

**The Olympus Association, Inc.**  
**RULES and REGULATIONS**  
**As Revised and Amended**  
**November 2014**

The following revised Rules and Regulations, adopted and approved by the Board of Directors, apply to each and every Unit Owner, Lessee and Guests/Visitors of THE OLYMPUS ASSOCIATION, INC.

All Unit Owners and Lessees are urged to read all of the Rules and Regulations, to be aware of them and most importantly, to abide by them.

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## Rules and Regulations

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## **SECTION "A"**

In order that we may clearly understand all of the terms of these Rules & Regulations, the following definitions and meanings of words and phrases are hereby adopted:

### **DEFINITIONS & MEANINGS:**

1. **Assessments:**
  - a. **Maintenance** – means each unit's proportionate share of the Association's annual budget and reserve provisions to cover common expenses.
  - b. **Special** – means each unit's proportionate share of an assessment (other than a Maintenance assessment) imposed by the Association's Board of Directors for a specific purpose or purposes. This shall include, but is not limited to, costs of emergency repairs, non-budgeted capital improvement and other projects, deemed as necessary, by the Board of Directors of The Olympus Association, Inc.
2. **Association** – means Olympus Association, Inc.
3. **Authorized Resident** – Any unit owner actually residing on the premises and/or any person who has entered into an approved uniform Association lease and who actually resides in the unit covered by said lease and/or any person who qualifies and registers as a guest, as defined. As used hereinafter, the term "unit owner" shall be deemed synonymous with "authorized resident."
4. **Association Staff** – means any employee involved in the operation, care, preservation, conservation, repair, replacement and beautification of the common elements.

5. **Common Elements** -means those portions of the Condominium property not included within the units. Common elements shall include the tangible personal property required for the maintenance of the common elements and limited common elements even though owned by the Association.
6. **Common Expenses** – include:
  - a. Expenses of administration and management of the condominium property;
  - b. Expenses of maintenance, operation, repair or replacement of common elements;
  - c. Expenses declared common expenses by the provisions of the Declaration of Condominium or By-Laws or by written contract with a supplier and included as expenses in the Association’s annual budget; and any valid charge against the condominium as a whole.
7. **Directors** – means the duly elected members of the Board of Directors of the Association.
8. **Exercise Rooms** – means areas in Building A, the Rotunda, coed exercise room, men’s and women’s health clubs, saunas & showers.
9. **Guest** – a person who stays in a resident’s apartment for a period of longer than twenty-four (24) hours, pursuant to the occupancy provision
10. **He/Him/His** – when used in these Rules & Regulations shall mean and include either sex and the singular shall also include the plural thereof.
11. **Immediate Family Member** – means spouses, former spouses, persons related by blood or marriage, persons who are presently residing together as a family or who have resided together in the past as a family, and persons who have a child in common, regardless of whether they have been married or simply reside together at any time, (such as one’s parents, wife or husband, children, and brother and sisters, parents, in-laws).

- 12. In-House Organizations** – means any club, any group, or any chapter or lodge of a recognized service organization whose membership is composed of Olympus residents and which has received permission from the Board of Directors of the Association to meet and function on Olympus premises and to use the available facilities.
- 13. Manager** – means the person, firm or corporation employed by the Association to manage the Condominium.
- 14. Pool Area** – means the “A” and “B” swimming pools, decks and sitting areas surrounding same and all of the equipment, furniture and facilities in and about said areas.
- 15. Recreational Facilities** – means any and all areas of the common elements used and/or available for use for the entertainment or recreation of residents of the Olympus, including but not limited to swimming pools, pool decks, exercise rooms, tennis courts, shuffleboard courts, card rooms, billiard rooms, entertainment or recreation rooms and areas, library, social halls, marina, barbeque areas, and all of the equipment, furniture and facilities appurtenant to, in or used in connection with such facilities.
- 16. Unit** – means an apartment in the Olympus condominium.
- 17. Unit Owner** – means the owner of an Olympus unit and is synonymous with Unit Owner.
- 18. Visitor** – a person who is not a resident and remains in a resident’s unit for a period not exceeding twenty-four (24) hours.

## **Section "B"**

In order to maintain the integrity of the Olympus as an attractive, residential unit complex and to limit and control the use of facilities by owners and transients, the following Rules are adopted.

### **Sales And Leasing**

Prior to the sale or leasing of any unit, inquiry must be made of the Association Office to ascertain the following:

- a. Documentation Required
  - b. Applicable Fees
  - c. Screening requirements
  - d. Requirements from the Condominium Documents
  - e. Acknowledgment of the Rules and Regulations
1. **Occupancy Provisions**
- a. Units are to be used only as a single family RESIDENCE.
  - b. The owner/lessee is to provide to the Association's Office a notarized written notification prior to the inhabitation of the unit on the arrival of such guests/visitors.
  - c. The owner/lessee shall provide the guests/visitors with an appropriate letter of introduction, identification and necessary keys. It is the responsibility of the owner/lessee to guarantee ingress to the unit. Security personnel will not provide keys or access to the unit.
  - d. Sleepover guests/visitors, including members of resident's immediate family, as defined in Section A shall not exceed occupancy levels approval by local, county and state ordinances.
  - e. When owner/lessee is not in residence, members of resident's immediate family are permitted to visit and occupy a unit. Occupancy of a unit by immediate family for a period in excess of thirty (30) consecutive days while the owner is not in residence, shall for the purposes of these Rules and Regulations constitute a lease.

f. Non-family members are not permitted to occupy the unit in the absence of the owner unless they are occupying the unit as authorized lessees.

g. The owner/lessee is responsible for the adherence to applicable Rules and Regulations by all guests/visitors.

h. A Corporation or Partnership

Is defined as follows: Section 620.8101(5), Florida Statutes defines a "partnership" as an "Association of two or more persons to carry on as co-owners, a business for profit formed under s.620.8202, predecessor law, or the comparable law of another jurisdiction." Section 607.01401(5), Florida Statutes defines a "Corporation" as a "corporation for profit, which is not a foreign corporation, incorporated under or subject to the provisions of this Act [The Florida Business Corporation Act]". All provisions of the Florida Statutes governing the formation and conduct of corporations and partnerships shall be utilized by all parties forming a partnership or corporation for the purchase and ownership of units within the Olympus complex.

2. Lease Requirements

a. No unit owner may lease their unit more often than once in any consecutive twelve (12) month period.

b. No lease shall be entered into or approved and/or granted for a term of less than six months and a day.

3. Corporate Requirements

a. A unit owned or leased by a corporation or partnership may be occupied, subject to approval by the Olympus Administration, by the following persons and their immediate family members.

b. An officer or partner.

c. Such corporation or partnership shall advise the Association in writing, prior to approval by the Association of the purchase or lease, of the individual(s) and the members of the individual(s) immediate family, who will be occupying the unit. Thereafter, the designated occupants of a unit owned, or occupied by a corporation or partnership may not be changed more often than once every twelve (12) months.

d. No lease shall be entered into or approved and/or granted for a term of less than six months and one day.

4. **Lease Contract Format**

All leases must be executed; utilizing the uniform lease adopted by the Association and shall be in accordance with all of the Condominium Documents and these Rules and Regulations. Failure to comply with these rules will result in the denial of access to the unit and common facilities. All maintenance and special assessments shall be current prior to approval of any lease.

5. **Fee Schedule**

The following will be subject to appropriate fees schedule which are applicable to all sales and leases:

**Transactions:**

- a. Sales or Transfer (includes credit and background check).
- b. Initial lease (includes credit and background check).
- c. Move In/Out Fee (refundable if no damage to the property is done).

**Note:**

- \* The fee schedule is available at all times at the Administration Office
- \* If a unit owner/lessee is renewing a lease within a year from the time of the credit and background check, the transaction fee will not be charged.



6. **Sale and Lease Approval**

All sales, conveyances, transfers or leases of a unit (other than to the transferor's spouse and any other transfer by operation of law) requires the advance approval of the Board of Directors, who will establish the procedure for obtaining such approval. No transfer or sale shall be considered complete unless the required condominium documents are transferred to the new owners.

7. **Open House**

An "open house" for the general public anywhere in the Olympus for the purpose of selling a unit or its furnishings, promoting the sale of any type of merchandise or for the promotional endorsement of products or services is not permitted. Any realtor or owner showing a unit for sale or attempting to lease a unit must meet the prospective clients in the lobby and sign them into the building. Under no circumstances will prospective owners be allowed to proceed to the unit or other parts of the property, including the common elements, without the unit owner or realtor.

8. **Sale Signs**

No "Sold" or "For Sale" or "For Rent" signs or other display or advertising shall be maintained or permitted on any part of the common elements, limited common elements or units, except upon designated bulletin boards. No signs of any nature may be displayed upon the bulletin boards unless approved by the Association Office. Any sign not displaying the Association approval shall be removed and discarded.

9. **Common Area Keys**

- a. Each unit owner received two keys at no charge; each key is numbered and registered to that unit.
- b. The monies for any additional keys, which are sold, will be refunded to the unit owner at the time of sale or transfer.

- c. **Guest keys will be available at the Administration Office for a refundable deposit; a maximum of four weeks is allowed for rental of the key. If the key is kept more than the maximum time allowed the key will then be the permanent property of the unit and the key will be registered and the monies will only be refunded upon sale or transfer.**
- d. **The money for any additional keys, which are sold, will be refunded to the unit owner at the time of sale or transfer.**
- e. **If the original keys issued are lost, at the time of sale or transfer the unit owner will be responsible for a replacement fee.**
- f. **The Certificate of Approval for any sale, transfer or lease of a unit will specify the key numbers issued to the unit and be the responsibility of the seller.**

## **SECTION "C"**

**Sec. 718.111 (5), Florida Condominium Law reads as follows:**

The Association has the irrevocable right to access any unit during reasonable hours when necessary for the maintenance, repair or replacement of any common elements or for making emergency repairs or to do work necessary to prevent damage to common elements or to another unit or units.

### **IRREVOCABLE RIGHT TO ACCESS TO UNITS**

1. The Association, or any person authorized by it, has the right of immediate entry into any unit, at any time, in case of an emergency arising in or threatening any unit or common elements, for the purpose of remedying or abating the cause of the emergency, regardless of whether the unit owner is present.
2. The Association has the irrevocable right of access to each unit during reasonable hours (8:00 a.m. to 5:00 p.m.), when necessary for the maintenance, repair or replacement of any common elements or to do work necessary to prevent damage to said unit or to common elements or to another unit or units.
3. To facilitate speedy access to each unit in an emergency or for the purposes stated above, each resident shall provide the Association with a complete set of keys for his unit and obtain a receipt for such keys as per Florida Statute 718.111.4
4. The unit keys held in a key safe at the Security Desk will not be made available to incoming guests/visitors, tradespersons or realtors.
5. The residents are responsible for the cost of repairing and/or replacing a door and/or its locks, if an emergency arises, and we do not have keys to the unit in the safe.

## SECTION "D"

The financial stability of the condominium is an essential element of the safety and security of all unit owners. To promote and safeguard this stability, the following Rules are adopted.

### **PAYMENT OF OBLIGATIONS TO THE ASSOCIATION** **LATE CHARGES – FINES AND PENALTIES**

1. Financial obligations of residents to the Association are due and shall be paid as follows:

<u>Type of Obligation</u>	<u>Frequency</u>	<u>Due Date</u>	<u>Past Due Date</u>
Maintenance Assessment	Monthly	1 <sup>st</sup> of Month	11 <sup>th</sup> of Month
Installments (see note)	Monthly	1 <sup>st</sup> of Month	11 <sup>th</sup> of Month
Marina Rentals	Monthly	1 <sup>st</sup> of Month	11 <sup>th</sup> of Month
Special Assessments	As provided by Directors		11 <sup>th</sup> of Month
Repair & Service	Upon Completion of Work		FIFTH day after Work completed

NOTE: All maintenance assessments are computed and levied on an annual basis. For the owner's convenience payment may be made monthly. Any special assessments will be paid monthly, instead of annually, may be revoked by the Board of Directors for chronic defaulters.

2. All past due obligations and payments are subject to a charge of \$25 for each late payment plus applicable interest charges as calculated by the Association's attorney on each item until payment is received.
3. Any payments received shall be applied first to any interest accrued by the Association, then to any administrative late fees, then to any costs and reasonable attorney's fees incurred in collection, then to the delinquent assessment or assessments, then to any other past due, unpaid amounts due from the unit owner.

4. Collection on delinquent payments will be enforced by appropriate legal action, including the filing and foreclosure of liens and other available proceedings. In such actions or proceedings, in addition to the collection of late charges and interest, the Association shall sue to collect the costs of attorneys' fees and disbursements.

5. **Procedures for Non-Sufficient Fund Charges:**

A letter will be sent to the check writer by certified or registered mail with a returned receipt request, giving them seven (7) days from receipt of our letter in order to pay the face amount of the check, plus a service charge as follows;

- \* \$25.00, if the check does not exceed \$50.00?
- \* \$30.00, if the check is greater than \$50.00, but does not exceed \$300.00?
- \* \$40.00, if the check is greater than \$300.00 or 5% of the amount of the check, whichever is greater.

If the check writer does not respond and we have received the returned receipt or the unclaimed letter and we have waited the seven (7) days, we will not provide any work in the unit; except in an emergency, until we receive payment. We will collect the amount when the unit owner sells or transfers the unit, and/or file a Complaint against said owner with the State Attorney's Office for further investigation.

6. **With Respect to Fines and Penalties:**

The following practices and procedures shall be followed with regard to the Imposition of fines and penalties for violations of Association Rules and Regulations, all as provided for by the terms of the Declaration of Condominium, as Amended, and the By-laws of The Olympus Association, Inc., as amended.

A committee of Unit Owners, designated by the Board of Directors, shall hear all matters concerning violations of the Association Rules and Regulations for which fines may be levied by the Association. Such Hearings shall be held as is hereinafter set forth. If the Committee does not agree with the fine proposed by the Association, the fine shall not be levied. All decisions of the Committee shall be by a majority of the Committee members hearing a matter at which a quorum of the Committee is present.

- a. The authorized resident of the unit in which the Rule violator resides or is a guest/visitor shall be notified by letter of the Rules violation. They shall be informed on the mailing of said letter, a Committee of Unit Owners will hold a Hearing for the said authorized resident to present such facts and circumstances which, in the opinion of the authorized resident, warrant his not being fined for the cited Rules violation, as provided in the Association's Declaration of Condominium, By-laws and Rules and Regulations.
- b. If the authorized resident shall fail to appear at the time and place set forth in the aforesaid letter, he will be deemed to have waived and abandoned the reasonable opportunity to be heard by the Committee of Unit Owners.

7. **Violation Fines:**

- a. The penalty for the first violation of a Rule or Regulation shall be a written warning not to repeat a cited violation. The penalty for a second violation within 3 years of the first offense shall be a fine of **\$25.00** and the penalty for the third or subsequent violations within 3 years of the first offense shall be a fine of **\$50.00**
- b. When any of the Rules and Regulations are violated for the second or subsequent time within a 3 year period of the first violation by any person who resides in the unit of an authorized resident or is the guest/visitor of said resident, a letter shall be sent by the Association to the authorized resident as specified above.
- c. The Committee of Unit Owners shall be present at the time and place fixed for said Hearing and shall hear the Association and said authorized resident if he or she appears. At the conclusion of the Hearing, the Committee shall determine whether or not it agrees with the imposition of a fine for the cited Rules violation; or for each day said violation continues in the case of ongoing violations. The Association shall thereupon advise the authorized resident of the Grievance Committee's determination and shall levy the fine, if any, which shall not exceed statutory limits and with which the Committee has agreed.

- d. If by reason of the agreement of the Grievance Committee, it shall be determined that a fine or continuing fine for the cited violations may be levied by the Association, then the authorized resident shall be charged for and required to pay the fine(s) levied as of the date set for the hearing before the Committee.

**Each unit owner shall pay any and all sums levied as fines and/or penalties for breach of this paragraph and/or breach of any of the Rules and Regulations of the Association and/or any of the provisions contained in the condominium documents.**

## **SECTION "E"**

### **PETS**

No pets or animals may be kept or brought on any portion of the Condominium Property at any time except as permitted herein and subject to the rules and regulations adopted by the Board of Directors. An owner may bring, harbor or keep no more than one (1) cat. No cat may have a weight at maturity in excess of twenty (20) pounds. An Owner may bring, harbor or keep birds in a cage or fish in a tank, provided that the size of the tank may not exceed thirty (30) gallons. All pets shall be carried or in a cage when within any portion of the interior of the Building other than the Unit in which the pet resides. In addition to the foregoing, the Board may make and amend rules from time to time to impose further restrictions on the keeping and handling of pets on the Condominium Property, which may include, without limitation, the species and number of birds which may be permitted. Permission to have a pet on the Condominium Property may be revoked for any violation of the requirements of this provision of the rules adopted by the Board or should any pet on the Condominium Property show danger propensities, become a nuisance. The restrictions on pets in the Declaration and in these Rules and Regulations shall apply equally to Owners and tenants.



## **SECTION "F"**

The following rules are not intended to restrict your right of privacy and enjoyment of your unit. They are intended to insure that all improvements and alterations made to the units are safe and to ensure that the overall integrity and value of the buildings is maintained.

### **IMPROVEMENTS AND ALTERATIONS TO UNITS**

1. **Exterior Appearance:**
  - a. To maintain a relatively uniform and aesthetically pleasing appearance of exteriors of the buildings, no awnings, signs, canopies, antennas, satellite dishes, screens, umbrellas, or electrical fixtures, shall be attached to the common walls, roof or terraces. Prior to installation, any unit owner who intends to contract for screen enclosure of their balcony or the installation of a satellite dish, must receive written approval by the General Manager. potted trees, foliage and vegetation of any kind, including flowers, shall not protrude beyond the exterior structural limits of the buildings. No signs, awning, canopy, antenna, satellite dishes, ceiling fans, wind chime, wind sock, umbrella or projection of any kind, shall be permanently affixed to any common exterior wall, balcony railing, roof or terrace or any common element without the prior written approval of the Administration Office.
  - b. Painting or re-painting of terraces or any portion of the exterior walls or other common areas by residents or their contractors is prohibited.
  - c. The unit owner, at the unit owner's expense, must replace all cracked or broken windowpanes and damaged screens, as soon as possible, after such defect is discovered.
  - d. No structural alterations to the building exteriors or common areas are permitted. Any expense to the Association, including legal expenses, created by the necessity to correct such violations, will be the responsibility of the individual unit owner.

2. **Hurricane Shutters**

Exterior hurricane shutters must meet all requirements of Section 718.113(5), Florida Statute. All such shutters shall have uniformity in color, design and Structural strength as per the specification provided at the Administration Office.

All shutters in addition to meeting the requirements of section 718.113(5) as cited above must be "hurricane rated" as opposed to "storm rated".

Prior to installation, any unit owner who intends to contract for such installation, Must receive specifications and approvals.

3. **Terrace Screening**

All terrace screenings shall have uniformity in color, design and structural strength as per the specifications provided in the Administration Office.

4. **Balcony Carpeting**

No carpeting of any type nor any other material which retains moisture and which can damage a unit's balcony floor surface and the metal reinforcing bars embedded in the concrete floor may be used to cover a unit's balcony floor.

5. **Interior Structural Alterations**

Any inside unit structural alterations, i.e., removal of or construction of interior walls, removal of or creation of closets, modernization of kitchens, bathrooms or other areas by "drop" ceilings and/or enclosing existing or modified light fixtures, altering the interior circuit breaker panel or changing electrical capacities of circuit breakers, permanently closing existing interior doorways or creation of new doorways, requires notification and written receipt of approval from the Administration Office, prior to the bidding of work or commencement of such alterations. The Association Office will designate an individual to inspect such alterations upon completion.

NOTE: Many innocent appearing interior, non-supporting partition walls contain water lines, electrical conduits, telephone trunk lines and TV antenna lead-in-wires, which are subject to damage by workmen who are unfamiliar with the "as built" plans of our buildings.

a. **Contractor's Requirements**

1. Prior to commencing work all Contractors must provide a copy of their current Occupational License, General Liability Insurance and Worker's Compensation Insurance to the Administrative Office.
2. Any work requiring the use of manual or power tools shall be limited to the hours of 9:00 a.m. through 6:00 p.m., Monday through Saturday.
3. Contractors must provide a description and/or drawing of the remodeling of the unit for the approval by the Administrative Office.
4. Work permits will be required by the City of Hallandale Beach for the following work:
  - a. kitchen cabinets & kitchen remodeling
  - b. plumbing & electrical work
  - c. removing walls, closing open spaces, etc.

b. **Floor Covering:**

All floor areas shall be covered by carpeting and/or other materials which reasonably prevent sound transmission to other units. Any tile or other hard floor installation, except on terraces and bathrooms, shall be required to have an approved acoustic barrier between the hard flooring and the concrete floor slab.

1. Installation of hard flooring (such as tiles, marble, etc.) requires ½" of soundproofing material such as Jamo, Southcrete, Latacretel Soundproofing material must be inspected prior to installation of the hard flooring by the Administration Office.
2. Installation of wood flooring requires ¼" of cork or sound-out soundproofing material. Soundproofing material must be inspected prior to installation of the wood flooring by the Administration Office.

c. **Modification and Usage of Plumbing**

1. Plumbing lines in a unit which originate from or discharge into major plumbing lines which service more than a single unit shall not be modified, replaced, capped or altered in any manner without the consent of the General Manager and the person in charge of Engineering. Use of caustic chemicals in sinks, bathtubs and toilets to "clear" drainage lines is strictly prohibited.
2. Special type showerheads, including "massage" or pulsating heads, which can be completely turned off by the user at the device, are prohibited. Such devices, when turned off at the shower head, cause a reflux of hot or cold water back into the water lines, including a cross-over, i.e., hot water can suddenly come from the cold water tap in another unit in the same unit line and can cause scalding of innocent shower users. All such special showerheads must have water flows controlled only by the existing turn valves in the shower stalls.
3. The installation or use of water filtration devices, fed by other than copper, nylon or plastic tubing, which by design requires the cutting of cold water lines and the insertion of a filter (usually beneath the kitchen sink), without the installation of a separate shut off valve, is prohibited. These filters remain under constant water pressure, and do not have the structural strength of the interrupted waterline. Improper installation will result in rupture of the device and serious flooding.

6. **Unit's Front Door & Air Conditioning Doors**

Unit owner is responsible to maintain, repair or replace, at his expense, all portions of the unit's front door, kitchen door and air conditioning door. Doors, which are warped, or have problems with the hinges must be repaired and/or replaced immediately. All such repairs shall be done without disturbing the rights of other unit owners.

7. **Smoke Detectors and Fire Alarms**

- a. Each and every unit owner shall install and maintain in good working order such smoke detectors, fire detectors or other fire control devices or detectors as are or may, from time to time, be required by state, county or municipal statute, law or ordinance.

b. **FS 806.10 Preventing or obstructing extinguishments of fire:**

1. Any person who willfully and maliciously injures, destroys, removes, or in any manner interferes with the use of any vehicles, tools, equipment, water supplies, hydrants, towers, buildings, communications facilities or other instruments or facilities used in the detection, reporting suppression, or extinguishments of fire shall be guilty of a felony of the third degree, punishable as provided in s.775.082, s.775.083, or s.775.084.
2. Any person who willfully or unreasonably interferes with, hinders, or assaults, or attempts to interfere with, hinder, any firefighter in the performance of his or her duty shall be guilty of a felony of the third degree, punishable as provided in s.775.082, s.775.083, or s.775.084 (chd. By L1997chj, 102(1229), off, 7/1/097).
3. The unit owner/lessee will be responsible for the charges acquired to replace and/or repair the damage when annunciator or any other equipment is removed.

## **SECTION "G"**

The laundry facilities are provided for the convenience of all Olympus residents and are provided for the utilization of the residents only. Those who utilize the facilities are required to leave them in a clean and orderly manner.

### **LAUNDRY & STORAGE ROOMS**

#### **Laundry Rooms**

1. Use of laundry room machines is limited to unit owners or their lessees and guests/visitors in residence only. All posted instructions relative to the proper use of washing machines and dryers must be followed. All laundry must be removed promptly from washing machines and dryers immediately after the completion of a cycle.
2. Laundry room sinks must be wiped clean after use. No dyes shall be used in sinks or washing machines. The washing of heavy, bulky items, including but not limited to carpets, drapes, bedspreads and any other washables which exceed allowable weight limits are prohibited.
3. Any authorized user of laundry room equipment must immediately notify the Engineering Department to report broken or inoperative equipment, leaks and burned out lights in the laundry room. As a safety precaution, any spills of soap or liquids must be wiped up immediately by the user, or our Housekeeping Department called promptly for necessary clean up.
4. Only specially identified plastic Laundry Cards purchased at designated areas, shall be used to operate washing machines and dryers. Any damage resulting from improper usage or abuse by unit owners or their lessees will be the financial responsibility of the unit owner.
5. Laundry Room will be opened 24 hours per day, with the exception of the Annex.
6. Persons using the laundry room are responsible for its cleanliness.
7. After each use, laundry machines are to be emptied at once and the lint is to be removed from the dryer screen.

8. **Notify the Engineering Office promptly when a laundry machine is not in working order. If you do not report malfunctioning machines they cannot be repaired or replaced.**
9. **To conserve energy, turn off the laundry room's lights and close its door when leaving.**

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### **Storage Rooms**

1. **Each unit is to have the use of one storage locker, which shall be clearly labeled with the number of the unit entitled to use it. The 500 and 600 buildings have in addition to the mentioned storage bins a separate room on each floor for the storage of large items such as rugs, furniture, mattresses, etc.**
2. **The door to each locker shall be kept securely closed and locked at all times.**
3. **No hazardous substances, including but not limited to flammable, explosive or poisonous material, are to be kept in any storage locker at any time.**
4. **Anything found on the floors of the storage and laundry rooms will be removed and placed in storage. All items, after thirty (30) days, will be discarded.**
5. **All materials and property placed in the storage locker are solely the responsibility of the owner. Any theft should be reported to the Hallandale Beach Police and the Association Security, immediately, upon discovery.**

## **SECTION "H"**

The trash service area is, and can be, a breeding place for vermin, disease and contamination unless all persons strictly observe the following Rules, which were adopted to preserve the health, welfare and safety of all residents. All refuse, waste, cans and garbage should be securely tied in plastic bags and deposited in the trash chute. Newspapers are to be deposited in the appropriate recycling container. All liquid spills should be cleaned up immediately either by you or reported to the Housekeeping Department.

### **TRASH ROOMS & SERVICE AREAS**

1. Cartons and boxes, which are too large for the trash chute, shall be placed neatly on the floor of the trash room for later removal by the Housekeeping Department.
2. Discard clothing and plants shall be securely enclosed in a plastic bag and may be put on the floor of trash room for removal.
3. Trash rooms are not depositories for discarded carpets, appliances or other building materials. Unit Owners shall make arrangements for removal of all discarded items, included but not limited to furniture, mattresses, kitchen appliances, bathroom fixtures, which shall not be placed in the trash room but kept in the unit until removed. If these items are removed by the Housekeeping Department the unit owner will be financially responsible for all fees incurred.
4. All garbage wet or dry, including without limitation (bottles, magazines and other trash) must be put in plastic bags, securely closed to avoid spillage and such bags shall be dropped into trash chute. Newspapers are the only recycled materials at the Olympus. All residents are to place newspapers only in the provided blue bins. Magazines, books and other periodicals are to be placed in the trash chute. If city and local ordinances are enacted affecting other recycling of trash, appropriate containers will be provided by the Association.
5. The Housekeeping office shall be notified promptly of any broken glass, garbage or other debris on the floor of the trash room or in any other public area.



6. **All in-unit construction, repair, alteration or decoration work must be done completely inside the unit. No materials may be stowed in common areas or on balconies. Each resident shall be liable and responsible for the immediate removal from the premises of all debris, trash and dirt resulting from such work. Under no circumstances will construction debris and materials be disposed of by dumping in the trash chute. Owners of units undergoing renovation or modification shall be held financially responsible for any material disposal violation.**
7. **Never use the chute to dispose of the contents of ashtrays. They may still contain smoldering material, which may result in a fire in the chute or dumpster (which is not an incinerator).**
8. **Discarded fluorescent tubes or bulbs are extremely dangerous items and should be gently placed on the floor of the trash rooms, against the far wall from the entrance. Disposal of multiple tubes or bulbs require that the items be taped together securely.**
9. **In addition to any other liability, fine or penalty, failure to observe the above Rules will result in the violator being subjected to criminal penalties for violation of health codes and fire regulations.**

## **SECTION "I"**

### **PARKING RULES & REGULATIONS**

Traffic, both automotive and pedestrian in Olympus garages and other parking areas, necessitates constant care, vigilance and the observance of these common sense Rules and Regulations governing the use of these facilities. The welfare, safety, property and even the lives of residents require the establishment of these Rules & Regulations and their due observance. The word "vehicle" as used herein shall be deemed to include all authorized vans, sport utility and passenger vehicles. No commercial or signed vehicles are authorized to utilize covered parking.

