contractors will be granted access to the roof. The technician will be provided with an access code for the roof door. The technician must close the access door during the maintenance process. Failure to comply will result in actions against the owner.

The access code is good from 8:00am – 5:00 pm, after which it will be unusable and a new permit will be required. If the code does not grant access, please contact management company.

Roof access will be granted from 8:00 am to 5:00 pm, Monday to Saturday. **The following information is required to approve this permit: Tech License & Insurance must be emailed to the association at [cypresschasenorth3@gmail.com](mailto:cypresschasenorth3@gmail.com)**

## PEST CONTROL

Pest control is provided and is included in your monthly maintenance. A schedule is posted on the notice board when this is performed for your individual floors.

## RESERVES

If a major repair is required, a special assessment will be charged to each unit, if the budget requirements are not met. This assessment will be in addition to your monthly maintenance.

## VACATION

If you are going away for an extended period, you will be required to shut off the water supply to your unit. Just in case there is a plumbing failure, this will reduce damage to your unit and any others.

## BARBECUING

You may not cook or grill on your balcony. This is a fire hazard, and prohibited by the city fire code. Grills are provided in the picnic area for your use.

## BULK CABLE & INTERNET (April 2022)

Cable and internet are provided and is included as part of your maintenance. Some premium channels are included. Any other required channels, will need to be purchased by each occupant through the cable provider. You must contact the provider and make these arrangements on your own.

## MAINTENANCE FEES

The condominium is maintained by using the maintenance fees paid monthly. Maintenance is due by the first of the month, and a **\$25.00** fee due after the 8<sup>th</sup> of the month. You will be subject to a lien for non-payment. Liens are subject to foreclosure if the association pursues the debt.

## LEASING POLICY

The association has amended their books and is allowing rentals by unit owners. Renters, as well as owners are required to be approved by the board, and subject to all rules and regulations of the association. The number of rentals in this building is limited to a maximum of 10% occupancy. There are 140 units, and as such we will allow 14 units to be rented. A security deposit of one-month will be held and returned to the renter if there are no damages to the common elements during their residency.

## BULK PICK UP

The bulk pick up is based on the schedule posted in the Broward County Website. Currently, every Wednesday, which is subject to change based on the city schedules. Bulk should be placed in the designated areas no more than 24 hours to pick up. **Violators will be subject to fines if bulk is put out prior to Tuesday.**

## **CARWASH & REPAIR**

Washing of cars and repair to any part of the automobile is strictly prohibited. Changing of a flat tire, getting a 'jump' due to a stalled battery will be permitted as an emergency repair. Changing of oil, mechanical and electrical work is prohibited. **Violators will be subject to fines.**

## **CATWALK**

All residents are required to keep the area in front of their unit clean and free of debris. Garbage cannot be left on the catwalk for any length of time. No riding of bikes, skateboarding, scooters are allowed. Parents will be held responsible and action will be taken by the board for any violation.

## **VISITORS**

All rules and regulations must be followed by all residents and their guests. Residents will be held responsible for the actions of their guests. On October 22, 1992, an amendment was passed which provides the board with the power to assess fines against a unit owner, based on violations committed by their guests.

## **SECURITY/ GATE ACCESS**

In the interest of security, you **MUST** properly identify yourself when asked to do so by a member of the board, as well as the security staff. Please call the POA Office for access to the clubhouse, GYM, tennis, basketball areas. **A permit is required for all delivery trucks. A Permit is required for deliveries, moving in and out of the property. A \$100 refundable deposit is required. (See "Permits" below for more information).**

## **CLUBHOUSE**

The clubhouse is opened as follows:

Monday – Friday 9:00 AM – 4:30 PM.

Saturday & Sunday 11:00 AM – 11:00 PM

Holidays 11:00 AM – 11:00 PM

Billiard / pool room hours: Monday – Friday 6:30 PM – 11:00 PM.

