

RULES AND REGULATIONS

MAJESTIC GARDENS CONDOMINIUM E ASSOCIATION, INC.

4040 NW 19TH Street, Lauderdale, FL 33313

1. No improvements can be made to the outside of the apartment without the written approval from the Board of Governors.
2. This is a family condominium and all people moving in must be a family member as explained in the By-Laws. (Exception Nurses). No separate part of the unit may be rented, each unit being a single family dwelling. No transient tenants or subletting of any unit. All occupants, including any and all family members intending to reside in the unit for 30 days or more must be screened.
3. There can be no more than 7 apartments rented at any one time in this building. If you wish to rent your unit, you will go to the bottom of the list for rentals. If a unit is already rented and the same tenant wishes to remain, they would get first priority. However, if the tenant moves out, and the owner wishes to rent again, he/she would go to the bottom of the list.
4. No unit can be rented unless the current owner has occupied the unit for two year.
5. Each unit has only ^{one} parking space. Unit owners are not allowed to use guest parking for second vehicles. If you own two vehicles you must make arrangements with another unit owner to use their parking space. This must be submitted in writing to the Board of Governors. Should you have a second vehicle and park it in the guest parking, the Board of Governors has the right to have the vehicles towed at your expense. No campers, commercial vehicles, or large trucks are permitted to park at this building.
6. No children are permitted to play in the hallways or laundry rooms.
7. The key to the outside security doors shall be given to each approved occupant by either the seller, the lessor, or the Board of Governors at a cost of \$25.00 per key. (Outside doors - North, South, East & West of building).

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Should any unapproved occupant hold a key to any of the outside doors, the Board of Governors has the right to confiscate this key at their discretion.

8. Unit owners are required to give a spare key to their unit to the Board of Governors in case of an emergency. Should there be an emergency, and the Board does not have a key to the unit, the Association will be forced to break-in if there is an emergency and the unit owner will be responsible for any damages incurred during the break-in.

9. This building does not have a contingency fund for capital expenditures, therefore, assessments are made as improvements are needed. Assessments will be determined by the Board of Governors.

10. No loud parties between 11:00 PM and 8:00 AM. Laundry room is not to be entered between 10:00 PM and 8:00 AM.

11. Should any unit owner be late on a maintenance payment, which are due every quarter, Jan 1st, April 1st, July 1st, and Oct. 1st, they will pay late charges. Should maintenance not be paid within 30 days, the Board of Governors has a right to put a lien on the unit, and foreclose on a unit. No notice is sent, it is the unit owners responsibility to pay maintenance. Notice is posted on the bulletin board.

12. Should any unit owner or occupant have guests that will be staying overnight, they must contact the Board. The Board will provide their guest with visitor parking passes and visitor passes to recreational facilities. Should any vehicle be parked in guest parking more than 48 hours without a parking permit, the Board can any may have the vehicle towed.

13. All loans other than a bank or savings and loan or mortgage corporation must be approved by the Board. Any personal, rent to own, and or owner financing loans must be approved by the Board of Governors. Should the Board approve a personal loan, the unit owner is responsible for any and all maintenance and assessments not paid in full by the purchaser. Proof of payment must be submitted by the original owner.

14. No pets or animals of any kind are permitted in Building "E"

15. No unit owner or occupant shall be permitted to cook on any form of gas or charcoal grill on their terrace.
16. No shopping carts are permitted on or around any of the common areas of this building.
17. No clothesline or other similar device shall be exhibited on the terrace.
18. No soliciting of any kind by any individual or organization.
19. No boats, trailers, or commercial vehicles of any kind. Motorcycles are permitted as long as they are not loud and are factory equipped.
20. No smoking in the elevator.
21. All complaints relative to service or other unit owners in this building must be submitted in writing. The Board of Governors will **NOT** respond to any verbal confrontation.
22. The Board of Governors has the right to be notified in writing of an intended purchase or lease of any unit from the unit owner. Please be advised of required occupancy procedures. The Board has the right to evict any unapproved occupants at the unit owners cost for legal fees the Board may incur.
23. The Board of Governors requires a 15% down payment on all mortgages. Also a \$150.00 move in fee, if no damage is done this fee will be returned to buyer.

BEFORE separation of this statement MAKE A PHOTOCOPY of the document - FRONT AND BACK

CONDOMINIUMS AND COOPERATIVES STATUTES, RULES AND DECLARATORY STATEMENTS

If your association would like a copy of the current statutes and rules, it may ...

