



LAKE EMERALD RULES AND REGULATIONS

Substantial rewording of bylaw:
LEOA Rules and Regulations, November 13, 2013, for present text

Foreword

Pass through the gates of this private community, leave the real world behind and enter an inviting environment of 536 units that surround the largest fresh water lake in Broward County. Lake Emerald is unparalleled to any other.

These Rules and Regulations (referred in this document as "the Rules") are designed to make living at Lake Emerald pleasant and comfortable. In living together, all of us not only have certain rights, but also certain obligations to other residents (see Appendix 1). We must remember that the restrictions we impose upon ourselves are for our mutual benefit and comfort.

The following Rules do not supersede Lake Emerald's Governing Documents nor any other legal obligation including Chapter 718 of Florida Statutes. These rules have been verified to conform to Chapter 718 of Florida Statutes.

Objectionable behavior is never acceptable, even if it is not specifically covered in the Rules. Violations by owners, their immediate family members, permanent companions, caregivers, tenants or guests, including those performing any work for the owners are the responsibility of those owners.



1. Guiding Principles

- No act or any action of an owner or other resident that jeopardizes the security of the community or another person is tolerated.
- It is illegal to discriminate against others on the basis of their gender, sexual orientation, age, race, color, national origin, religion, marital and familial status, citizenship, disability or other personal characteristics. Any such offense will be treated as violations of these Rules, as will the instances of other seriously disruptive actions.
- All residents have the right to expect undisturbed comfort and privacy. No solicitation is permitted.
- Owners shall be liable for all damages to the buildings and grounds caused by them, their immediate family members, permanent companions, caregivers, tenants or guests, including those performing any work for the owners.
- The Board of Directors may levy fines against a unit for failure of the owner of the unit or its occupant, tenant or guest to comply with any provision of the Governing Documents and the Rules and Regulations of LEOA. Such fines must be levied in accordance with the provisions of Florida Statutes, as it may be amended from time to time.

SECTION 1: Persons Involved and Occupancy

2. Persons Involved

2.1 Residents: an owner or tenant who occupies a unit for the sole purpose of utilizing it as a private dwelling for himself or herself, and his/her spouse, permanent companion, live-in caregiver and his or her immediate family and for no other purpose (for example: not for commercial purpose).

A permanent resident is defined as having occupancy for more than 30 consecutive days or for a total of 60 days or more in any one calendar year and must attend Screening and Orientation.

2.2 Children:

- Children are not permitted by parents or caregivers to play in public halls, stairways or lobby or interfere with the operation of the elevators.
- Children under sixteen (16) years of age may use the exercise room and tennis courts only when continuously supervised by an adult at least 18 years old.
- Children under fourteen (14) years of age may use the swimming pools only when continuously supervised by an adult at least 18 years old.
- Children under fourteen (14) of age should not use the spas.
- Parents are responsible for the actions of their children.
- Children seven (7) years old and older are encouraged to attend Screening and Orientation.
- All children, regardless of their age, must be registered as an occupant of the unit.

2.3 Guests (Visitors):

- Persons other than owners, tenants, his/her spouse, caregiver, permanent companion and/or the owner's immediate family are considered to be visitors or guests.
- Extended family members are considered guests.
- At no time may the occupancy exceed the limits for the unit (see 3.1).
- Guests may have keys to the unit, obtained from the owner, and must park in a guest parking space.

- Visitors & guests can occupy an owner's apartment for a maximum of 30 consecutive days or for a total of 60 days in any one calendar year.
- Providing all previously stated conditions are met, the guest shall pick up his parking pass at the Management Office.
- Guests must be aware of Lake Emerald Owners' Association's (LEOA's) Rules and must abide by the said Rules.
- Any violation of these Rules should be referred to Management.

2.4 Roommates of an owner/renter:

- The roommate of an owner/renter must fill out an application, be accepted through Screening and attend Orientation before occupancy.
- Roommates must be aware of LEOA's Rules and must abide by the said Rules.
- Providing all previously stated conditions are met, the roommate shall pick up a parking decal at the Management Office.
- He/she may have keys to the unit, obtained from the owner, and must park in one of the Guest parking spaces.