Saturday & Sunday 11:00 AM – 11:00 PM

These hours and changes will be posted on the clubhouse doors. The following rules will apply:

- No wet bathing apparel permitted inside the clubhouse
- Tops and footwear required
- Children up to 16 years of age, required to be accompanied by an adult.
- Only persons of 18 years and over permitted in the pool / billiard room.
- No smoking
- No card playing or shooting of pool is allowed, while a meeting is in session
- No food or beverages allowed
- Thermostats not to be tampered with, authorized personnel only.
- Residents are responsible for damages caused by their guests.

## **KEY FOB (2024)**

Each household will be permitted one key fob to access the clubhouse, pool, Gym, and facilities. Lost or stolen key fobs will be replaced at a cost of \$50.00 and will be enforced/managed by the Property Owners Association (POA). Please contact the POA to sign a special waiver and to be provided with a key fob.

## **TENNIS & BASKETBALL COURTS**

Courts open 7:00 AM – 9:00 PM.

No tampering with the light timers, which is set on an hourly basis. The POA Office will need to be contacted for access to the courts.

## **PICNIC AREA**

Picnic area is for the sole use of residents and their guests. Barbecue pits are available on a first come first serve basis. Reservations should be made at the POA Office, and a refundable fee of \$50.00 is required. Residents are responsible to clean up after use, and a refund will be done on that basis.

## **POOL AREA**

Pool hours: 7:00 AM – dusk, daily (no lifeguard is on duty)

- No food or beverages permitted in the pool area.
- Shower before entering the pool.
- Deck and chairs must be protected from suntan oils / lotions
- Chairs to be lifted, not dragged.
- Swimmers' aide is permitted when attached to a person.
- Children & adults that wear diapers are not permitted in the pool.
- Children 16 years of age or under must be accompanied / supervised by an adult.
- No bicycles allowed
- No pranks or dangerous activity

In the event that the pool will have to be drained, cleaned and refilled due to the negligence of unit owners or guests, the cost for the cleanup will be borne by the parties involved.

## **SAUNA**

Instructions for use are listed in the sauna area, and must be complied with for health and safety reasons. All posted signs must be complied with.

## **OCCUPANCY**

1 bedroom ... 2 persons

2 bedrooms ... 4 persons

# Rules and Regulations Acknowledgment

We/I have undertaken to acquaint ourselves with the contents in the document book. We/I have received the Rules and Regulations including the document book and are/is in agreement to abide by the same.

We/I understand that leasing of the unit purchased is not allowed until we/I have owned this unit for **2 years**, which is outlined in the attached certificate of amendments. A security deposit of one-month will be held and returned to the renter if there are no damages to the common element during their residency.

Signed \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_

Owner(s) Name:

Unit #:

# Security (Capital) Deposits Acknowledgment

The follow six-months security deposit must be payable to **Cypress Chase North #3**, and delivered to:

**Juda Eskew & Associates, (Accountants)**

**954-577-9700 (office), 800-688-0771 (office), 954-475-1897 (fax)**

<https://jeafinancialgroup.com/>

**8211 West Broward BLVD,**

**Ste #PH1 – Fifth Floor**

**Plantation FL 33324**

If purchasing a unit in **2025**:

One-bedroom  **$\$382.69 \times 6 = \$2,296.14$**

Two-bedrooms  **$\$504.24 \times 6 = \$3,025.44$**

**These funds will be kept on deposit during your ownership of the unit, and will be returned to you when you sell the property, if it is determined that there are no amounts/accruals owed to the association. By signing below, you are acknowledging this information:**

Signed \_\_\_\_\_

Signed \_\_\_\_\_

Date: \_\_\_\_\_



## Maintenance Payments

There are several methods available to make your monthly maintenance payments. The options are listed below. These options are also listed on CCN3 Website.

The best method is to contact your bank for them to set up automatic payment each month. We have also ordered your coupon book for you to make payments.

