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Property Management and Related Services

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Profiles II Homeowners Association, Inc.

Rules and Regulations

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General Information

Preface

This handbook has been compiled by Profiles II Homeowners Association (the Association) to outline the operating procedures of the Association and to provide other important information about your lots and the Association common areas.

The purpose of your Association is to protect the Association property of Profiles II at Chapel Trail (the Community) while making owners living at Profiles II a pleasant experience for members. To be successful, consideration and cooperation among members is essential.

Each unit owner (Homeowner) should have received a copy of the Declaration of Covenants and Restriction, Articles of Incorporation, and Bylaws of Profiles II Homeowners Association. This governing document, along with the Rules and Regulations are periodically updated and distributed by your Board of Directors. Please become completely familiar with each of these documents.

Homeowners are responsible for notifying their tenants, families, relatives, and guests of all the requirements of the Association Rules and Regulations. To ensure that they act in a manner in which complies with these requirements.

All Community-assessed fines that are a result of infractions by a Homeowner, or the Homeowner 's tenants, families, relatives, and guests will be levied against the homeowners account.

Association Management Company

The Association Management Company is contracted by the Board of Directors to facilitate the management of the Community. Acting as the Board's agent, the Association Management Company oversees many of the up-keep activities that go on in the Community.

Please report any Community property damage or equipment malfunction to the Association Management Company as soon as possible. Do not assume someone else has reported the problem.

If you have any questions about the Community, need to communicate with the Board of Directors, or need copies of the Association documents, please contact the Association Management Company at profiles2@atlantis-management.com.

The Board of Directors

The Profiles II Homeowners Association Board of Directors are Homeowners that hold regular jobs, have families and have very little spare time. Each of them has volunteered her/his time to help keep the Community running smoothly and to maintain property values for all Homeowners.

Experts will be employed to guide and assist the Board of Directors in fulfilling their responsibilities. These experts are generally employed in the following areas: Finance, Insurance, and Legal. During certain months of the year, each of the experts may meet with

the Board to review a topic, to ensure that there is a clear understanding as to what needs to be done, and to ensure that the Association is operating well.

If you have questions or issues that need Board attention, please bring them to the next Board of Directors meeting or email them to profiles2@atlantis-management.com.

Updating the Rules and Regulations

The Board of Directors may, in accordance with the Declaration of Covenants and Restriction, Articles of Incorporation and By-laws, alter, amend, revoke or add to the Rules and Regulations for the preservation of safety and order within the community, for its care and cleanliness and for the protection of the reputation thereof. When notice of any such alteration, amendment, revocation or addition is given to any Homeowner and resident, it shall have the same force and effect as if originally made a part of the Rules and Regulations.

Homeowners, including absentee Homeowners, are responsible for ensuring that tenants and guests abide by these Rules and Regulations. Homeowners must provide a copy of these Rules and Regulations to their tenants. Additional copies will be available from Association Management Company for a fee of \$15.00 per set plus postage.

Association Meetings

The Association can have three types of meetings: Monthly Meetings, Special Meetings, and Annual Meetings. With the exception of an Executive Session, Board of Directors and Special Meetings of the Board are open for observation only to all Homeowners.

Monthly Meetings

Monthly meetings given by Board of Directors are optional. Monthly meeting is scheduled by Board of Directors in order to keep all homeowners informed of past, current and/or future issues concerning the Association. All members are encouraged to attend these meetings. The Monthly Meeting is tentatively scheduled on the **1st Monday of each month at 7:30 PM.** Notice of these meetings is posted at entrance of the community.

During these meetings, the Board of Directors will inform homeowners of issues concerning the community, which may include assessments, dues increase, landscaping, pool and other common areas issues as well as updating information previously discussed.

