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RULES AND REGULATIONS

WINSTON HOUSE ASSOCIATION, INC.

WHEREAS, on the 18th day of August, 1970, a Declaration of Condominium was filed in. O.R. Book 4282, at Page 682, in the Broward County Court Records for the WINSTON HOUSE ASSOCIATION, INC., and

WHEREAS, on Monday, the 18th day of March, 1985, a meeting of the members of WINSTON HOUSE ASSOCIATION, INC., a Florida corporation, not for profit, and

WHEREAS, at such meeting the RULES AND REGULATIONS were adopted in accordance with the aforesaid Declaration of Condominium, Articles of Incorporation, By-Laws and as promulgated, revised and adopted by the Board of Directors at its meeting on March 18, 1985.

The undersigned as president and secretary of WINSTON HOUSE ASSOCIATION, INC. do hereby certify that the foregoing is a true and correct copy of the resolution adopted at said meeting.

In witness whereof, we have hereunto set our hands and official seal this 19 day of March, 1985.

WINSTON HOUSE ASSOCIATION, INC.

M. Schneider  
President

ATTEST:

Carolyn Handberg  
Secretary

WITNESSES:

[Signature]  
[Signature]

Affix corporate seal



THIS INSTRUMENT WAS PREPARED BY:

GERALD R. WELLS, ESQ.  
1650 N.E. 26th Street  
Fort Lauderdale, Florida 33305  
561-5880

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March 19, 1985

# *The Winston House*

ASSOCIATION, INC.

3050 N.E. 47TH COURT  
FORT LAUDERDALE FLA. 33308

## RULES AND REGULATIONS

(as provided for in the Declaration of Condominium, Articles of Incorporation, By-Laws and as promulgated, revised and adopted by the Board of Directors at its meeting March 18, 1985.

1. RENTALS - No rentals will be approved except in emergency situations, in which case approval by both the Board and a majority vote of Owners will be required.
2. PROSPECTIVE PURCHASERS or lessees must be approved by the Board. Owners should see that prospective purchasers or lessees are furnished with a copy of these Rules and Regulations. Prospective purchasers or lessees must fill out an Application Form provided for the purpose. A personal interview should be arranged.
3. CHILDREN - No children under 18 years of age shall be permitted to occupy any apartment permanently. Children under 18 years of age shall be permitted to occupy apartments as visitors for brief periods of time (not to exceed a total of thirty days during any calendar year) and then only when the owner of apartment is physically present to supervise their activities.
4. PETS - No four-legged pets (such as cats, dogs, etc.) are permitted.
5. NOISE - Be considerate. Keep noise to a minimum - especially during early and late hours when people are sleeping. Late goodnights should be said quietly. Radios, televisions and musical instruments must not be played at a level to disturb neighbors. Picture hanging, hammering, and all other construction jobs must be done only after 9:00 A.M.  
CARTS SHOULD NOT BE USED AFTER 11:00 P.M.
6. REPAIRS within apartments are the responsibility of the Owner. Except for critical emergency situations, the maintenance man will not be available for assistance during his regular working hours.
7. BUILDING or equipment malfunctions of any kind must be reported to the maintenance man (or, in his absence, to a Board Member) and then left alone. Please do not try to correct the situation on your own.
8. CLEANING - Do not shake rugs, dust cloths or mops outside of apartments. Nothing may be hung over the railings or exposed in the outside areas.
9. RUBBISH - Because water stoppage in one apartment may cause great damage to others, exceptional care should be exercised in the use of your garbage disposal unit. No tea bags, foil, coffee grounds, strings, papers or extremely greasy "left-overs" should be placed in the disposal. Other waste should be wrapped or placed in tied plastic bags before depositing in the trash chute. PLEASE DO NOT USE TRASH CHUTE AFTER 10:00PM.

