



1300 to 1460 NE 18th Street, Fort Lauderdale FL 33305 - e-mail: bod@poinsettialandings.com

RULES AND REGULATIONS FOR OWNER(S) AND/OR RENTER(S)

PLCA Board of Directors requests that the following Rules and Regulations please be followed by all residents.

New Occupancy:

1. Every new Owner(s) and/or Renter(s) must complete an Application for Approval of Purchase and/or Rental of Dwelling form to be approved by a Board member and pay an Application/Process fee of \$100.
2. Every new Owner(s) and/or Renter(s) must meet with a Board member to review the following Rules and Regulations, complete the Approval form and pay the required fee.
3. Per Florida State Law every Owner(s) must provide a key and/or combination to their unit including homeowners insurance coverage and immediately inform the Board of any occupancy changes.

Laundry Room: Dawn to Dusk

Report any broken machines to Kip@farrisproperty.com and bod@poinsettialandings.com

1. Place only proper laundry in washing machines and do not overload washing machines with heavy items.
2. Clean the dryer lint trap when done and dispose of lint in the trash receptacle.
3. Remove your washed and dried items promptly from the machines. Keep the laundry room, washing machines, dryers and floors clean.

Parking:

1. Park only in the one Reserved parking spot assigned to your unit.
2. Guests are to park only in areas that are labeled Visitors on the bumpers.
3. Car washing and using water facets is prohibited on Association Property.
4. Parking of mobile homes, commercial vehicles, boats, trailers, storage bins and other such vehicles is prohibited.
5. Inoperable vehicles must be removed from the premises within 24 hours or the vehicle will be towed at the owner's expense.

6. No vehicle repairs are to take place on the Association Property, except in an emergency situation.
7. Do not park moving trucks and/or vans in Reserved parking spots. Moving trucks and/or vans are prohibited from parking overnight unless authorized by the Board.
8. For Building 1460 moving trucks should be parked along the north side along the curb.
9. For both the Villas Buildings 1300, 1320, 1340, 1400, 1420 and for Building 1311 moving trucks should be parked along the swale.

Pets:

1. Pick up your pet waste and dispose of it properly.
2. Do not leave food outside anywhere on Association property for animals, including stray cats.
3. Please control barking dog(s).
4. Two (2) pets per unit and a combined weight limitation of 100 lbs. Restricted breeds: Pit Bull, Rottweiler, German Shepard, Akita, Dobermann, Cane Corso.

Pool: Dawn until Dusk

1. **NO GLASS ITEMS OF ANY KIND. Broken glass in the pool or its surrounding area would result in a very costly repair and closure of the pool for an undetermined amount of time.**
2. No pets or animals of any kind are permitted in the pool area.
3. No diving.
4. No children under the age of 16 without adult supervision.
5. Pick up any empty bottles, caps and other miscellaneous items left at pool.
6. Do not leave rafts or tubes in pool area.
7. Do not leave towels or other items hanging on any railings in and around the pool area.
8. Parties of ten (10) people or more at the pool area must be approved by a Board member in advance requiring a \$100 deposit. \$75 of which will be refunded as soon as possible after the pool area is inspected and restored to original condition.
9. Please clean and cover gas grills after use. If a gas tank is empty or there is a problem with a grill please notify bod@poinsettialandings.com.

Miscellaneous Items Pertaining to the Common Elements on the Association Property:

1. Please do pick up miscellaneous trash around our property.
2. Do not leave bags containing trash or other items at doorways or in walkways.
3. Do not place hanging items i.e., wind chimes, etc.
4. Do not discard cigarette butts in walk areas and gardens.
5. Minimize decorative items at door way to unit in case of fire.
6. Do keep all audio devices at a reasonable level. Any noise, vocal and/or instrumental including lessons of any kind are prohibited.
7. No oversized exercise equipment.
8. No posting of any signs, advertisements or notices in or about the Association Property.
9. Do not repair and/or alter any portion of the exterior building, including windows, doors, walkways, railings, roof, etc. on the Association Property.
10. Installation of satellite dishes on the exterior building on Association Property is prohibited. Any installation of a satellite dish must be approved by the Board. If the Board has not given authorization to a satellite dish, it may be removed at the cost of the owner.
11. No barbeque grills are to be placed at the front entrance of any units.

Garbage Bins:

Trash Pickup - is twice per week. No Recycling until further notice

1. Please place all trash in plastic bags and do not discard loose items in trash bins.
2. At the front of the Association Property (East side of 1460 Building). The bin on the right is for trash and the one on the left is not in use at this time.
3. At the rear of the Association Property (west side of 1311 Building). The bin on the right is not in use at this time and the bin on the left is for trash.
4. **IF A BIN IS FULL, PLEASE DO NOT LEAVE TRASH OUTSIDE OR AROUND THE BIN AREA.**
If the trash/recycle container located at the east side of 1460 building appears to be at it's capacity use the trash/recycle container located on the west side of 1311 building.
it does not fill up as quickly as the bin at 1460.
5. **ALL BOXES AND LARGE CARTONS MUST BE BROKEN DOWN.** This will allow for more trash to be disposed of and efficient use of our bins. Please do not leave cartons outside the bin because they will not be collected.

6. If you have recently moved in and have a large number of cartons then please arrange for someone to remove them. The Owner will be charged a discard fee, if cartons, furniture and other items are removed.

PLCA does not have bulk trash pickup. Please do not leave unwanted furniture, shelving, mattress frames and mattresses at the trash bins. Individuals are responsible for removing those items through other means. The trash collector will not take these items. All large items i.e., appliances, desks, sofas, mattresses, etc. are to be discarded by private pick up and not left at trash locations. The following is a list of organizations for removal of furniture and other items:

AFTA	954-523-6222
Calvary Chapel Thrift Store	954-556-4690
Faith Farm	954-763-7787
Forever Families	954-427-4399
Goodwill	954-989-8038
Got Junk (Charge for pick up)	800-468-5865
Habitat for Humanity	954-763-7771
Neil King (Calvary Chapel)	954-614-7195
Out of the Closet	954-358-5580
Paverello	954-561-3663
Salvation Army	954-463-3725
St Vincent De Paul	954-462-0716
Vietnam Vets	800-782-2216
Women in Distress	954-975-7425

Hazardous Materials:

Electronics, pressurized aerosol cans, batteries, paints, etc., are NOT to be placed into the container or container area. Follow special disposal instructions for these materials which are available on the Ft.

Lauderdale's 'Green Your Routine' website

<https://gyr.fortlauderdale.gov/greener-government/recycling-waste-reduction/solid-waste-events/household-hazardous-waste-drop-off/hhw-drop-off-locations>

Prevent Costly Plumbing Repairs:

Do not pour cooking oil down the drain....

Pour cooking oils into old cans, milk containers or other packages & dispose in your black garbage bags.

Only Flush human waste and toilet paper...**Never** flush:

Tampons & other feminine hygiene products,

Condoms

Diapers, Baby Wipes/Wet Wipes/Cleaning Pads

Dental Floss

Q-tips/cotton balls

Paper Towels/Tissues

Hair,

Cigarette butts

Kitty Litter