2.5 Building Captains:

- Every condo has one (or more) Building Captain(s) who serve(s) as liaison between management and the residents.
- Some of their responsibilities include:
 - knowing the residents in the building;
 - informing the Community Association Manager (CAM) of empty units;
 - walking regularly around the building and reporting to the Community Association Manager if anything is out of order (ex: lights, pavers, etc.);
 - monitoring and following up on the Building's Maintenance Program with the Community Association Manager;
 - following up with residents if their trash boxes are not broken down and if this persists, reporting to the Community Association Manager;
 - reporting to the Landscaping Committee if there are any problems with vegetation (ex: dead trees, bushes, etc);
 - monitoring the parking lot and, if there are extra cars, reporting to security;
 - speaking to residents about their security and if/when rules are being broken;
 - advising residents that complaints or concerns should be addressed directly to Management and that Emergencies should be reported immediately to "911";
 - distributing written material or information as requested by LEOA;
 - monitoring and clearing content in the Bulletin Boards as needed;
 - keeping informed about LEOA through frequent contact with Management, other Building Captains and the Board.

2.6 Security:

- LEOA outsources Security services.
- Besides manning the gatehouse, Security patrols all common grounds, recreational facilities, pools and all residential areas.
- Security has the right to check owners, tenants and guests' ID tags when such ID tags become available.
- They are responsible to check illegally parked motor vehicles with the authority to ticket and tow the same, upon supervision of the Chairperson of the Security Committee or the Property Manager.
- They are also at residents' service to report any Rule violation or emergency that may occur.
- All suspicious activity must be reported immediately to the Police and then to Security. Security personnel will not be reprimanded by anyone for investigating and reporting incidents.
- The security guards are not to be used for any problems or activities unrelated to their security duties.

2.7 Animals:

2.7.1 Pets

- Pets are defined as animals such as dogs, cats, fish, birds, hamsters, etc.. No exotic animals are permitted.
- No animals with a generally recognized vicious propensity are permitted on the property (refer to the list of non-permissible dogs found in Appendix 1).
- Only two pets per unit are allowed with the exception of multiple fish in an aquarium. Each breed may not exceed the 25-pound weight limit when fully grown.
- All dogs and cats must be registered with the Management Office with proof of current rabies inoculation and current Broward County license. The photograph of the pet must also be brought to the office. This provides a means to identify authorized pets.
- Residents must update the authorized pet's file with Management on an annual basis.
- A "Hold Harmless" agreement must be signed and presented to Management. This is important so that LEOA is not held liable.
- After paying the pet registration fee as determined by the Board of Directors, a Lake Emerald pet tag is issued and must be worn by the pet dog or cat.
- Renters must also present written permission from the owner that a pet is permitted in the unit.
- Pets must be kept on a leash not to exceed six (6) feet in length when outside the unit.
- Pets should be walked along the fenced areas around the outer perimeter of the community (or in a fenced-in dog park when available) and walk away from the following areas: pools, clubhouse.
- Pet owners are responsible for cleaning up any "droppings" when walking their pets and should carry the necessary equipment for this purpose. Oakland Park City Ordinance No. 0-88-20, Section 13-20 states: "It shall be unlawful for any person walking a cat or dog to allow the cat or dog to defecate upon private property of others or upon City property unless the animal excrement is removed by the person".
- Pets must be kept under control at all times and are not to be excessively noisy, malicious or disturbing to other residents.
- Pets are not to be confined to the patio/balcony area at any time.
- Residents cannot "babysit" unregistered pets.
- If a resident does not abide by these rules, Management will revoke any such pet authorization and require the resident to permanently remove the pet from the premises.

2.7.2 Assistance and Service Animals:

- A disabled /handicapped owner or resident has a right to an assistance animal or a service animal.
- LEOA will consider all requests for reasonable accommodations no matter how it is made but the information contained in the following forms is recommended when making the request:
 - Request for Reasonable Accommodation (Appendix 2);
- A person with a disability has the right to live and use an assistance animal everywhere in LEOA's community where persons are normally allowed to go, unless doing so would impose an undue financial and administrative burden or would fundamentally alter the nature of LEOA's services (U.S. Department of Housing and Urban Development (HUD) Notice: FHEO-2013-01).
- In accordance with the Fair Housing Amendments Act (FHAA), the breed, size and weight limitations do not apply to an assistance and service animal.
- The resident must comply with the Florida Statutes. A Hold Harmless agreement must be signed and presented to Management.
- LEOA reserves the right, pursuant to Florida law, to withdraw the approval at any time should the assistance or service animal become a nuisance to others and/or does not abide by these rules.

2.7.3 Wildlife:

- Do not feed wildlife: ducks, gulls and stray animals.