Juda Eskew and associates are our accountants, responsible for collecting your monthly payments. To create an account at Juda, you will need this 15-digit account number: **00CN30000100xxx**, (last three digits represent the apt #), as well as your email and last name. You can also make a payment on Juda's website for a fee.

### PAYMENT OPTIONS

(1) Juda Eskew and Associates website: <https://jeafinancialgroup.com/>

On their portal you can access your account to:

- View your ledger balance
- Request documents (for example, estoppels, questionnaires, financial records for refinancing)
- **Debit/Credit card & E-check payments at <https://jeafinancialgroup.com/>**

(2) Autopay can be set up at your own bank.

(3) BB&T (Truist) Financial Centers at the teller window with your coupon

(4) BB&T (Truist) online payments

<https://webvault.bbt.com/as/paymentsservices/start.aspx>

Maintenance Fee Schedule							2025	2025
POA Maintenance is not included in this Budget and is to be paid separately							2025	Total
Unit Type	Unit % Share	# of Units	Proposed Maintenance Fee	Proposed Master POA Fee	Proposed Cable Fee	2024 Adopted Monthly Fees	Proposed Monthly Fees	
1 Bedroom	0.00555	40	302.52	0.00	80.17	465.32	382.69	
2 Bedroom	0.00778	100	424.08	0.00	80.17	621.32	504.24	





## Special Assessments Payment, Starting 7/1/2024

The assessment is for the Bank United Loan for \$965,763.54, amortized over 10 years. This loan consists of three projects for the building, Roof replacement for \$572,300.00, installation of a Fire Alarm System that is mandated by the Fire Department for \$212,298.54 and Painting of the building for \$180,535.00.

In a meeting held on June 13, 2024, the board approved the special assessment and payments will begin July 1, 2024. The special assessment payments will be in addition to the current maintenance payment

\$965,763.54 loan over 10 years at 6.625% and fully amortized. P&I payment would be \$11,027.58 per month. Based upon 140 units, the breakdown for the special assessments are as follows:

One bedroom.....  $\$11,027.58 \times 0.00555 = \$61.21$  (rounded up to the nearest penny)  
 Two bedrooms....  $\$11,027.58 \times 0.00778 = \$85.80$  (rounded up to the nearest penny)

### PAYMENT OPTIONS ... account # CN3S10000100XXX (last 3 digits represent the apt #)

(1) Juda Eskew and Associates website: <https://jeafinancialgroup.com/>

At their portal you can access your account to:

- View your ledger balance
- Pay both your maintenance and Assessment Payments
- **Debit/Credit card & E-check payments at <https://jeafinancialgroup.com/>**

(2) Autopay can be set up at your own bank.

(3) Mail your coupon and check payment to: Maintenance Assessments, P.O. Box 189115, Plantation, FL 33318-9115



## Website

Welcome to Cypress Chase North 3 community website at <https://www.cypresschasenorth3.com>

where you are able to take full advantage of our website community system. Your initial login and website were sent to your registered email address by the board. If you have not received this email, you can register online on the website.

1. Registering for the website is simple:

1. Just go to: <https://www.cypresschasenorth3.com>
2. click on the 3 lines on the top left

2. Click 'Register'

3. Click 'Resident Registration' and fill out your information.

After submitting your registration, you will receive an email to activate your account, and the association board will unlock your account to provide access. After logging into the website, please update your profile. As a resident of the community, you can access the website to view:

- \* **Account Information:** View/Edit your account profile and pay your bill online.
- \* **Business Directory:** Search for nearby experts and businesses.
- \* **Documents and Forms:** view and download condo documents, finance reports, rules & regulations, insurance, declaration, request permits, and board of director's information.
- \* **Emergency Alerts:** weather and emergency preparedness.
- \* **Events:** view upcoming events including community events.
- \* **Meetings:** review minutes, upcoming meetings, finance & year end meetings.
- \* **News:** community articles.
- \* **Realtor/Title Company Tab:** This contains public information relating to purchase, sales, application for residency.
- \* **Voting:** electronic voting for board members, addendums, elections, surveys.

