



Rules & Regulations

1. The sidewalks, entrances, passages, lobbies, and hallways and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress or egress to and from the Condominium Property or Common Elements; nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored therein, except in areas (if any) designated for such purposes.
2. The personal property of Unit Owners and occupants must be stored in their respective units.
3. No articles other than patio-type furniture shall be placed on the balconies, patios or other Common Elements (2-patio chairs and 1-table). No linens, cloths, clothing, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces or other portions of the Condominium or Association Property.
4. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto any of the balconies or elsewhere in the building or upon the Common Elements.
5. No garbage, refuse, trash, or rubbish shall be deposited except as permitted by the Association. No garbage, refuse, trash, or rubbish shall be left outside any unit. The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition. Trash must be put inside the dumpster. Bulk items must be placed in the bulk item designated spot which is located on the north/east side of The Laurels at Sherwood.
 - There are four designated trash areas located at the **northeast (NE), southeast (SE), northwest (NW), and southwest (SW)** corners of the property. Residents must use these bins for household trash and should **never leave trash bags or items outside their unit at any time**. If you are not ready to take a trip to the trash bin, trash must remain inside your unit.
 - Leaving trash outside is considered a violation as it is unsightly and attracts pests.
 - **Bulk disposal is for furniture only** and must be placed in the designated bulk area located in the **northeast (NE) corner**. **No glass items** may be placed in this area, as the trash company will not remove them. Items left outside of the designated areas are subject to removal and may result in a fine.

6. Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.
7. Each unit is permitted to register up to two (2) vehicles only through Parking Enforcement of South Florida (PEOSF). No additional vehicles are permitted on the property. **Do not attempt to register your vehicles until your application has been approved by management. Once approved, instructions will be provided.**

To complete vehicle registration through PEOSF, you must upload the following:

- A valid driver's license showing the property address
- A current vehicle registration showing the property address
- A fully executed 1-year lease (for tenants only)

Your vehicle will appear in pending status for up to 30 days until both your license and registration reflect the property address. Once approved by management, your vehicle will be marked as approved in PEOSF's system.

No commercial vehicles or vehicles larger than one ton are permitted on the property. This includes vehicles with business signage, ladders, racks, visible tools/equipment, or commercial-style vans (such as those without rear windows or rear seats).

Any unauthorized or unregistered vehicle is subject to tagging and towing at the owner's expense.

8. Residents must only park in their assigned parking spaces. **Residents are not allowed to park in guest parking at any time.** Violations will result in one warning. Repeat offenses are subject to towing.
9. All guest vehicles must be parked in designated guest spaces and must be registered through PEOSF each and every time they visit the property. Visitors must use the visitor code assigned to the unit. This can be accessed through the resident's PEOSF account.
 - Guest vehicles that are not registered will receive one warning only. Repeated violations will result in towing without further notice.
10. There shall be no disassembling or assembling of motor vehicles except for ordinary maintenance, such as changing of a tire or battery. **NO oil changes or mechanical repairs may be made to a vehicle while parked in The Laurels at Sherwood.**
11. No, sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part or the Condominium or Association Property, except signs used or approved by the Developer or the Board of the Association. Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the Building or on the Common Elements, without the prior written consent of the Board of Directors of the Association. Notwithstanding anything herein or in any of the Condominium documents to the contrary, any Unit Owner may display one (1) portable, removable Unit States

flag in a respectful way and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day any Unit Owner may display in a respectful way portable, removable official flags, not larger than 4.5 feet by 6 feet that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

12. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.

13. ***Grills and other cooking devices shall NOT be kept or stored on patio or balconies for any length of time. COOKING IS STRICTLY PROHIBITED ON PATIOS AND BALCONIES! Residents shall not keep or store propane or other gas containers in the unit, patio, balcony or elsewhere in the condominium.***

14. A Unit Owner or occupant shall **not** cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Building. Curtains and drapes (or lining thereof) which face on exterior windows or glass doors of Units shall be white or off-white in color, or otherwise shall require the prior written approval of the Board, failing which, they shall be removed and replaced with acceptable items. Notwithstanding anything herein or in any of the Condominium documents to the contrary, any Unit Owner may display one (1) portable, removable Unit States flag in a respectful way and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day any Unit Owner may display in a respectful way portable, removable official flags, not larger than 4.5 feet by 6 feet that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

15. No air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.

16. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under (16) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.

17. No pets may be left unattended anywhere within the Common Elements of the Condominium. No more than two (2) pets with a twenty-five (25) pound maximum are permitted in Unit. No pets may be left on patios; this includes all animals, birds, reptiles, etc. Further, no pets may be within the Common Elements of the Condominium, unless they are on a leash, which is a maximum of six (6) feet long. No pets are allowed on the pool deck, even with a leash.

All pets must be registered with the Association. This applies whether the pet is present at the time of move-in or acquired later. Residents must complete and submit the required pet registration form, along with current vaccination records and a photo of the animal(s), prior to bringing any pet onto the property.

18. No Unit Owner or occupant shall make or permit any disruptive noises or noxious fumes in the buildings, or permit any conduct of any persons that will interfere with the rights, comforts or conveniences of other residents.
19. **Prior to transfer of a unit or occupancy of a unit in The Laurels at Sherwood, every proposed new owner or tenant must attend an orientation meeting. You will do this with the property manager of the Association. A Certificate of Approval will be issued once orientation has taken place. All adults over 18 years of age MUST attend orientation. All Rules and Regulations of the Association are effective immediately upon your application approval. Any additional persons that move in after move-in date and is not listed on original application must go through approval process.**
20. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, in injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws.
21. These Rules and Regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these Rules and Regulations in the event of a conflict or a doubt as to whether a specific practice or not apply to the Developer, nor its agents or employees and contractors, not to the Units owned by the specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific Rules and Regulations upon written request therefore and good cause shown in the sole opinion of the Board.