3. **Unit Occupancy**

3.1 General Rule

- In order to maintain high standards of apartment living, owners must not allow overcrowding in their units. The number of overnight occupants is limited to no more than four (4) persons for a two (2) bedroom unit, or two (2) persons for a one (1) bedroom unit. More than four (4) persons may not occupy a two (2) bedroom unit for longer than 30 days as temporary guests nor may more than two persons occupy a one (1) bedroom unit for longer than 30 days as temporary guests.
- A permanent resident is defined as having occupancy for more than 30 consecutive days or for a total of 60 days in any one calendar year.
- Owners wishing to lease their unit must present a signed lease to Management (refer to 3.3 below) as well as any addendum to that lease.
- A unit may not be leased for less than four (4) months.
- The Board of Directors has the authority to commence litigation against any owner or his/her tenant who leases a unit for less than four (4) months and/or allows a transient tenant within the unit. Leasing violations will immediately lead to a hearing before the Compliance Committee.
- Units cannot be used for any commercial purpose.

3.2 Unit Access:

- A current key to the unit must be brought to the Management Office where it is placed in a locked key file for use in the case of an emergency.
- Keys on file will be released during normal business hours only to the resident, unit owner or to a person holding written permission from the resident or owner.
- Residents who wish others to enter their units must make their own arrangements for entrance to their units.
- Management will not release keys to exterminating companies, real estate agents, personal maintenance companies, etc. wishing to enter the unit, without a written permission from the resident.
- If the office key is provided, it must be returned immediately after access is accomplished.
- During an emergency such as water damage, LEOA will use whatever means necessary to enter a unit and any repairs will be the responsibility of the owner/renter.

3.3 Leasing of a Unit:

- A unit owner may lease a unit **only** in Condo 1 (Buildings 109-110) & Condo 7 (Buildings 117-118) during the first twelve (12) months of ownership of that apartment.
- Owners (or their agents) who wish to lease their unit must submit the approved application forms to the office
- Owners (or their agents) may lease the unit(s) for a minimum duration of four (4) months and for a maximum duration of one year, renewable with the owner's and the Association's approval. Copies of the new executed lease are to be on file in the Management Office within fifteen (15) days of the lease commencement date or the Association can deny access of the lessee to the property.
- The office personnel who will immediately deactivate the transmitter upon leasing the unit.
- No lessee may sublease the unit.
- Additional occupants (without surpassing the maximum unit occupancy (see 3.1)) require to have their name added to the lease and approved by the unit owner and by LEOA.
- Lease arrangements, including references, must be submitted to LEOA at least thirty (30) days prior to proposed occupancy. All costs of renter's screening, including references verification, shall be borne by the owner or lessee.
- Unit owners are responsible for any non-compliance of the Rules & Regulations of their lessees.
- Damages incurred by the Association, as a result of non-compliance, criminal activity, or negligence of lessees will be the responsibility of the unit owner.

4. Screening, Orientation and Moving

4.1 Screening:

- All potential residents must complete an application form and be accepted through the screening process.
- The screening process is also required for a resident wanting to move from one unit to another (within the same building or elsewhere in the community) except when the move is within a twelve months period.
- The application fee is determined by the Board of Directors, and based on the Florida Statutes requirements, and may be changed from time to time. The application fee must be paid at the time the application is submitted for review in the form of a cashier's check or money order.
- In all cases, the Association must acknowledge receipt of an application within ten (10) days. If the application is incomplete then that acknowledgement must specify what is missing from the application.
- Following the screening process, the Association has forty five (45) days to approve or reject the application. At all times, the information must remain confidential.
- The Association must provide a reason for rejecting an application.

4.2 Orientation:

- At the time of application for purchase or lease, written information is provided with the expectation that it be read prior to orientation. During orientation, additional information is provided concerning Lake Emerald activities, resident's rights and responsibilities (see Appendix 1).
- All new approved applicants must attend an orientation meeting prior to occupancy and are required to complete the Rules & Regulations Acknowledgement and Orientation Checklist (Appendix 4).
- Persons under the age of seven (7) need not attend an orientation meeting but must be registered as occupants of the unit.

4.3 Resident and Guest ID cards:

- After orientation, all residents must go to the office to obtain their pictured ID card and to retrieve the three ID cards for their frequent visitors, at a reasonable cost determined by the Board of Directors.
- Two guest identification cards will also be issued to each owner. Additional guest cards may be purchased from the Management Office.
- Whenever possible, a resident, frequent visitor and guest must carry a Lake Emerald ID card or be able to produce it on request to show Security, Management and Clubhouse personnel or other residents.

