

92246262

CERTIFICATE OF AMENDMENT
TO THE RULE AND REGULATIONS OF
ISLAND CLUB THREE, INC.

WE HEREBY CERTIFY THAT the attached amendments to the Rules and Regulations, an Exhibit to the Declaration of Condominium of Island Club Three, A Condominium, as recorded in Official Records Book 5128 at Page 13 of the Public Records of Broward County, Florida, were duly adopted in the manner provided in the Association documents.

IN WITNESS WHEREOF, we have affixed our hands this 1 day of May, 1992, at Pompano Beach, Broward County, Florida.

WITNESSES

Sign

Charles P. Sagar

Print

Charles P. Sagar

Sign

Print

Island Club Three, Inc.

By:

Leon Podkaminer
Leon Podkaminer, President

Address: 1700 NE 63 Court
Fort Lauderdale FL 33334

STATE OF FLORIDA

) SS

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1st day of May, 1992, by Leon Podkaminer, as President of Island Club Three, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced DRIVER license as identification and did take an oath.

NOTARY PUBLIC:

SIGN

Saculine P. Austin

PRINT

SACULINE P. Austin
State of Florida at Large
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 24, 1992
BONDED THRU GENERAL INS. UND.

LAW OFFICES
BECKER & POLIAKOFF, P.A. • 3111 STIRLING ROAD • POST OFFICE BOX 9057 • FORT LAUDERDALE, FL 33310-9057
TELEPHONE (305) 987-7550

EGH

BK 19560PG 0605

2100
23042
24.10

3/8/92

Island Club 3 - Rules

(Approved by Owners 2/20/92)

PARKING:

1. All vehicles MUST be parked facing the bumper markers.
2. NO COMMERCIAL VEHICLES, BOATS, TRAILERS or MOTORCYCLES are allowed.
3. If you have a second car, you have two (2) choices:
 - a. Rent a spot from another owner or phase
 - b. Get permission IN WRITING to use an absentee owner's parking space, which MUST be filed with the Board

NOTE: A recent court decision ruled that since more people are driving mini-vans for personal single-family vehicles, vans with full side windows may be parked, but Owners or Guests should use discretion if parking in front of a first floor apartment. If parking a large vehicle may cause a problem, please park in the north lot beyond the Guard House.

4. NO OVERNIGHT PARKING IN GUEST SPOTS EXCEPT IN THE NORTH LOT.
5. Owners should NOT use guest spaces themselves, so as to leave them available for guests, service vehicles, etc.

PETS: NO PETS (dogs, cats, birds, etc.) ALLOWED by owners, renters or guests in Phase Three.

CAR WASHING: Wash cars ONLY, in designated areas: (B, C & D Buildings) in the space outside the dumpster room by the C building.

WALKWAYS, CATWALKS AND PATIOS: No towels, bedding, clothing, etc. shall be hung from the catwalks. Walkways and doorways shall be kept free and clear at all times. No owner shall deposit any object of any kind on any walkway or stairway, except for a door mat. No bicycles, skateboards, rollerskates etc. shall be used on the atriums, walkways, catwalks, etc.

BR19560PG0606

No barbecuing is allowed on the apartment patios.

DUMPSTERS: In order to avoid vermin and rodent infestation, and additional charges for pest control, PUT ALL GARBAGE IN PLASTIC, TIED BAGS. This is a recurring problem, and creates a real odor and health hazard for you and your neighbors. All corrugated boxes MUST be broken down before placing them in the dumpster.

OLD FURNITURE, APPLIANCES, CARPETS, PADDING, TILES, PAINT CANS, ETC. MUST NOT BE THROWN IN THE DUMPSTERS. The garbage trucks are not equipped to handle this trash, and all workmen must carry away their own trash and dispose of it elsewhere. IT IS THE RESPONSIBILITY OF THE OWNER OR RENTER TO BE SURE THIS IS DONE.

COMPLAINTS: All complaints MUST BE IN WRITING, SIGNED, WITH APARTMENT NUMBER, addressed to the Building Captain of the building in which the Owner or Renter lives, and placed in the COMPLAINT BOX by the elevators.

LAUNDRY: Laundry, rugs, bath towels or other articles shall be hung indoors...NOT ON THE WALKWAYS, IN THE LAUNDRY ROOMS, OR ON THE ENCLOSED PATIOS. Keep the laundry rooms clean. Clean the lint screens of the dryers after EVERY use. Doors must be kept closed when laundry rooms are not in use.

SCREENINGS: There will be a \$100.00 fee for screening and interview by the Board of Directors of prospective owners and tenants. If a unit is purchased by or rented to two or more individuals not immediate family, a screening fee and application will be required from EACH.

