

**BELFORT CONDOMINIUM Q ASSOCIATION**  
**SCHEDULE "A" TO BY-LAWS**                      **RULES AND REGULATIONS**

**Restrictions on Belfort Q Condo Association**

1. Per the Declaration of Condominium 17.1, Belfort Q is designated as a retirement community for residents age 55 (fifty-five) and over. At least **one resident** in every Unit shall be age 55 or older and must present a government-issued proof of age in the form of a US passport or a US state driver's license or state ID card to verify age.
  - a. No children under the age of eighteen (18) years shall reside in a Unit, but they may visit and temporarily reside in a Unit, provided the temporary residence does not exceed thirty (30) days total in any calendar year.
  - b. Children shall be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them of these rules and regulations. All children under fourteen (14) years of age must be accompanied by a responsible adult when entering and/or utilizing the Recreation Area or other commonly used facilities.
2. Per the Declaration of Condominium 17.3, Belfort Q is a Pet Free building in the Pet Free facility of the Belfort Neighborhood. The Association maintains a strict No Pet policy. No animal of any kind shall be allowed in any Unit at any time. Accommodations for Service and Emotional Support Animals will be considered upon request and in compliance with provisions of Federal HUD rules and Florida Law, as it may be updated from time to time, regarding such animals.

**Consideration of Common Areas, Trash and Storage**

3. The sidewalks, entrances, walkways and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables, planters or any other similar objects be left thereon.
4. No Unit Owner/Occupant shall permit anything to fall from a window or door of the Condominium Property; nor sweep or throw from the Condominium Property, any dirt, liquid, cigarette butts and ashes, chewing tobacco or residue thereof, or other substances onto any of the balconies, stairways, walkways, sidewalks, parking lot or upon the Common Properties.
5. The personal property of Unit Owner/Occupants must be stored in their respective Units or in personal storage areas, not on Community Property.
6. No garbage or trash cans, supplies, milk bottles, cleaning implements or other articles shall be placed on the balconies or other Common Elements. No linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, fences, balconies, terraces, stairways, walkways or other portions of the Condominium Property.

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7. All refuse must be deposited in areas designated for such purpose by the Association. Recycle bins are provided for glass, metal, plastic and paper that is clean and free of all food or organic particulate. Cardboard must be collapsed and placed in bins provided in the main trash room. Diapers must be placed in sealed plastic bags and deposited in garbage chute or dumpster on first floor.
8. The requirements from time to time of any governmental agency for disposal or collection shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
9. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.

**Vehicles and Parking**

10. Overnight parking is solely for non-commercial vehicles with a current passenger vehicle registration.
11. Non-compliance will result in a time and date-stamped notice being affixed to the vehicle. If violation remains unresolved after forty-eight (48) hours of the notice, vehicle will be towed at Owner/Occupant's expense.
12. Employees and Contractors of the Association are not to be engaged by Unit Owner/Occupants for any reason during business hours. The Board of Directors shall be solely responsible for directing and supervising employees and Contractors of the Association.
13. No vehicle which cannot operate on its own power shall remain on the condominium Property for more than forty-eight (48) hours, and no repair of vehicles shall be made on the Condominium Property.
14. No trucks or commercial vehicles, campers, mobile homes, motorcycles, motorhomes, house trailers or trailers of every other description, recreational vehicles, boats or boat trailers or vans shall be permitted to be parked or to be stored at any place on the Condominium Property. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery and other temporary commercial services.
15. No structure of a temporary character, nor trailer, tent, mobile home or recreational vehicle, shall be permitted on the condominium Property at any time or used on the Condominium Property at any time as a residence either temporarily or permanently.

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16. No Unit Owner/Occupant, tenant, visitor, licensee or invitee shall park any type of motor vehicle on any private street or directly back out onto private streets constructed on the Condominium Property or Common Areas. Notwithstanding any provision to the contrary contained in the Declaration of Condominium or Declaration of Covenants, Restrictions and Easements for Common Areas, this rule may be amended only upon the unanimous consent of all Unit Owner/Occupants in this Condominium.
17. Parking Spaces are assigned permanently per the attached chart and assignment shall not be changed for any reason.