4.4 Access to a Roommate or a Live-in Caregiver:

- This roommate or live-in caregiver must be accepted through screening and attend orientation before occupancy.
- Fees for such screening must be borne by either the owner, the roommate or the live-in caregiver.
- Upon execution of agreement by both parties and acceptance by LEOA, the Association will issue parking decals, after fees are paid.

4.5 Moving:

- Owners must notify Management as soon as a unit becomes vacant.
- Moving hours are 8:30 A.M. to 6:30 P.M., Monday through Friday, and 9:00 A.M. to 6:00 P.M. on Saturday. Move in or out is not permitted on Sundays or holidays or weekdays when the LEOA Office is closed.
- Move-in and Move-out deposit:
 - A move-in and out deposit is charged to owners and tenants to cover the fee for any damage to the elevators and surrounding common areas during the move.
 - A refundable \$100 fee is provided to LEOA as a money order delivered at the same time as the \$100 application fee.
 - The fee will be refunded following the move (in or out) once Management establishes that there is no damage.

- A tenant's deposit will be held until the renters move out and only once Management establishes that there is no damage.
- To prevent damage to the elevators, Management must be notified prior to the date and time of move in and out so elevator pads can be installed.
- In Condos 2 & 4, only dedicated/padded elevators are to be used when moving.
- All moving vans must be registered with the office. They must enter through the main gate and obtain a guest pass. No pass can be obtained if the moving has not been scheduled with the Office.
- Moving vans in excess of thirty-five (35) feet are prohibited. No semi-tractor trailer moving vans will be allowed. All residents moving in must notify any moving company of these restrictions so that arrangements can be made in advance to accommodate any move that would require a shorter moving van or truck
- Overnight parking for the moving trucks or self-drive trucks can be arranged prior to the date and time of the move in/out to a maximum of 48 hours by the Management Office. A special permit is available and overnight parking is limited to the clubhouse parking area.
- If PODS (portable on demand storage) are to be used, the size is limited to a parking space and requires permission from Management before the container is brought onto the premises. The maximum time allowed is 30 days.

SECTION 2: Physical Property

5. Unit Exteriors

5.1 General Appearance:

- Changes to the exterior of the buildings are not permitted.
- Installation of window air conditioners, antennas (radio and television) and satellite dishes are not permitted. Violations may result in mandatory arbitration proceeding against the violating owner or tenant with the Department of Business & Professional Regulation.
- All units must have appropriate window and door treatments.
- No signs of any kind can be displayed.
- No potted plants, flowers, trees, hanging baskets, lawn chairs, grills, windsurfers, baby carriages, toys, etc. are to be left outside overnight in the common areas like hallways, catwalks or outside the patio area without the approval of Management.
- Bicycles may be stored in the dedicated bicycle rack if provided or inside the unit. After 30 days, Management can remove such items from the common areas.
- First floor owners may place concrete-material stepping-stones at lakeside patio entrance doors provided that they extend no more than 36 inches from the patio entrance and are not more than 36 inches wide.
- Littering of any kind, particularly cigarette butts, beer and soda containers is prohibited.
- The use of any “Bounce House” or other inflatable structure is not be allowed on the property for any purpose, party, event or other.

5.2 Balconies:

- All balcony enclosures of any type are strictly prohibited, as per the condominium documents.
- All balconies must be screened and be maintained in neat condition.
- The installation of appliances such as washers and dryers on the patio/balcony is prohibited.
- No cooking or BBQ's are allowed on the balconies nor is cooking with charcoal or gas grills is permitted within the apartment. This is in violation of the South Florida Building Code.
- No cloth, clothing, rugs or mops should hang and be shaken from windows, doors and balconies.
- When watering plants and/or cleaning/mopping balconies, residents must ensure that water does not drain off of his/her balcony onto other units below.

- Carpeting or any kind of floor covering is not permitted on balconies, installed or not. Tile is not permitted to be installed on balconies.
- Painting of the balconies is permitted within the guidelines of the colors to be used; specifications are available at the Management Office.

5.3 Interior Hallways and catwalks:

- Nothing must clutter the hallways and catwalks.
- No trash, cigarettes, or any other item, is to be thrown or dropped from the balconies or catwalks.

