

**FAIRVIEW AT PEMBROKE POINTE
CONDOMINIUM ASSOC., INC.
NOVEMBER 2019**

Parking Enforcement:

Phone: (954) 960-5162

Email: hello@teamrecon15.com

Website:

ww.reconparkingmanagement.com.

J&L Property Management, Inc:

Property Manager: Yaney Llesma

Email: Yaney@jlpropertymgmt.com

Office Number: (954) 753-7966, Ext. 115

Mailing Address: 10191 W. Sample Rd.,
Suite 203, Coral Springs, FL 33065

Enclosed is the updated Architectural Form for your records. Please use this form to submit requests for home improvements (exterior/interior). Any questions? Please email Veronica@jlpropertymgmt.com.

Rules & Regulations:

We've enclosed a copy of the updated Rules and Regulations for your records. We have made updates so please read them thoroughly!

BULK PICK UP IS QUARTERLY – The last Saturday of **January, April, July** and **October** and for use by residents of Fairview only. Bulk items are household items such as couches, chairs, mattresses, tables, appliances, carpeting, tree limbs, lumber, etc. Refrigerators, air conditioners and appliances containing Freon will be collected on monthly bulk pickup dates. **All items should be placed outside no earlier than 5:00PM the night before pick up and by 7:00AM the day of.** The following items must be bundled (rugs, carpets, padding, fencing and materials of this nature must be rolled and securely tied. Unacceptable items will not be moved to collect acceptable items. Bulk items of a disorderly or hazardous nature will not be collected. Do not place bulk items next to mailboxes, utility poles or close to a fence or dumpster gates. Any broken glass or tile must be placed in a box & taped closed. **Remember to break down boxes before dumping them! Non-compliance is subject to bulk pick up cost and fees!**



All pets, this includes dogs and cats in accordance with our docs, must be walked on a leash on the sidewalk on Johnson Street. Residents are required to pick up after their pets on any Association property including the front entryway and Johnson Street. Any person not cleaning up after their pet will be subject to a **\$100.00 fine** per occurrence; this includes cats and dogs.

SALES AND LEASING APPLICATIONS:

Anyone that is going to be residing within Fairview at Pembroke Pointe (18+) must be approved by the association prior to moving in. To obtain an application, you can visit www.jlpropertymgmt.com. Applications are done online and there is an in-person interview. Unapproved residents are subject to eviction.

**If you'd like to receive these notices via email, request an Email Authorization Form from
[Veronica@jlpropertymgmt.com!](mailto:Veronica@jlpropertymgmt.com)**

**VISIT OUR WEBSITE:
WWW.FAIRVIEWATPEMBROKEPOINTE.NET**

**FAIRVIEW AT PEMBROKE POINTE CONDOMINIUM ASSOCIATION INC.
REVISED RULES AND REGULATIONS as of October 2019**

Vehicle Usage/Parking

1. Each unit has 1 (one) assigned parking space.
2. Vehicles must be parked facing in towards the bumpers. **No backing into parking spaces is allowed.**
3. All vehicles must have valid license tags at all times and must be in running condition at all times.
4. Parking permits are to be placed on the **driver's side, exterior rear window.**
5. All New vehicles will require an updated vehicle registration and user driver's license registered to a current unit owner or approved tenant in order to obtain a new replacement permit. There are no exceptions to this policy and all requests to obtain parking permits are to be made through the parking management company for approval and distribution.
6. The speed limit within the community is 15 mph. We ask that you please watch your speed and advise your guest(s) of the speed limit.
7. In order to obtain a temporary parking pass for **overnight guests who will be parking a vehicle on association property**, please contact RECON parking management Inc. at www.reconparkingmanagement.com 24 hours a day, 7 days a week. **Request must include the following: property owner/tenant name, property address, community name, and the make, model, color, license tag number and duration of stay.**
8. Please ask your guest to park in the designated "GUEST" parking spaces with yellow parking bumpers. Parking is not allowed along the street in front of any building, on the grass or swale on Johnson Street.
9. There is a designated car wash area for residents only, located in front of the clubhouse. This area is restricted to washing the exterior of the vehicles.
10. Parking of campers, boats, trailers of any type, RV's or commercial vehicles is prohibited on the association property. See notes below (16-B) for Commercial vehicle description and enforcement.
11. No automobile repairs are permitted on the association property.
12. No washing of engine motors is allowed on the association property.
13. No cars are permitted to be washed in front of any building on association property.
14. Vehicles parked in the right of way and/or roadway, or on any grass area, or in any unauthorized areas, will be subject to ***(immediate tow) – tolerance level below does not apply.***
15. Campers, boats, trailers, RV's ***(immediate tow) – tolerance level does not apply.***
16. Parking inspections are conducted by an independent agent Sunday through Saturday. Any vehicle that is not in compliance with Fairview at Pembroke Pointe Condominium Association Inc. parking rules and regulations will adhere to the following: (see schedule below)