Welcome again to the community web site. Please contact the board if you have any questions.

# Front Gate Permit Procedures

A permit for moving in and out of the building is required. A code will be issued for the trucks to enter the owner's side of the front gate. **A \$100 permit fee is required, and refundable if there are no damages to the common elements by the truck or movers.**

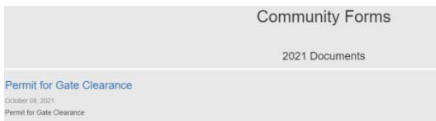
Log into our website <https://www.cypresschasenorth3.com>



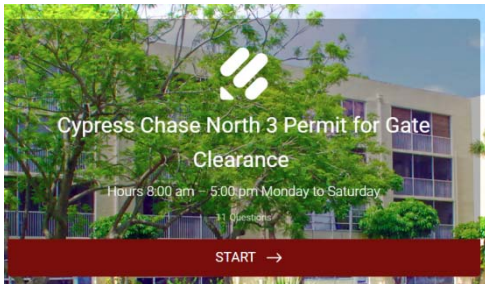
Click on Documents



Click on Community Forms



Click on Permit for Gate Clearance



Complete the Permit

Once the permit is completed, the association will receive your request instantly, and will respond accordingly. Make sure you deposit your \$100 money order into the office drop box on the 3161 side of the building, located on the third floor by the elevator. The money order is required in order for the Board to approve the permit.

## Work Permit – Inside the dwelling

A permit is required for any work inside the dwelling. This will also include front doors, windows, floors, etc. **A \$100 permit fee is required, and refundable if there are no damages to the common elements by the contractors.**

Log into our website <https://www.cypresschasenorth3.com>



Click on Documents



Click on Community Forms

### Cypress Chase North 3 - Work Permit

November 12, 2020

Cypress Chase North 3 - Work Permit

Click on Permit



Complete the Permit

Once the permit is completed, the association will receive your request instantly, and will respond accordingly. Make sure you deposit your \$100 money order into the office drop box on the 3161 side of the building, located on the third floor by the elevator. The money order is required in order for the Board to approve the permit.

## Work Permit – Meter Room

Please complete the permit online and provide the technicians contact information. The technician will be given the access code, based on his information on the permit. We will need the technicians license and DBPR license and insurance emailed to the association. **There are no fees for this permit.**

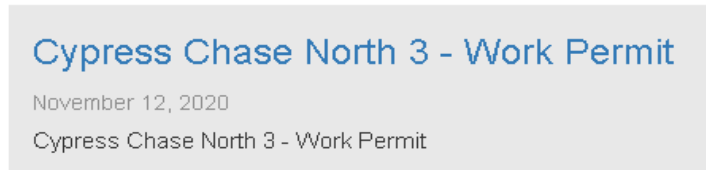
Log into our website <https://www.cypresschase3.com>



Click on Documents



Click on Community Forms



Click on Permit



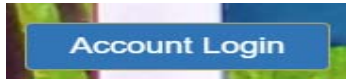
Complete the Permit

Once the permit is completed, the association will receive your request instantly, and will respond accordingly.

## HVAC Roof Permit Procedures

A permit is required for roof access, where the AC unit is housed. **There are no fees for this permit.** Please go to our website:

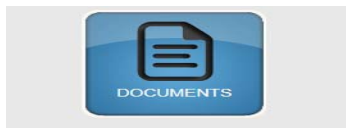
<https://www.cypresschasenorth3.com>



Click on account login



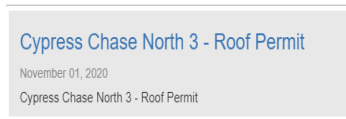
Enter your username and password



Click on Documents



Click on Community Forms



Click on Cypress Chase North 3 – Roof Permit



Complete the Permit

Once the permit is completed, the association will receive your request instantly, and will respond accordingly. An access code will be given to the technician with instructions to open the door and access the roof. **No fee is required.**