5.4 Smoking:

- In compliance with Florida Clean Indoor Act, smoking is prohibited in all indoor common areas including hallways and stairways.

5.5 Noise:

- No musical instruments, televisions, stereos, radios and/or cell, etc. shall be played at a level which interferes with any other resident's right to enjoy peaceful occupancy of their own unit.
- Noise caused by unattended pets, day or night will not be tolerated. Failure to correct any such violation may subject the resident to permanently remove the pet(s) from the premises.
- Party noises are to be lowered (windows and balcony doors closed) or discontinued at 11:00 P.M. This constitutes a violation of Oakland Park Ordinances and offenders may be subject to arrest and prosecution.
- Residents and their guests who leave the building and return by car after 11:00 P.M. must refrain from making any unnecessary noise in the driveway and parking area.
- Vehicles, which produce excessive noise, will not be permitted on the premises.

5.6 Roof:

- Residents are not allowed on the roof for any purpose whatsoever without being accompanied by the Community Association Manager or his/her designee.
- Service workers (ex: AC repair man) must register and get a key from the gatehouse before working on the roof;
- LEOA is not liable in any way for the actions of said party.
- Maintenance reserves the right to inspect the roof after work is completed;
- The owner of the unit is responsible to ensure compliance with regulations for contractors and is responsible for any damage caused on the roof and on other structure and equipment on the roof.

5.7 Elevators:

- As required by State law, no smoking or carrying a lighted cigar, cigarette or pipe is allowed in the elevators.
- Children are not permitted to play on, or interfere with, the orderly operation of the elevators.
- Children under the age of ten (10) are not permitted in the elevators, unless accompanied by an adult.
- Any malfunctions of the elevators should be reported to the office. Should a malfunction occur after business hours, on a weekend or holiday, the resident should contact the gatehouse. There are emergency call button in each elevator.

5.8 Storage facilities:

- Storage is provided in Condo 2 (building 106) & Condo 4 (Building 105). Locked spaces are provided on the floors for storage of bicycles and other personal items. All items must be clearly identified with name, unit number and date.

5.9 Trash Chutes:

- Trash chutes are found on every floor in the buildings.
- All refuse, waste, etc. must be securely wrapped and placed in bags small enough to easily drop down without clogging the chute.
- Garbage can not be left on the trash room floor.

5.10 Recycling:

- Each building is furnished with plastic recycling containers located in the trash rooms or parking lots.
- Newspaper, magazines, plastic, glass and cans are to be placed in these containers for recycling pickup.
- Cardboard boxes should be broken down and placed in the recycling bin and not placed in the trash chute.

5.11 Dumpster:

- A dumpster is provided for larger items which will not fit down the trash chute.
- The dumpster is not used for owners who are remodeling or emptying out an apartment.
- Bulk dump area is not for paint or hazardous materials.
- Contractors must remove their own trash and are not permitted to use LEOA's dumpster.
- Failure to comply will result in a \$50.00 charge.

6. Resident's Vehicle(s) and Parking

- The 15 MPH speed limit must be observed at all times.
- Speed limit violations will immediately lead to a hearing before the Compliance Committee.

6.1 Vehicle Definitions:

- All resident vehicles must be for private use (non commercial) and maintained in good repair and appearance and not display inside or outside the vehicle any commercial lettering.
- Vehicles may be covered but must keep the parking plate visible. Covers will be removed if unsecured or unsightly.
- Private passenger vans, SUVs, and private pickup trucks should not exceed weight of 7,000 pounds.
- Resident pickup trucks must have a clean empty bed. Unsightly items such as ladders, tools, merchandise, roof racks, etc. are not permitted unless the truck bed is properly covered with a professionally installed tarp.
- Resident vans must have, besides two passenger windows, 2 rear back side panel windows or 2 rear door panel windows. Unsightly items such as ladders, roof racks, etc. are not permitted.
- Recreational vehicles as defined by the Florida Statutes are any mobile homes, travel trailers, camper trailers, motor coaches or motor homes, boats or boat trailers, or any vehicle with a similar description.
- Boats (such as rowboats or kayaks) fastened to the top of vehicles for extended periods of time are prohibited.
- Guest pickup trucks, recreational vehicles or vans are permitted if the guest obtains a daily pass. They are allowed overnight with Management's permission and must be parked in the clubhouse guest parking, and have a valid parking pass issued by the office clearly displayed.
- Motorcycles and mopeds are not permitted in the community or at any gate
- Commercial vehicle is defined as any vehicle listed below which either has outside lettering displaying information identifying a business or other non personal use of any kind is defined by a reference to the Florida State definition as truck, truck/trailer, semi-trailer, tractor, crane, power shovel, well driller, bus, wrecker or hearse.
- Commercial vehicles are allowed in the community only for the purposes of pick up and/or deliveries to residents, clubhouse and /or management employees.

