

**Monte Carlo Townhomes of Margate HOA, INC.**

5650 Monte Carlo Place, Margate, FL

**Management Company – CCM**

7124 North Nob Hill Rd, Tamarac, FL

**Updated September 2022** – Tamalee LynKeeChow, President HOA

**Rules and Regulations**

Go to [montecarlotownhomesmargate.com](http://montecarlotownhomesmargate.com) to access the HOA Bylaws and additional Rules and Regulations.

The following information is discussed with every new owner and renter by a member of the board and updated on the website for existing residents to access:

**All residents and their visitors are subject to following the Monte Carlo Townhomes rules. Any damages or fines incurred will be assessed to the homeowner of the property, even if incurred by “ANY” visitor for that address.**

**Resident Gate Access –**

Residents access the gate with a clicker. All residents with cars should have a clicker and SHOULD NOT be using the visitor’s gate to access the property. Clickers can be purchased from security for \$50. Money order or Cashier’s check only. No cash.

Visitors will gain access to the community by calling residents from the call box. Residents will have a code that they will give to their visitors. The visitors will dial the code from the box which will call the resident’s phone. Residents will answer and press “9” to open the visitor gate.

Residents need to have the gate number saved in their phone contact under “Monte Carlo Gate” – The gate phone number will be provided once the gate codes, decals and car registration(s) are complete.

Tailgating is not permitted, and it is an immediate \$100 fine. Fines will be assessed to homeowners for any visitor that tailgate and is coming to their address.

### **Pet Rules**

ALL Pets, this includes CATS, are to be on a leash and waste is not to be left on the property. Homeowners allowing their pets to be outside without a leash will receive an immediate fine. Warnings will NOT be given.

Homeowners not picking up the waste from their pets, this includes CATS, will receive an immediate fine. Warnings will NOT be given.

**The pet violation fine has been raised to \$250.00 per occurrence.**

On the third violation of a pet regarding a specific property the fine will be doubled to \$500.00. The board will take steps to have the pet removed from the property. Homeowners will be fined \$100 per day until the violation is rectified.

### **Noise / Neighbor Boundaries -**

The City of Margate noise ordinance is 10:00pm to 7:00am. There is no loud partying or noises after 10pm. Please Be considerate of your neighbors, a townhouse community is tight quarters.

Keep interior construction noise to a minimum and end at or before 7pm (Allowed Monday – Saturday Only). Interior construction that generates noise is not allowed on Sundays.

Moving is not allowed on Sundays. Monday – Saturday up to Sunset. Exceptions must be given by the board in writing.

Hanging around in other people's back areas is not permitted. Please respect the privacy of the individual property lines.

### **Back Patios**

Back Patios cannot be used as storage. Only patio furniture, patio decorations and BBQ grills are allowed. Any other items are ONLY allowed if an approved ACR was submitted and approved by the board. Patios are to be kept clean and in good condition. Plants and gardening around the patios are to be contained to the homeowner property and needs to be cleaned and maintained.

For Safety Grilling is NOT allowed underneath the patio areas. All grills are to be pulled out at least 10 feet away from the building per City Ordinance. Grilling under the roof line is not permitted and subject to fine.

No private property is to be left outside in the back on community property. Property left out will be removed and trashed. Any expenses incurred will be assessed to the homeowner.

### **Architectural –**

Any change to the exterior of the building structure, aesthetic or architecture MUST be formally submitted to and approved by the board. The modification request form can be obtained from the HOA website or by contacting the management company. If a modification request is not made and such

changes are deemed by the Board as not conforming with the ambiance or aesthetics of the community, the owner will be required to remove the modification at the owners' expense as well as be subject to fines. If the Board must incur the cost to correct the problem, the homeowner will be billed for the expense.

Residents are not allowed to plant trees on Monte Carlo property. Any trees planted will have to be removed. If the resident does not comply the tree will be removed by the HOA Board and the homeowner will be billed for the cost of the removal and restoration of the area. The Board can remove a tree at any time with no notice to homeowner.