- > E-mail a request to the Customer Contact Center (CCC) at callcenter@dbpr.state.fl.us.
- > Call a request, via the CCC, at 850.488.1122 or 800.228.9101 (in Florida, for condos only).

If a unit owner would like a copy of the current Florida Statutes and rules, he/she may ...

- > Download a copy from the Internet at <http://election.dos.state.fl.us/fac/index.shtml>.

If your association would like to search, or obtain a copy of, an index to declaratory statements issued by the division this year, it may ...

- > Contact the CCC via e-mail or telephone (see above).
- > Visit <http://www.MyFlorida.com/dbpr> > click on "Land Sales" > click on "Declaratory Statements."

FIRE SAFETY RETROFITTING REQUIREMENT

Each condominium and cooperative is required to report to the division certain information regarding any vote results of the members to waive retrofitting requirements for fire sprinklers. See Ch. 2003-14, Laws of Fla.

If your condominium or cooperative has voted to waive retrofitting, please provide a "Fire Safety Retrofit Report" documenting the waiver vote, along with all other requested information, by downloading the online form at:

<http://www.MyFlorida.com/dbpr> > click on "Land Sales" > click on "Condominium" > click on "Fire Safety Retrofit Report."

- > If your condominium does not waive retrofitting requirements, your association must report the per unit cost to the division on the "Fire Safety Retrofit Report."

Return the "FIRE SAFETY RETROFIT REPORT" with your PAYMENT, or FAX your association's "FIRE SAFETY RETROFIT REPORT" and a PHOTOCOPY of the FRONT of this BILL statement to 850.921.3446. The division will, as required, report any and all such information received to the State Fire Marshal.

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HIGHLIGHTS OF 2003 LEGISLATION FOR CONDOMINIUMS AND COOPERATIVES

PLEASE NOTE: *These highlights are intended to provide a cursory overview of 2003 statutory changes. Please read the entire legislative enactment to fully understand the new law(s).*

Electronic meeting notices ...

Condominium, cooperative and mandatory homeowners' associations have the option of using "electronic transmission" of meeting notices except for recall meetings when owners consent to receive electronic notice and when authorized by the by-laws. See Ch. 2003-14, Laws of Fla. (effective 5/21/03).

Fire safety ...

Condominium and cooperative associations may vote to waive requirements to retrofit fire sprinklers by 2014 upon a 2/3 vote of the membership but may not waive retrofitting requirements for common areas in buildings higher than 75 feet. Limited proxies may not be used. Associations must provide notice of waiver to members, and unit owners must provide notice in leases and resales. (Associations must report the member vote information, if any, to the division, along with OR book and page number where the waiver certificate was recorded and the per-unit-cost if retrofitting has been undertaken.) See Ch. 2003-14, Laws of Fla. (effective 5/21/03).

Reasonable fee for requested information ...

Condominium and cooperative associations may charge a "reasonable fee" (not to exceed \$150) for the time and expense of preparing requested information other than that required by law for prospective purchasers and lienholders. Copy costs and attorneys' fees may be charged in addition to the reasonable fee charge. Condominium and cooperative associations may also charge a "reasonable fee" for issuing assessment certificates upon request of unit owners or mortgagees. See Ch. 2003-14, Laws of Fla. (effective 5/21/03).

Insurance for condominiums ...

New insurance provisions apply regardless of the date of recordation of the declaration. The law permits declaration of condominium to allocate insurance responsibility for free standing buildings to unit owners and not the association. Provides that "adequate insurance" includes board's right to retain deductible. Redefines scope of unit owner versus association coverage and expands "excluded items." Permits associations to amend declaration of condominium to confirm declaration to new insurance requirements with unit owner vote. See Ch. 2003-14, Laws of Fla. (effective 5/21/03).

Flag display ...

Condominium unit owners may display portable armed services flags (4 1/2' by 6' maximum) on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veteran's Day. See Ch. 2003-28, Laws of Fla. (effective 7/1/03).

Construction defects ...

An alternative dispute resolution procedure for construction defect claims or claims relating to defective material or products in residential communities has been established. It is applicable to condominium, cooperative, mobile home and mandatory homeowners' associations and provides for mandatory pre-suit procedures and the right of the "contractor" (e.g., developer) or "design professional" to cure the defects prior to the filing of an action in court. See Ch. 2003-49, Laws of Fla. (effective 5/27/03).

You may find the new laws in strike-through/underline format at:

<http://www.dos.state.fl.us/statelaw.cgi?digest=2003/Summaries%202003.htm>.

After the new laws have been incorporated into the Florida Statutes, the new integrated statutes may be found at: