

KINGS PARK CONDOMINIUM GARDEN APTS
RULES and REGULATIONS
Revised Edition – October 2025

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PEOPLE

1. House Guests

House guests are defined as persons enjoying the hospitality and privileges of the unit in the same manner as a regular family member would.

The owner is responsible to notify the Board of Directors in writing two weeks in advance of the intended arrival of any guests, who will be permitted to use the owner's unit in the owner's absence. Any guests must be aware and follow all existing rules and regulations. Owners will be held responsible and liable for any infringements on the rules and/or any damage caused by their guests. Under no circumstances will guests be permitted to bring pets (see 34. Pets).

Any guests staying more than 30 days will be considered a “resident” and will be subject to a formal screening as described below (see 6. Screening).

2. Noise

Residents must be considerate of their neighbors and refrain from making disturbing noise between the hours of 11:00 pm and 8:00 am. In general, music should be kept at moderate levels, including automobile sound systems when entering the property. The use of cell phones on patios and terraces (especially at night) should be kept at a minimum since sound travels across the courtyards. Musical instruments should not be played on the property.

Any disturbance will be reported to the police and residents are encouraged to do so when undue noise is detected.

SALES AND LEASES

3. Sales

The Board of Directors must be notified in writing when you are selling your unit. All purchase applications must be made through the office of the Property Manager. Prospective owners must secure a Certificate of Approval from the Board of Directors prior to closing the deal and prior to occupying their newly acquired unit (see 6. Screening).

4. Leases and Rentals

No unit may be leased or rented without the consent of the Board of Directors. There will be only one lease allowed per period of 12 months.

No lease may be less than three months in duration. Month-to-month leases are only allowed once a 12-month lease has expired and is renewed on a month-to-month basis if allowed by the Board of Directors.

In case a renter breaks a 12-month lease through no fault of the owner of the unit, the owner will be allowed to lease the unit again for a new 12-month period or longer. In such a case, the new lease cannot be less than 12 months.

Owners must notify the Board of Directors at least four weeks prior to the lease expiration of their intentions as to its renewal. The Board of Directors may register any objections with the owner if deemed necessary.

In no case may a lessee sublet a unit.

Owners are held responsible for any damage caused to the common elements by their tenants and will be assessed accordingly. Owners are also required to ascertain that their unit is properly insured by themselves or by their tenants.

5. Vacation Rentals

Owners may not rent their units for a term shorter than three months, and occupancy is limited

to no more than two people per bedroom. All guests must be pre-approved by management prior to arrival, and owners are responsible for ensuring tenants comply with all community rules, including noise, parking, and use of common areas. Violations may result in fines, suspension of rental privileges, or further enforcement action.

6. Screening

All new residents, whether owners or renters, permanent or seasonal, must submit an application through the office of the Property Manager at least four weeks prior to the anticipated date of occupancy. A resident is defined as any person living on the premises for more than 30 days.

The application must include copies of identification, letters of references, a release to authorize Kings Park to obtain a copy of the future resident's criminal records, a copy of the purchase offer or the lease, an up-to-date credit report and any other documents deemed necessary to evaluate the credit worthiness of a future owner, together with a \$150.00 screening fee.

Per fire safety regulations and protocols, each occupant of a unit **MUST** be accounted for. Consequently, each future occupant of a unit must be screened whether at the time of purchase or rental or later. Any spouse, guest, domestic partner, or other family member that would be staying more than 30 days in a unit must be screened by the Board of Directors prior to move-in date.

Simply "moving in" without having been screened is not allowed. Each person in the residence must obtain a Certificate of Approval from the Board of Directors. No one is allowed to move in as a resident without obtaining a Certificate of Approval from the Board of Directors.

7. Transfer of Ownership

Upon the sale of a unit, proof of ownership must be timely produced by the new owner to the office of the Property Manager. No change in records can be made until the Property Manager has obtained proper documentation. It is especially vital so that assessments are properly collected and posted to the right account and mail is directed to the rightful owner.