**Construction and Disturbance**

18. No Unit Owner/Occupant shall make or permit any disturbing noises in his Unit by themselves or their family, aides, employees, agents, visitors or licensees, contractors, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Unit Owner/Occupants.
19. Construction on/in any Unit may be conducted on Monday through Saturday and between the hours of 8:00a and 6:00p. For the safety of the structure and all occupants, any work involving Plumbing, Electricity or Air Conditioning must be performed by a State of Florida licensed and insured Contractor.
20. Construction, other than painting and necessary and/or emergency repairs, must be permitted through the City of Tamarac and inspected upon completion. The permits for such work must be displayed on the Unit door or window until the final inspection is complete.
21. In all Units, carpet must be installed over foam padding. Any tile, laminate, wood or other hard flooring must meet Tamarac City requirements and be installed over cork, foam or other noise-rated underlayment and only with the prior approval of the Board; your request must include a sample of the underlayment.
22. No electronic device installation may be permitted in any Unit which interferes with the television or radio reception, or the operation of electronic devices of another Unit.

**Edifice**

23. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium Property, except signs used or approved by the Association. No "FOR SALE" or "FOR RENT" or similar signs or notices of any kind shall be displayed or placed upon any part of a Unit by Unit Owner/Occupants other than the Association
24. No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the Building or on the common Elements.

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25. A Unit Owner/Occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Building. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.
26. No window air-conditioning units may be installed by in any Unit. No Unit shall have any aluminum foil placed in any window or glass door.

**Recreation**

27. No barbecuing shall be permitted in any areas of Building Q. Barbequing is allowed only at the Neighborhood Pool area and only with prior permission of the Neighborhood.
28. Food and beverages may not be consumed outside of a Unit except in designated areas of the Building Q Patio. All refuse and items must be removed immediately after use. Failure to comply will result in the Owner/Occupant forfeiting their right to use these areas or other penalties may as allowed in the Documents.

**Safety and Security**

29. The Association shall retain a key to all Units. No Unit Owner/Occupant shall alter any lock nor install a new lock without the prior written consent of the Board of Directors. Where such consent is given, the Unit Owner/Occupant shall provide the Association with an additional key.
30. Unit Owner/Occupant is required to supply the name, address and contact number of a designated individual or firm who can be contacted in case of any emergency and may act on their behalf. This information must be submitted to the Board and must be kept current.

**Structures and Excavation**

31. No chain link fences shall be permitted on the Condominium Property or any portion thereof, except during construction
32. No exterior antennae shall be permitted on the Condominium Property or Improvements thereon provided that the Association shall have the right to install and maintain community antennae and radio and television lines and other temporary communications systems.
33. No oil drilling, oil development operations, oil refining, quarrying or mining of any kind, on, upon or mining of any kind be permitted upon or in the Condominium Property; nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in the Condominium Property. No derrick or other structure designed for use in boring oil, natural gas or minerals shall be erected, maintained or be permitted upon any portion of the Condominium Property.

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34. No Unit Owner/Occupant shall install a screen enclosure to or upon the outside walls of the Building or on the Common Elements or Limited Common Elements without the prior consent of the Board of Directors.