Order that Monthly Meetings will be conducted:

- a. Calling of Roll - Board of Directors - President/Secretary
- b. Discussion if needed and approval of minutes of previous meetings - Secretary
- c. Updates of community information - President
- d. Floor open to all homeowners with the following provisions:
 1. All comments, suggestion or complaints directed to the Board of Directors and/ or any other member will be done in a calm and respectful matter.
 2. The following behavior will not be tolerated:
 - a. **Yelling, screaming, vulgar or profane language.**

- b. **Prejudiced comment base on color, race, sex or religion.**
- c. **Threatening or threatening tone to the Board of Directors or any members.**
- d. **No physical violence of any kind!!!**

(In the event of an altercation of any sort were to arise the member(s) will be asked to leave the premises. If the problem escalates, the proper authorities will be called.)

- 3. All members must make their statement brief.
- e. Meeting will be adjourned by the Board of Directors.

Special Speaker, Guests or Visitors

Only homeowners are allowed to attend Monthly meetings, Special meetings, Board of Directors meetings (Unless prior arrangement is made with the Board of Directors). All Special Speaker are subject to prior approval including subject to be covered by Special Speaker.

The Board of Directors, acting in the best interest of the Association, holds the authority not to approve a Special Speaker(s) requested by a homeowner.

Special Meetings

Periodically, the Board of Directors may conduct Special Meetings. These meeting are usually limited to a few subjects on which the Board has selected to concentrate. Notice of the date, time, location, and general content of these meetings will be mailed or posted to the Homeowners.

Annual Meeting of Members

Annual Meetings of members are held to review annual budget, elections held to fill Board positions, and voting of needed proposal completed. Homeowners will be notified of time, date, location, and proxy statements will be mailed or delivered

All homeowners are encouraged to run for a Board position or any Committee, however the homeowner must be in compliance with the Declaration of Covenants and Restriction, Articles of Incorporation, and Bylaws for Profiles II Homeowners Association in order to serve as a Board of Director and/or in any Committee.

Video Taping of Meetings

Pursuant to Florida Statutes 720, which states that "Any parcel owner may tape record or videotape meetings of the Board of Directors and meetings of the members [and that] the Board of Directors of the Association may adopt reasonable rules governing the taping of meeting [sic] of the Board and the membership," the Board of Directors of Profiles II Homeowners Association, Inc., has adopted the following guidelines:

- a) That advance notice of no less than 24 hours in writing (or email) must be given to the President of the Profiles II Board of Directors and the Profiles II Property Manager.
- b) That, in order to have an unedited recorded document of the Profiles II Board of Directors Monthly Meeting, which may be used as reference to what actually happened at the monthly business meeting of the Board, the Board of Directors may choose to video tape their meeting and keep possession of the tape and, furthermore,

- c) That "any audio or video equipment must be completely assembled and in position not less than 15 minutes prior to the scheduled time for commencement of the meeting;"
- d) That "the audio or video equipment must be placed towards the rear of the room or off to the side, but may not be in front of the room where the board is located;"
- e) That "No equipment shall produce distracting sound or light emissions;"
- f) That "the member (including members of the Board of Directors) may not move about the meeting room for the purposes of accomplishing the audio or video recording."

Requesting an Architectural Change

The Board of Directors is responsible for reviewing architectural changes requested by a Homeowner of the Homeowner's Unit. All architectural changes requested are either approved or disapproved by the Board of Directors based on the impact of the plan to the Community.

No improvements, repairs, modifications, installations, or reinstallations (Changes) may be undertaken to the exterior of any Unit, without the **prior written approval** of the Board of Directors in accordance with provisions of the Declaration of Covenants and Restriction, Articles of Incorporation, By-laws and Rules and Regulations. (See ***Requesting an Architectural Change in the Rules and Regulations***) This includes adding, changing, or removing any plant or tree, potted or not.

The requesting **Homeowner is responsible for all costs** associated with the execution of the planned architectural change. In addition, the Homeowner, including all future Homeowners of the unit, is **responsible for all future maintenance or damage** caused as result of the approval of the requested Homeowner plan. In the event that the Board of Directors deems that outside consultants are necessary to review plans or inspect the improvements, the Homeowner will be responsible for these consulting fees regardless of their outcome.

The approval of an Architectural Change Request by the Association does not take precedence over the requirements and regulations of the City of Pembroke Pines, Broward County or the State of Florida and is not acceptance of any installation details, nor is it acceptance by the Association as an item of future maintenance. **It is the Homeowner's responsibility to ensure that her/his Architectural Change Request (and its proposed Plan) complies with all city, county, state, and federal statutes.**

The requesting Homeowner is responsible for **reviewing the proposed Plan with the adjacent neighbors to ensure the neighbors' understanding.**

Please note that it is not uncommon for it to **take thirty (30) days** for the Board of Directors to **complete their review process.** based on the complexity of the Architectural Change Request and the number of requests currently under review.

Required Architectural Change Information

All planned Changes must be documented and submitted by the Homeowner as follows:

- A completed ***Architectural Change Request*** form.

Homeowner's Plan

The Homeowner must include copies of the homeowner's plan and include the following:

- a) A description of the proposed Change (improvements, repairs, modifications, installations or de-installations)
- b) Drawing of proposed Change including:
 - Measured locations of existing and Changed items in relationship to Homeowner's Unit and neighboring Units (noting name of Changed items)
 - Overall dimensions of Changed area
 - Description of materials to be used
- c) Timeframe for completion of planned Change (e.g., two weeks to complete)

Paint

Homeowners are required to complete an architectural approval form along with color sample of the paint to be used. Color chart of approved colors are available at the **Sherwin Williams located at 911 NW 190 Avenue, Suite 118, Pembroke Pines, FL 33029, 954-436-1219.**

Homeowners who paint their homes without an architectural approval or approved colors will need to have their homes re-painted.

Homeowners can save themselves needless emotional and financial distress by ALWAYS submitting an Architectural Approval form along with paint swatches and obtaining an approval prior to commencing any exterior painting on their property.

General Rules and Regulations

Introduction

The information contained herein is issued by the Board of Directors of **Profiles II Homeowners Association** as authorized by the governing documents of the Homeowners Association. This is a supplement to the Declaration of Covenants and Restriction, Articles of Incorporation and By-laws. In the event of any conflict between these Rules and Regulations and the documents, the provisions of the Declaration of Covenants and Restriction, Articles of Incorporation and By-laws shall prevail.

These Rules and Regulations are intended as a guide to the conduct and activities of all Homeowners, tenants, residents and their guests. Each Homeowner or resident living within the community and using the facilities is entitled to maximum pleasure without annoyance or interference from others.

The Association falls under the jurisdiction of the City of Pembroke Pines. All Pembroke Pines City's ordinances and codes apply. Each lot shall be used for single family or residential purposes only. Conducting a business of any kind on the premises is prohibited.

Enforcement

All Homeowners, residents and guests are required to abide by the established rules. Homeowners are held responsible for the actions of their tenants, guests and other residents of the home. Anyone refusing to abide by these rules may face corrective action by the Board of Directors, such as monetary fines, and/or legal action.

The Association Management Company acting for the Association has been instructed by the Board of Directors to require the compliance of persons on Profiles II Homeowners Association properties with the provisions of the Declaration of Covenants and Restriction, Articles of Incorporation, By-laws and Rules and Regulations. If there is a violation thereof, the Association Management Company has been instructed to do the following:

- a) Obtain names and addresses of violators and report them to the Board of Directors or Association Management Company.
- b) Call upon a law enforcement agency for assistance, if warranted.
- c) In the case of children, make every reasonable effort to contact their parents or responsible supervising adult immediately, prior to taking the action called for in above.

Violations of Rules and Regulations:

- a) It is the right and duty of each resident to report violations to the Board of Directors or to the Association Management Company.
- b) Notice of actual violations will be brought to the attention of the Homeowner in writing, by the Association Management Company carrying out the policies established by the Board of Directors.
- c) Failure to correct the violations by the resident will result in a monetary fine and/or legal action, the cost of which will be the Homeowner's responsibility in accordance with the Declaration of Covenants and Restriction, Articles of Incorporation and By-laws.

Owned Units

Each Homeowner is responsible for maintenance and repair of the interior of his/her unit. This includes, but is not limited to, doors, windows, plumbing, electrical and heating/air conditioning systems, wall surfaces, flooring, window coverings, light bulbs, fixtures controlled from the inside of the Unit, and all appliances.

- 1) The homeowner is responsible for **maintaining and controlling growth of all plants and trees** on his/her front property and swales.
- 2) The noise, **including conversations and music**, must be kept to a level that **does not disturb other Community occupants**. This is especially true in the late evening and early morning hours.
- 3) In a **case of unreasonable noise, any Community resident can** report the incident by **calling the city police**.
- 4) **No alterations of drainage** or any improvement, which affects existing drainage, shall be commenced, erected, or maintained on any part of the Community.
- 5) **No outside installation of any type will be permitted**, this will include, but is not limited to, radio poles, antennas, clotheslines, telephone/cable lines, or other external fixtures or other machines.
- 6) **No object may be added that protrudes through the structural or outside walls or roofs** of the building.

Roadways

No motor wheeled toys or wheeled sports equipment are allowed to be ridden on the roadways of the Community. This includes all motorized vehicles powered by gasoline or combustion engine.

Rental / Lease Requirements

Homeowner's Unit(s) are to be used for single-family residential purposes only. Leasing for gainful occupation, profession, trade or other nonresidential use is not permitted.

Homeowners must provide the Board with a copy of the background check and credit check of the renter AND the renter and/or homeowner (or authorized representative) must appear before the Board prior to occupancy of the residence. (Please note: In an effort to facilitate efficient rentals of properties, upon request, the renter and/or homeowner (or authorized representative) may appear before the Property Manager and at least one Officer of the Board.)

Homeowners must provide copies of the Rules and Regulations, and the By-laws to their tenants, and ensure that they understand them.

The rental/lease term must be at least twelve (12) months and shall expressly provide that the terms of the agreement shall be subject in all respect to the provision of the Rules and Regulations of Profiles II Homeowners Association.

- a) Failure by the renter or lessee to comply with the term of such documents shall be default under such agreement.
- b) No unit may be rented or leased without prior written consent of the Board of Directors and a copy of each agreement must be provided to the Association.
- c) Unit owner shall advise the Association, in writing, of the address of the rented unit and the name(s), mailing address and telephone numbers of both the property owner and the tenant.
- d) All rental or lease agreement shall contain an acknowledgement that a copy of the By-laws, Rules and Regulations, and to stress their compliance in the same manner as if the owners were residing on the premises.
- e) **All leases must be renewed one month prior to the anniversary date. The Board of Directors reserve the right to reject renewals based on any violations or complaints filed with the Association.**

Garbage

Trash cans and recycle containers must be stored out of public views except on trash collection day.

Pets

This section covers the Rules and Regulations pertaining to the keeping of pets in **Profiles II Community.**

Homeowners are responsible for notifying their tenants, families, relatives, and guests of all the requirements of the Community's Pets Regulations, and to ensure that their pets are maintained in a manner, which complies with these rules and regulations. **All Community-assessed fines will be levied against the Homeowner's account.**

Homeowners are responsible for the any damage caused by pets of the residents of their unit, or the resident's family members, or resident's guests, that are brought onto any Common Area and Exclusive Use Common Areas within the Community. This includes, but is not limited to, the repair of damage to: grassy areas, planters, plants, stuccoed surfaces, and walkways.

All pets brought into the Common Areas must be kept on a substantial leash no longer than 3 feet and held by a person capable of controlling the pet at all times while within the Common Area of the Community, including Exclusive Use Common Areas. No pets are to be tied to trees, stakes, and fences or to any exterior building structure. Unleashed or leashed pets that are not on handheld leashes will be **reported to the Animal Control Department for pickup.**

Pets are not allowed in the gated Common Use Recreation Areas (the pool, pool cabana or playground area). Homeowners are responsible for damages caused by pets in the Common Use Recreation Areas that can include: draining, cleaning, refilling the pool, and repairing/replacing damaged pool pump and filtration equipment. They may also be fined for not properly controlling their pet.

The person (a resident, or the resident's family member, or resident's guest) having control of the pet(s) must ensure the immediate removal of any pet waste matter to a proper receptacle. Disabled persons while relying on a Seeing Eye, Hearing, or Service dog shall be exempt. **Failure of the person to control their pet(s) and dispose of pet waste matter is a violation, and the homeowner is subject to the following fines:**

- a. The first time a pet is not properly controlled, or pet waste matter is not removed and properly disposed; the homeowner will be fined **\$25** and will be responsible for the damages caused by the pet. Repairing these damages might include: replacing damaged soil, plants, trees and grass.
- b. The second time a pet is not properly controlled, or pet waste matter is not properly disposed; the homeowner will be fined **\$50** and will be responsible for the damages caused by the pet.
- c. All other times a pet is not properly controlled, or pet waste matter is not removed and properly disposed, the Board of Directors will establish a fine and the homeowner will be assessed that fine and will be responsible for the damages caused by the pet.

Loose, unattended dogs or other animals will be reported to the Animal Control Division for pickup.

No structure for the housing or confinement of any pet shall be placed at the front of any lot that is visible from the street.

Pet owners are responsible for ensuring that their pets do not create excessive noise that may disturb other residents. This includes dogs, which bark excessively, and any animal, which threatens others or otherwise disturbs residents

If you **are threatened by any pet** on the Community property, please **report it immediately to the Association Management Company and the Broward County Animal Control Department.**

To report a bite from a cat, dog, or wildlife to a human, call 954-359-1313 ext. 231. To report an Animal to Animal bite, call 954-359-1313 ext. 232.

You may also report the bite to law enforcement by calling 911 or 954-431-2200 (non-emergency).

It is the right and responsibility of all owners to inform the Association Management Company of actions detrimental to the Community property. Legal action may be taken against owners of pets that cause excessive damage. The Board of Directors reserves the right to expel or control any pet that becomes a nuisance or danger, including but not limited to the following:

All animals shall be properly licensed and vaccinated at the owner's expense as required by Broward County. Of note, Broward County is apparently more closely enforcing licensing and vaccination. Failure to comply may result in fines and/or liens against your home.

Any animal determined to be a dangerous/vicious dog must be removed from the Profiles II Community. Signed verification must be provided to Profiles II HOA within 30 days.

A "dangerous/vicious dog" is one that meets the criteria set forth below:

- (a) Any dog seized by Broward County Animal Control and upon the sustaining of a conviction of the owner or keeper under related Broward County ordinance(s).
- (b) Any dog which, when unprovoked, in an aggressive manner, inflicts severe injury on or kills a human being and/or domestic pet.
- (c) Any dog previously determined to be and currently listed as a potentially dangerous dog which, after its owner or keeper has been notified of this determination, continues the behavior described above.

A "severe injury" is defined as follows:

"Severe injury" means any physical injury to a human being and/or domestic pet that results in muscle tears or disfiguring lacerations or requires multiple sutures or corrective or cosmetic surgery.

Penalty for violation of conditions.

The failure of an owner or custodian of a dangerous and/or vicious to comply with any of the conditions imposed by the Profiles II HOA shall receive a fine not exceeding \$1,000.00.

Exceptions.