Residents can install only small plants between garage wall and sidewalk leading to front door. Plants / trees with large water systems are not to be planted. Damages to foundations, pipes, slabs, etc. due to these plants / trees will be assessed to the homeowners. Do not place pots or plants on community property. No furniture or pots / plants / grills, etc. is to be placed or left on the grass. Removal fees incurred will be assessed to the homeowner.

### **Maintenance of Driveway and Walkway –**

Driveways and catwalks (Walkways out of the front doors) must be maintained and cleaned on a regular basis. Only CLEAR seal coat is to be used on the driveway. NO COLOR stain is supposed to be used. Painting or color staining of the driveway is not allowed and if not corrected will be corrected. All costs will be assessed to the homeowner.

Cardboards or papers/ etc. cannot be placed down on driveway floors due to leaking cars. Oil stains must be cleaned and removed from driveways. If the Board must incur the cost to correct the problem, the homeowner will be billed for the expense.

### **Speeding –**

The speed limit in the community is 10MPH. Speeding is prohibited and is a hazard and considered a violation of the Association rules. Fines will be assessed immediately. Warnings will not be provided for speeding in the community.

### **Children Playing –**

All parents are urged to watch children playing and ensure that they skate and bike on the sidewalks and not on the narrow roadways where they are potentially in the pathway of vehicles.

Children playing are NOT to be in other resident's driveways or back areas / patios. They are to be in the common areas only. Damages incurred because of children playing on other residents' property will be assessed to the homeowners of the children who caused the damage.

Ball throwing is not allowed in the streets or in any areas where community or other resident's property can be damaged.

No children under 16 are allowed in the pool area without adult supervision. No child under 12 is allowed in the tot lot without supervision.

### **Pool Gate, Walking Gate, Playground Gate –**

For safety reasons gates are not to be propped open. All gates in Monte Carlo require keys to enter and exit, therefore homeowners need to have their keys. Parents do not send your children to the tot lot or the pool without a key. Security will NOT let you into the gates. If you need a key, it can be purchased from security for \$35. Money order or Cashier's Check only. No CASH!

### **Trash / Recycling –**

Trash (Green Trash Cans) is picked up twice per on Mondays and Thursdays. Recycle (Blue Trash Cans) is picked up on Monday. Bulk Trash is on Thursday. Trash / Recycle must be placed in Trash Cans provided by the city.

Trash Cans are to be placed curbside no earlier than 6pm the day before pick-up and removed promptly the SAME day as pick-up (by 11:59pm).

Trash Cans are never allowed to be stored outside the residence (front or back). Trash Cans are not to be placed under the trees and need to be spaced apart for easy pickup. For areas that are closer together you can stagger the cans a little (one pulled further up than the other). Trash bags cannot be placed curbside.

### **Screening –**

All potential residents are required to go through the screening process. Applications and procedures. Applications and procedures can be obtained through the Board or Management company. If a homeowner leases their resident without approval or going through the screening process, they may be subject to eviction and attorney's fees. If a homeowner sells the home, they should pass your coupon booklet on the new owner at closing.

### **Littering -**

Help keep our community clean. Please do not litter on the property. Trash cans have been provided. Please use them. Littering will result in immediate fines to the homeowner.

Residents are responsible for keeping their areas clean and free of debris.

### **Ball Playing / Horse Playing–**

Ball Playing / Horse playing needs to be contained to homeowners' front or back areas. Ball throwing is not allowed in the streets. Damages done to community or resident property due to ball throwing / horse playing will be assessed to the responsible parties.

### **Rental Cap –**

The Rental Cap for the community is 15%. Residents are not allowed to rent within one year of purchasing. All rentals will require background checks and credit approvals by the HOA Board of Directors. Interview and approval of all incoming residents is required by the HOA Board. No rentals are allowed unless approved by the board.

### **Parking Rules Amendment –**

As of June 1<sup>st</sup> the community will have a new tow company, J&J towing. They are less than a mile from the property and will be patrolling regularly.