#### **1. Parking and Garage Requirements**

Basic parking requirements for parking on Olympus premises are as follows:

##### **a. Registration of Vehicle**

The vehicle must be registered with the Association's office; and must, at all times, display an official identification sticker placed thereon by the parking concessionaire. Owners and Lessees are responsible for ensuring that guests/visitors are duly registered with the Association's office within twenty-four (24) hours of arrival. Upon registering a photo ID will be required (driver's license and/or passport).

##### **b. Parking Spaces**

All vehicles must be parked only in the designated parking space assigned by the Association's office at time of registration. Each Olympus unit has one garage parking space assigned and it may not be separated from said unit.

c. A parking space may not be rented separately from the unit to which it is assigned.

d. A unit's parking space may not be changed, except as provided in the Declaration of Condominium.

- e. A car must be parked only in the space assigned to the unit in which the car's owner resides unless written consent to park temporarily in another space is obtained from the Association.
- f. Only one car may be parked in each space, regardless of the space's dimensions or the size of the car.
- g. Vehicles of non-residents, other than those specifically provided for in these Rules, may not be parked on Olympus premises.

2. **Parking additional vehicles**

Authorized residents desiring to park more than one car, owned or leased by them, on the premises, must arrange with the Association for the additional parking space. They must comply with all of the Association's requirements for the use of such additional parking space, including the execution of and compliance with the terms of a written uniform lease. Additional parking spaces will be assigned as available.

3. **Visitors**

Visitors must leave their vehicles with the valet parking attendant. Vehicle keys must be left with the valet as well as information concerning the unit to be visited including the telephone number.

4. **Ramp Parking**

No car may be parked on the buildings' entrance ramps at any time. Any car left on the ramp, with or without the parking valet's permission, will be removed from the ramp after 15 minutes. Vehicles left on ramps without keys to enable the attendant to move them are classified as unattended vehicles and constitute a safety and health hazard and will be towed.

5. **Parking Office**

- a. The Valet Parking Office, operated by the parking concessionaire is located in the 500 building and operated from 8:00 a.m. to 5 p.m. daily. All parking tickets, labels and identification stickers are to be obtained in person

at this office. It is the responsibility of the owner to update any information on file within 48 hours of said change. Valet attendants are stationed at each building and operate from 8:00 a.m. to 12:00 midnight.

- b. Residents or guests/visitors utilizing valet service and who return to the premises while the Valet Parking Office is closed, must park their vehicles in their designated parking spaces.
- c. All others who bring vehicles to the premises for parking, while the Parking Office is closed, are to report to the Security Desk and then park in the Service Area, after which they are to deliver the car's keys to the Security Desk attendant and tell him the number of the unit to which they are going and the number of the parking space in which they have parked their car. On the next day, such car must be registered with the Parking Office or pay the appropriate fee.
- d. A visitor who leaves after the Parking Office closes is to present his parking ticket to the Security Desk attendant and pay the required parking fee. His car's keys will be given to him and he will be informed as to the car's location.

6. **Maids, Companions and Attendant Nurses Parking**

Maids, live-in companions and home attendant nurses must register with Security and are governed by procedures established by the Association. No maids, companions or attendant nurses vehicles will be parked in the covered garage of any Olympus building unless registered with the Administrative Office and may, for the period of their employment, utilize the unit owner's assigned space.

7. **Trades person Parking**

When a trades person or salesperson enters a building through its Service Entrance, he is to tell Security the unit to which he is going and the parking space number in which he placed his vehicle. No trade's person vehicles will be parked in the garage of any building.

8. **Gate Entry Device**

The use of an entry device by any person to allow or permit the unauthorized entry of a vehicle to the garage and/or service areas is prohibited. Aiding, assisting or permitting any unregistered car to enter or park anywhere on Olympus premises is prohibited and will be treated as a trespassing infraction. All unit owners are required to obtain a gate card for each vehicle registered.

9. **Prohibited Vehicles**

The following vehicles may not be parked on Olympus premises:

Boats, trailers, campers, camper trucks, trucks (other than pickup trucks permitted pursuant to number 10 immediately following); commercial vehicles of any type, kind or description and any other similar type of automotive or non-automotive vehicle. (Commercial vehicles of service and trades people performing services for residents on a daily basis are excluded from this prohibition.

10. **Pickup Trucks Permitted**

Pickup trucks (with no larger than a ½ ton chassis), which meet the following requirements may be parked inside the garage: a.) without infringing in any way on the adjacent parking spaces (front, back and sides). b) they may not bear any writing, legends inscriptions or advertising of any kind, nature or description and the bodies thereof. c) Must be free of any contents or completely sealed (covered) with a tight-fitting cover, which will conceal the contents.

11. **Employees Parking**

Association employees and employees of the Security and Parking Contractors are to park their permitted vehicles in the Service areas in spaces other than those designated for vans and permitted trucks.

12. **Van Parking**

Only vans described as follows may be permanently or temporarily registered on the Olympus property.

- a. The vehicle license registration must describe it as a van.
- b. Only vans, which are not designated as Camper or RV's or camper trucks may be parked within the garage.
- c. Vans and SUV's wherever parked, must fit completely within the outlined spaces for which they are registered.
- d. All vans must have at least two side windows and a back window and shall bear no writing, lettering, advertising or signs of any nature.
- e. Any vehicle, legally parked on Olympus property, shall not be utilized for sleeping, eating or habitation of any form.

13. **Special Vehicle Parking Areas**

The Administration Office will assign all special vehicle parking areas.

14. **On-Premise Repairs**

Vehicle repairs are not permitted anywhere on the premises, except in an emergency.

15. **Illegal Parking – Towing**

A tow away policy shall be enforced in accordance with these Rules and Regulations, applicable Florida Statutes, and applicable ordinances of Broward County and the City of Hallandale Beach. The following categories of violations shall subject any offending vehicles to the tow away policy after issuance of three (3) written warnings.

- a. Visiting vehicles, which have not obtained an identifying parking sticker or parking receipt.

- b. **Vehicles locked and left in driveways or under building marquees.**
- c. **Vehicles parked so as to interfere with normal and/or safe traffic circulation into driveways and parking areas.**
- d. **Vehicles blocking standpipes or fire lanes.**
- e. **Vehicles parked without front wheels against wheel stops, and which protrude into parking area driveways.**
- f. **Vehicles parked in such a manner as to intrude upon a neighboring parking space.**
- g. **Vehicles parked in a numbered space not assigned to that vehicle. The parking concessionaire is responsible for the vehicles on premises which have no parking office identification or valet parking ticket.**

Authority to order a "Tow Away" is delegated to the Administrative Office, and/or the supervisor of the parking company and/or the Security Director. If a vehicle is towed, all costs are to be borne by the vehicle's owner including towing, incidental and legal expenses. Each resident shall inform his visitors, upon their arrival, of the foregoing applicable Parking Rules. Failure to do so may lead to a visitor's car being towed, if it is parked in violation of these Rules/

16. **Other**

- a. **Traffic patterns and rules, as established by the Association, must be complied with by all persons using the garage and other parking areas. Speed in excess of posted limits is prohibited. It is recommended that headlights be on at all time while driving through the garage. Based upon limited structural and weight-bearing capabilities of upper parking decks and driveways, these areas shall be restricted to use by passenger type vehicles of no more than four wheels and no more than two axles. Any exception to this rule must be by the approval of the Administrative Office. This rule shall not apply to Emergency Medical Service vehicles, tow trucks, utility service vehicles, ambulances, police vehicles, mini-school buses or airport limousine service vehicles.**

- b. Oil, grease, fuel or any material dripping or leaking from a vehicle is the responsibility of the owner and must be cleared away promptly. If the fluid discharge from the vehicle constitutes a safety hazard the vehicle may be towed without notice. If the Association has to do such cleaning more than once, the vehicle owner will be charged, at actual Association cost, for the additional cleanups.
- c. A boat owner who has arranged for marine services at the marina must notify the Security Desk of the A or C Building, the Administrative Office and/or the dock master, in advance. Access to the marina area by marine service personnel, shall be through the parking area at the rear of the 500 and 2500 buildings.

17. **Car Wash**

- a. The car washing location for the three buildings is at the Marina Parking behind the A building (near the BBQ area). Two spaces have been designated for the car wash area.
- b. The hours for the car wash area is from Sunrise to Sunset, Monday through Sunday
- c. Those residents utilizing this facility are responsible for maintaining the cleanliness and order of the washing area.
- d. Only residents of the Olympus are permitted to use this facility.



## **SECTION "J"**

In order to preserve, promote and protect the health, welfare, safety and enjoyment of residents utilizing the pool facilities of the Olympus, it is necessary and essential that all residents and their guests/visitors be fully aware of and governed by the following rules.

All applicable state, county and city ordinances shall apply to residents and their guests/visitors. The "A" pool area is defined as that area extending west from the entrance door to the parking area and bounded on the north, west and south by the concrete walls defining this area. The "B" pool area is defined as that area beginning at the P-1 Rotunda entrance and extending southward to the marina and enclosed with fencing. Swimming facilities are for the usage of residents and their authorized guests/visitors only. Utilization of these facilities by non-residents non unauthorized persons shall be deemed as trespassing and will be dealt with as criminal complaint.

### **SWIMMING POOLS AND DECK AREAS**

1. The Pool Manager is responsible for enforcing Rules and Regulations applicable to the pool and pool areas. Therefore, he has complete charge of the pool and deck areas. He shall have the right and authority to assure compliance with all of these rules, including the distribution and assignment of chairs, lounges and other equipment. It is expressly required that, without exception, the requests and directives of the Pool Manager and in his absence the attendant, be observed. If non-compliance necessitates the summoning of the security guard, the guard's directives will be promptly heeded. Any dispute resulting from this type of confrontation shall be resolved by the Manager or by a meeting with the Board of Directors and/or Grievance Committee.
2. All persons using the swimming pools do so at their own risk. Pool hours are as follows:  

Sunrise to Sunset  
During daylight savings time, Sunrise to 10:00 p.m.
3. Children under the age of twelve (12) shall not use the pools nor be allowed to utilize the pool deck unless accompanied by an adult.
4. All persons entering the pool are required to wear swimming attire. No cut offs, exercise shorts or street wear are permitted. Common hygiene sense dictates that those utilizing the pool after working out, jogging, bicycle riding should shower before entering the pool.

5. **Non-toilet trained children are not permitted in the pools at any time. Incontinent adults are required to wear a waterproof outer cover.**
6. **All persons in bathing attire are required to wear footwear and over garments in all interior public areas and elevators. Because of safety considerations, no one shall enter any portion of any building or elevator in a dripping bathing suit.**
7. **Floats, rafts and toys of any description are not permitted in the pool areas. Swimming aids, if attached to the body, are permitted.**
8. **No food or glassware of any kind is permitted in the pool or on deck areas, with the exception of beverages in plastic containers. However, food and beverage are permitted in the barbecue and Rotunda P2 Deck.**
9. **Roller skating, in-line skating, skateboards, ball playing, scooters or bicycle riding is not permitted on any part of the pool or deck areas.**
10. **Baby carriages, strollers or other wheeled vehicles are not permitted to hinder ingress or egress from the pool or pool deck areas.**
11. **Radios, miniature TV's, cassette players and CD and DVD players may be utilized with earphones only. Any excessive noise will not be tolerated.**
12. **Litter, including ashes, cigar and cigarette butts, must be deposited in the appropriate containers positioned around the pool deck.**
13. **Reservation of lounges and chairs is not permitted. No pool deck furniture or equipment shall be removed from the pool deck area at any time.**
14. **Water rescue equipment shall not be used or removed, except in and for an emergency.**

## **SECTION "K"**

Use and enjoyment of our recreational facilities is strictly limited to unit owners and/or lessees in residence and their invited guests/visitors. Utilization by employees of the Olympus Association, Inc. or any other persons employed by the unit owner is prohibited. Any unauthorized individuals using our recreational facilities will be subject to arrest and prosecution for trespassing.

In order to prevent the abuse of the privilege of using said facilities and to keep them in proper and safe condition, the following Rules are adopted. Improper conduct, including excessive noise, loud, vulgar, abusive or profane language will not be permitted and will be cause for instant expulsion or preclusion from these facilities.

### **RECREATIONAL FACILITIES**

#### **Card Rooms. Billiard Rooms. Shuffleboard Courts**

1. Use of or presence in card rooms, billiard room or shuffleboard courts are restricted to residents and their guests/visitors. Children 16 years of age and under may use these facilities while under the supervision and in the presence of their adult host.
2. No food or drink is permitted in any of these areas.
3. At no time shall State and Federal Gaming Laws be violated
4. Every resident shall be personally liable for any damage caused by their guest/visitors to any of the equipment in these facilities.
5. Hours are from 8:00 a.m. to 12:00 midnight.

#### **Billiard Rooms**

1. All billiard rooms will be locked when not in use.
2. Access to the billiard rooms will be controlled by the Security guard on duty. Only authorized owners/residents shall be entitled to sign for the admission key and are responsible to ensure that upon their departure, the room is secured and any damage reported to the security guard.

3. Unless is noted by the Owner/lessee prior to their use, the owner/lessee shall be held responsible for any damage to the billiard tables or any of the rooms unless reported to Security Personnel upon discovery.
4. Billiard room bridges are provided for extension play. No sitting or lying on table is permitted.
5. Closing times will be strictly enforced, as follows:

Billiard Room A Building – 9:00 p.m.

#### **Shuffleboard Courts**

1. Playing time shall be on a first come, first served basis. No players shall play more than two (2) consecutive games, if other players are waiting for the courts.
2. Equipment for use on the courts shall be maintained and loaned to the players by the Pool Manager and his staff. Each owner/lessee shall be personally responsible for the prompt return of all loaned equipment in good condition.
3. Walking on the playing surfaces of the courts is prohibited at all times.
4. Hours are from sunrise to sunset. During daylight savings time, sunrise to 10:00 p.m.

#### **Gyms**

1. Access by fitness key only.
2. Time limit of 30 minutes when others are waiting to use equipment.
3. No smoking, food or drinks permitted, with the exception of beverages in plastic containers.
4. No radios except those with earphones.