Violation warning tolerance level is to be structured as two (2) warnings for the same offense. If compliance is not met the vehicle in violation will be immobilized (Boot) on the third (3rd) and on the fourth (4th) violation. If compliance is still not met or management has not provided a hold order on the vehicle, it will be towed off the property until compliance is met all at the owner's expense.

THE TOLERANCE LEVEL APPLIES TO A, B, C & D ONLY!
NUMBERS 14 & 15 ABOVE DO NOT APPLY.

- a. Vehicles backed in or taking up more than one parking space.
- b. Commercial vehicles defined as, vehicles with lettering, signage/graphics (UNLESS COVERED) and/or work type trucks with equipment racks, lifts, or any other devices designed for work.
- c. Vehicles with expired tags, flat tires, under repair, damaged or in non-working condition.
- d. Items stored in truck bed cannot exceed height of truck bed.

FAIRVIEW AT PEMBROKE POINTE CONDOMINIUM ASSOCIATION INC.
REVISED RULES AND REGULATIONS as of October 2019

Common Areas

1. Access to pool, tennis courts and restrooms outside the pool area will be with a key. **Lost keys require a \$100.00 fee** with a request to The Property Management Company by the owner of the unit. Replacement keys are distributed to unit owners with accounts in financial good standing only.
2. The **pool and tennis court are to be locked at all times. Please make sure you close the gate when you enter or leave the pool area.**
3. The pool and tennis court are only for the use of residents and their guests. Guests must be accompanied by the resident. **Hours are from Dawn till Dusk.** All rules posted in the pool area must be followed. Children that are not toilet trained or still wearing diapers are NOT permitted in the pool under any circumstances, **Children under the age of fourteen (14) must be accompanied by an adult while using the pool or tennis court.** Absolutely no toys of any kind in the pool, this includes floats, rafts, wet noodles, balls, car, squirting guns, etc. The only exception is water wings for children who cannot swim. All violations of such will be subject to fine.
4. All residents and their guests must exercise care about making noise, using musical instruments, radios, televisions, amplifiers, surround-sound, video games, etc. so that no other residents will be disturbed, inclusive of the pool area, tennis court and car wash area.
5. Storage is prohibited in any meter room on the Association property. Any property found stored in the meter room will be discarded without notice.
6. Barbecue grills of any type must be used at least ten (10) feet from the back of the building. Cooking on any type of barbecue grill is prohibited on any balcony or landing. No barbecue grill of any type can be stored on common area/Association property, including pool & tennis court areas. They must be stored on the rear porch or balcony. All violations of such will be subject to fine.
7. No fire pits of any kind are permitted on Association property at any time.
8. Garbage dumpsters are located throughout the community. Garbage must be placed in plastic bags, tied, & placed **INSIDE** the dumpster. No dumping of household items or construction materials is allowed in the dumpster or the surrounding dumpster enclosure.
9. **Placing garbage outside the dumpster or anywhere on the Association property will result in a fine. Boxes are to be cut down or flattened prior to placing in the dumpster.**
10. Bulk Pick Up is Quarterly – The last Saturday of January, April, July and October and for use by residents of Fairview only. Bulk items are household items such as couches, chairs, mattresses, tables, appliances, carpeting, tree limbs, lumber, etc. *Refrigerators, air conditioners and appliances containing Freon will be collected on bulk pickup dates.* **All items should be placed outside no earlier than 5:00PM the night before pick up and by 7:00AM the day of.** The following items must be bundled (rugs, carpets, padding, fencing and materials of this nature must be rolled and securely tied. Unacceptable items will not be moved to collect acceptable items. Bulk items of a disorderly or hazardous nature will not be collected. **Do not place bulk items next to mail boxes, utility poles or close to a fence or dumpster gates.** Any broken glass or tile must be placed in a box & taped closed. **NON-COMPLIANCE IS SUBJECT TO FINES & COST TO REMOVE ITEMS.**
11. Water spigots are available for use at each building and in front of the clubhouse. Hoses must be stored within the unit after use. Hoses left attached will be discarded without notice.
12. No bicycles, skateboards, skates, toys, etc. are allowed on roads, parking areas, tennis court, or pool area within the Association property, furthermore they may not be parked or stored on front landings at any time. Anything left on Association property will be discarded without notice. This includes railings, trees, parking bumpers, meter rooms, or any other Association property.
13. You are allowed one (1) small plant and two (2) identical chairs on your front balcony/walkway. No other items are permitted on the front landing. At no time should these articles block the stairwell or surrounding areas. *All violations of such may be subject to a warning/fine.*
14. No planting of any kind is allowed on association property. This includes fences & stepping stones.
15. No yard decorations may be placed on the Association's property. Any such item found on Association property will be removed and discarded without notice.