**PLEASE DISTRIBUTE COPIES OF THIS FORM  
TO YOUR UNIT OWNERS TO EXPEDITE THE  
ISSUANCE OF THEIR INSURANCE CERTIFICATE**

If you have received a letter requesting a Certificate of Insurance from your Bank or Mortgage Company, you may now obtain your Certificate of Insurance online at our website, free of charge. Instructions for the website are on the attached page. If you do not have access to a computer you may forward or fax said letter, in lieu of filling out this form to:

John Galt Insurance Agency  
3303 W Commercial Blvd, Suite 200  
Fort Lauderdale, FL 33309  
Fax to: (954) 440-2833  
E-Mail: Certificates@john-galt.com  
ATTN: Certificate Department

If you have any questions, or further assistance is needed, please call our office at: (954) 440-2800.

REQUEST FOR CERTIFICATE OF INSURANCE

Condo: Cypress Chase North 3 Condominium Association, Inc.

DATE: \_\_\_\_\_

UNIT OWNER(s) \_\_\_\_\_

ADDRESS (including unit number) \_\_\_\_\_

\_\_\_\_\_

LOAN # \_\_\_\_\_

MORTGAGEE NAME AND ADDRESS \_\_\_\_\_

\_\_\_\_\_

MORTGAGEE FAX # \_\_\_\_\_



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## **HOW TO PROCESS YOUR OWN CERTIFICATE ON OUR WEBSITE**

1. Go to our website: [www.galtcondoassociationinsurance.com](http://www.galtcondoassociationinsurance.com)
2. Click on **Request Insurance Certificate**
3. Enter login and password exactly how you see below:

**Username:** cypre3  
**Password:** apa3241

4. Click on **Login**
5. Enter the information required  
**(Please note: all fields require an entry "xxx" may be used)**
6. Click on **Create Certificate**
7. Click on **Certificate is Ready Click to Download**
8. You will now see your Certificate and will be able to print, email or fax your certificate wherever is necessary.

If you have any questions, you may contact us at: (954) 440-2800 for assistance. You may also contact us by email at: [commercial@john-galt.com](mailto:commercial@john-galt.com)



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**Cypress Chase North Property Owners Association, INC**

**PARKING RULES AND REGULATIONS**

**INTRODUCTION**

On this 16 day of June, 2016, these rules and regulations have been duly adopted by the Board of Directors of Cypress Chase North Property Owners association Inc. to regulate common element parking within the Association. These rules and regulations have been adopted and approved pursuant to the authority granted to the Board of Directors of the Association by Chapter 718, *Florida Statutes*. These parking rules and regulations supersede all previously adopted rules and regulations concerning parking within Cypress Chase North Property Owners Association Inc.

**1. GENERAL REGULATIONS:**

1.1. It is the responsibility of each unit owner (and his or her tenant(s) or licensee(s)) to fully comply with these rules and regulations. Unit owners (and their tenants or licensee(s)) will be responsible to communicate and properly instruct all tenants, licensees, visitors, guests, family members, tradesmen, callers and others who may have legitimate reasons for access or cause to be on the property, regarding the operations and effect of these rules and regulations.

1.2. Unit owners who lease, license, or rent their units to others are ultimately responsible for the actions of said tenants. The unit owner must include in and attach to all leases (executed 30 days after the effective date of these rules and regulations), a copy of these rules and regulations. Any assignment made under this section to such tenants will only be effective during the term of the lease or license and must be renewed upon renewal or execution of a new lease or license. NO assignment will be effective until the unit owner files a confirmed copy of said lease or license with the Board or its Managing Agent. A violation of these rules and regulations by a tenant shall be deemed a default under the lease.

1.3. The Board shall be authorized, in the manner and to the extent permitted by law and the governing documents of the Association to enforce these rules and regulations, and may call upon the service of municipal law enforcement agencies to assist in achieving compliance or may use the services of qualified towing services to remove any vehicles which may be in violation.

