

INVERVILLAS AND ENVIRONS HOA

SUMMARIZED RULES AND REGULATIONS

PARKING: **TWO (2)** spots assigned to each home. No parking on grass anywhere within the Association grounds. Residents may not use Guest Spaces unless there is construction at the house and contractors need both spaces. Notify property manager if there is construction, example: **roofing**. Guest parking is to be used for temporary guests, example: **1 to 5 hours for a visit**. If a visitor is staying longer than one (1) week in the Guest Space, notify property manager so he will know who owns the vehicle. Ref: **Article 11. Section 1 (a) (b) Section 3 Article X. Section 3.**

PETS: All pets must be kept on the property of the owner except for walking. When walking any pets, they must be on a leash and you **must clean up** after them. Ref: **Article X. Section 4, Pet rules are also a Broward County law and a Lauderhill City Ordinance. NO PIT BULL DOGS ALLOW.**

TRASH: Bulk pick-up is usually the **last Wednesday of the month** and is to be placed in front of your home after 6:00 PM, the night before or early Saturday morning. Pick-up for regular garbage is on Saturdays and Wednesdays. Trash bins are to be stored on your property at all other times. Ref: **Article X Section 5.**

TENANTS: The Association has the right to **terminate** the lease upon default by the tenant in observing any of the rules and regulations of the Association's By-Laws. Ref: **Article X. Section 10. Also see Article XI. Section 1**

After approval by the association elsewhere required, entire units may be rented for terms not less than 12 months. No rooms may be rented, and no transient tenants may be accommodated. The association may summarily evict any tenant pursuant to this section and charge the cost of such eviction, including reasonable attorney's fees, to the owner of the unit rented. All leases shall provide that the association may terminate the lease upon the tenant's default of any provisions of the declaration.

APPLICATIONS: All potential residents must submit an application to and be interviewed by the Management office and approved by the Board of Directors prior to move-in.

RESIDENTS: If at any time during your residency, you acquire another **live-in resident**, report this person to the Property Manager **before** they move in.

NOISE: No excessive noise before **8:00 AM and after 10:00 PM**. This is a City Ordinance. Also Ref: **Article 10, Section 1.**

SWIMMING POOL: Opens at dawn and closes at dusk. Pool rules are as posted. Water and soft drinks are allowed in paper or plastic containers. No food is allowed. Your garbage must be disposed of properly. Special rules apply for parties; contact the Property Manager to use the pool for parties.

LAWN MAINTENANCE: The Association provides mowing for front yards. The landscapers will mow back yards that are not fenced. Residents must maintain all trees and shrubbery inside the boundary of the sidewalk and the rear property line. The landscaper should be contacted for extra work. **Do not plant or place anything in the easement alley in the rear.**

REPAIRS: No Owner/ Resident shall conduct repairs (except in an emergency) or restorations of any motor vehicle, boat, trailer, upon any portion of the properties (including the Lots) Ref: **Article X Section 3**

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Aesthetics: All awnings must be maintained and cleaned. All broken awnings must be repaired. There must be visible unit numbers placed on the outside of your unit.

These are a few of the basics, please read your By-Laws thoroughly as you will be held accountable for all rules, regulations and restrictions regardless if they are listed here.