Allow 30 DAYS for such screening, from the date of receipt of all required materials, etc. by the Board.

MOVING-IN/OUT TIMES restricted to: 8:00 am to 5:00 pm weekdays and 9:00 am to 2:00 pm Saturdays; not permitted on Sundays or Holidays.

RENTALS: A unit may be leased once in a twelve (12) month period with minimum lease of not less than six (6) months and one (1) day, and not to exceed twelve (12) months. In the case of a renewal of lease, there MUST be a re-screening; the fee will be waived.

GUESTS: The Board of Directors MUST BE NOTIFIED IN WRITING of the names of the Guests and the length of their stay if they are using the apartment when the Owner is not in residence. GUESTS MUST NOTIFY THE BOARD OF THEIR ARRIVAL AND DEPARTURE. Remember, these are single-family units, and Owners should limit the number of their occupants to six (6).

In the absence of the unit Owner, Guests will be restricted to a thirty (30) day visit in the unit.

Be sure that your Guests observe all rules and regulations of Island Club Phase III and that they do not create a disturbance for other residents.

SECURITY: The Guard House MUST BE NOTIFIED IN ADVANCE when you are expecting guests, service men or deliveries. Otherwise they will not be admitted. The phone number of the GUARD HOUSE is 782-3983.

SIGNS, IMPROVEMENTS & EXTERIOR WALLS: No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any Owner or Renter, on any part of the outside or inside of any unit or any automobile, without prior written consent of the Association.

No improvements may be constructed on the exterior of the building or on the land upon which it is located without the written consent of the Association. No exterior paint shall be applied to any building, exterior doorways or walkways without prior written consent of the Association.

No radio or television antennas or any wiring for any purpose may be installed on the exterior of the buildings.

DOCKS: The number of "detached" docks and the amount of dock space provided is limited, and assigned to certain owners.

The owners of said docks shall be responsible for paying the maintenance and repairs of said docks and for keeping the same in a safe and sanitary condition. The owner of a dock shall be responsible for keeping the area adjacent to his boat in a clean and sanitary condition at all times. For security, owners are expected to install dock lights of the approved type and properly maintain the same. Yellow bulbs are suggested.

NO DOCK MAY BE OWNED OR LEASED TO ANYONE OTHER THAN A RESIDENT OF PHASE 3.

Dock owners are required to maintain public liability insurance within the prescribed limits and to furnish the Board of Directors with proof of insurance each year.

MAINTENANCE FEES: Maintenance fees are made payable to Island Club Phase III and mailed to Sherman & Sherman, Suite 103, 2550 West Oakland Park Boulevard, Ft. Lauderdale, FL 33311-1495.

Late charges will be applied if payments are not received by the 10th of each month. Should legal action be initiated, any legal fees charged to the Phase will be the responsibility of the delinquent owner; remember that delinquencies --including late charges, interest, etc.-- become a lien against the unit.

ABSENTEE OWNERS: It will be the Owner's responsibility, before leaving town, to arrange with someone to check their apartment weekly to see that all plumbing, appliances, air conditioners, etc. are in working order, and that there are no problems. If there is a problem, that person should notify the Owner's service company, or the Owner, and NOT REFER IT TO A MEMBER OF THE BOARD OF DIRECTORS. BOARD MEMBERS WILL NO LONGER HANDLE THESE MATTERS.

NOTE: The name and phone number of the person responsible for your apartment should be left with a member of the Board, in case of an emergency. That person must be a resident of the ISLAND CLUB.

THE CONDOMINIUM ACT PROVIDES, AT CHAPTER 718.111(5) FLORIDA STATUTES, AS FOLLOWS:

"...the Association has the IRREVOCABLE RIGHT to access each unit during reasonable hours when necessary for the maintenance, repair, or replacement of any common elements or for making EMERGENCY REPAIRS NECESSARY TO PREVENT DAMAGE to the common elements OR TO ANOTHER UNIT OR UNITS."

OWNERS ARE REQUIRED BY LAW TO PROVIDE THE BOARD WITH KEYS TO THEIR UNIT.

When you leave town and the apartment is closed, ALL ITEMS MUST BE REMOVED FROM THE DOCKS, AND UNSHUTTERED BALCONIES, IN CASE OF A STORM, TORNADO, OR HURRICANE.

ISLAND CLUB REC CENTER: The ISLAND CLUB REC CENTER has established rules for the POOL AREA, THE BILLIARD ROOM, THE REC ROOM AND ALL COMMON GROUNDS. PLEASE FAMILIARIZE YOURSELVES WITH THEIR RULES.