- Limousines are considered to be commercial and may not be parked overnight; they are allowed into the community only for the purpose of picking up or leaving passengers.

6.2 Registration of Vehicles, Decals and Transmitters:

- Residents must register all vehicles at the Management Office.
- The resident is required to provide his/her driver's license, vehicle registration in resident's name, and proof of insurance coverage for the vehicle(s) in order to be registered and to receive (a) decal(s) and (a) transmitter(s).
- A registration fee is determined by the Board of Directors and must be paid at the time the decal and transmitter are provided.
- Each vehicle must have a decal affixed to the vehicle.
- Decals are not transferable from vehicle to vehicle or unit to unit and new decals are required on a newly acquired vehicle.
- Only two vehicles per unit are permitted even if there are more than two driver occupants in the unit.
- Vehicles without decals or visible passes will have a warning sticker on the driver's-side window. After 24-hours, the vehicle will be towed immediately.
- The transmitter(s) must be returned to the Management Office upon moving and the office personnel will immediately deactivate the mechanism.

6.3 Guest Entry and Vehicle Pass:

- The guard house should be called prior to your guest's arrival.
- Only residents may authorize guests; guests may not authorize guests.
- The guard house issues only 24 hour passes with proper photo ID of your guest. There will be a maximum of 21 consecutive passes per vehicle per month issued.
- Long term guest vehicle passes can be obtained from the Management Office for up to a maximum of 30 days. This will be limited to two (30 day) passes during a single 12-month period, not to be consecutive for the same guest.
- Frequent visitor passes are limited to three (3) per unit. The resident must complete a frequent visitor authorization request form and return it to the Management Office. This will allow specific guests into the community and these guests are subject to the 21 day maximum consecutive passes. These names will be on file at the guardhouse. To remove or add names from the frequent visitor list, a new request form must be submitted to the Management Office. The Management may grant an exception to this rule for medical reasons.
- Real estate agents and their clients will be permitted to enter with a guest pass upon presenting real estate license and driver's license.

6.4 Parking:

- Vehicles must have a valid Lake Emerald decal physically affixed or an approved current guest pass to park on the Lake Emerald community.
- Residents are to park in their assigned spot to allow visitors access to the guest parking.
- It is forbidden to park in the following areas and is subject to immediate towing at owner's expense:
 - on the grass
 - in a no parking or fire zone area
 - in front of a dumpster
 - on pavers in front of the main entrances to building
 - in a handicapped spot without a legal handicap permit on display
 - in an assigned parking spot without the owner's permission
- All vehicles are to be parked head in, not backed in, to protect residents from fumes and noise, to protect the landscaping and to have quick access to the vehicle's license plate and decal.
- "Piggyback" parking, one vehicle behind another, is not permitted.

- Vehicles without visible license plates or with expired plate registrations are not permitted to park at Lake Emerald. A ten-day grace period is allowed for expired license plate registration. After that grace period, the vehicle will be towed.
- Neither car washing nor repair work is permitted on the premises.
- Vehicles, which are clearly inoperable, will be towed after sticker procedures have been exhausted.
- Guests must use parking passes provided by Security and park in the clearly marked Guest Parking spaces. The guest pass must be visible on the front dash of the vehicle.
- Recreational vehicles and commercial vehicles may be allowed to park on a temporary basis in clubhouse guest spots for 48 hours; after obtaining a special pass from the Management Office.
- The Management reserves the right to waive the parking rules for clubhouse events and special circumstances.
- Vehicles violating these rules and regulations shall be subject to towing at the expense of the resident and/or his/her guest (refer to Appendix 5).

6.4.1 Handicapped Parking:

- The purpose of reserved handicapped parking is to facilitate parking access to persons who are disabled and handicapped.
- Since these parking spots are limited, everyone must be vigilant to ensure that these limited spaces are accessible to those who are in fact handicapped and in need of this service.

