

EMERALD GREEN SECTIONS I, II, III & IV  
RULES AND REGULATIONS  
PROPOSED OCTOBER 1<sup>st</sup> 2012

The Rules and Regulations hereinafter enumerated shall be deemed in effect until amended by Emerald Greens Sections I, II, III & IV and shall apply to and be binding upon all Villa owners. Villa owners shall at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. Supercedes previous adopted Rules & Regulations.

**I. Villa Use:**

1. The Villa owner or approved tenant shall occupy his or her Villa as a single family home for them selves or guests and for no other purpose. Maximum occupancy - two bedroom units four (4) persons, three bedroom units five (5) persons.
2. No signs, advertisements, or commercial displays shall be placed on your Villa or in windows, doors, etc. with the exception of the owner's name and Villa number.
3. No awnings, flower boxes, canopies, or other projections shall be attached or placed upon the outside walls or roofs of a Villa.
4. Cooking or barbecuing is not permitted in the carport.
5. Villa owners who plan to be away from their Villa during the hurricane season should make all possible preparations to prevent damage to any Villas including but not limited to the following:
  - a. Removal and storage of all furniture, planters or other objects around the Villa, on the deck or in screened porches that could become airborne due to high winds.
  - b. Designate a responsible person to care for your Villa in the event of a hurricane or storm.
  - c. Arrange the installation of approved hurricane shutters.
  - d. Provide a trusted neighbor with keys and alarm code in the event of a malfunction with the alarm system.

**II. Refuse and Recycling:**

1. All refuse is to be kept in sealed garbage cans kept by the air conditioner enclosure. Pick up is currentl on Tuesdays and Fridays. Recycling pick up is on Friday. Do not leave trash or garbage at curbside.

**III. Carports:**

1. Villa owners are to park vehicles in the carport. Vehicles may be parked "in tandem" and are not permitted to be parked on roads or on the grass.
2. The personal property of all Villa owners shall be stored within their Villa or kept in he carport in built-in storage lockers at the rear of each carport. Carports are to be kept clean and be clear of any bulk items, including garden supplies, tools, refuse, debris, etc.

### III. Carports (Continued):

3. No Villa owners shall park or store boats, trailers, campers, trucks, commercial vehicles, etc. on any part of the Condominium property or in Villa carports. No Vehicle, which cannot operate on its own power shall remain on the condominium premises for more than twenty-four (24) hours, and no repair of vehicles shall be made on the condominium premises.

### IV. Common Areas and Roadways:

1. Common areas, walkways, roads, etc. must not be obstructed or encumbered or used for any purpose other than ingress and egress, to and from the premises; nor shall any carriages, bicycles, chairs, benches, tables, or any other object of a similar type and nature be stored thereon.
2. The maximum speed limit on all common area roadways is 10 miles per hour.
3. Villa owners, guests or employees may not alter or make adjustments to the sprinkler system, pool equipment, pool filter or heater.
4. Villa owners are not permitted to solicit Villa owners at any time.
5. Villa owners are not permitted to interfere with any contractors, vendors, employees, etc. of the Association at any time.

### V. Pool and Pool Deck:

1. The use of the pool and pool deck is subject to the following rules:
  - a. Only Villa owners and guests are permitted to use the pool
  - b. Swim at your own risk
  - c. Babies in diapers are not permitted in the pool without rubber pants
  - d. No pets are permitted in the pool or on the pool deck
  - e. Diving and/or jumping into the pool is prohibited
  - f. Shower before entering pool
  - g. Children under the age of 16 must be accompanied by an adult
  - h. Glassware is prohibited at the pool deck
  - i. Cleanup is required after pool use
  - j. Pool deck furniture is not permitted to be removed from pool deck
  - k. Pool swimming hours are from dawn to dusk.

### VI. Pets:

1. No more than two (2) pets are permitted with the expressed approval of the Board of Directors. The maximum weight at maturity is limited to eighteen (18) pounds. Pets must be closely attended to by the owner. When walking, they must be leashed and all excrement must be cleaned up immediately per Broward County Code Enforcement. Pets are not permitted at the pool deck at any time.
2. Feeding of stray animals and ducks is strictly prohibited at any time.

### VII. Disturbances:

1. No Villa owner, tenants or guests shall make or permit any disturbances, disturbing noises, etc. in their Villa or on common area property that will interfere with the rights and comforts of other Villa owners

#### VIII. Interior and Exterior Alterations:

1. Applicable permits must be obtained and all contractors must provide proof of workers compensation and liability coverage prior to the commencement of any work.
2. Exterior painting is limited to only Board approved colors.
3. New roofs are limited to only Board approved type and colors.
4. No common area landscaping improvements are permitted. Villa landscaping improvements are limited to three (3) feet from the Villa and require Board of Directors approval

#### IX. Leasing of Villas:

1. Villas may be leased after two years of occupied ownership. Year-to-year leases are permitted. Please refer to the Declaration of Condominium, page 36. 20.5
2. Section II Amendment, December 1981, provides leasing for not less than four (4) months or more than one (1) year, one (1) lease per calendar year.

#### X. Concerns or Complaints:

1. Concerns and/or complaints regarding the service of the Condominium shall be made in writing to the Management Company.