FAIRVIEW AT PEMBROKE POINTE CONDOMINIUM ASSOCIATION INC.
REVISED RULES AND REGULATIONS as of October 2019

16. Nothing shall be affixed or attached to, hung, displayed, or placed on the exterior walls, doors, balconies, or windows of the condominium Units / Association property except with the prior written consent of the Board of Directors. Holiday lights are not to be affixed, hung on the outside balcony railing or windows, or on the grass and/or hedges/trees. These will be discarded without notice. The only exception is that one small holiday ornamentation (**i.e. wreath**) will be allowed to be hung (**without tape/glue**) on your door. All violations of such may be subject to a warning/fine.
17. It is prohibited to post "For Rent" or For Sale", or "Garage Sale" or any other kind of sign inside your window or anywhere on Association property. Windows will be covered so signs are not visible without notice. Any signage placed on Association property will be discarded without notice.
18. Hurricane shutters are to remain open except during a Hurricane watch or warning. Shutters must be reopened once Hurricane watch or warning is lifted. Failure to have shutters remain entirely open (meaning the entire window frame is visible) all violations of such may be subject to a warning/fine.

Pets

1. No **pets** over fifteen **(15) pounds** (at any time of the pet's life) are allowed. All pets, this includes dogs and cats in accordance with our docs, must be walked on a leash on the sidewalk on Johnson Street. Residents are required to pick up after their pets on any Association property including the front entryway and Johnson Street. Any person not cleaning up after their pet will be subject to a \$100.00 fine per occurrence; this includes cats and dogs. **A vet certificate is required to verify weight**, and, may be requested at any time by The Board of Directors.
2. Feeding **any** animals, i.e. dogs, cats, ducks, etc., is strictly prohibited outside of the unit on Association property. All violation of such will be subject to a fine.
3. Please note that additional documentation and forms are required for residents with service/assistance pet/animal.

Miscellaneous

1. Lease must be for **twelve (12) months**. **No month to month permitted**. **Common area deposit required**.
2. No more than four (4) people may reside in one unit at any time in accordance with our docs. Any additional residents will result in eviction through the courts. Unit owner will be responsible for all legal fees incurred by Fairview at Pembroke Pointe Condominium Association Inc.
3. **Subleasing** by approved tenants is not allowed under any circumstances.
4. Federal law allows the placement of satellite dishes safely placed/installed in/on an area solely used by the owner. This includes limited common areas such as the internal unit balcony. No **satellite dishes** may be attached to any part for the building, roof, or Association property. Prior to installation of satellite dish, an approved ARB form by the Board of Directors is required. The Board of Directors has the final approval of placement of all satellite dishes. Any satellite dishes discovered on Association Property without prior Board of Director approval will be removed without notice and unit owner will be responsible for all fees incurred in removal and to repair any damage to building/roof and/or Association property.
5. Construction within unit must include approval by the Board of Directors. A completed **ARB form**, obtained from The Property Management Company, must be submitted and approved by the Board of Directors prior to the construction start date. All requirements within association documents must be adhered to or you may be asked to remove completed construction (i.e. insulation under new flooring). **See ARB form with additional notes!**
6. **Hurricane Shutter Specifications are as follows:** Almond-colored accordion shutters that meet the South Florida Building Code standards. Must be installed by a licensed & insured professional.
7. Moving in & out times are between 8:00 AM – 7:00 PM
8. All trucks/buses are to use the East entrance **ONLY** to enter and exit the community.