6.5 Delivery and Service Calls:

- Delivery and service calls may be made from 8:00 AM to 7:00 PM, Monday thru Saturday.
- No deliveries or service calls are permitted on the grounds on Sundays, holidays and overnight.
- Exceptions are made for emergency repairs such as air conditioning, plumbing, elevator, etc. and for tow trucks or AAA type companies.
- Other exceptions are for courier service such as UPS, Federal Express, US Postal Service, DHL, Airborne Express and similar carriers after 7:00 PM. Delivery of food is also permitted after 7:00 PM.

7. **Unit Interiors**

7.1 Flooring:

- Section 14.5 of the Declaration contains provisions prohibiting residents from creating a nuisance that is a source of annoyance to other residents' peaceful and proper use of their unit. This includes hard surface flooring such as tile, marble, wood or other without proper sound insulation. (Soundproofing material is not required for ground floor units).
- Flooring requires official approval from the Management that meets LEOA specifications before installation and subject to inspection after installation.
- The Association requires that a quarter (1/4) inch soundproofing material (such as cork or some other approved soundproofing material) be installed prior to installing any hard surface flooring.
- The owner is required to complete a signed Affidavit (available at the office) along with providing a sample of the soundproofing material to the office prior to actually installing the hard surface flooring material.
- Management reserves the right to inspect the installation of the soundproofing material prior to the final installation of the hard surface flooring.
- No person can bring into a unit an article that exceeds the maximum weight stress of any floor or walls of the building. This would include the installation of a hot tub or spa on the patio/balcony area and aquariums exceeding 50 gallons.

7.2 Windows and Doors:

- Signs and notices (other than holiday greetings) shall not be displayed in/on any window, door or on the common areas.
- No sheets, blankets, towels, flags, foil, newspapers, etc. can be hung on any windows or glass doors.
- Window film (non-reflective) may be placed on windows.
- Appropriate window covering or drapes should have a neutral (white or beige) backing.
- Painting of the entrance door is to be of a color as specified by the Management Office.
- Security screen doors which open out towards the catwalks must follow the specifications available at the office. All owners wishing to install these doors must have advanced approval prior to installation and must obtain a building permit as required by law.
- All currently installed security doors must be in good, sound working condition. Association Maintenance will remove those that are found in need of repair.
- Security screen doors are not to be propped in the open position.
- Owners who install these doors with locks must provide an access key to Management Office.

7.3 Washers and Dryers:

- Personal washers and dryers are permitted in units in Condos 2, 4, 6 & 7 only.
- Residents in Condos 1, 3 & 5 with machines in their units will be held totally responsible for any damage done to other apartments or to the buildings,
- The resident is responsible for maintaining the vents and the air ducts connecting the appliances to the main vent in their units.
- Communal machines are available on every floor in Condos 1, 3, 5, on the first floor in Condos 6 and 7 and on every second floor in Condos 2 & 4.
- Washers and dryers are used on a first-come-first-serve basis between the hours of 8:00 A.M. to 11:00 P.M.. Monday through Saturday, and 9:00 A.M. to 11:00 P.M. on Sunday.
- Only high efficiency (HE) detergent should be used in the communal washers. The use of dyes and tints is prohibited.
- Residents can purchase a laundry card at a fee of \$5 and then load the card with increments of \$5, \$10 and \$20. Replacement of a lost card will be at the resident's expense and no credit will be issued for unused time.
- Each resident is responsible for leaving the laundry facilities and the equipment in clean condition after use. Lint traps must be emptied after each use.

8. Apartment Renovations, Maintenances and Repair Services:

8.1 Renovations:

- An owner who wishes to make major renovations to his or her unit (including, but not limited to the flooring), must inform the Office and provide a refundable damage deposit of \$150, which will be returned to the owner after project completion and management inspection of common area(s) around the owner's unit. The Association reserves the right the owner the actual cost of the damage, despite and on top of the deposit.
- Installation of sound-proofing for ceramic tile or other types of flooring must be inspected and approved by the manager prior to installation. A final inspection is required before completion.
- Replacement of windows, doors and screen doors must be approved by the Property Manager.
- Owners should replace water heaters every ten (10) years or if a failure occurs prior to that time. As an alternative, owners may install a "tankless" water heater which does not require replacement as indicated above. However, an electrician must approve the electrical service for the tankless water heater.
- The disposal of old or discarded appliances is the responsibility of the owner and cannot go into the bulk dumpster area.

