



# Poinsettia Landings Condominium Association, Inc.

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1311 NE 18<sup>th</sup> Street, #16, Fort Lauderdale FL 33305 - e-mail: [bod@poinsettialandings.com](mailto:bod@poinsettialandings.com)

## **RULES AND REGULATIONS FOR OWNER(S) AND/OR RENTER(S)**

PLCA Board of Directors requests that the following Rules and Regulations please be followed by all residents.

### **New Occupancy:**

1. Every new Owner(s) and/or Renter(s) must complete an Application for Approval of Purchase and/or Rental of Dwelling form to be approved by a Board member and pay an Application/Process fee paid of \$100.
2. Every new Owner(s) and/or Renter(s) must meet with a Board member to review the following Rules and Regulations, complete the Approval form and pay the required fee.
3. Per Florida State Law every Owner(s) must provide a key and/or combination to their unit including homeowners insurance coverage and immediately inform the Board of any occupancy changes.

### **Laundry Room: 7 AM – 10 PM**

Report any broken machines to [maintenance@poinsettialandings.com](mailto:maintenance@poinsettialandings.com)

1. Place only proper laundry in washing machines and do not overload washing machines with heavy items.
2. Clean the dryer lint trap when done and dispose of lint in trash receptacle.
3. Remove your washed and dried items promptly from the machines. Keep laundry room, washing machines, dryers and floors clean.

### **Parking:**

1. Park only in the one Reserved parking spot assigned to your unit.
2. Guests are to park only in areas that are labeled Visitors on the bumpers.
3. Car washing and using water facets is prohibited on Association Property.
4. Parking of mobile homes, boats, trailers, storage bins and other such vehicles is prohibited.
5. Inoperable vehicles must be removed from the premises within 24 hours or the vehicle will be towed at the owner's expense.
6. No vehicle repairs are to take place on the Association Property, except in an emergency situation.
7. Do not park moving trucks and/or vans in Reserved parking spots. Moving trucks and/or vans are prohibited from parking overnight unless authorized by the Board.
8. For Building 1460 moving trucks should be parked along the north side along the curb.
9. For both the Villas Buildings 1300, 1320, 1340, 1400, 1420 and for Building 1311 moving trucks should be parked along the swale.

### **Pets:**

1. Pick up your pet waste and dispose of properly.
2. Do not leave food outside anywhere on Association property for animals, including stray cats.
3. Please control barking dog(s).
4. Two (2) pets per unit and a combined weight limitation of 100 lbs.

### Pool: 7 AM – 10 PM

1. **NO GLASS ITEMS OF ANY KIND.** Broken glass in the pool or its surrounding area would result in a very costly repair and closure of the pool for an undetermined amount of time.
2. No pets or animals of any kind are permitted in the pool area.
3. No diving.
4. No children under the age of 16 without adult supervision.
5. Pick up any empty bottles, caps and other miscellaneous items left at pool.
6. Do not leave rafts or tubes in pool area.
7. Do not leave towels or other items hanging on any railings in and around the pool area.
8. Parties of ten (10) people or more at the pool area must be approved by a Board member in advance requiring a \$100 deposit. \$75 of which will be refunded as soon as possible after pool area is inspected and restored to original condition.
9. Please clean and cover gas grills after use. If a gas tank is empty or there is a problem with a grill please notify [maintenance@poinsettialandings.com](mailto:maintenance@poinsettialandings.com).

### Miscellaneous Items Pertaining to the Common Elements on the Association Property:

1. Please do pick up miscellaneous trash around our property.
2. Do not leave, bags containing trash or other items at doorways or in walkways.
3. Do not place hanging items i.e., wind chimes, etc.
4. Do not discard cigarette butts in walk areas and gardens.
5. Minimize decorative items at door way to unit in case of fire.
6. Do keep all audio devises at a reasonable level. Any noise, vocal and/or instrumental including lessons of any kind are prohibited.
7. No oversized exercise equipment.
8. No posting of any signs, advertisements or notices in or about the Association Property.
9. Do not repair and/or alter any portion of the exterior building, including windows, doors, walkways, railings, roof, etc. on the Association Property.
10. Installation of satellite dishes on the exterior building on Association Property is prohibited. Any installation of a satellite dish must be approved by the Board. If the Board has not given authorization to a satellite dish, it may be removed at the cost of the owner.
11. No barbeque grills are to be placed at the front entrance of any units.