If the unit is transferred to heirs upon the demise of an owner, they too must timely produce proof of ownership to avoid confusion with the appropriate mailing address for the current and legal ownership of the unit. Without the correct mailing address having been provided to the Property Manager, important information regarding maintenance issues, and association matters may not be properly received, thereby causing unintended delinquencies or other consequences.

SAFETY AND HEALTH

8. Fire Alarms

At the sound of the fire alarm, residents should shut off their air conditioner, close all doors and leave the building immediately by the nearest stairs available. Elevators must not be used at the sound of the alarm. Gathering points should be away from the buildings, courtyards, and breezeways until the “all clear” has been given by the fire rescue.

If fire wardens have been designated by the Board of Directors, everyone should diligently follow their instructions and remain outside the buildings until the “all clear” has been given. It is unlawful to remove, alter or disable any safety equipment whether inside a unit or outside. This is considered a third-degree felony and is punishable with up to five years in prison. Fire alarms and sprinklers in or outside units may not be painted over, moved, or covered by any material.

Fire marshals and system inspectors are to be given access to all units by law. Absentee owners must provide access to their unit on short notice. It is therefore necessary, as outlined in the Declaration of Condominium and By-laws, that each unit owner provide a duplicate key to their unit, so one Board member – together with a witness – may access the unit if required as above. Only Board members have access to the lockbox where duplicate keys are kept secure. If no working key is available and forcible entry becomes necessary, any damage incurred becomes the responsibility of the unit owner.

9. Emergency

In case of an emergency, it is highly recommended to leave the name and phone numbers of a next of kin or someone who can act in lieu and for the owner, either to the Board of Directors or to the Property Manager.

As outlined in the Declaration of Condominium and By-laws, each unit owner must provide a duplicate key to their unit, so one Board member – together with a witness – may access the unit in the event of an emergency. Only Board members have access to the lockbox where duplicate keys are kept secure.

If no working key is available and forcible entry becomes necessary, any damage incurred, or locksmith charges becomes the responsibility of the unit owner.

10. Hurricane

When a hurricane “watch” or “warning” has been declared, all outdoor furniture and appurtenances on patios and terraces must be removed and brought inside the unit. Any unit without proper tempered proof storm resistant windows should be protected. Ground floor unit doors should also be protected against rising water and flooding in any possible way. Residents should seek shelter if an evacuation is mandatory and are responsible to make any arrangements for their own safety. Neither the Board of Directors, nor the Property Manager or the staff of Kings Park will be available to help once a warning is in effect.

For residents choosing to weather the storm on site, there will be limited help in the aftermath of the storm. They should be prepared to be without electricity for many days, possibly without drinking water and phone service as well. Elevators will not be operational until power is restored.

Individual generators are not allowed on the premises. And no open flame is allowed inside or outside a unit (see 23. Barbecues).

11. Florida Clean Indoor Air Act

This act prohibits smoking in common areas of public buildings, which includes condominiums. “No Smoking” signs are posted in the common areas and at the entrance to the buildings. Additionally, they are also posted in the breezeways where non-smokers walk. Ignited tobacco products are prohibited in elevators.

BUILDINGS AND GROUNDS

12. Exterior Appearance

STRUCTURAL: In all buildings, no awning projections, screens or enclosures of any kind will be permitted without prior approval from the Board of Directors. Patios, terraces, windows and doors must remain uniform in color and be in compliance with the Renovation Guidelines dated December 2024. Any modification to the aspect of the patios, terraces, windows, or doors requires proper authorization from the Board of Directors. Additionally, an Architectural Modification Request form must be completed and submitted with all the information concerning the scope and nature of the project. A permit – if necessary – must be obtained from the City of Oakland Park prior to starting any work.

AESTHETIC: Only outdoor furniture, potted plants and discreet decorations are allowed. No storage of household articles, equipment, bicycles, or supplies are allowed. It is not permissible to drape or hang anything on the exterior of the buildings or surrounding shrubbery or grass. Mops, towels, clothing, and rugs may not be dried on patios and terraces. No cooking is allowed on patios, terraces or catwalks. No wall-to-wall carpeting is allowed on patios or terraces.