5. **No improper conduct such as excessive noise, loud, profane or abusive language.**
6. **Weights must be stacked neatly after use.**
7. **Gym shoes (sneakers) are mandatory.**
8. **Children under the age of 16 are not permitted to use the gym, unless accompanied by a parent or guardian.**
9. **Persons in wet bathing suits are prohibited.**
10. **Residents will be charged for any damages cause by them or their guests/visitors.**
11. **The use of these facilities by the owners/lessees is at their own risk.**
12. **The gym is opened 24 hours a day.**

## **SECTION "L"**

### **TENNIS COURTS RULES AND REGULATIONS**

1. **Eligibility to Play**

- a. Court reservation privileges are limited to unit owners/lessees or guests/visitors in residence.
- b. Reservations must be made in person. Registration time is between 8:45 a.m. and 9:00 a.m., at the B Building Security Desk.
- c. The name of every individual playing during reserved time must be recorded on the reservation sheet before play begins, and in the case of resident players, each name must be followed by the resident's building identification and unit number.
- d. Guests/visitors may be invited, by Olympus residents, only and shall be limited to one guest per resident player during any play period. The name of the guest must be recorded on the reservation sheet, followed by the initials of the playing host.
- e. Based upon demand for reservations and other circumstances, the Manager may refuse guest/visitors privileges at any time, including entire holiday periods.
- f. No player shall be permitted to play twice on the same day, except during "Free Play" periods or during such times as a court is not in use.
- g. Failure of players to appear on the court within ten minutes of the beginning of reserved time shall result in the forfeiture of the court to other waiting players.
- h. No individuals under 16 years of age may reserve time

- i. The daily reservations sheet shall be available for inspection in the B Pool Manager's Office.
- j. The Security Rover shall have the right to ask any player to leave the courts for violations of the Tennis Rules and Regulations.

2. **Playing Times**

- a. Doubles may reserve a court for one and a half hours.
- b. Singles, including threesomes, may reserve a court for one hour.
- c. "Free Play" time, extends from 9:00 a.m. until sunset with play permitted on a "first come first served" basis.
- d. No play is permitted before 9:00 a.m. or after 7:00 p.m.
- e. During "Free Play" time, if others are waiting to play, players shall limit their play to one and a half hours, singles to one hour.
- f. Reserved time is not permitted for individual or "solo" practice. This is permitted only when a court is not in use and others are not waiting to play.

3. **Prohibitions and Restrictions**

- a. Regulation tennis shoes only will be permitted on the courts.
- b. No food or beverage permitted on the courts, with the exception of beverages in plastic containers.
- c. Clothing or other personal belongings must not be hung on the chain-link fence or on the net.
- d. Continuing to play beyond the reserved time period is strictly forbidden when others are waiting to play.

- e. There shall be no pattern of individual or group monopolization of the courts, which violates the spirit of "Fair Play".
- f. N player shall be permitted on the courts if the Manager declares the court to be in un-playable condition.
- g. Proper decorum and sportsmanship will be expected of all players at all times.

4. **Injuries sustained on the Tennis Courts**

- a. All players play at their own risk.
- b. The Olympus Association, Inc., hereby disclaims any liability for injuries sustained not resulting from negligence on the part of the Association or the Association's employees.
- c. Any injury sustained on the tennis courts must be reported to the security guard on duty, immediately.

5. **Controversy and/or Tennis Rules Interpretation**

- a. Any disagreement among players relative to the interpretation and enforcement of these Rules and Regulations, or other problems arising among players, will be ruled on by the Security Director.
- b. The decision of the Security Rover, in all cases, will be final.
- c. Proper tennis clothing, including shirts and shoes, must be worn at all times.





## **SECTION "M"**

Use and enjoyment of our Barbecue Grills is strictly limited to unit owners and/or lessees and their invited guests/visitors. Any unauthorized individuals using our barbecues will be subject to arrest and prosecution for trespassing.

In order to prevent the abuse of the privilege of using said facilities and to keep them in proper and safe condition, the following Rules are adopted. Improper conduct, including excessive noise, loud, vulgar, abusive or profane language will not be permitted and will be cause for instant expulsion or preclusion from these facilities.

### **BARBECUE UNITS**

1. Use of barbecue grills is limited to unit owners/lessees and their guests/visitors, who are in residence (Children, 16 and older, unless accompanied by a parent or guardian).
2. Hours of operation will be from 9:00 a.m. to 10:00 p.m.
3. To ensure reservations, all residents who want to use the BBQ grills need to contact the A-Building Security Officer. Reservations must be confirmed twenty-four (24) hours prior to the requested date. Weekend reservations must be made with the A building security guard.
4. The use of the grill is limited to three (3) hours.
5. No more than 10 people per grill will be allowed.
6. Cleaning of the units with the brass brush will be mandatory. Debris must be placed in the trash containers in that area.

## **SECTION "N"**

### **LIBRARY**

The library will be opened 24 hours per day and operate on the honor system with the following rules:

1. The library will be locked and all unit owners may pick up the key from the Security Guard at each building. The unit owner must complete the log sheet, which will be at the security desk.
2. The unit owner will be responsible for logging out the books borrowed. A log sheet will be placed at the desk in the library.
3. The librarian will check the list and confirm that the books have been returned.



## **SECTION "O"**

The maintenance of the Marina as a safe, clean, attractive portion of the Condominium being of prime concern to boat owners and to all unit owners, the following Rules are adopted:

### **MARINA**

1. All boats occupying space at the Olympus Marina must be owned by Owners of Record or a unit or lessee. All of the stockholders of a boat registered in corporate name must be Owners of Record of a unit.
2. Reservation by a boat owner, of a specific boat slip, requires that the boat owner pay at least the basic dockage charge on an uninterrupted, monthly basis.
3. The following information must be on file at the Administration Office and maintained in a current state at all times:
  - a. Name, address and telephone number(s), including emergency numbers of individual unit owner/lessee or entity in whose name vessel is registered to.
  - b. Name of vessel, if applicable.
  - c. Make of vessel.
  - d. Length and beam of vessel.
  - e. Vessel license number and /or hull identification number.
  - f. Copy of current insurance and registration certificate.
4. No boat shall occupy space at the Marina unless and until the owner thereof shall have executed a lease with the Association for the assigned space and shall have provided and filed with the Association all items listed in number three (3) above.
5. "Guests/visitors" boats may be accommodated on a "space available" basis, for a maximum period of seven (7) days. Guests/visitors boats must be registered and sponsored by an Olympus unit owner/lessee, who will be billed for a guests/visitors vessel. Guests/visitors vessels will be accommodated upon a daily rate basis only.

6. **Damage to docks, seawalls, dolphins, electrical equipment on shore, hose lines and water spigots, as well as any other supporting shore facility or amenities shall be the responsibility of the lessee.**
7. **Dropping or discharge of any foreign substance or pollutants from the vessel or docks into the waterway is strictly prohibited, and this includes the discharge of the head or holding tank, chemical, and/or petroleum product spills or discharges, cleaning substances, etc.**
8. **Storage of gasoline or other flammable material (which must be stored in an approved container) anywhere on site, other than aboard the vessel itself is strictly forbidden.**
9. **Major overhauls and repairs at dockside are prohibited.**
10. **No structural alterations or fixed attachments to the seawall, dock or dolphins are permitted without the consent of the Board of Directors.**
11. **Sub-assignment, leasing "lending" a boat slip for use by any vessel other than the one registered and assigned to a specified berth is prohibited.**
12. **The rates for usage of dock space shall be determined by the Board of Directors and published as required.**
13. **Only one white fiberglass dock box per slip will be permitted. The maximum dimensions allowed are 36" high x 50" wide x 28" depth.**
14. **Installation of a boatlift will be allowed by the Association, with prior approval from the Board of Directors. The City of Hallandale Beach requires a permit to be pulled; the manufacturer must provide all required documentation prior to the installation of the boatlift.**
15. **Each slip lessee is responsible for the cleanup of any debris around his boat.**
16. **Running of the engines or generators, at dockside, for more than 15 minutes is prohibited.**

17. If a unit owner is selling his boat to purchase a new boat, he may maintain the boat slip for up to 120 days (while the purchasing and processing of the documentation is taking place).
18. If a unit owner is selling his boat to another unit owner, the unit owner may sell the boat and transfer the marina lease to the new boat owner's name.
19. Living aboard is strictly prohibited.
20. No commercial boats are permitted.
21. The transient dock will be rented at a rate per foot as determined by the Dock Master and General Manager. A minimum charge will be applied for all overnight stays.

## **SECTION "P"**

As an accommodation to residents, the use of certain areas of the condominium by residents or their immediate family members for private parties will be permitted, subject to the following Rules and Regulations.

### **USE OF SOCIAL HALLS**

1. All functions or use of any of the social halls (Auditorium, Small Social Hall or Rotunda Hall) require the prior completion of application forms for such usage and the prior approval thereof) by the Association. All such functions are subject to the prior payment of all scheduled charges, deposits and fees to the Association. The schedule of fees is on hand at the Administration Office. The application filed with the Association to reserve the use of the common elements for any and all functions must state the name of the user and the purpose for which such functions is to be held and must comply with all applicable Rules & Regulations including payment of the required cleanup deposit.
2. Only one function per social hall per weekend is permitted, whether it is a private party or an affair run by in-house organization with the exception of the New Year's Eve affairs.
3. When food of any kind is served at any resident's function, the persons responsible for such event shall promptly, after the conclusion of such function, clean up the facilities used and restore them to the condition in which they were prior to the function. In the event of failure, so to do, the cleanup expenses incurred by the Association and/or the cost of damages to the Association's property will be deducted from the security deposit, and the remainder of the deposit, if any, will be refunded. Should the cost of either or both of these items exceed the security deposit amount, the resident booking the party will be charged for the excess.
4. When the Rotunda hall is rented for a private party, the resident will be required to hire A Security Guard and a Valet attendant as per the requirements listed in the leasing forms.
5. The resident responsible for the function must advise their guests that they will be required to sign in with the Security Desk for functions which are held in the Auditorium and/or Small Social Hall.



6. No commercially sponsored events may be held until and unless the Board of Director's prior written approval thereof is obtained.
7. Seating Capacities and Limitations

Attendances at all functions are limited to the following number of persons:

<u>Facility</u>	<u>Maximum</u>
A Building Auditorium: Theater Style	555
A Building Auditorium: Cabaret Style	259
Small Social Hall – Auditorium: Any Style	68
Rotunda Social Hall – Theater Style	571
Rotunda Social Hall – Cabaret Style	267

8. During all functions the provisions of the Florida Clean Indoors Air Act will be observed.
9. On site selling or offering for sale of any merchandise by a vendor is prohibited.
10. Selling of alcoholic beverages will not be permitted in any function.
11. Security/Valet Services for Private Parties – Rotunda Only:

When a unit owner/lessee rents the Rotunda for a private party they will be required the Following:

- Provide a list of all the guest to the Administration Office 48 hours prior to The party.
- Pay a fee to Southern Parking for an extra valet person, 48 hours prior to the party.
- Pay to the Olympus Association a fee for a security guard, 48 hours prior to party, which will direct the guest to the Rotunda.
- All guests will need to be advised that they enter through the A Building Service area and then drive back to the Marina parking, where security and valet will be waiting.

## **SECTION "O"**

These Rules are adopted in order to provide specific guidelines for all In-Home Organizations, which are formed to provide services to all residents.

### **IN-HOUSE ORGANIZATIONS**

All in-house organizations must provide to the Administration Office at the time of registration the following documentation:

- a. Corporate Documents and/or Articles of Corporation (listing officers)
- b. General Liability Insurance (on each renewal date)
- c. A current Membership List (by January 31 of each year)

#### 1. **% of Membership**

The Association will require that all in-house organizations have:

- \* 100% of membership must be "residents", "authorized occupants" and "lessees"
- \* Olympus Hadassah will be the only in-house organization, which will be allowed to register members, who do not reside at the Olympus.

#### 2. **Presentations**

Presentations by commercial entities will be permitted with the written approval of the Board of Directors and is limited to 30 minutes. No on-site selling of any merchandise or sales is permitted by any vendor.

#### 3. **Ticket Office**

The ticket office is for the exclusive use of the in-house organizations. A time schedule of ticket sales will be available to all unit owners by the in-house organizations.

**BBO Grill use by In-House Organization**

The in-house organization will be allowed to use the BBQ area for functions, with the following limitations:

- a. 60 people maximum
- b. time limit + 4 hours
- c. 10:00 p.m. closing time
- d. 10:00 p.m. music must be shut-off
- e. all garbage must be in garbage bags and the area must be left clean

5. **Channel ~~49~~: 92**

- Notices and advertisements, which are posted on channel 49, must follow these specifications and requirements:

- a. All notices and advertisements will be permitted the following:

Title: 15 letters  
Message: 25 words maximum

- b. The following time schedule will be used for the notices posted:

**Club Functions:**

Movies – weekly      Term: year round  
Bingo – weekly        Term: seasonal  
Bridge – weekly        Term: year round

**Special Functions: Such as shows, dances, barbecues, etc.**

Any affairs the maximum time allowed on channel 49 will be four weeks (including the 7 days prior to the sale of the tickets) with the exception of travel plans.

All items must be authorized by the Administration Office prior to entering them into the system.

6. **Bulletin Boards, Posters & Easel**

a. **Bulletin Boards:**

1. No notices of any kind, nature or description shall be or may be posted on any bulletin board or elsewhere on the premises without the prior written approval of the Association.
2. Signs advertising an upcoming function, meetings, etc. may not be displayed more than twenty-one (21) days in advance of the advertised function. Each sign must be removed within forty-eight (48) hours after the advertised function has been taken place. Failure to comply with this Rule may lead to suspension or revocation of the offending organization's posting privileges.

b. **P1 & P2 bulletin boards:**

1. Maximum size not to exceed 8 ½" x 11"
2. only 3 posters, at any given time, per club
3. may only be displayed 21 days prior to the affair; except all functions that need long term booking.

c. **Glass boards in mailroom:**

1. Maximum size not to exceed size 8 ½" x 11"
2. only 1 poster per club

d. **Easels**

1. size must be 20" x 30"
2. only 1 easel per club

7. **Calendar:**

- a. All "Monthly Calendar Entry Forms" must be submitted to the Administration Office by the 15<sup>th</sup> day of the prior month in order to be added to the next month's calendar.

8. **Social Hall Room Reservations:**

- a. All functions or use of any of the social halls (Auditorium, Small Social Hall or Rotunda Hall) require the prior completion of application forms for usage.

The application filed must state the name of the user and the purpose for which such function is to be used.

- b. Only one function per social hall per weekend is permitted.
- c. When food of any kind is served at any function, the organization responsible for such event shall promptly, after the conclusion of such function, clean up the facilities used and restore them to the condition in which they were prior to the function.
- d. When the halls are rented, if the in-house organization has more than ten (10) vehicles attending, they will be required to hire a Security Guard and Valet attendant as per the Administration Office requirements.
- e. The in-house organization will be responsible to provide to the Administration Office a list of all guests, who will attend the function. They will also be responsible on notifying any outside guest that they will be required to sign in with the Security Desk for functions, which are held in the Auditorium, Rotunda and/or the Small Social Hall.
- f. No commercially sponsored events (such as a fashion show) may be held until and unless the Board of Director's prior written approval thereof is obtained.
- g. Seating Capabilities and Limitations

Attendance at all functions are limited to the following number of persons:

<u>Facility</u>	<u>Maximum</u>
A Building Auditorium: Theater Style	555
A Building Auditorium: Cabaret Style	259
Small Social Hall – Auditorium: Any Style	68
Rotunda – Social Hall: Cabaret Style	267
Rotunda – Social Hall: Theater Style	571

- h. During all functions the provisions of the Florida Clean Indoor Air Act will be observed.