### Recycle and Garbage Bins:

#### Trash Pickup - Wednesday and Saturday AM. Recycle Pickup - Saturday AM

1. Please place all trash in plastic bags and do not discard loose items in trash bins.
2. At the front of the Association Property (East side of 1460 Building). The bin on the right is for trash and the one of the left is for recycling.
3. At the rear of the Association Property (west side of 1311 Building). The bin on the right is for recycling and the bin on the left is for trash.
4. **IF A BIN IS FULL, PLEASE DO NOT LEAVE TRASH OUTSIDE OR AROUND THE BIN AREA.** Please check the bin at the rear 1311 building - it does not fill up as quickly as the bin at 1460.
5. **ALL BOXES AND LARGE CARTONS MUST BE BROKEN DOWN FOR THE RECYCLE BIN.** If the recycle bin is full, please do not put the carton(s) in the trash bin. You can check the rear recycling bin and if not full can be placed there. If both bins are full, please hold your carton(s) until the full recycling bins have been collected and empty. Please do not leave cartons outside the bin because they will not be collected.
6. If you have recently moved in and have a large number of cartons then please arrange for someone to remove them. The Owner will be charged a discard fee, if cartons, furniture and other items are removed.

7. PLCA does not have bulk trash pickup. Please do not leave unwanted furniture, shelving, mattress frames and mattresses at the trash bins. Individuals are responsible for removing those items through other means. The trash collector will not take these items. All large items i.e., appliances, desks, sofas, mattresses, etc. are to be discarded by private pick up and not left at trash locations. The following is a list of organizations for removal of furniture and other items:

|                                      |                     |
|--------------------------------------|---------------------|
| <b>AFTA</b>                          | <b>954-523-6222</b> |
| <b>Calvary Chapel Thrift Store</b>   | <b>954-556-4690</b> |
| <b>Faith Farm</b>                    | <b>954-763-7787</b> |
| <b>Forever Families</b>              | <b>954-427-4399</b> |
| <b>Goodwill</b>                      | <b>954-989-8038</b> |
| <b>Got Junk (Charge for pick up)</b> | <b>800-468-5865</b> |
| <b>Habitat for Humanity</b>          | <b>954-763-7771</b> |
| <b>Neil King (Calvary Chapel)</b>    | <b>954-614-7195</b> |
| <b>Out of the Closet</b>             | <b>954-358-5580</b> |
| <b>Paverello</b>                     | <b>954-561-3663</b> |
| <b>Salvation Army</b>                | <b>954-463-3725</b> |
| <b>St Vincent De Paul</b>            | <b>954-462-0716</b> |
| <b>Vietnam Vets</b>                  | <b>800-782-2216</b> |
| <b>Women in Distress</b>             | <b>954-975-7425</b> |

**Recycle Information:**

[http://www.fortlauderdale.gov/recycle/apartments\\_condos.htm](http://www.fortlauderdale.gov/recycle/apartments_condos.htm)

**Recycle Items:**

Glass, bottles and jars – Please rinse and remove caps/lids  
Carton and drink boxes – All milk, juice and drink boxes – please rinse  
Plastic bottles – Marked #1 & #2 – Please rinse and remove caps/lids  
Metal and aluminum cans - Please rinse and discard caps/lids  
Newspapers, magazines, catalogs and telephone books  
Junk mail, brochures and ads  
Envelopes, school papers, gift wrapping paper, brown grocery bags  
Cereal and pizza boxes  
Corrugated box – please break down the box  
Please remove all plastic, styrofoam and packaging materials

**PLEASE DO NOT PLACE THE FOLLOWING ITEMS IN THE RECYLCE BIN**

No pressurized or aerosol cans  
No cans that held petroleum products, chemicals or poisons  
No aluminum foil, trays, pans or pie plates  
No cooking utensils, furniture, windows  
No styrofoam  
No plastic bags  
No glass items such as windows, ceramics, crystal, ovenware and light bulbs  
No garbage  
No wet newspapers