Door wreaths and other seasonal decorations should be securely fastened and kept in good taste so as not to offend neighboring residents. Holiday lights may be displayed beginning on Thanksgiving Day and must be removed no later than January 1.

13. Repairs and Maintenance

All interior maintenance and repairs are the responsibility of the unit owner. This includes electrical, plumbing, air conditioning/heating as well as patios and terraces screening and flooring. Replacement of outside doors is also the responsibility of the unit owner and new windows and doors must be in compliance with the styles outlined in Renovation Guide dated December 2024.

All repair workers must be licensed and insured in the State of Florida. All work performed must meet city and county code requirements and be properly permitted, if required by the City of Oakland Park.

Contractors are responsible for hauling away debris and construction material from the property. They are forbidden to use our dumpsters or bulk disposal area and work orders must include a debris haul-away provision.

If access to the roof is necessary (see 17. Roof), contractors and repair personnel are responsible for any damage to common elements. Roof access trap doors must be securely closed whenever they leave the roof.

Any flooring installation above the ground floor must include a noise abatement shield and be in compliance with flooring details outlined Renovation Guide dated December 2024 to ensure proper soundproofing.

14. Plumbing

Condominium staff is not available to owners and residents for attending plumbing repairs (or any other tasks of a personal nature).

All unit owners should know the location of their water shut-off valve and it should be in good working order.

Plumbing emergencies are primarily the responsibility of the unit owner. If it is determined by a professional that the cause of the plumbing problem came from common elements, the unit owner will be properly refunded, or the invoice can be paid by the Association.

Residents should be mindful of any leaky faucets and toilet tanks and attend to any problems of that nature swiftly. Nothing can be flushed in the toilet bowl but toilet paper and human waste. Snaking sewage lines is expensive and impacts the condominium budget.

It is recommended that hot water heaters in condominiums should be replaced every 10 years.

15. Absentee Owners

When a unit is closed for any extended period of time, unit owners must notify the Board of Directors as to the expected date of return. Owners must ensure that the Board has access to the unit in case of emergency (see 9. Emergency).

It is recommended to arrange for someone to check on the unit at least once a month for leaks, dried up toilet bowls and ensuring that there is no buildup of mold or mildew. It is always recommended to leave the air conditioner on – if only set at a higher temperature – to avoid humidity, especially during the summer months.

If a car is left on site, it must be parked in the unit designated parking spot (see 28. Parking Rules). It is recommended to leave car keys on the kitchen counter in the owner's unit in case the car has to be moved. The car can only be covered with an appropriate standard car cover. Cars with expired tags or flat tires will be towed.

16. Waste Disposal and Recycling

Recycling is strongly suggested to reduce the cost of waste disposal for the community. Blue recycling bins are located on the east, south and north side of the complex. There is no need to sort recycled trash. Collection is commingled and any paper material, magazines, newspapers, phone books, card boxes, corrugated cartons, waxed carton containers, metal cans, glass jars, recyclable plastic and bottles may be dumped in the blue recycle bins. All containers must be emptied and cleaned, and caps and covers must be removed prior to their disposing.

Any household waste must be bagged securely and disposed of in the garbage dumpsters in each building or through the chutes on each floor.

Soft food waste should be disposed of through the food waste disposer in the sink of your unit. These waste disposers are mandatory and must be kept in good working order. Food waste that the disposer cannot handle must be securely tied in plastic bags before disposing in the chute or dumpsters. No loose household garbage is allowed in chutes and dumpsters to avoid pests and odors. Trash chutes limit the size of garbage bags; any oversized garbage must be brought down to the dumpster.

A special collection for bulk items is scheduled on a regular basis as a courtesy to residents. Please do not deposit items prior to the orange cones being put out. Bulk includes furniture, old appliances and electronics, carpeting and large household items in general.

Dangerous or flammable items, chemicals, paint, solvents, construction material and auto parts are NOT allowed for bulk collection. Broward County has special collection centers for these items. Please check with the appropriate authorities to dispose of these items.

If bulk collection is temporarily suspended by the Board of Directors for any reason, it is the resident's responsibility to make other disposal arrangements.