## **SECTION "R"**

### **RIGHTS OF THE UNIT OWNERS**

#### **THE OLYMPUS ASSOCIATION, INC. RULES REGARDING INSPECTION AND COPYING OF ASSOCIATION RECORDS**

##### **I. RECORDS DEFINED**

The official records available for inspection and copying are those designated by the Florida Condominium Act, as amended from time to time.

##### **II. PERSONS ENTITLED TO INSPECT OR COPY**

Every unit owner or the authorized representative of a unit owner, as designated in writing (hereinafter collectively referred to as "unit owner"), shall have the right to inspect or copy the official records pursuant to the following rules and Section 718.111(12), Florida Statutes, as the same may be amended from time to time.

##### **III. INSPECTION AND COPYING**

A. A unit owner desiring to inspect the Association's official records shall submit a written request to the Association c/o General Manager, 500 Three Islands Boulevard, Hallandale Beach, Florida 33009 or by electronic transmission to michael@olympuscondo.com, which shall also be treated as a written request under this rule. The request must state with particularity the official records requested, including pertinent dates or time periods. The request must be sufficiently detailed so as to allow the Association to retrieve the official records requested. However, the Association is under no obligation to retrieve any records requested and may, in the alternative; require the unit owner to inspect the official records as they are kept in the ordinary course of business. The Association may, to the extent permitted by law, offer the unit owner the option of making the records available electronically over the internet or on a computer screen, with records printed upon request. The unit owner may use a portable device capable of scanning, copying or photographing records in order to make copies.

B. Inspection or copying of records shall be limited to those records specifically requested in advance, in writing, subject to the exemptions provided for in the Condominium Act, as the same may be amended from time to time.

C. No unit owner may submit more than one (1) request for records inspection and/or copying per month.

- D. No unit owner may submit more than one request for inspection and/or copying of the same record in a sixty (60) day period.
- E. No unit owner may request the inspection of more than five hundred (500) records in any request, nor may any request require the Association to produce more than one thousand (1,000) pages of records at one time. If the unit owner's request exceeds either of these limitations, the Association may provide records for inspection in the order requested by the unit owner up to the limiting factor, and notify the unit owner that the other records will be made available for inspection at another inspection session upon receipt of another written request of the unit owner. An owner shall not be precluded from requesting records which were not produced because of the aforesaid limitations within sixty (60) days pursuant to Paragraph D above.
- F. All inspections of records shall be conducted at the Association's office or at such other location designated by the Association to the extent permitted by the Florida Condominium Act, as amended from time to time. No unit owner may remove original records from the location of the inspection. No alteration of the original records shall be allowed. Notwithstanding the foregoing, the Association may, at the option of the Board or the person responsible for producing the requested records, provide copies in digital form by electronic mail to the owner in the interest of convenience provided the owner acknowledges and accepts delivery of the requested records in such manner in lieu of producing original records.
- G. The requested records shall be made available for inspection by the owner or his or her authorized representative on or before five (5) business days subsequent to actual receipt by the Association of the written request for inspection (for requests sent by electronic mail, this period shall run from the date the e-mail from the owner is opened by the person responsible for producing the requested records). This time frame may be extended by written request of the unit owner. The Association shall notify the unit owner by telephone, in person, or in writing (or by electronic mail for requests received by electronic mail), that the records are available and shall attempt to make the records available at a mutually convenient time and date. The Association shall not be obligated to make records available less than five (5) business days after receipt of an owner's request submitted in the manner required by this rule.
- H. Inspections shall be conducted between the hours of 9:00 a.m. and 1:00 p.m. on Tuesdays or 1:00 p.m. and 4:00 p.m. on Thursdays, so that the Association's staff has adequate time within their regular work hours to discharge their other duties to the Association.
- I. If a unit owner desires to obtain a copy of any record, the unit owner shall identify the record desired during the inspection. The Association shall not be obligated to copy portions of records. The requested copies will be made

available within a reasonable time.

- J. A unit owner shall pay twenty-five (25) cents per page for letter or legal sized copies, payable in cash or check at the time the copies are requested. The foregoing shall not preclude an owner from using his or her own copier to copy the requested records and, if the Association elects to use an outside copy service, the charge to the owner shall not exceed the amount charged to the Association. The Association shall not be obligated to undertake the photocopying of any records until payment is received by the Association. The Association reserves the right not to accept personal checks from any owner who has previously submitted a check to the Association for any charge which has been returned due to insufficient funds.
- K. The Administration Office shall respond to any legal request for information covering a period of twelve (12) months prior to the date of the request.
- L. Any and all requests for the examination and/or copies of such records must be in writing; signed by the unit owner requesting same; clearly identifying and enumerating the records sought to be examined

#### **M. MANNER OF INSPECTION**

- A. No written request for inspection or copying shall be made in order to harass any unit owner, resident or Association agent, officer, director or employee.
- B. All persons inspecting or requesting copies of records shall conduct themselves in a businesslike manner and shall not interfere with the operation of the Association office or office where the records are otherwise inspected or copied. The Association office, or office of inspection, may assign one staff person to assist in or supervise the inspection.
- C. The Association shall maintain a log detailing:
  - i. The date of receipt of the written request for inspection
  - ii. The name of the requesting party
  - iii. The requested copies
  - iv. The date the owner was notified of the availability of the records
  - v. The date the records were made available for inspection or copying
  - vi. The date of actual inspection and copying
  - vii. The signature of the unit owner acknowledging receipt of or access to the records. Every person inspecting or receiving copies of records shall sign said log or a comparable receipt prior to the inspection or receipt of copies.



**THE OLYMPUS ASSOCIATION, INC.  
RULE REGARDING UNIT OWNER INQUIRIES  
UNDER SECTION 718.112, FLORIDA STATUTES**

**A. Frequency**

No unit owner may submit more than one (1) inquiry pursuant to the Statute during any thirty (30) day period.

**B. Manner of Response**

1. Each letter of inquiry may set forth up to ten (10) substantive inquiries. The Association shall determine the number of substantive inquiries in a particular letter. If a unit owner combines multiple substantive inquiries into one question or one letter, the Association has the right to determine how many substantive inquiries are fairly set forth in a particular question or a particular letter. If more than ten (10) substantive inquiries are set forth in one letter, the Association shall respond to ten (10) of the substantive inquiries, to be determined based upon the order in which the inquiries are set forth in the letter or otherwise at the discretion of the Board of Directors.
2. The Association shall not be obligated, in responding to any inquiry under the Statute, to incur professional fees to respond to inquiries which require professional advice or to digest information which is available from an inspection of the official records of the Association or to create a compilation or summary of information that is otherwise available from an inspection of the official records of the Association. If an inquiry under the Statute can be responded to with official records of the Association, the Association may respond by providing the owner an opportunity to inspect and photocopy pertinent records, the identity of such records to be reasonably and fairly set forth and described in a written response from the Association.

### **Participation at Meetings**

Unit owners shall have the right and privilege of speaking at all meetings of the Board of Directors, subject to the following Rules and Regulations:

1. Unit owners may be heard on each item on the Agenda.
2. Unit owners shall be called upon to speak when the agenda item is called by the chairperson for discussion.
3. Each unit owner, permitted by the Chair to speak, shall be entitled to no more than three (3) minutes to express his or her sentiments and no unit owner may speak more than once on any agenda item until all others wishing to speak have been heard.
4. Non-agenda items require a two-third (2/3) approval by the Board of Directors present for consideration and discussion. Unit owners may be heard on non-agenda items with the same considerations listed above.
5. No Officer, Director or Committee member shall be permitted to speak (except on a point of order or point of information) or comment until all unit owners, who are entitled to speak, as herein provided, have concluded their remarks.
6. There shall be no debate between unit owners and Officers, Directors of Committee Members.?
7. Except as herein provided, Robert's Rules of Order shall be followed at all meetings.
8. The use of audio and video recording devices is permitted as long as the use of such equipment does not disturb, disrupt or otherwise interfere with the orderly conduct of a meeting.

### **Posting of all Notices**

Since January 1, 1992, Florida Condominium Law requires that all Notices be conspicuously and consistently displayed. The places where all official notices of meetings of unit owners and/or Board of Directors and/or Committee meetings of Olympus Association, Inc. shall be posted in the glass enclosed Bulletin Boards in the mailrooms located in the lobbies of the 500 Three Islands Boulevard, 600 Three Islands Boulevard and 2500 Parkview Drive, Hallandale Beach, Florida 33309. The agendas for all meetings of the foregoing shall be posted continuously in the same manner for at least forty-eight (48) hours prior to the time and date of such meetings.

## **SECTION "S"**

### **PROHIBITED ACTS**

The following acts and conduct, alterations, installations or usage inside or outside of any unit are ***prohibited***:

- a. Installation of an air conditioner, any part of which protrudes from and is visible from the exterior of any part of the building.
- b. Placing or keeping any clothes line or clothes racks on any terrace or other exterior portion of any building and/or hanging or placing any clothing, laundry or other material from any railing.
- c. Suspending or running down any hoses, lines, ropes or cables from a unit or its terrace.
- d. Barbecuing or cooking of any kind on terrace.
- e. Placing any rugs, mats, baby strollers, wheelchairs, and walkers outside any unit door, in hallways or walkways,
- f. Conducting in any unit or **in any part of the condominium any business, trade or profession, or scheduled religious activities, whether for profit or non-profit.**
- g. Obstructing sidewalks, driveways, entrances, exits, doorways, passageways, elevators, vestibules, stairways, corridors, halls or any of the common elements.
- h. Throwing or dropping of any objects or materials from windows, doors or terraces including matches, cigarettes and cigar butts, sweepings, contents of vacuum cleaner bags etc.
- i. Washing terraces by inundating them with water, thereby creating drip and run-off annoyance to units below is prohibited. Unit Owner's will be responsible for any damages caused to the Association's property of other unit owner's property.

- j. Covering the interior of windows and terrace doors with reflective type substances such as metal, aluminum or plastic foil is prohibited. The installation of commercial heat and UV limiting films is encouraged. However, the only color approved for installation are gray or bronze.
- k. Using a unit or any part of the common elements in any manner which will or might increase the cost of insuring, maintaining, keeping or preserving the condominium property or which would threaten the health, welfare or safety of any person.
- l. Using a unit or any part of the common elements in an immoral, improper, offensive or unlawful manner or which is or might be a nuisance to other residents or be harmful or injurious to the reputation of the condominium and/or its residents.
- m. Clothes washers and dryers shall not be installed or used within the confines of any unit. Toilets and other plumbing shall not be used for any purposes other than those for which they were constructed; and no sweepings, rubbish, rags or other foreign substances shall be thrown therein. The unit owner shall pay total costs of all maintenance, repairs and replacement connected with any such misuse.
- n. All anchoring devices, fasteners, brackets and guides must be constructed on non-ferrous, stain proof metals. All intrusions to the common walls must be sealed in a professional, workmanship-like manner, to prevent water intrusion behind the exterior curtain walls.
- o. Volume of radios, television sets, pianos, organs, other, musical instruments, tape recorders, etc. shall be kept at a low level between 10:00 p.m. and 9:00 a.m.
- p. Bicycles are not to be brought into the lobby or on to elevators. They must be stored in the rooms provided for this purpose.
- q. The use of in-line skates, skateboards, bicycles, motorcycles, mopeds, roller skates and items of a like nature is absolutely forbidden anywhere on Olympus premises.

- r. No resident may avail himself of any common area electricity for personal use. This includes keeping a unit door or doors open to allow the entry of cooled air from the hallway.
- s. Smoking in all public areas is prohibited pursuant to the Florida Clean Indoor Air Act.
- t. No resident or guest/visitor is permitted to enter upon the roofs, elevator shafts, elevator equipment rooms, power rooms or meter rooms **IN ANY OLYMPUS BUILDING**

## **SECTION "T"**

### **MISCELLANEOUS**

All unit owners, lessees, guests/visitors, workmen, contractors and subcontractors shall be subject to all of the Rules and Regulations of the Association. Any person who violates any of the Association's Rules and Regulations or any of the provisions of the Condominium Documents or whose actions are detrimental to the health, welfare, well-being, safety or the best interests of the Association and/or its members shall be subject to all of the penalties provided therefore, including legal action by or on behalf of the Association, including fines or penalties as may from time to time be imposed.

#### **1. Responsibility for Damage**

Residents will be held responsible and will be assessed for the cost of repairing or replacing any part of common elements damaged or destroyed by them, their children, their guests/visitors or by mechanics or trades people engaged by the residents. This includes, but is not limited to, damage to hallway and exterior walls, game rooms, game room equipment, marina or any other common elements or property of the Condominium.

All residents shall be responsible for damage to common areas during move in and move out activities. Inspection by security personnel, which reveals damage to the mentioned common areas, will result in the owner being levied with a fine or penalty to repair move in/out damages or clean the area, affected. A damage deposit of three hundred dollars (\$300.00) will be posted at the Administration Office prior to any move in/out.

These funds in the form of a check will be held at the Administration Office. These funds will be returned upon inspection by security personnel and the issuance of a written report, by the security rover absolving the individual affecting the move in/out from the subject unit. If damage to the walls, carpeting or elevators occurs, these funds will be held and if required applied to the correction of the damage(s).

2. **Water Leak Charges**

All unit owners will be charged for all labor fees pertaining to water leak expenditures caused by a unit owner's water heater, dishwasher, air conditioner, etc.

The fee will be based upon per person per hour costs, if the following departments are used:

Housekeeping, Engineering, Security, Administration

3. **False Alarm Charges**

Creating a false fire alarm by opening the unit doors to the hallway, when food has been burnt in the unit or if workers open the front door, while working in the unit, and the fire alarm is set off; the unit owner/lessee will be responsible for the fee adopted by the Board of Directors

4. **Associations Department Services**

- a. All requests for work to be performed by Association personnel must be made through the Association's Maintenance office.
- b. Association employees are not permitted to nor shall they do any work in any unit during regular work shifts without a work order, signed by authorized management personnel. All employees have been advised that they are subject to instant dismissal for their violation of this Rule. No person other than a Staff Supervisor shall order, request, permit or seek to have any Association personnel do any work, provide any service or supply any material or equipment, except as herein above provided.
- c. All work or repairs done or materials or supplies furnished to any unit, which does not qualify as the repair or replacement of common elements, shall be charged to the resident for whom the work is done at the prices specified in the Association's current Schedule of Charges. All such charges are due and payable by check promptly upon the completion of said work. Failure to pay for services will result in a denial of future requests for work in said unit.

