

PARTIAL LIST OF CVE RULES & REGULATIONS

OAKRIDGE F : CONDOMINIUM OWNERS ORGANIZATION OF CENTURY VILLAGE EAST, INC.

Your Building Association President is: _____ Apt. # _____ Phone # _____

1. **Application:** All applicants for purchase or occupancy must complete a Purchase /Occupancy Application with a non-refundable investigation fee. The Applicant must obtain such form from one of the Building Association Officers or Directors, or from the Property Manager. In the event of a sale, a set of sworn interrogatories must also be completed.
2. **Interview / Occupancy Permit:** A new Owner or prospective buyer must have an interview with the Board of Directors before a Certification of Occupancy can be issued. Permission for occupancy must be obtained from the Building Association President and/or Board of Directors, in writing, with the Building Association's corporate seal before taking occupancy.
3. **Title / Resident:** In the event title to the condo has been placed in the name of a son, daughter, niece, etc. either alone or in conjunction with the parent/relative, such title shall not entitle the son/daughter, etc. (who is not an approved resident of the condominium) to any I.D. Card(s) or auto decal(s). Such joint owners must sign the required affidavits to that effect.
4. **Documents:** The Seller is responsible to provide to the Buyer a copy of the recorded Condominium Documents and all Amendments enacted by the Building Association. A copy of the building rules and the mailbox key should also be given to the Buyer. In addition, Seller's ID Card(s) and auto decal(s) must be returned to the ID Department at the time of sale.
5. **Age Requirement:** Oakridge F Association is a senior adult community. At least one of the permanent residents must be 55 years of age or older.
6. **Children/Residency:** No children under the age of eighteen (18) are allowed as permanent residents.
7. **Children:** Children are NOT permitted to ride unattended on the Village Buses, or the Broward County busses. They must be accompanied by an adult when using building elevators. Children under eighteen (18) are not permitted in the Clubhouse under any condition.
8. **Occupancy Limits:** Two-Bedroom condos allow a maximum of four (4) adults, but only three (3) I.D. Cards. Normally one or two persons occupy CVE condos.
 - a. Should any additional persons want to live in the condo, then written request must be made to the Association Board of Directors and a background check must be done.
 - b. If approved, The Board of Directors will provide an approval letter stamped with their corporate seal, which is required for the additional resident to receive valid I.D. Cards.
9. **No Rentals:** Oakridge F is a non-rental building.

10. **Visitors In Owners' Absence:** Occupancy by others while Owners are away is limited to the immediate family (i.e. spouse, parents, siblings, children and grandchildren) for no more than 30 days. No other persons are permitted to occupy the Unit in the absence of the Owner except upon written application to, and the approval of, the Association's Board of Directors.
 - a. The Board of Directors requires Absent Owners to submit a Temporary Visitor Form for immediate family visitors, to be used in case there are emergencies requiring a board member to enter the condo or concerns about strangers entering a condo while the Owners are away.
11. **No Boarders:** No boarders are permitted, no sub-leasing, or time-sharing is permitted.
12. **Gate Pass:** Occupants' relatives residing within fifty (50) miles of Century Village East, Deerfield Beach, may obtain a three-month gate pass upon payment of the required minimal fee. Application must bear the Board seal.
13. **No Pets:** No pets are permitted.
13. **Service Animals / Emotional Support Animals:** If an Owner has a disability requiring an SA or ESA, he/she must provide documentation from an appropriate licensed professional showing a disability requiring the animal and documentation from a licensed veterinarian to show that the animal is properly vaccinated and proof that it is registered with the city/county. Continued proof of vaccination and registration should be submitted by **January 1st** of each year. Animal must be on a leash at all times that it is outside the owner's unit and in a common element space. Owner must clean up after the animal in those areas. If the animal creates a nuisance, then it must be removed from Oakridge F property. Animals are not permitted on any recreation property and Oakridge F is in no way giving permission for an animal in residence to be on property owned by another Association.
14. **No Smoking:** Oakridge F is a **non-smoking building**. No smoking in the elevator, on the catwalks, or in the laundry or storage rooms. Only those who have applied to be grandfathered in may smoke in their units. Smoking (with courtesy to others) is permitted on the Oakridge F community patio.
15. **Remodeling:** If owners are remodeling, they are required to place a refundable \$100 deposit to assure that contractors clean up and fix any damage in common areas. Contractors must remove their own construction debris. If floor tile is being installed, cork or another sound barrier must be installed underneath the tile. See specifications. Owners are responsible for any damage done to common elements by contractors or delivery or moving persons. No construction work is to be done on the catwalks. **No work is allowed before 8:00 am or after 6:00 pm, or at any time on Sundays.**
16. **Permits:** Building permits are required for most remodeling, including changing electrical boxes, and replacing air conditioners.
17. **Standard Door Design:** Before an Owner installs a new door or windows, the design must be approved by the board of Directors.
18. **Apartment Keys:** One (1) set of keys must be left with the Board of Directors, pursuant to the Association Documents.
19. **Monthly Fees:** The required three (3) monthly fees are payable to:
 - a. CVE Master Management Company, Inc. (for CVE general fees)
 - b. CenClub Recreational Management, Inc. (for Recreational fees)
 - c. Seacrest Services (for Oakridge F Building fees)

20. **Late Charges:** Oakridge F payments are due on the 1st of each month. Late date is the 10th of the month. If payment is not received by the 15th of the month, a late fee of \$25.00 will be assessed and will be charged every month the account is still delinquent. Interest will be charged at the monthly rate of 1.5% (18% per annum), based on the balance at the end of the previous month.
21. **Catwalks:** Nothing is to be draped over the catwalk railings or thrown down from any catwalks for the obvious aesthetic and safety reasons. No furniture, plants, etc. are to be left unattended on the catwalks.
22. **Trash:** All empty boxes/cartons must be collapsed and folded flat before being placed in dumpsters. Bulk trash pick-up is currently on Wednesdays. Large items must not be placed outside dumpsters until the day before, or the city may issue a fine.
23. **Water Heaters:** Oakridge F Association suggests Owners install a Water Alarm on each hot water heater and that when replacing water heaters, a leak containment pan be installed and connected to the drain under the heater. The Board also suggests that Owners **replace hot water heaters** a minimum of every ten (10) years.
24. **Parking:** Each condominium has a numbered vehicle space. Owners must use the space assigned to their condominium rather than Guest spaces for their primary vehicle.
25. **Clubhouse / Guest Pass:** A Guest Pass is required for visitors in order to gain entrance into the CVE Clubhouse. See I.D. Office in the Clubhouse for application and fee information. Application must bear the Building's Corporate Seal and signature. Visitors without a Guest Pass must be accompanied by a resident and must show a valid Driver's License to enter the clubhouse.
26. **Snowbirds:** Owners who are not permanent residents must use a "condo sitter" to watch the unit in their absence. Condo sitter's contact information should be posted in the unit.
27. **Barbeque Grill:** Owners who use the barbeque grill must clean it after each use. That includes emptying the grease tray at the bottom. When planning to host several guests on the patio, please post a note on the Bulletin Board with your name and unit # to notify other Owners what time the area will be occupied.
28. **Rules Violations:** If an Owner violates building rules, Florida statutes allow a fine to be levied up to \$100 per day, up to a maximum of \$1,000 per incident, until the Owner is in compliance.

(Drafted 5-21-20) Revised 3/12/23