17. Roof

Access to the roof is restricted to maintenance personnel, Kings Park staff, contractors, and service crew. These must be properly licensed and insured and are responsible for any damage caused to common elements. The roof is not to be accessed by residents under any circumstances, except when accompanied by one of the persons mentioned above.

18. Grounds, Gardens and Landscaping

Landscaping is the responsibility of the Association through the Board of Directors. Anyone wishing to plant flowers or shrubs must seek the approval of the Board of Directors. Any plants or shrubs planted by individuals once approved becomes a common element and is deemed being donated to the community.

If a Garden Club or Landscaping Committee is formed, it must report to the Board of Directors any changes or modifications it would like to implement.

Planting of trees and invasive or non-indigenous species is strictly forbidden. Residents wishing to donate a tree must seek the Board of Directors approval. Planting a tree remains the responsibility of the Association.

RECREATION

19. Swimming Pool

The pool is available to all residents and their guests and is open from dawn to dusk and is used at residents' own risk. There is no lifeguard on duty, and all Broward County Health Department and Kings Park rules must be strictly followed.

Residents must always accompany their guests when using the pool unless the guest is considered a houseguest (see 1. Houseguests).

Minors under the age of 16 must be accompanied and supervised by an adult.

There is no running or jumping permitted in the pool area. No diving is allowed.

The pool load is not to exceed 17 bathers.

Showering is mandatory before entering the pool.

Persons with open sores, active skin disease or bandages are not permitted in the pool.

Diapered and incontinent persons are not allowed in the pool.

Bathers must leave the pool immediately during thunder and lightning storms.

The security floaters separating the shallow end from the deep end must remain attached after swimming. Sitting or putting any pressure on them may result in breakage.

No floating devices are allowed with the exception of soft exercise noodles or small lifesavers, when there are three people or less present in the pool.

No food items are allowed in the pool area. All beverages must be kept in a closed unbreakable container.

Chairs and lounges must be covered with bath towels.

No towels or clothes may be draped or hung on the pool fences at any time.

No music is permitted in the pool area. Sound equipment can only be used if equipped with earphones.

Mobile phone usage should be limited to brief calls. If the call is prolonged, people should move away from the other bathers. All handheld (speakerphone) use is prohibited.

In general, noise and conversations should be kept to a normal conversational level, so as not to disturb other pool guests.

20. Sauna and Restrooms

Showers are to be used in conjunction with the use of the swimming pool and the sauna. They are not meant for personal grooming or to take the place of one's own unit bath facilities for such grooming.

The sauna is reserved for adult residents and their guests, when accompanied by the resident. The usage of the sauna is at the user's own risk.

A shower is mandatory prior to entering the sauna.

The sauna switch is located outside the sauna room and instructions are posted nearby as to its use. Once turned on, the sauna will heat up and remain heated for 60 minutes. The time limit of heat exposure once the temperature has reached its optimum is 10 minutes. Lights should be turned off after usage.

Water must not be used on the heating element to avoid damage; water may only be used to cool off benches if needed.

No food or beverages are allowed in the sauna.

21. Community Room

Kings Park Community Room is available dawn to dusk to all residents and can be used for impromptu gatherings without Board permission for gatherings of 10 or fewer people. The room can also be used for recurring events such as card games and bingo but should not be used as a home office on a regular basis. No one under 18 years of age may participate in bingo.

The room is available for private parties with a refundable \$150 room deposit and 30 days' notice. All furniture, pictures, pots and pans, dishes or flatware provided in common area are to remain where they are and cannot be removed to any other area without permission from the Board of Directors.

The library is for the usage of the residents and books once read should be placed back on the shelf.

Residents using the room for any purpose are expected to leave the premises clean and free of any trash. No food can be left over in the refrigerator.

The room is closed between the hours of 9:00 pm and 7:00 am.

22. Use of the Common Areas

While the occasional use of the lawn for quiet enjoyment by you and your immediate household (up to 6 guests) is perfectly acceptable, the Common Areas should not be used in a way that causes a nuisance to other owners. Excessive noise is not allowed between the hours of dusk and dawn.