5. **Fund Raising Activities**

There shall be no fund raising functions conducted on any part of the common elements of any type, kind or nature for any reason, cause, charity or purpose whatsoever.

6. **Door to Door Solicitations**

There shall be no door-to-door calling upon or other solicitation of residents directly or indirectly, anywhere on the common elements by any person, firm, corporation, group of persons or organizations (in-house or otherwise) of any type, kind or nature for any reason, cause, charity or purpose whatsoever.

7. **Circular Distribution**

- a. Management fliers and notices may be placed under doors, but must not be visible from the outside.
- b. Commercial flyers are prohibited.

8. **Election Rules**

- a. One and only one under the door distribution of campaign material will be allowed. The material must be inserted completely into the unit so it does not extend into the hallway.
- b. The purchase of one set of labels of the unit owners (at the prevailing charge) will be allowed.
- c. Use of any Association office equipment for distribution of campaign material is forbidden.
- d. Canvassing by knocking on doors of the units is allowed providing that it is done during reasonable hours that the solicitation be in a positive vein, that it be



truthful, factual and that it does not insult or make negative comments about other candidates.

- e. Any deviation from these rules will cancel your privilege to all the items listed above and you will be forbidden to take further advantage of these methods of campaigning.

9. **Religious Services**

- a. No religious services of any kind shall be conducted on or in any part of the common elements. No unit shall be utilized as a regularly scheduled meeting place for observance of religious rites, ceremonies or observances. Holiday decorations may be permitted only on such part or parts of the common elements as may be designated from time to time by the Board of Directors.
- b. Holiday decorations shall be limited to the lobby area of each building as approved by the Association. Lights may be installed on balcony railings but must be removed within ten days of holiday expiration.

10 **Luggage Carts**

The Olympus is a quality residence and in order to maintain the dignity and quality of residence at the Olympus no loading or unloading of groceries, luggage and/or goods by owners/lessees at the front of the buildings can be allowed. Therefore the following restrictions regarding luggage cart utilization are applicable.

- a. The luggage carts provided at the front entrance to each building are the property of the Olympus Association, Inc. and are intended for the exclusive utilization of the contracted valet attendants.
- b. The valet attendants are on duty from 8:00 AM to 12:00 midnight. The only personnel authorized to load or unload luggage, groceries or other items are the valet attendants on duty.

- c. No owner or their representative is authorized to utilize the carts for any purpose. Under no circumstances will these carts be utilized to move, transport, load or unload any goods or luggage from the parking levels.

11. **Package Room and Services**

Receipt of packages and holding same for pick-up or delivery to residents are functions of the Security Office. Packages will be received only from bona fide carriers (i.e., United States Post Office, United Parcel Service, DHL, Federal Express, etc.). This service is supplied as a convenience to our residents for the infrequent receipt of relatively small packages.

The package room is not to be used as a storage and/or transfer depot by residents receiving multiple, large cartons, and in particular, part-time residents who ship large quantities of goods to themselves which must be stored awaiting the resident's arrival. It shall be the prerogative of the Security Office personnel to refuse to accept delivery of such voluminous shipments for storage. No checks or money orders will be accepted by the Security personnel for outbound shipment of packages.

Residents will be notified of the arrival of a package by phone, following such notification; all parcels must be picked up by the residents within 48 hours.

All residents are hereby notified that the Association Security personnel carry no insurance covering loss of or damages to the contents of any parcel received and held for residents. Residents arranging for delivery of packages to the Security Office, as opposed to ordering direct delivery to them, do so entirely at their own risk.

12. **Bulletin Boards and Posters**

- a. No notices of any kind, nature or description shall be or may be posted on any bulletin board or elsewhere on the premises without the prior written approval of the Association.

- b. The size of signs and other items, which may be posted, and the locations for posting them will be specified by the Association from time to time. Each posted item must bear the Association's advance approval stamp. Signs advertising an upcoming function, meetings, etc. may not be displayed more than twenty-one (21) days in advance of the advertised function. Each sign must be removed within forty-eight (48) hours after the advertised function has taken place. Failure to comply with this Rule may lead to suspension or revocation of the offending organization's posting privileges.

13. **Hurricane and Sudden Storm Preparations**

Each occupant who expects to be absent from the premises at any time during the hurricane season (June 1<sup>st</sup> to December 1<sup>st</sup>) must remove all furniture, plants and any other moveable objects from the terrace prior to departure. All occupants, for their own comfort and safety, are requested to refer to State and local information regarding Hurricane and storm Procedures.

In the Florida sub-tropical climate, occasional, sudden, severe storms, which include tornado type winds may occur at almost any time of the year. These weather disturbances may also create lethal flying objects of furniture, plants and other loose objects left on terraces. Therefore, it is recommended that as an additional safeguard, at any time a unit is left unattended for a period of time in excess of three days, all moveable objects on terraces be secured in the unit.

14. **Pest Control**

All residential units are serviced by an "in-house" exterminator. Services are provided upon a published schedule or in case of special problems by contacting the maintenance department for scheduled appointments. All residents must permit entry by the exterminator, since a neglected vermin problem in one unit can rapidly become widespread.

If a unit is unoccupied, and there is a reason to believe that a serious pest problem has its origin in that location, the unit may be entered by the exterminator, who will be accompanied by appropriate Security personnel.

If keys to the unit have previously been supplied to Management for use in case of emergency, these will be used, if keys have not been supplied, forcible entry will be accomplished.

15. **Other**

Only residents and their guests/visitors are permitted to participation in any instructed classes (i.e., dancing, tennis, art, etc.) conducted on Olympus premises.

**The Olympus Association, Inc.**  
**RULES and REGULATIONS**  
**Section "P" Addendum**  
**January 2005**

The following addendum to Rules and Regulations, Section "P", adopted and approved by the Board of Directors, apply to each and every Unit Owner, Lessee and Guests/Visitors of They OLYMPUS ASSOCIATION, INC.

*Please note changes in bold Italic print.*

All Unit Owners and Lessees are urged to read all of the Rules and Regulations, to be aware of them and most importantly to abide by them.

## SECTION "P" ADDENDUM

1. All functions or use of any of the social halls (Auditorium, Small Social Hall or Rotunda Hall) require the prior completion of application forms for such usage and the prior approval thereof by the Association. All such functions are subject to the prior payment of all scheduled charges, deposits and fees to the Association. The schedule of fees is on hand at the Administration Office. The application filed with the Association to reserve the use of the common elements for any and all functions must state the name of the user and the purpose for which such function is to be held and must comply with all applicable Rules and Regulations including payment of the required cleanup deposit.
2. Only one function per social hall per weekend is permitted, whether it is a private party or an affair run by an in-house organization with the exception of the New Year's Eve affairs. *The weekend is considered Friday, Saturday, Sunday or Holidays.*
3. When food of any kind is served at any resident's function, the persons responsible for such event shall promptly, *after the conclusion of such function or no later than (12) twelve hours after the function*, clean up the facilities used and restore them to the condition in which they were prior to the function. In the event of failure, to do so, the cleanup expenses incurred by the Association and/or the cost damages to the Association's property will be deducted from the security deposit and the remainder of the deposit, if any will be refunded. Should the cost of either or both of these items exceed the security deposit amount, the resident booking the party will be charged for the excess.
4. When the Rotunda hall is rented for a private party, the resident will be required to hire a Security Guard and Valet attendant as per the requirements listed in the leasing forms. *For Social Hall only, extra valet is required as per the requirements listed in the leasing forms.*
5. The resident responsible for the function must advise their guests that they will be required to sign in with the Security Desk for functions which are held in the Auditorium and/or Small Social Hall. *A guest list is required for affairs held in the Rotunda for the Rotunda security desk. The guest will have to sign in.*
6. No commercially sponsored events may be held until and unless the Board of Director's prior written approval thereof is obtained.

7. Seating Capacities and Limitations

Attendances at all functions are limited to the following number of persons:

<u>Facility</u>	<u>Maximum</u>
A Building Auditorium: Theater Style	555
A Building Auditorium: Cabaret Style	259
Small Social Hall – Theater Style	68
Rotunda Social Hall – Theater Style	571
Rotunda Social Hall – Cabaret Style	267

8. During all functions the provisions of the Florida Clean Indoor Air Act will be observed.
9. On site selling or offering for sale of any merchandise *and/or service* by a vendor is prohibited.
10. Selling of alcoholic beverages will not be permitted in any function.
11. Security/Valet Services for Private Parties –  
*As Per Requirements Listed in Leasing Forms*

When a unit owner/lessee rents the Rotunda for a private party, they will be required the following:

- \* provide a list of the entire non-resident guest to the Administration Office 48 hours prior to the party
- \* pay a fee to Southern Parking for *extra valet person/s*, 48 hours prior to the party.
- \* pay to the Olympus Association a fee for a security guard, 48 hours prior to the party, which will direct the guest to the Rotunda.
- \* All guests will need to be advised that they enter through the A Building Service area and then drive back to the Marina parking, where security and valet/s will be waiting.

12. ***Function Times:***

***Monday – Thursday: 10:00 a.m. through 11:00 p.m.***

***Friday – Saturday – Sunday & Holidays:  
10:00 a.m. through 12 a.m. (Midnight)***

***New Year's Eve – 1 a.m.***

***Maximum rental is (6) continuous hours plus cleanup.***



**the Olympus. association, inc.**  
A Condominium

500 Three Islands Blvd. • Hallandale Beach, Florida 33009-2887 • (954) 456-8886 • Fax (954) 455-1310

September 3, 2015

Dear Unit Owner:

At a duly called Board of Director's Meeting held on Wednesday, August 19, 2015 at 7:00 p.m. the Board voted to approve the attached rule effective immediately regarding move-in and move-outs, and contractor, unit owner and renter requirements for new days and times.

The rule change for contractors and move-in and move-out days and hours will now be from Monday through Friday from 9:00 a.m. to 5:00 p.m. Please see attached for exact verbiage.

For clarification purposes, this Rule does not pertain to general deliveries. Emergency situations should be brought to the attention of the Administration Office and/or Security Supervisor and will be handled as quickly as possible and on a case by case basis.

Please keep a copy with your Association Documents.

Very truly yours,  
For the Board of Directors of  
The Olympus Association, Inc,

*Alyse S. Correa*

Alyse S. Correa, PCAM, CMCA  
General Manager



a. **Contractor/Unit Owner/Renter Requirements**

1. Prior to commencing work all Contractors/Vendors and Handymen (Handywomen) must provide a copy of their current Occupational License, General Liability Insurance and Worker's Compensation Insurance to the Administrative Office.
2. Any work ~~requiring the use of manual or power tools which will create noise, odors or dust or occupy the elevators from any extended period of time~~ shall be limited to the hours of 9:00 a.m. through ~~6:00 p.m.~~ 5:00 p.m. Monday through ~~Saturday~~ Friday. Any such work required as a result of an emergency may be performed outside the above time frames, but only with prior written approval of the Board or the Board designee. Workman and their vehicles must be off the property by 5:00 p.m. On the following Holidays, work is not to be done: New Year's Day, Memorial Day, Independence Day, Passover, Good Friday, Martin Luther King Day, Jewish New Year, Yom Kippur, Christmas Day, Thanksgiving Day & Labor Day. No work will be permitted after 3:00 p.m. on the following days: New Year's Eve, Eve of Jewish New Year, Eve of Yom Kippur & Christmas Eve.
3. Contractors and/or unit owners must provide a description and/or drawing of the remodeling of the unit in a form acceptable to the Board for approval by the Association's Chief Engineer and Administrative Office a minimum of 14 calendar days prior to the commencement of any work.
4. Work permits will be required by ~~the~~ as per the City of Hallandale Beach and/or County Codes. ~~for the following work~~
  - a. ~~Kitchen cabinets and remodeling kitchen~~
  - b. ~~Plumbing and electrical work~~
  - c. ~~Removing walls, closing open spaces, etc.~~
5. **NEW RULE: All common area floors must be covered by the contractor.**
6. **NEW RULE: All move in/move outs must be within the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday. On the following Holidays, move in/move outs are not allowed: New Year's Day, Memorial Day, Independence Day, Passover, Good Friday, Martin Luther King Day, Jewish New Year, Yom Kippur, Christmas Day, Thanksgiving Day, Labor Day. No work will be permitted after 3:00 p.m. on the following days: New Year's Eve, Eve of Jewish New Year, Eve of Yom Kippur & Christmas Eve.**



registered with the Association within fifteen (15) days of the date of this letter will not be grandfathered in and will have to be removed from the property. Once your pet is registered, the animal cannot be replaced when the animal passes.

The covenants and restrictions contained in the Governing Documents (including the Rules and Regulations) are made for our collective benefit. We must follow the terms of the Governing Documents as presently set forth. Accordingly, the Board has adopted the attached Resolution which is intended to "draw a line in the sand" and provide notice that all of the provisions of the Governing Documents, including the provision of the Declaration regarding additions, alterations or improvements to units, limited common elements, common elements and association property by unit owner, and pets, henceforth, shall be strictly and uniformly enforced. In particular, enclosing a balcony and maintaining a pet in a unit will not be permitted prospectively. A copy of the Board's Resolution in this regard, with the full text of the foregoing provision of the Declaration, is attached for your files.

Finally, the Board wants to advise all owners that from this point forward, only the Association approved lease form ("Association Lease") will be accepted when submitting a lease application to the Association for approval. All new leases, as well as all lease renewals, must be submitted using the Association Lease form. Any lease applications that do not include the Association Lease as the lease for the application will be returned and denied as not providing the required documentation. You will then have to resubmit the entire application package using the Association Lease. The Association Lease is available upon request from the administration office. In addition, the security deposit requirement for a lease is one (1) month's rent. All leases must have a security deposit of one (1) month's rent on file with the Association.

Sincerely,

**BOARD OF DIRECTORS  
OLYMPUS ASSOCIATION, INC**

By: 

John Neblett, President

cc: Howard J. Peri, Esq.  
Becker & Poliakoff, P.A.