- (a) No dog may be declared potentially dangerous or vicious if any injury or damage is sustained by a person who, at the time the injury or damage was sustained, was committing a willful trespass or other tort upon premises occupied by the owner or custodian of the dog, or was teasing, tormenting, abusing, or assaulting the dog, or was committing or attempting to commit a crime.
- (b) No dog may be declared potentially dangerous or vicious if the dog was protecting or defending a person within the immediate vicinity of the dog from an unjustified attack or assault.
- (c) No dog may be declared potentially dangerous or vicious if an injury or damage was sustained by a domestic animal which at the time of the injury or damage was sustained was teasing, tormenting, abusing or assaulting the dog.

Vehicles and Parking

Within the Community, there are 30 guest parking spaces. These 30 guest Parking spaces are reserved for the guest's residents who live in the Community

The Board has the authority to tow any vehicle parked in violation of these Rules and Regulations, whether the vehicle belongs to a resident, a member of the family, any relatives, guests, invitees, or an uninvited visitor. Charges for towing and storing shall be assessed against the owner of the vehicle and neither the members of the Board nor any Association member shall be liable for damages incurred because of the towed vehicle.

Homeowners are responsible for notifying their tenants, families, relatives, and guests of all the requirements of the Community's Vehicles and Parking Regulations, and to ensure that they park their vehicles in a manner which complies with these rules and regulations. **All Community-assessed fines will be levied against the Homeowner's account.**

Resident's Vehicles

Resident's vehicles are to be parked in their driveways or garages in order to accommodate visitors to use guest parking.

Resident's vehicles or guest vehicles found parked blocking any garage (including blocking another resident's garage) are subject to immediate towing at the vehicle owner's expense

Residents must assure that their vehicle does not deposit oil or other debris in the Community Common Area. Should oil or other debris be deposited in the Common Area by a resident's vehicle, the resident should immediately clean up the oil or other debris. **The Homeowner is responsible for all damages caused by a resident's vehicle to Community property.**

Guest's Vehicles

Guest may park in any of the open Guest Parking spaces. **No overnight parking is permitted in any of the guest parking without a parking permit. To obtain a parking permit call 954-450-9400 or e-mail jay@atlantis-management.com**

Guests must park their vehicle correctly to occupy one space. **Incorrectly parked vehicles are in violation and are subject to towing at the vehicle owner's expense.**

Residents must assure that the guest's vehicle does not deposit oil or other debris in the Common Area. Should oil or other debris be deposited in the Common Area by guest's vehicles, the resident should immediately clean up the oil or other debris. **The Homeowner is responsible for all damages caused by a guest's vehicle to Community property.**

Other Vehicles

No commercial vehicles, trailers, campers, boats or recreational vehicles may be parked on the Community property for purposes other than to perform an immediate job, and the commercial vehicle shall be moved immediately after the job is completed.

No buses, trailers, campers, boats, recreational vehicles, mobile homes, watercraft, off-road vehicles, or inoperable vehicles may be parked upon any common area within the Community. If parked in the Community, these vehicles are in violation and are subject to immediate towing at the vehicle owner's expense.

No repairs shall be made to any vehicle while parked in any area in the Community, except in case of an emergency. In cases of emergency, residents should immediately notify the Association Management Company or Board of Directors. If parked in the Community, these vehicles are in violation and are subject to **immediate towing** at the vehicle owner's expense.

No noisy, smoking, off-road, or unlicensed vehicles shall be operated within the confines of the Community. Only street-licensed vehicles are allowed. If parked in the Community, these vehicles are in violation and **are subject to immediate towing at the vehicle owner's expense.**

Special arrangements can be made for necessary overnight parking to outfit a boat or camper for a trip by contacting the Association Management Company or Board of Directors for special permission at least (3) three days prior to date of parking. Permission of such parking will not exceed (2) two consecutive overnight periods.

No vehicles with "for sale" signs may be parked on the street or in supplemental parking spaces at any time. Such vehicles may only be parked in the homeowner's primary parking spaces, which are their garage and driveways.

Parking Permits for overnight parking

Due to the large demand, for the limited number of guest parking spaces in the Community, **the Board of Directors reserves the right to deny any Parking Permit request** and to **limit the number and duration** of the Parking Permits that are granted.