In no event shall any owner obstruct any sidewalks, walkways, breezeway, patios or prevent other owners from crossing or using the common elements.

Picnicking (defined as eating and/or drinking) or hosting gatherings for extended family or outside guests in the grassy areas is discouraged. With 149 units in the community, such activities could potentially disrupt the peaceful environment we all value.

No canopies, tents, trampolines, or any other temporary or permanent structures shall be placed anywhere on the Common Areas. The Common Areas shall be left in the same condition that they were in before use.

23. Barbecues

Community grills are located in the C building courtyard. Hours of operation are from 11 am to 7 pm as there is no lighting source. Residents are encouraged to “Grill and Go,” meaning you should prepare your items in advance at home, grill them, brush clean the grill, and then return to your unit to enjoy your dinner. Utensils are not provided so bring your spatula, tongs or cutlery from home.

Personal barbecue grills (propane, electric or charcoal) are not allowed on patios or terraces or anywhere else on the premises.

24. Shuffleboard

The court is available to all residents and their guests between the hours of 8:00 am and 9:00 pm. Minors under the age of 16 must be accompanied by a participating adult. Cues and disks must be returned to the storage compartment to the left of the Building C elevator when play is finished.

25. Safety

Courtyards, the parking lot, sidewalks, catwalks, stairways, breezeway, and hallways are not to be used as a playground. It is incumbent upon residents to supervise their children at all times and ensure they are not left alone roaming the compound. It is particularly important that they are not permitted to interfere with the operation of elevators. Owners are ultimately responsible for any damage caused to common elements by their guests or their tenants and their visitors.

VEHICLES AND PARKING

26. Private Vehicles

Residents are allowed to park one automobile in a parking spot assigned to them by the Board of Directors. Each vehicle parked must have a parking sticker issued by the Board of Directors clearly visible, affixed to the rear window. Each vehicle must have a current registration and be properly insured. Registration tags should be visible at all times.

Only personal cars and light trucks of less than 16 feet in length are allowed. Motorcycles and scooters may be parked in your assigned space in lieu of a car, but not in addition to a car. Motorcycles or scooters parked in front of vehicles are not permitted.

Commercial vehicles are not permitted to park on the premises, except for service vehicles used in conjunction with delivery, repairs, or maintenance. Commercial vehicles cannot be parked overnight. Commercial vehicles include personal vehicles with writing, logos, artwork or magnets advertising a business or service.

27. Speed Limit

The speed limit around the property is 10 miles per hour. All vehicles must make a full stop in front of each entrance to the buildings. When the roadway is flooded, speed should be further reduced to avoid any wake, which can damage first floor units.

28. Parking Rules

Parking spots are assigned by the Board of Directors and may be changed from time to time. Each unit is allowed one parking spot, usually in the vicinity of the unit building.

All residents must park in their assigned spot, evenly between the lines, the front of the vehicle facing inward when the parking spot is perpendicular.

No tandem parking is permitted, including parking a motorcycle, motor scooter or motorized bicycle in front of your vehicle.

All vehicles parked must be in good working order. No repair of any kind is allowed. Detachable hard tops from SUV, pick-up truck and convertible vehicles cannot be stored in parking spaces for insurance reasons.

All visitors must park in spots clearly identified as such.

Recreational vehicles and extended cab vehicles – such as long-bed pick-up trucks or passenger or cargo vans – are not allowed overnight; during the day, they must be parked in the visitor spots in the northeast corner of the property while visiting.

No vehicle may be parked or may stop and stand on the grass. This includes moving trucks and delivery vehicles.

Delivery vehicles should park alongside the building near the entrance to each building and are not permitted to stand for more than 15 minutes. If their business takes longer, they should park in a visitor spot.

Any vehicle in violation of the above rules will be towed at the owner's expense.

29. Carwash

Car washing using a hose is not allowed on the property. Spot cleaning may be done using a bucket and sponge in the resident's designated spot if necessary. Residents are encouraged to use the many automated car wash services available in the neighborhood.