**BOARD RESOLUTION**

**THE OLYMPUS ASSOCIATION, INC.**

**WHEREAS**, the Declaration of Condominium ("Declaration") for THE OLYMPUS A CONDOMINIUM, operated by THE OLYMPUS ASSOCIATION, INC. ("Association") has been duly recorded in the Public Records of Broward County, Florida, in Official Records Book 5539, at Page 216; and

**WHEREAS**, the Board of Directors ("Board") of the Association is responsible for the day to day administration of the affairs of the Association; and

**WHEREAS**, the Board's duties include the enforcement of the Declaration, Articles of Incorporation, By-Laws, and Rules and Regulations promulgated thereto (collectively the "Governing Documents") and all amendments thereto; and

**WHEREAS**, Article 9 of the Declaration provides the guidelines and restrictions on additions, alterations or improvements to the units, limited common elements, common elements and Association property by unit owner; and

**WHEREAS**, the Board believes that the enclosure of a unit's balcony is not in the best interests of the Association, imposes additional maintenance requirements upon the Association, may allow for water penetration of the common elements leading to further Association maintenance requirements and detracts from the aesthetic appearance of the building; and

**WHEREAS**, after investigation by the Board, some balconies have been enclosed with or without the proper Association approvals as required by Article 9 of the Declaration; and

**WHEREAS**, Section 16.2 of Article 16 of the Declaration provides that no pets may be maintained in the Units; and

**WHEREAS**, after investigation by the Board, it appears that the foregoing restrictions have not been uniformly enforced; and

**WHEREAS**, the Board wishes to provide notice that it will, on a prospective basis, consistently and even handedly enforce the Governing Documents in accordance with the requirements of its governing documents and the Florida Statutes; and

**WHEREAS**, without limiting the Board's general intention to enforce all provisions of the Governing Documents, the Board wishes to provide specific notice to owners and all residents of the policies contained in the Governing Documents as they relate to balcony enclosures and pets; and

**WHEREAS**, the Board has adopted the following Resolution at a duly noticed meeting and wishes to provide each Unit Owner with notice of the Association's intentions.

**NOW THEREFORE**, it is resolved as follows:





1. The above recitations are true and correct and each and are incorporated herein in their entirety by reference.
2. Section 9.2 of Article 9 of the Declaration of Condominium as it relates to additions, alterations or improvements to units, limited common elements, common elements and association property by unit owner provides as follows:

Consent of the Board of Directors. No Unit Owner shall make any addition, alteration or improvement in or to the interior of the Unit or to the Limited common elements appurtenant to his or her Unit which is structural in nature, or which impacts the Common Elements in any way, including, but not limited to, any work which involves piercing the Unit boundary, which changes the appearance of any portion of the exterior of the Building, which relocates, modifies or installs new electrical, plumbing, telephone or any such utility line, or which requires the issuance of a permit from a governmental or regulatory authority or agency without the prior written consent of the Board of Directors. Any and all requests for electrical mechanical or structural additions, alterations or improvements must be in writing and must be submitted to the Association with plans prepared and sealed by the appropriate professional (i.e., architect, engineer, etc.). The Board shall have the obligation to answer any written request by a Unit Owner for approval of such an addition, alteration or improvement within thirty (30) days after receipt of such request and all sealed plans or thirty (30) days after receipt of any additional information requested by the Board within thirty (30) days of receipt of the initial request. Failure to respond within the stipulated time shall constitute the Board's consent. The proposed additions, alterations and improvements by the Unit Owners shall be made in compliance with all laws, rules, ordinances and regulations of all governmental authorities having jurisdiction, which may not be waived by the Association under any circumstances, and with any conditions imposed by the Association with respect to design, structural integrity, aesthetic appeal, construction details, lien protection or otherwise. Once approved by the Board of Directors, such approval may not be revoked. A Unit Owner making or causing to be made any such additions, alterations or improvements agrees, and shall be deemed to have agreed, for such Owner, and all future owners of the Unit, and their heirs, personal representatives, successors and assigns, as appropriate, to hold the Association, its Board members, officers and employees, and all other Unit Owners harmless from and to indemnify them for any liability or damage to the Condominium Property and expenses arising therefrom, and shall be solely responsible for the maintenance, repair, replacement and insurance for such additions, alterations or improvements from and after the date of installation or construction thereof as may be required by the Association, and shall also be responsible for all costs associated with removal and reinstallation of same when necessary, in the discretion of the Board of Directors, in connection with the Association's performance of its maintenance obligations under this Declaration. The Board may impose the requirements set forth in Paragraph 7.2(g) above and may require the execution of a covenant to run with the Unit to memorialize the application, approval, conditions of approval and future obligations of the Unit Owner and may condition its approval of any addition, alteration or



improvement hereunder upon the preparation, execution and recording of such a covenant at the Unit Owner's expense.

3. Henceforth, the Board will strictly enforce the Governing Documents, including, but not limited to, Article 9 of the Declaration with regard to additions, alterations or improvements to units, limited common elements, common elements and association property by unit owner, as the same may be amended from time to time, and in particular the Association will not approve requests for owners to enclose their balconies.
4. In the event an existing, grandfathered balcony enclosure must be removed for the Association or the owner to perform their required maintenance functions, or because of wear and tear, or for any other reason, such existing balcony enclosure will not be permitted to be re-installed for any reason.
5. Section 16.2 of Article 16 of the Declaration of Condominium as it relates to pets provides as follows:

**Pets.** No pets or animals may be kept or brought on any portion of the Condominium Property at any time except as permitted herein and subject to the rules and regulations adopted by the Board of Directors. An owner may bring, harbor or keep no more than one (1) cat. No cat may have a weight at maturity in excess of twenty (20) pounds. An Owner may bring, harbor or keep birds in a cage or fish in a tank, provided that the size of the tank may not exceed thirty (30) gallons. All pets shall be carried or in a cage when within any portion of the interior of the Building other than the Unit in which the pet resides. In addition to the foregoing, the Board may make and amend rules from time to time to impose further restrictions on the keeping and handling of pets on the Condominium Property, which may include, without limitation, the species and number of birds which may be permitted. Permission to have a pet on the Condominium Property may be revoked for any violation of the requirements of this provision or the rules adopted by the Board or should any pet on the Condominium Property show danger propensities, become a nuisance. The restrictions on pets in this Declaration and in the Rules shall apply equally to Owners and tenants.

6. Henceforth, the Board will strictly enforce the Governing Documents, including, but not limited to, Section 16.2 of Article 16 of the Declaration with regard to pets, as the same may be amended from time to time.

This Resolution was adopted at a duly noticed meeting of the Board of Directors on the 28<sup>th</sup> day of July, 2016, and shall be considered effective as of that date. Enclosed balconies and pets existing prior to the date of this Resolution shall be grandfathered. After investigation, any other pre-existing violations may, or may not, be "grandfathered" within the discretion of the Board of Directors.

SIGNATURES ON FOLLOWING PAGE



**WITNESSES:**

Oliver A Correa, GM  
Signature

Oliver A Correa, GM  
Printed Name

Renee James  
Signature

Renee James  
Printed Name

**OLYMPUS ASSOCIATION, INC.**

BY: [Signature]  
John Neblett, President

Date: 7/29/16

ATTEST: [Signature]  
Mandy Schneider, Secretary

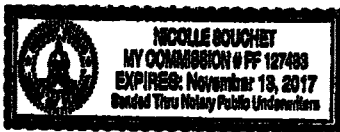
Date: 7/29/16

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of July, 2016 by John Neblett as President of Olympus Association, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification.

My Commission Expires:

[Signature]  
Notary Public

Nicolle Souchet  
Printed Name





## **SECTION "E"**

### **PETS**

No pets or animals may be kept or brought on any portion of the Condominium Property at any time except as permitted herein and subject to the rules and regulations adopted by the Board of Directors. An owner may bring, harbor or keep no more than one (1) cat. No cat may have a weight at maturity in excess of twenty (20) pounds. An Owner may bring, harbor or keep birds in a cage or fish in a tank, provided that the size of the tank may not exceed thirty (30) gallons. All pets shall be carried or in a cage when within any portion of the interior of the Building other than the Unit in which the pet resides. In addition to the foregoing, the Board may make and amend rules from time to time to impose further restrictions on the keeping and handling of pets on the Condominium Property, which may include, without limitation, the species and number of birds which may be permitted. Permission to have a pet on the Condominium Property may be revoked for any violation of the requirements of this provision of the rules adopted by the Board or should any pet on the Condominium Property show danger propensities, become a nuisance. The restrictions on pets in the Declaration and in these Rules and Regulations shall apply equally to Owners and tenants.





# **the Olympus. association, inc.**

A Condominium

500 Three Islands Blvd. • Hallandale Beach, Florida 33009-2887 • (954) 456-8886 Fax (954) 455-1310

January 29, 2016

**RE: New Rules and Regulations**

To All Residents of the Olympus Association:

At a duly called meeting held on January 28, 2016, the Board of Directors of the Olympus Association approved the following rules as listed below and included in this mailer:

- **Pet Policy and Procedures**
- **Visitor Policy**
- **Guest Policy**
  - **Mandatory List of Defined Family Members**

We kindly advise you keep and include these enclosed new rules with your Rules and Regulations Packet for your records and reference.

Thank you for your cooperation.

Very Truly Yours,  
For the Board of Directors of  
The Olympus Association Inc.

  
Alyse S. Correa, PCAM, CMCA  
General Manager



# the Olympus. association, inc.

A Condominium

500 Three Islands Blvd. • Hallandale Beach, Florida 33009-2887 • (954) 456-8886 Fax (954) 455-1310

January 29, 2016

**RE: New Rule: Pets, Section E, Page 14 in the Olympus Association's Rules and Regulations**

To All Residents of the Olympus Association:

**Effective immediately, the following rule will be in effect for ALL Residents:**

**Pets.** No pets or animals may be kept or brought on any portion of the Condominium Property at any time except as permitted herein and subject to the rules and regulations adopted by the Board of Directors.

- An owner may bring, harbor or keep no more than one (1) cat. No cat may have a weight at maturity in excess of twenty (20) pounds.
- An owner may bring, harbor or keep birds in a cage or fish in a tank, provided that the size of the tank may not exceed thirty (30) gallons.
- An owner or a resident residing in the unit with a disability who require a service or emotional support animal may harbor or keep the animal upon written approval from the Olympus Administration Office which approval shall be conditioned upon the owner or resident complying with the requirements of the applicable fair housing laws.
- Registration of a service or emotional support animal must include:
  - a. Letter from an active licensed medical professional, which identifies the handicap and the major life function in which the owner or resident is substantially impaired and noting why it is necessary for the owner to have a service or emotional support animal.
  - b. Report from a licensed veterinarian identifying the animal to be in good health and an updated inoculation report showing the animal current immunization against diseases, including rabies, distemper and parvovirus.
  - c. Identification of any historical reported incidents between the animal and an individual or between the animal and another animal.
  - d. Upon approval to harbor or keep a service or emotional animal the animal will be assigned a photo ID tag to be worn on the collar of the animal at all times along with their rabies vaccination tag while traveling through the common areas of the property. The owner and all residents residing in the unit must retake their Photo ID with the approved service or emotional support animal.
- All pets shall be carried or in a cage or if the animal is an approved service or emotional support animal the animal must be on a leash when within any portion of the interior of the building other than the Unit in which the animal resides.
- Owners, residents and handlers of approved Pets and approved service or emotional support animal must have full control of the animal at all times while on the leash or carried. The animals Olympus Photo ID tag must be visible for identification at all times.
- All animals entering the balcony of the residence must be supervised to make sure the animal does not attempt to jump off the balcony and to ensure they do not urinate or otherwise relieve themselves on the balcony.
- No littering by animals on the Condominium Property will be permitted. All feces and other waste must be immediately removed in a sanitary manner. Owners or renters with an animal are encouraged to leave their units with a plastic bag or any material suitable to pick up any animal excretion made on the Condominium Property.
- In addition to the foregoing, the Board may make and amend rules from time to time to impose further restrictions on the keeping and handling of pets on the Condominium Property, which may include, without limitation, the species and number of birds which may be permitted. Permission to have a pet, service or emotional support animal on the Condominium Property may be revoked for any violation of the requirements of the provision or the rules adopted by the Board or should any pet, service or emotional support animal on the Condominium Property show danger propensities become a nuisance. The restrictions on pets, service or emotional support animal in this Declaration and in the Rules shall apply equally to Owners and tenants.



# the Olympus. association, inc.

A Condominium

500 Three Islands Blvd. • Hallandale Beach, Florida 33009-2887 • (954) 456-8886 Fax (954) 455-1310

January 29, 2016

**RE: New Rule and Regulation for Visitor Policy**

To All Residents of the Olympus Association:

**Effective on February 15, 2016 the following rule will be in effect for ALL visitors:**

No visitor will be admitted into the building unless the owner or approved tenant comes to the front desk to meet the visitor. If the owner or approved tenant is unable to come to the front desk, the visitor will only be admitted if accompanied to the Unit by security and upon verification by security that the owner or approved tenant is in residence.

**Definition of a Visitor:** A visitor is defined as a person who is visiting, for less than 30 consecutive (total) days, an owner or approved tenant who is actually present in their unit at the Olympus Association.

Thank you for your cooperation.

Very Truly Yours,  
For the Board of Directors of  
The Olympus Association Inc.

*Alyse S. Corca*

Alyse S. Corca, PCAM, CMCA  
General Manager



# **the Olympus. association, inc.**

A Condominium

500 Three Islands Blvd. • Hallandale Beach, Florida 33009-2887 • (954) 456-8886 • Fax (954) 455-1310

January 29, 2016

**RE: New Rule and Regulation for Authorized Guest Policy**

To All Residents of the Olympus Association:

**Effective on March 15, 2016 the following rule will be in effect for ALL Authorized Guests:**

**In order to gain better control over occupancy in the absence of the owner or approved tenant, the following rule is as follows:**

No Authorized Guest will be treated as a family member of the Unit Owner or approved tenant, as provided in Section 16.1 of the Declaration, unless the Unit Owner or approved tenant provides a list, in writing, of the names of the persons meeting the definition of family in the Declaration.

All Authorized Guests claiming to be family will be required to produce photo identification to verify that they are on the list which we have provided along with this letter.

**Definition of a Authorized Guest:** A family member who will be residing in your unit for 30 consecutive (total) days or more with or without the owner or approved tenant present.

Thank you for your cooperation.

Very Truly Yours,  
For the Board of Directors of  
The Olympus Association Inc.

*Alyse S. Correa*

Alyse S. Correa, PCAM, CMCA  
General Manager





Unit Owner(s)/Tenant(s): \_\_\_\_\_

Bldg & Unit # \_\_\_\_\_

**MANDATORY LIST OF DEFINED FAMILY MEMBERS**

**As part of the Olympus Association's Policy, No Authorized Guest will be treated as a family member of the Unit Owner or approved tenant, as provided in Section 16.1 of the Declaration, unless the Unit Owner or approved tenant provides a list, in writing, of the names of the persons meeting the definition of family in the Declaration.**

Please complete this information below in its entirety and submit to the administrative office. List all family members who might potentially reside in your apartment as your Authorized Guest over the next 12 months. If you fail to complete this list by March 15, 2016 then your Authorized Guest will not be permitted to reside in your unit. Please use the back of this form if you need more space.