**Ensure you refamiliarize yourself with the ALL-parking bylaws as well as the amendments below. Signs are clearly posted at the entrance.**

Vehicles found in violation of the parking rules are subject to tow at the owner's expense.

### **Parking Decal information –**

One decal is allowed per vehicle. Valid driver's license, insurance and registration are required to obtain and maintain the decal. Updated information is required for every decal renewal period. No exceptions. The decal is assigned to the registered vehicle and should not be swapped. Switching the decals can result in a tow.

One parking pass for visitors will be assigned to each house. Visitors are required to use the parking pass if the vehicle will be parked on the premises after midnight and up to 5am.

### **Handicap Parking and Mailbox Parking –**

Handicap Parking spots are not to be used for any reason and for any length of time without displaying a disabled parking permit or license plate. It doesn't matter if you are just getting your mail, do not park in the handicap spots. Immediate fines will be assessed.

Mailbox Parking is only for picking up mail and should not be used by residents or their guests for short- or long-term parking.

### **Signs**

No unapproved signs are allowed on Monte Carlo property without expressed written permission from the board. The only signs that are allowed are security signs such as "ADT, RING". All other signs will result in fines and can be removed by the management company and the board without notice or permission from the homeowner.

### **Community Parking Rules**

1. Residents are required to maximize the use of their driveways. The spots around the community are overflow spots and cannot be used by residents unless their driveways are full. Residents are

not allowed to park in outside parking spaces unless their driveways are visibly full. Residents parking in outside spaces if the driveway visually has space are subject to tow.

Residents should not be parking in guest spots to wash their cars. Use of a guest spot where a driveway is not in an overflow situation is not permitted.

Residents can request limited exceptions by contacting security and / or the board. Based on the nature of your request you may be asked to submit your request in writing.

2. Residents can only park in “unmarked grey” spaces. Residents should NOT be parked in “yellow guest spaces. Guests can be parked in grey and yellow spots.
3. As of June 1, 2022, residents that require more cars than their garage/ driveways can hold will be required to submit the request for an extra decal to the board. Requests that are not approved will not be issued an owner’s tag and is subject to the rules for the guest pass. Cars without decals and where guest passes are expired are not allowed to be parked overnight on Monte Carlo property.
4. “Car Only” spots are not to be used by any other type of vehicle. SUV’s, trucks, pickups, etc. parked in car only spot are subject to tow.
5. Residents who move out of their driveways to allow their guests to park may be asked to move back into their driveways and guests asked to park in guest spots. Security and the Board will do this on their discretion based on the circumstances and number of available parking spaces at the time.
6. Recreational vehicles are not allowed to be parked outside on the property. They must be parked in the garage.
7. Resident vehicles with signage must be covered. Signage on resident vehicles cannot be openly displayed.
8. Cars can be towed from the driveway if any of the rules are being violated.
9. No parking in the street is allowed. No parking on the grass is allowed.
10. Residents should not drive to the pool. This is considered parking in an overflow spot if your driveway is NOT already full.
11. Guests are NOT allowed to be on a visitors pass for more than 30 days. At the 30-day mark the vehicle will need to be removed from the property.
12. Lost visitor passes or extra guest passes (limited to only 3 days) are handled by security. There is a \$15 fee to replace lost visitor passes. Extra guest passes (limited to 3 days) required a \$50 deposit. Deposit is returned when the guest pass is returned. If guest pass is not returned on time and security is not notified the deposit will be forfeited. The extra guest pass will also be deactivated and will not be honored by the tow companies or security / management company if used on any vehicle after the allotted time frame. The car it is on, will be subject to tow.
13. Vehicles with outdated decals are subject to tow.

14. No broken down, crashed, flat tires or inoperable vehicles are allowed on Monte Carlo Property. They are subject to tow.
15. Residents are not allowed to park in another resident's driveway or use their driveway for visitors parking without expressed written permission from the Board.
16. Blocking in a car does not prevent the property from receiving a violation. Cars without proper decals or visitor's passes that are blocked in by other cars will receive an immediate fine of \$100 per day until the fine is rectified.

Thank you,

Monte Carlo Townhomes HOA Board of Directors