

EDGEWOOD UNIT ONE ASSOCIATION

RULES AND REGULATIONS

Purpose and Structure

1. **Purpose:** Establishes the property as a condominium under Florida law, defining ownership, use, and governance.
2. **Property Description:** The condominium is located at 22785 Southwest 66th Avenue, Boca Raton, Florida, and consists of 16 apartments (units 101–108 and 201–208) across two floors.

Definitions and Ownership

1. **Units and Common Elements:**
 - o Each apartment owner holds a share in the common elements (land, building structure, amenities).
 - o Limited common elements include assigned parking spaces and storage, each allocated to specific units.
2. **Ownership Shares:**
 - o Two-bedroom units: 6.5% undivided share each (12 units, totaling 78%).
 - o One-bedroom units: 5.5% undivided share each (4 units, totaling 22%).

Association and Governance

1. **Association:** The Edgewood Unit One Association, Inc. manages the condominium, with membership required for all unit owners.
2. **Bylaws and Articles:** The Association operates under adopted bylaws and articles of incorporation, outlining meetings, voting, and director elections.

Maintenance and Use

1. **Maintenance Responsibilities:**
 - o Association: Maintains structural elements, common areas, and certain utilities.
 - o Owners: Responsible for interior maintenance, including screening and interior surfaces.
2. **Alterations:** Changes to units or common elements require Association approval and, in some cases, approval by a supermajority of owners.

Assessments and Liens

1. **Assessments:** Owners pay monthly assessments for common expenses, including a portion of a 99-year recreational lease. Unpaid assessments become liens on the unit.
2. **Lien Priority:** Association liens are subordinate to first mortgages but can be foreclosed for nonpayment.

Insurance and Casualty

1. **Insurance:** Association provides property and liability insurance; owners may insure personal property. Insurance proceeds are managed by a trustee and used for repairs or distributed if not rebuilt.
2. **Casualty and Eminent Domain:** Procedures for repair, reconstruction, or termination in case of major damage or government taking are specified.

Use Restrictions

1. **Occupancy:** Units are for residential use by families, guests, and servants only. Leasing is allowed with Association approval; no transient rentals or room rentals.
2. **Nuisances and Pets:** No nuisances allowed. Pets are restricted to original owners (one small dog or cat); no pets for subsequent owners or tenants.
3. **Children:** No children under 15 as permanent residents, except as visitors.

Transfers and Approvals

1. **Sale, Lease, or Transfer:** All transfers (sale, lease, inheritance, etc.) require Association approval, with procedures for disapproval and forced sale at fair market value if necessary.
2. **Mortgages:** Mortgaging units requires Association approval, except for certain institutional lenders.

Amendments and Termination

1. **Amendments:** Declaration can be amended by supermajority vote, with restrictions to protect owners' interests.
2. **Termination:** The condominium can be terminated by agreement or in case of major destruction, with procedures for distribution of assets.

Additional Provisions

1. **99-Year Lease:** The Association leases recreational areas for 99 years, with rent and expenses included in assessments.
2. **Legal Protections:** The Association and owners are indemnified for certain liabilities, and the document includes severability and compliance clauses.

These points summarize the main legal, operational, and community rules established by the Declaration of Condominium for The Edgewood Condominium, Unit One.



THE EDGEWOOD UNIT ONE

c/o JMA Community Management

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This is to certify that _____ and _____
have received and reviewed the Documents and Rules & Regulations of
The Edgewood Unit One.

I/We are aware of the importance to abide by these documents. Any violations
may result in fines and/or legal action.

Date: _____

Signature _____

Printed Name _____