Type of Relative	Name	Type of Relative	Name

**This list is valid for 12 months and maybe updated once per year thereafter.**

**You may request to update this list, on February, 1<sup>st</sup> each year going forward as long as you are an authorized resident. It will be due back by March 1, 2017. If you do not return the form to update this list by March 1, 2017 then your defined family members (as listed above) will remain as you have them listed on this original form.**

**Definition of a Authorized Guest: A family member who will be residing in your unit for 30 consecutive (total) days or more with or without the owner or approved tenant present.**

Thank you for your cooperation.

Respectfully Yours,

The Olympus Association, Inc.



**OLYMPUS  
TOWERS**  
condominium & marina

June 7, 2017

To all Residents:

This is a reminder that at the February 2, 2017 Board of Director's Meeting, a rule was voted on and passed unanimously to be added to the Olympus Association's Rules and Regulations. This rule was adopted to establish a Minimum Credit Score requirement of 675 for all future rentals (after that date) which may be used as a determining factor for residency at the Olympus.

At the May 11, 2017 Board of Director's Meeting, a rule was voted on and passed to be added to the Olympus Association's Rules and Regulations, which requires ONLY licensed and insured companies be used when moving in & out of the building(s), delivering furniture, or moving appliances in or out of the building(s). No resident "self" moves or deliveries will be allowed. No other vehicles, including U-Hauls, are permitted to make such deliveries or moves. All paperwork MUST be submitted to the Olympus Administrative Office for approval and appointment.

Thank you,  
For the Board of Directors of  
The Olympus Association, Inc.



Alyse S. Correa, PCAM, CMCA  
General Manager



**the Olympus. association, inc.**  
A Condominium

500 Three Islands Blvd. • Hallandale Beach, Florida 33009-2887 • (954) 456-8886 • Fax (954) 455-1310

October 1, 2015

Dear Unit Owner:

Please be advised there will be a Board of Directors meeting held on Thursday, October 15, 2015, at 7:00 p.m. for the Board to vote on the New Rule regarding deliveries via the loading dock below.

The proposed rule provides as follows:

All pick-ups and deliveries via the loading area of the service entrance for each building must be Monday through Friday within the hours of 9:00 a.m. and 5:00 p.m. and on Saturdays within the hours of 9:00 a.m. to 1:00 p.m.

No deliveries via the loading area will be permitted: New Year's Day, Memorial Day, Independence Day, Passover, Good Friday, Martin Luther King Day, No deliveries will be permitted after 3:00 p.m. on the following days: New Year's Eve, Eve of Rosh Hashanah, Eve of Yom Kippur and Christmas Eve.

Emergency situations should be brought to the attention of the Administration Office and or Security Supervisor and will be handled as quickly as possible and on a case by case basis.

Very truly yours  
For the Board of Directors of  
The Olympus Association, Inc.

*Alyse S. Correa*

Alyse S. Correa, PCAM, CMCA  
General Manager



# **the Olympus. association, inc.**

A Condominium

500 Three Islands Blvd. • Hallandale Beach, Florida 33009-2887 • (954) 456-8886 Fax (954) 455-1310

To: All Unit Owners

Re: Enforcement of Governing Documents; Change in Lease documents

Date: July 29, 2016

Dear Association Member:

One of the basic tenets of condominium association living is the need for adherence to the covenants contained in the Governing Documents, which include the Declaration of Condominium (the "Declaration"), Bylaws, Articles of Incorporation and Rules and Regulations, as well as the provisions of the Condominium Act (Chapter 718, Florida Statutes).

It is the Board's responsibility to enforce the Governing Documents and adhere to the Florida Statutes while doing so. The Board has recently become aware of restrictions which may have not been consistently enforced, those restrictions being found in Article 9 of the Declaration regarding additions, alterations or improvements to units, limited common elements, common elements and association property by unit owner, as well as those restrictions found in Section 16.2 of Article 16 of the Declaration regarding pets.

The Board is now aware that the foregoing provisions of the Declaration as they pertain to additions, alterations or improvements to units, limited common elements, common elements and association property by unit owner and pets have not been uniformly enforced and has determined that the foregoing provision should be strictly enforced, prospectively. That means that the Board will prospectively enforce the restrictions on additions, alterations or improvements to units, limited common elements, common elements and association property by unit owner found therein as well as all other restrictions. Unit owners who currently have an enclosed balcony will be permitted to keep their enclosed balcony structure but no owner will be permitted to enclose their balconies prospectively. Moreover, if an enclosed balcony has to be removed for any reason, that unit will not be permitted to re-enclose the balcony for any reason. Unit owners currently in violation of the foregoing restrictions on pets as of the date of this notice will be permitted to keep their current pet, but will not be able to replace a grandfathered pet upon its death or disappearance. No other provisions are grandfathered.

In regard to pets, those owners who currently have pets, whether they are approved emotional support animals or unapproved pets, will be required to register their animals with the Association within fifteen (15) days of the date of this letter. The registration process will include providing vaccination and immunization records, the Association taking a picture of the animal for the Association records and possibly the issuing of an identification tag or other identification for your animal. There will be no charge to you for this. However, any pet not





registered with the Association within fifteen (15) days of the date of this letter will not be grandfathered in and will have to be removed from the property. Once your pet is registered, the animal cannot be replaced when the animal passes.

The covenants and restrictions contained in the Governing Documents (including the Rules and Regulations) are made for our collective benefit. We must follow the terms of the Governing Documents as presently set forth. Accordingly, the Board has adopted the attached Resolution which is intended to "draw a line in the sand" and provide notice that all of the provisions of the Governing Documents, including the provision of the Declaration regarding additions, alterations or improvements to units, limited common elements, common elements and association property by unit owner, and pets, henceforth, shall be strictly and uniformly enforced. In particular, enclosing a balcony and maintaining a pet in a unit will not be permitted prospectively. A copy of the Board's Resolution in this regard, with the full text of the foregoing provision of the Declaration, is attached for your files.

Finally, the Board wants to advise all owners that from this point forward, only the Association approved lease form ("Association Lease") will be accepted when submitting a lease application to the Association for approval. All new leases, as well as all lease renewals, must be submitted using the Association Lease form. Any lease applications that do not include the Association Lease as the lease for the application will be returned and denied as not providing the required documentation. You will then have to resubmit the entire application package using the Association Lease. The Association Lease is available upon request from the administration office. In addition, the security deposit requirement for a lease is one (1) month's rent. All leases must have a security deposit of one (1) month's rent on file with the Association.

Sincerely,

**BOARD OF DIRECTORS  
OLYMPUS ASSOCIATION, INC.**

By: 

John Neblett, President

cc: Howard J. Perl, Esq.  
Becker & Poliakoff, P.A.





July 6, 2017

RE: Board passed Rule

Dear Unit owner:

As you have been previously informed, on February 2, 2017 the Board amended Rule # 6 of Section B of the Association's Rules and Regulations to add a minimum credit score for tenant applications. Please see the rule below in a format you can add to your Rules and Regulations.

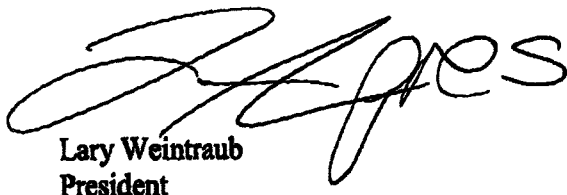
**Amendment to Rule # 6 of Section B of The Olympus Association, Inc. Rules and Regulations as adopted by the Association Board of Directors on February 2, 2017:**

**6. Sale and Lease Approval**

- a. All sales, conveyances, transfers or leases of a unit (other than to the transferor's spouse and any other transfer by operation of law) requires the advance approval of the Board of Directors, who will establish the procedure for obtaining such approval. No transfer or sale shall be considered complete unless the required condominium documents are transferred to the new owners.
- b. All prospective lessees must have a FICO score of not less than 675.

Thank you,

For the Board of Directors of  
The Olympus Association, Inc.



Lary Weintraub  
President





July 25, 2017

Effective: August 5, 2017

Dear Unit Owners:

At The Olympus Association, Inc. ("Association") duly noticed and posted Board of Directors ("Board") meeting held on June 29, 2017, the Board approved revised rules and regulations ("Rules") regarding guests at the pool, use of the barbeque area and package delivery.

The revised Rules are below. Please add these revised Rules to your copy of the Association Rules:

**Section T, Miscellaneous, is amended by adding the following provisions:**

15. There is a limit of four (4) guests per unit at the pool and deck area.
16. On weekends and holidays, all residents and guests must obtain and wear dated, colored wrist bands to use the pool and deck area. Wristbands may be obtained from each Tower's security desk.

---

**Section M, Barbeque Units, is amended by adding / changing the following provisions:**

3. To ensure reservations, all residents who want to use the BBQ grilles need to contact the A-Tower security desk. Reservations must be confirmed at least twenty-four (24) hours prior to the requested date, or forty-eight hours prior to a Sunday request. Last minute reservations are subject to availability.
5. No more than ten (10) people per unit will be allowed to use the BBQ area.
7. All residents and guests must obtain and wear dated, colored wrist bands to use the BBQ area. Wristbands may be obtained from the A-Tower security desk only.

---

**Section T, 11. Package Room and Services is amended to add the following:**

Security and Administration have the right to refuse any package for any reason at their sole discretion within reason based on (but not limited to) the following guidelines:

1. Packages need to be shipped by/received from universally recognized carriers such as USPS, FedEx, UPS, etc.



**OLYMPUS  
TOWERS**  
condominium & marina

2. We will not accept delivery of appliances, furniture, tires, construction materials, or similar that should be delivered and/or installed by professionals via the Loading Dock with a pre-scheduled Service Elevator Reservation from the Administration Office.
3. Nothing flammable or toxic will be accepted.
4. No more than 15 packages per month will be permitted (with the exception of the month of December). Residents are reminded that no businesses are allowed to be run from your individual unit – this is a residential property only.
5. If the resident is unreachable, Security may refuse delivery of any perishables such as Flowers, Food, etc.
6. We have the right to refuse any package deemed to be oversized or overweight based on (but not limited to) the below guidelines:
  - Maximum size is 130 inches in combined length and girth (girth = distance around the thickest part). An example of a compliant package could be a small rug in a 5 ft. (62" long) box that is 12"x12" (48" girth) = 110 inches total.
  - Maximum weight of approximately 30 pounds.
  - Security may refuse a package that will not fit in the Package Room at time of delivery.

It is suggested for packages that are outside of the above guidelines, that you either: arrange for delivery from a professional with a pre-scheduled elevator reservation, or in some qualified cases (further restrictions may apply) pick up packages directly from the shipper and ask Valet to bring them up to your unit for you.

We also remind residents that neither the Association nor Security are responsible for the loss of or damage to the contents of any package received/held for a resident. Residents must pick up their packages within 72 hours of notification or the package may be returned to the sender with no further notification to you.

---

Thank you,

For the Board of Directors of  
The Olympus Association, Inc.



Lary Weintraub  
President





**the Olympus<sup>®</sup> association, inc.**  
A Condominium

500 Three Islands Blvd. • Hallandale Beach, Florida 33009-2887 • (954) 456-8886 • Fax (954) 455-1310

January 16, 2017

**RE: Notice of Board of Directors meeting to discuss/vote on rule change**

Dear Unit Owner:

On Thursday, February 2, 2017 at 10:00 am in the Palm Room of Tower "A", the Olympus Association, Inc. Board of directors will consider and vote on a rule change that will impose minimum credit score requirements for tenants.

If you are interested, please plan on attending this meeting. Thank you.

For the Board of Directors  
of The Olympus Association, Inc.,

  
John Neblett, President





500 Three Islands Blvd. • Hallandale Beach, Florida 33009-2887 • (954) 456-8886 • Fax (954) 455-1310

January 17, 2017

**RE: Rule and Regulation for Authorized Guest Policy**

To All Residents of the Olympus Association:

**Effective on March 15, 2016 the following rule became effective for ALL Authorized Guests:**

**In order to gain better control over occupancy in the absence of the owner or approved tenant, the following rule is as follows:**

No Authorized Guest will be treated as a family member of the Unit Owner or approved tenant, as provided in Section 16.1 of the Declaration, unless the Unit Owner or approved tenant provides a list, in writing, of the names of the persons meeting the definition of family in the Declaration. Section 16.1 of the Declaration is stated as such:

**Definition of an Approved Family Member as an Authorized Guest:**

To include up to two (2) natural persons who are married or up to two (2) natural persons who are not related by blood, marriage or adoption, living together as a single housekeeping unit, their children, grandchildren, parents, mothers-in-law or fathers-in-law, and the spouses of the aforementioned persons. There will be NO EXCEPTIONS.


All APPROVED Authorized Guests will be required to produce photo identification to verify that they are on the list.

**Definition of an Authorized Guest:** A family member who will be residing in your unit for 30 consecutive (total) days or more with or without the owner or approved tenant present.

**Attached please find the “Mandatory List of Defined Family Members” form to be updated and turned into the Administrative Office.**

Thank you for your cooperation.

Very Truly Yours,  
For the Board of Directors of  
The Olympus Association Inc.

  
Alyse S. Correa, PCAM, CMCA  
General Manager





April 14, 2017

**RE: CHANGE IN RULE AFFECTING UNIT USE**

Dear Owners:

On Thursday, May 11, 2017 at 7:00 p.m. in the Palm Room located in The Olympus Association, the Board of Directors ("Board") of The Olympus Association, Inc. ("Association") will consider and vote on a rule requiring the use of only licensed and insured companies when moving in and out of the building, furniture deliveries, as well as moving appliances in and out of the building.

The above item, in addition to other items, will be on the agenda of the May 11<sup>th</sup>, 2017 Board meeting.

Thank you,  
For the Board of Directors of  
The Olympus Association, Inc.

Alyse S. Correa, PCAM<sup>®</sup>, CMCA<sup>®</sup>  
General Manager







August 9, 2018

Dear Unit Owners:

At The Olympus Association, Inc. ("Association") duly noticed and posted Board of Directors ("Board") meeting held on July 31, 2018, the Board approved a revised rule ("Rule") regarding fining.

The revised Rule is below. Please add this revised Rule to your copy of the Association Rules:

The existing Rule 7 is deleted in its entirety and replaced with the following language:

7. Violation Fines. All fines for violations of the Association's governing documents shall be in accordance with the law and the Board Resolution Establishing Fining Committee and Creating Fining Procedures approved by the Association Board of Directors at the July 25, 2017 Association Board of Directors meeting. The Board shall have the authority to amend or change such fining procedures and forms at any duly noticed Board meeting where the item is on the agenda.

Thank you.

Sincerely,

For the Board of Directors  
of The Olympus Assoc., Inc.

A handwritten signature in blue ink, appearing to read "Larry Weintraub". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Larry Weintraub  
President