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10. TOILETS should not be used for litter from ash trays, cleanings from brushes, combs, paper wrappings, kleenex, etc.
11. GLASS OBJECTS and BOTTLES must be taken to basement. DO NOT DROP DOWN TRASH CHUTE. The same applies to large boxes or air filters, etc., which can clog up the chute.
12. POOL AREA & YARD - "Official Pool Hours" are from 9:00 A.M. to 9:00 P.M. Everyone using the pool does so entirely at his own risk.
  - a. STATE LAWS require all bathers to shower before entering pool.
  - b. OILS-LOTIONS - Please remove oils and lotions before entering pool.
  - c. Owners, guests and approved lessees only are permitted use of pool.
  - d. NO DIVING - State and County Laws prohibit.
  - e. Running, jumping and behaviour contrary to safety standards are prohibited. This includes entire area along waterway.
  - f. Our pool is designated by the State and County as a Commercial Pool. State and County Laws prohibit beverages and food on the pool deck!
  - g. HEAD-SET TYPE RADIOS only, to be used on pool deck and Social Room Patio.
13. RECREATION ROOM - Owners wishing to use the recreation room for a party or meeting must make reservations with the President in advance. The room must be left in a clean and orderly condition. Costs of cleaning the room will be assessed against and paid by owners who fail to leave the room in a clean and orderly condition. The central air conditioning must be used with discretion and shut off when not needed. The room will be locked at all times. Each owner has a key and must be responsible for locking all 5 doors when he leaves.
14. GARAGE - Please keep your car locked at all times when in the garage or in outside parking spaces. Use the proper entrance (IN) and exit (OUT) always.
15. OUTSIDE COOKING - The gas charcoal broilers are for the use of all residents. Be sure to push the knob in when turning on to prevent breakage. Pans with high sides should be used to carry food to prevent spills on the concrete and carpeting. Some stains are impossible to remove. The use of open flame charcoal, propane grills and electrically-heated synthetic charcoal is not permitted in the apartments or on terraces. These cooking devices produce smoke and fumes and are a fire hazard to the building.
16. ELEVATORS - Do not call more than one elevator at a time as this results in unnecessary power costs. There is an emergency alarm button in each elevator. If the need arises, keep sounding the alarm and be patient. Alarm bells will also sound on the outside of the building. There is an emergency key to the elevator in a glass box near the elevators at the "G" (garage) floor. Insert this key in the hole near the top of the door and turn until the door spring releases. Children under 12 years of age are not allowed to play in the elevators or ride up and down unnecessarily. This is the responsibility of parents or adults with whom children are visiting. NO DRIPPING BATHING SUITS ON ELEVATORS. The HOLD BUTTON should only be used when removing large or bulky objects. Then depress so elevator is back in service.

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17. BOAT OWNERS - No "on board" living or sleeping is permitted. City of Fort Lauderdale Code: BOATS, DOCKS, AND WATERWAYS, Section 11-53: Using boats docked in deadend canals, etc., for human habitation: "No vessel or watercraft of any kind whatsoever moored or docked in any deadend canal or waterway, or portion of any deadend canal or waterway shall be used for human habitation within the corporate limits of the City. This regulation shall prohibit sleeping, eating or cooking on such watercraft so situated." DOCK SPACE is available to apartment Owners only on a first come, first served basis. Payment for the use of dock space is the following: \$1.00 per foot per month, no electricity; \$1.50 per foot per month, with electricity. Compration is based on length of boat plus seven feet. PAYMENT is due in advance on the first day of each calendar quarter. The dock space and boat shall be kept in clean, neat and uncluttered condition. Failure to pay promptly or to keep space and boat clean and uncluttered shall result in the loss of space to the offending user. Use of dock space may be withdrawn at any time if the Directors of the Association determine in their sole discretion that such action is in the best interest of apartment Owners.
18. GUESTS - For protection of all apartment Owners, it is essential for an owner who plans to be absent from the premises to notify the President at least five (5) days in advance whenever he expects guests to occupy his apartment. This notification should include names of the incoming occupants, the approximate date of arrival and the length of stay. A copy of these Rules and Regulations should be given to them.
19. PORCH SHADES - It is advisable to consult with the Board before contracting for any type of porch shades.
20. PORCH SCREENS - Maintenance of porch screens is the responsibility of Owner.
21. PORCH ENCLOSURES - Porches may be enclosed, but no installations may be made until the plans for such enclosure, showing the design and materials to be used and the manner in which such installation is to be made, are first submitted to and approved by the Board. No installation will be approved which alters the outside appearance of the building.
22. HURRICANE SHUTTERS - Only types approved by the Board in writing may be used. Those must be attached to the main building and may be installed at the beginning of the hurricane season, but MUST be removed at the end of the season.
23. ROOF - No persons will be permitted on the roof except for necessary maintenance of same, or service to equipment. The access doors are kept locked. The maintenance man and each Board Member has access to a key.
24. GROCERY CARTS - are to be used and returned to the basement immediately. Never leave on the elevator hoping a friendly neighbor will return it for you. Take it back yourself.
25. No signs are to be put in the elevators except by the House Committee. Individual or personal notices may be put on the bulletin board in Garage.
26. No apartment shall have more than two (2) permanent residents per bathroom.
27. The assigned parking spaces are available for the exclusive parking of Owners or their resident guests only.

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RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA

F. T. JOHNSON  
COUNTY ADMINISTRATOR

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