To request a Parking Permit, email the Board of Directors at profiles2@atlantis-management.com or contact the Association's Management Company. The request will be reviewed by the Board of Directors and if approved, a Parking Permit will be issued to the specific requested vehicle for a limited time only. This review process normally takes about three business days to complete.

Requesting or possessing a Parking Permit Tag is not enough! A valid Parking Permit **must** be issued and placed on the dashboard in a visible place of the authorized vehicle and the vehicle must be parked correctly in a marked parking space to avoid towing.

Parking of vehicles overnight in guest parking

Parking of vehicles overnight without a parking permit in guest parking is prohibited. All vehicles parked overnight are subject to towing at the vehicle owner's expense and/or fine assessed. Furthermore, homeowners are responsible for notifying their tenants, relatives, and guests that overnight parking without a parking permit is prohibited in guest parking spaces.

Failure of the resident, resident's family members, or guest to comply with **parking of vehicles in guest spaces overnight** is a violation and the Homeowner is subject to immediate tow at vehicle owner's expense.

Street parking

Parking of vehicles overnight in the street is prohibited including vehicles parked in the middle of the street in the cul-de-sac.

Homeowners may request a temporary variance for specific events by notifying the Board of Directors or the Association's Management Company in advance. Guests parking for special events are subject to limitations as determined by Board of Directors so as not to interfere with the rights of other homeowners.

Homeowners must occupy their garages, driveways, and swales prior to using the street as extra parking space. Homeowners residing in the cul-de-sac must also abide by these rules. Furthermore, homeowner residing in the cul-de-sac must also use the street space in front of their lot prior to using the middle of the street in the cul-de-sac. The center of the street in the cul-de-sac should be used only when all spaces available have been utilized.

Vehicles may not be parked on the street or in the center of the cul-de-sac for an extended period. Extended period is defined as a 2-hour maximum.

Failure by a resident, resident's family members or guest to comply with parking of vehicles in the street and/or center of the cul-de-sac is a violation and the Homeowner is subject to immediate tow at vehicle owners expense.

Storm Drains

Storm drains located in a homeowner's lot needing repair or cleaning is the responsibility of the homeowner. The Association will not be responsible for any damages cause by a storm drain that is not properly cleaned or maintained.

Swimming Pool and Playground

This section covers the Rules and Regulations pertaining to the use of the Community gated and fenced Swimming Pool and Playground, Common Use Recreation Area at Profiles II.

Homeowners are responsible for notifying their tenants, families, relatives, and guests of all the requirements of the Community Swimming Pool and Playground regulations, and to

ensure that the swimming pool and playground are used in a manner that complies with these rules and regulations. All Community assessed fines will be levied against the Homeowner's account.

Anyone using the swimming pool or playground areas does so at his/her own risk. No lifeguard or supervisory services are provided. The Community cannot be held responsible for any injury related to the use of the swimming pool or playground.

- **Swimming pool and playground hours are 7:00 a.m. to 9:00 p.m.** Use of the swimming pool and playground areas outside of these hours is a violation, and the homeowner will be fined a minimum of **\$25.00** at the discretion of the Board of Directors. Please inform children and teenagers of these times, no exception will be allowed.
- **No parties are allowed** within in the swimming pool or playground area without approval of Board of Directors. Individuals or groups must not occupy the swimming pool or playground to the exclusion of others. **Homeowners will be fined a minimum of \$100.00**, at the discretion of the Board of Directors, and the cost of any damages and/or any additional clean up resulting from the party.
- The swimming pool and playground areas are **expressly limited to use by residents and a small number of their invited guests.** Residents must be in attendance when their guests are in the swimming pool and tot lot areas.
- **Severe weather conditions**
 1. The pool, cabana area and tot lot park must be evacuated immediately during inclement weather, including but not limited to lightning, thunder, high winds, hurricanes, etc.
 2. Thirty (30) minutes after thunder and/or lightning has ceased you may return to the area.
- **Food preparation is not allowed** in the swimming pool and playground areas. This includes the cooking or heating of food, and the use of equipment such as barbecues, portable cooking stoves, and sterno food warmers.
- **Children under 16 years old are not allowed** in the swimming pool or playground area unless under the **direct full-time supervision of a designated responsible adult** (18 years of age or older). Children will adhere to the same standard of behavior as adults. There will be no rowdiness, excessive noise, running or interference with other swimming pool or playground users.
- **No glass containers of any kind** are permitted within the swimming pool or playground areas. Residents must ensure that all beverages and lotions brought into the swimming pool or playground areas are in containers made of unbreakable plastic, aluminum (or other metal), or paper. Broken glass is extremely dangerous and can cause injury to people and damage the swimming pool.

