

# **CAMDEN J CONDO ASSOCIATION INC.**

## **RESIDENTS – RULES AND REGULATIONS-2026**

This memo is to recapitulate some of the guidelines set forth by the Board of directors to ensure safety to all residents and guard against catastrophic, costly events from happening.

**All residents of Camden J, renters and owners are expected to share in these responsibilities.**

### **1. Parking space :**

- Any cars leaking fluids will be asked to park elsewhere until the repairs are made. Failure to comply will force us to tow the car away.
- 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.

### **2. Condo News :**

- Information concerning Camden J or important notifications are posted on the bulletin Board over the mailboxes. Please keep your eye on the bulletin Board for pertinent information.
- Board members are listed on the bulletin Board at all times.
- Information will be posted on the new website [www.camdenjcv.com](http://www.camdenjcv.com), owners will need to sign up to receive information.

### **3. Pet and smoking**

- Camden J is **neither pet nor smoking friendly.**
- Animals or pets of any kind shall be kept in any unit, or on the property of the Condominium and must obtain a certification and approval from the board.

- If an owner smokes in his unit, he must obtain an air purifier so that the smoke does not disturb other owners.
- Smoking is allowed **only by the road**.

#### 4. Bicycles

- If you have a bicycle, there is a bicycle rack that is available for your use. Any other parking of bicycles is allowed only inside your apartment. Article XVII (section 3, point 1,2,3) states *“the sidewalk, entrances, passages, elevators, if applicable, vestibules, stairways, corridors, halls and all of the common elements must not be obstructed or encumbered or used for any purposes other than ingress and egress to and from the premises; nor shall any carriages, velocipedes, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be stored therein. The personal property of all unit owners shall be stored within their Condominium units, or where applicable, in an assigned storage space. Fire exits shall not be obstructed in any manner, and the common elements shall be kept free and clear of rubbish, debris and other unsightly material.”*

#### 5. Noise - USE AND OCCUPANCY – XIII

- No unit owner shall make or permit any disturbing noises in the building by himself, his family, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of the unit owner.

#### 6. USE AND OCCUPANCY – XIII

- No children under fifteen (15) years of age shall be permitted to reside in any of the units or rooms thereof in this condominium, except the children may be permitted to visit and temporarily reside for reasonable period, not in excess of **thirty (30) days** in any calendar year.

- In no event may more than three (3) persons permanently occupy a one-bedroom unit.

7. Payment:

Payment of regular assessments or monthly fees are due on the first (1) day of each month, and if such payments are ten (10) or more days late, same shall be subject to late charges of \$25/month interest of eighteen percent (18%)/year as provided in the Declaration of Condominium (article 718.116 point 3).

8. Rental

A unit owner cannot lease their unit until the completion of the third (3) year of ownership. No leases of any unit shall be less than six (6) months and no units may be leased more than once in the twelve (12) month period. This lease needs to be reviewed and approved by the Board. The renters also need to be investigated.

9. Pass key

The Association must retain a pass key of all units. No unit owner or occupant shall alter any lock or install a new lock without the written consent of the Board of Directors.

Respectfully submitted,

Monique Pépin  
President

## RECOMMENDATIONS

A resident leaving for seven (7) days or more **MUST** turn off their water at the meter. A wrench is provided and is hanging in the rear of the laundry room. Failure to comply and apartment is flooded, all repairs will be the responsibility of the Unit owner.

### Laundry Room :

- **Use of the laundry room is for residents and owners only. Anyone (who is not a resident or owner) using these machines will be assessed a \$50 fine.**
- Every resident is expected to clean-up after themselves after using the machines.
- If a machine is not operating properly, please contact a Board member to make the call for repairs. Repairs are usually made within twenty-four (24) hours.
- Camden J owns these machines, and they should be treated as personal property.

### Pest control :

- We have an exterior pest control treatment which is accomplished by Seacrest Services Pest Control department following a schedule. Should there be a problem with this service it is the responsibility of each owner to call Seacrest at **(561) 656-6310** or email them at [csr@seacrestservices.com](mailto:csr@seacrestservices.com) as required.
- We also have an understanding with a pest control company (Nozzle Nolen) for roaches and termites. These requests **must** be done on the website so that we can inform this company to do the work required which is spraying the interior of a unit for pest control.
- If you have a problem contact a Board member.

### **Condo News:**

You may visit UCO web site for condo news, information re: club meetings, UCO meetings, movies, shows, classes, etc.

### **Use of the common area: Outdoor patio**

The use of the outdoor patio is for the use of all residents. If you use the use **please ensure that you close it properly** as if it leaks, we pay for the usage of the water.

### **Breezeline**

This company has rewired all of Century Village. If you have problems with your television or your internet, please contact them directly.

### **Other**

**If a resident is going away on vacation, we urge you to inform someone that you are gone so that we do not worry.**

We are getting older and anything could happen.