OTHER AMENITIES

30. Laundry

Laundry rooms are located in each building on each floor. Washers and dryers are operated with a “smart phone” app and one laundry room on the second floor of each building will accept quarters.

The hours of operation of the laundry is from 7:00 am to 11:00 pm every day. The last load should not be later than 9:30 pm so as not to disturb residents of the units adjacent to the laundry room.

Machines will give you the time of each cycle chosen. Please be mindful of others who may need the laundry room after you and set a timer on your smart phone. No garments should be left in the washers or dryers for an extended period of time. Any load left unattended may be removed from the machines and set aside.

Lint catchers in the dryer must be cleaned after each use to avoid fire hazards and improve the drying performance of the machine. They are located at the bottom of the dryer door.

The laundry room must be kept tidy, and lights must be turned off once laundry is finished.

Malfunctions and maintenance requests should be immediately reported to laundry vendor; see instructions on each machine.

31. Bike Room

The bicycle storage room is for residents’ use only, and all bikes must be registered with management and clearly labeled with the unit number. Bicycles must be stored in designated racks, secured with a lock, and the Association assumes no responsibility for loss or damage.

32. Television and Cable Service

No satellite dishes are allowed on the building roofs. If its placement on your patio or terrace is not feasible, then you may not use it.

In building B, satellite dish connector boxes already exist in the cable room on the 3rd floor. These must be used for wiring and no wire may hang from the roof. Prior authorization from the Board of Directors is required.

33. Storage

Storage lockers are not deeded but assigned by the Association. If you are using more than one locker, you may be in violation and the contents may be subject to removal.

The storage rooms are to be locked at all times. Management will provide the combination to your particular room upon written request via email.

Lockers are intended for the storage of household items used occasionally. Items such as chemicals, paint, solvents, gasoline, butane or any other flammable liquids are not allowed in lockers.

Doors to lockers should be securely closed with padlocks.

Storage rooms must be free of any encumbrance; any item left outside any locker in a storage room will be removed and discarded by the maintenance staff.

Kings Park cleaning staff does not monitor these locked storage rooms, so it is the responsibility of owners to keep them tidy.

MISCELLANEOUS

34. Pets

Only indoor pets are allowed on the property. Pets must be kept inside at all times or leashed when walking. They are not allowed to roam loose on the property or be left unattended on your patio or terrace.

Pets considered appropriate are cats; small, caged mammals; fish; and small birds – in general, any small animal of less than 20 lbs. in weight that is considered as a house pet.

Pets not permitted include – but are not limited to – dogs, large birds, livestock, non-domesticated animals, large reptiles and insects.

Cats must be neutered. Litter must be disposed of in securely tied in plastic bags. Feeding stray cats is strongly discouraged as they sometimes jump on cars and can scratch the paint.

A service animal or Emotional Support Animal (ESA) is exempt from the above; however, a Reasonable Accommodation request must be submitted to the Association for approval.

ESA and service dogs must be walked outside the property courtyards on a leash for their daily needs. Dog waste must be picked up, bagged and placed in designated receptacles in the dog stations located on the south side corners of the property.

35. Moving and Deliveries

When moving in or out, the Property Manager must be notified in advance of the expected moving date so that elevator pads can be installed to prevent damage from large pieces. Any damage will be assessed, and owners will be held responsible.

Movers and delivery people must be notified that they are not allowed to block driveways and entrances to a building. Trucks cannot park on the grass.

For Building B, only the south entrance should be used for moving or deliveries. Only the south stairwell is to be used if stairs are needed. The north side stairwell has sensitive safety equipment that must be protected and cannot be used.

36. Soliciting

There shall be no soliciting or canvassing by vendors, charity groups or any other person or group whatsoever, unless duly protected by laws. It is not permissible to hang flyers, communications or any such item on individual unit doors.

37. Maintenance Staff

Kings Park staff reports directly to the Property Manager. Owners and residents may not use or employ condominium staff for their own personal use during normal working hours. Any maintenance issues and problems must be directed to the Property Manager and not to the maintenance staff. The Property Manager is solely responsible for determining priorities and will issue work orders accordingly.