Homeowners will be fined a minimum of **\$25.00** at the discretion of the Board of Directors.

- **Smoking of any kind** is not permitted in the swimming pool or playground areas at any time.
- **No Running or rough playing** is permitted in the swimming pool or playground areas.
- **Unruly, indecent or offensive behavior is not allowed** in the swimming pool or playground areas at any time. Residents must ensure that their noise level and that of their guests are confined to their immediate surroundings, so as not to disturb others. This is especially important during late evening and early morning hours.
- Remember that the pool and playground are public places. **Indecent or offensive behavior is not permitted and is violation of the law.** In a case of unreasonable noise, indecent or offensive behavior, **any Community resident can, and is encouraged to report the incident by calling the city police.**
- **Use of any electronic sound equipment is prohibited**, except when used with earphones. This would include such equipment as: radios, boom boxes, CD players, and TVs.
- All trash must be deposited in the trashcans provided. Residents must dispose of all waste items properly before leaving the swimming pool and spa areas.
- **Customary swimming attire is required** while in the swimming pool. Cutoffs, blue jeans and street clothing will not be permitted while in the swimming pool. Infants are required to wear swimsuits, and cloth diapers covered by plastic pants. No disposable diapers are permitted in the swimming pool.
- **Floatable pool toys are not permitted** in the swimming pool as they may interfere with enjoyment of other residents. Floatable pool toys would include air mattresses, foam boards, floating chairs, and other air-filled or foam-filled toys. This does not apply to legitimate support devices such as water wings or life jackets, which are permitted.

Special Note: The life-saving equipment provided is for emergency use only.

- **Showering is required before entering swimming pool or spa.** Persons using suntan lotion or oils may not enter the swimming pool or spa unless they wipe off excess lotion. Towels and other items must be removed from the swimming pool area when exiting the area.
- **Homeowners transfer all rights** to use the swimming pool and spa areas when their unit(s) is/are occupied by tenants.

- **Residents are responsible for reporting any damaged or malfunctioning** swimming pool or spa area equipment to the Association Management Company or Board of Directors.
- **No throwing of non-floating items**, such as rocks, marbles, coins, and the likes of such into the swimming pool. These items may injure others or damage the swimming pool.
- **Pets are not allowed in the swimming pool or playground areas at any time.** Violation of this rule could result in a clean-up fee assessed to the Homeowner.
- **Adjusting of any swimming pool or playground regulating equipment is strictly prohibited.** If residents believe that any controls regulating the swimming pool or playground, lights or other common services need adjustment, they should notify the Association Management Company or Board of Directors.
- **Residents and their guest must temporarily vacate** the swimming pool, if requested by the swimming pool maintenance crew, until the maintenance or cleaning is completed.
- **Absolutely, no foreign substances may be added into the swimming pool**, such as bubble bath, soap, scented oils, or beer. Persons observed doing so will be assessed the cost of draining, cleaning, refilling and other costs incurred due to swimming pool or spa damage.
- **Homeowners are responsible for damages caused by residents** (those living in the Homeowner's unit), or the resident's family member, or resident's guest in the swimming pool and tot lot areas.