**2. PERMITTED PARKING:** Parking of motor vehicles will be permitted on Association property only at the following locations.

2.1. **Designated Parking Areas:** Vehicles may be parked only on designated parking areas within the Association.

**3. PROHIBITED PARKING:** Parking of motor vehicles is prohibited in all other locations with the Association, including:

3.1. **No Parking Areas:** Parking is prohibited in all of the locations within the Association which are designated by signs or yellow street markings as "No Parking" for various safety reasons, including but not limited to fire lanes.

3.2. **Access Areas:** Parking is prohibited in front of walkways and private driveways, within thirty (30) feet of a stop sign, within twenty (20) feet of a crosswalk at an intersection, or within fifteen (15) feet of fire hydrants. Parked vehicles should not restrict access to driveways, streets, or pedestrian traffic.

3.3. **Other Community Properties:** No motor vehicles will be permitted to park or operate on green spaces or sidewalks within the Association, except for emergency or maintenance vehicles. These restrictions apply to all motor vehicles including "off-highway" vehicles (as defined in Chapter 317, *Florida Statutes*).

3.4. **Prohibited Vehicles:** No commercial vehicle (including vans used for commercial use and vehicles displaying commercial signage), truck (as defined by the Florida Department of Highway Safety and Motor Vehicles and/or by common usage and practice, not including light pick-up trucks of three-quarter (3/4) ton capacity or less, less than twenty (20) feet in length, and used for non-commercial purposes), unlicensed or inoperable motor vehicle (which shall include, without limitation, any vehicle which would not pass applicable state inspection criteria), vehicles without current tags or registration, trailer, mobile home, camp truck, house trailer, recreational vehicle, boat or other similar vehicles, machinery or equipment of any kind or character (not including such equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any dwelling and any equipment and machinery as the Board of Directors may require in connection with the maintenance and operation of the Association) shall be kept upon any portion of the Association (except for bona fide emergencies).

#### **4. ENFORCEMENT PROCEDURES:**

4.1. The Board shall be responsible for enforcing these rules and regulations. In fulfilling its obligation to enforce these rules the Board may enlist the assistance of its managing agent and/or such other agents (such as a towing contractor). Unit owners or residents who observe a violation or wish to lodge a complaint should contact a Board member or its Managing Agent, and make such complaint in writing. Any vehicle found to be parking in violation of these rules and regulations may be immediately towed from the property at the expense of its owner and without prior warning.

4.2. Towing violations: Without limiting the generality of Section 4.1 of these rules and Regulations the following violations will result in immediate towing without warning.

1. Vehicles threatening the safety of the Association residents, including but not limited to parking in designated fire lanes.
2. Vehicles blocking or improperly impeding access to any portion of the general common elements.
3. Prohibited vehicles which shall include commercial vehicles, inoperable or unlicensed vehicles and covered vehicles.
4. No unit owner nor any guest of a unit owner may park in the common area directly in front of another unit owner's parking space.

4.3. The Board may fine a violator of these rules and regulations up to \$100.00 for each violation. The Board may fine a violator of these rules and regulations up to \$100.00 per day for each continuing violation, up to a maximum of \$1,000.00 per violation pursuant to authority set forth in §718.303(3), *Florida Statutes*. Collection of fines may be enforced against the responsible unit owner. In addition to any other remedies provided by the Association's governing documents and/or applicable law, in the event of a failure by a unit owner to pay any fine assessed within thirty (30) days of written notice of the fine having been given to a unit owner, the Association may initiate a lawsuit against the unit owner for failure to pay the fine. If a lawsuit is filed the Association may recover its costs and expenses, including reasonable attorney's fees incurred in connection with the initiation of such legal action.

# Towing Rules Acknowledgment

We/I have undertaken to acquaint ourselves with the contents in the Towing Rules. We/I have received the Towing Rules and are/is in agreement to abide by the same. The prices indicated on the towing was based on 2016, and is subject to change.

Signed \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_

Owner(s) Name:

Unit #: