

RULES AND REGULATIONS
of
SUTTON PLACE CONDOMINIUM INC.

For Owner/Lessee

1. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any owner on any part of the outside facade, or on the inside of a window without prior written consent of the Association.
2. No improvements may be constructed on the exterior of the building or the land upon which it is located without the written consent of the Association. This shall include but not be limited to: any additional buildings, terraces, sidewalks, driveways, walls, fences, and shall also include, but not be limited to any structure attached or constructed upon the outside roof or exterior of the building, including any awning, window, door, screen, jalousie, wall or other improvements. Satellite dishes must be attached at the end or back of the buildings and not on the buildings front facade for aesthetics sake.
3. Hurricane shutters shall be either of two types: aluminum panels that are temporarily attached to walls by screws or accordion shutters that are permanently attached and can be opened and closed as needed. Any temporary panels covering doors and windows must be removed after any danger has passed. Removable panels are not to be left in place, for an extended period of time, after a hurricane has passed.
4. No pets will be permitted on the premises except domestic pets as noted below, and all shall meet the following conditions:
 - A. The only pets allowed are two (2) cats or one (1) dog weighing no more than fifteen (15) pounds each, caged parakeets or canaries, or fish normally found in a home aquarium. No other pet shall be kept by an owner/renter on the premises. Please consider the small size of Sutton Place Condos when getting a pet, in fairness to the animal.
 - B. All dogs and cats shall be carried and/or be on a leash when taken from the apartment. Pets shall not be allowed to wonder, run loose or be walked or curbed on any of the common elements of the Association. All pets must be under control at all times so they do not become a nuisance to neighbors. Pets must not be noisy out of courtesy and close proximity.
5. No articles are to be hung from railings or any outside area at any time. Sweeping or throwing dust or anything of that nature from balconies, windows, or doors, including shaking of mops and rugs, is not permitted. No laundry, rugs or other articles shall be hung out doors except on cloth lines as provided at each building

6. As the owner/renter of a condominium unit, you are responsible for your guest(s) behavior at all times while they are on condominium property. Guests must follow all condominium rules and regulations such as parking restrictions, swimming pool rules, laundry room rules, etc. You, as an owner/renter, will be responsible for any damages that your guest(s) might cause to condominium property or facilities.
7. Only passenger automobiles and trucks shall be allowed in marked parking spaces at Sutton Place Condominium, except for the temporary parking of service or delivery trucks servicing a unit. Parking of allowed vehicles by owners/renters is not allowed in parking spaces marked as guest parking. These spaces are intended for the use of owners' guests, not owners' second vehicles. Parking of boat/trailers, camping trailers, is prohibited on the grounds at any time, at any place. Limited space does not permit such parking. Commercial trucks with signage are not allowed to be parked in owners' or guests parking spaces, unless the truck is being used to service a unit on a temporary basis.
8. Laundry hours are from 8 a.m. to 10 p.m. and the washer/dryers are for the personal use of owners/renters only. Swimming pool hours are from 8 a.m. to 10 p.m.
9. Only appropriate furniture designed for outdoor use is allowed on balconies and walkways. Balconies are at no time to be used as a storage area per City of Fort Lauderdale code. All buildings have storage areas for such storage purposes.

See separate requirements for the renting of owner's condo units.

I (we) have read and understand the list of rules and regulations and agree to comply with all and/or those passed by the Board of Directors. It is understood any approval by The Board will be voided if said rules and regulations are broken.

All proposed occupants of the condominium unit must sign below. Bldg-Unit # _____

_____ Date: _____

_____ Date: _____

Requirement notice to unit owner and proposed lessee:

1. An application fee of \$100.00 must be paid to the Association to defray the costs of credit, criminal, sex offender etc. checks for each applicant per unit and is not refundable.
2. A \$100.00 security deposit must be paid to the Association.
3. The Request for Approval to Lease form must be signed by the owner.
4. The Rules and Regulations form must be signed by each applicant.
5. A personal interview of the lessee(s) with a minimum of two (2) Board members
6. All fees and assessments, etc to the Condominium Association must be current.