**Penalties**

35. Every Owner/Occupant and occupant shall comply with these Rules and Regulations as set forth herein, and any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration and By-Laws as amended from time to time. Failure of an Owner/Occupant or occupant, licensee or invitee to so comply will be grounds for action, which may include, without limitation, an action to recover sums due for damages, injunctive relief or any combination thereof. The Association shall have the right to suspend to use of the Recreation Area, Common Areas, and Resident Lane gate access, if applicable, in the event of failure to so comply. In addition to all other remedies, and at the complete discretion of the Board of Directors of the Association, a fine or fines may be imposed upon the Owner/Occupant, his family, guests, lessees, licensees, invitees, or employees, to comply with any covenant, restriction, rule or regulation herein, or in the Declaration or By-Laws, providing the following procedures are adhered to:

- a. **First Notice:** *The Association shall notify the Occupant, Licensee or Invitee (if not the Owner/Occupant) by Certified Mail and copied to the Owner/Occupant (if applicable, by regular mail) of the infraction or infractions and possible penalties for non-compliance.*
- b. **Second Notice:** *If the infraction has not been rectified within (10) ten days, , or as allowed by current law, of receipt of the First Notice, the Association shall have its Attorney send a Notice. Included shall be the date and time of the next Board of Directors meeting, at which time the Owner/Occupant or Occupant shall present reasons why penalties should not be imposed. At such meeting, the Owner/Occupant or occupant shall be entitled to be represented by counsel (at his expense) and present evidence.*
- c. **Board Meeting/Voluntary Arbitration:** *The non-compliance shall be presented to the Board of Directors after which the Board of Directors shall hear reasons why penalties should not be imposed. Formal rules of evidence shall not apply. A written decision of the Board of Directors shall be submitted to the Owner/Occupant or occupant by not later than twenty-one (21) days, or as allowed by current law, after the Board of Directors' meeting.*
- d. **Binding Arbitration:** *If the infraction(s) are not rectified at the Meeting, or if the violation(s) persist after the Board Meeting, the Parties will be remanded to Binding Arbitration.*
- e. **Litigation:** *If a resolution is still not reached, or if the violation or infraction persists, Litigation, at the Owner/Occupant's expense, will follow.*

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- f. **Penalties:** The Board of Directors may impose a fine not in excess of One Hundred Dollars (\$100.00), or to the current maximum as allowed by law, for each non-compliance or each violation.*
  - g. **Payment of Penalties:** Fines shall be paid not later than fourteen (14) days, or as allowed by current law, after notice of the imposition or levy of the penalties.*
  - h. **Collection of Fines:** No fine shall become a lien against a Unit. However, the Board may take such other affirmative and appropriate action as may be necessary to effect collection of fines including but not limited to; denial of use of amenities, denial of use of the 'Residents Lane' at the entry gate and legal action.*
  - i. **Application of Penalties:** All monies received from fines shall be allocated as directed by the Board of Directors.*
  - j. **Non-Exclusive Remedy:** These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled, however, any penalty paid by the offending Owner/Occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner/Occupant.*
36. All of these Rules and Regulations shall apply, however, to all other Unit Owner/Occupants and, if applicable, their licensees or invitees even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owner/Occupants from specific Rules and Regulations upon written request therefor and good cause shown in the sole opinion of the Board.

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Parking Lot Assignment Chart

Belfort Building Q	GUEST	Parking Lot Thru-way	GUEST	Grassy Easement	North Belfort Circle
	GUEST		GUEST		
	GUEST		GUEST		
	GUEST		GUEST		
	GUEST		GUEST		
	GUEST		208/9461		
	GUEST		312/9477		
	////////		////////		
	111/9431		207/9463		
	110/9433		210/9457		
	307/9487		310/9481		
	109/9435		211/9455		
	309/9483		212/9453		
	209/9459		311/9479		
	108/9437		308/9485		
	107/9439		////////		
	/Loading Zone/		304/9493		
	//Mail Room//		302/9497		
	Handicapped		204/9469		
	106/9441		202/9473		
	105/9443		206/9465		
	104/9445		205/9467		
	305/9491		102/9449		
	306/9489		////////		
	203/9471		303/9495		
	103/9447		GUEST		
	GUEST		101/9451		
	GUEST		301/9499		
	////////		201/9475		
	GUEST		GUEST		
EXIT					
Parking Space KEY = Spot Number/Unit Number					