- No unit repairs that will result in noise disturbance beyond the unit can be done earlier than 8:30 A.M. and no later than 6:30 P.M. on weekdays, and from 9 A.M. to 6 P.M. on Saturdays, nor are they permitted on Sundays and on holidays when the LEOA Office is closed.

8.2 LEOA Access:

- Management personnel or contractors or two personnel (authorized by Management) may enter any unit at a reasonable hour, when necessary, for the maintenance, repair or replacement of any common elements in an emergency when it is necessary to prevent any further damage to a unit or any other unit.
- Except in an emergency, as determined by Florida Statute 718, entry will be made by pre-arrangement with resident or owner.
- In the case of an emergency, two (2) authorized personnel will enter the unit and the resident/owner will be notified.

8.3 Contractors doing work at LEOA (Common Areas and in units)

- All contractors must:
 - be licensed by the state or local authorities;
 - have a liability insurance of at least \$300,000.00;
 - worker's compensation insurance (if no comp, must have exemption from the state);
 - must remove their own trash and not be permitted to use LEOA's dumpsters.
- The contractor will receive a guest pass at the front gate and then must proceed to the Management Office to hand in a copy of license, insurance certificate and worker's compensation certificate or Proof of State or Exemption.
- Maintenance and/or repair services may be performed Monday through Saturday during regular work hours (see 8.1).

9. **Common Areas**

9.1 General Guidelines:

- No resident, owner or tenant can use the common areas to the detriment of other residents and guests.
- All facilities are to be used by the residents and guests at their own risk.
- Bicycles, tricycles, roller skates, inline skates and scooters are not allowed in the pool area, on catwalks, in hallways, in the clubhouse, on wooden decks or on the tennis courts.
- Skateboards and Hover Boards are not permitted on the premises.

9.2 Clubhouse:

- The Clubhouse is only for activities of residents (and their guests) and shall not be used for the sole benefit of any outside organization.
- Residents and guests must show proper ID if requested by authorized persons, such as Management or security personnel upon request.
- The Board of Directors may authorize use of the Clubhouse for a local political informational meeting provided all competing candidates are invited.
- When the Clubhouse is open, the Community rooms are available to all residents for lounging, chatting, reading or passing the time between the hours of 9:00 A.M. to 8:00 P.M..
- A Security rover may circulate at times to monitor the activities.
- A unit owner assumes responsibility for any damage to the Clubhouse or facilities done by themselves, tenants or guests.
- An adult must accompany all persons under 18 years of age.
- Shirt, shoes and lower garments (ex: pants, shorts, skirts, etc.) must be worn throughout the Clubhouse.
- Residents are responsible to clean up, placing all uneaten food & containers, etc. in appropriate receptacles.

- The Clubhouse is a Smoke-free Building.
- No animals are allowed in the Clubhouse (except for service animals and assistance animals).

9.2.1 Registration for Private parties:

- Permission for use of a Clubhouse room(s) for private party must be obtained from the Clubhouse Manager, Community Association Manager or the Board of Directors at their discretion, provided no LEOA organized activity is scheduled for the same time.
- The use of the clubhouse for private functions is limited to residents and resident's immediate family.
- The main ballroom, the center reception area, the card room and the pool table rooms can be rented for private functions.
- Rental of any clubhouse area is subject to a security deposit, room use, janitorial and security fees established by the Board of Directors. The applicable rules and fee schedule are available at the Management Office.
- The rental fee is for a maximum of four hours. If the function extends over four hours, an additional rental fee is added.
- As per the Fire Code, no more than 200 non-resident guests may attend a party given, or hosted, by a unit owner or tenant.
- If a guest list exceeds 50 persons, the host or hostess is required to engage, at their expense, the services of an off-duty officer or security guard to direct traffic, maintain order, and preserve the use of the rooms prohibited to the party.
- A Certificate of Insurance and Occupational License must be submitted to the Manager if an outside caterer is used.
- Any damage charge and service fees will be deducted from the security deposit.
- If intended use or actual use of clubhouse premises is found to be misrepresented, the authorization can be revoked and deposit money/fees provided can be forfeited.
- A Hold Armless agreement must be signed by the resident.

9.2.2 Rules for Private Parties:

- Parking must be in the clubhouse spaces only unless otherwise approved. There are 70 available parking spots for clubhouse events.
- All deliveries and pick-ups must be made at the loading dock.
- Ice, trash bags, ashtrays, tablecloths, silverware, dishes, glasses, chafing dishes, etc. must be provided by the resident/applicant. No glass objects are permitted outside of the clubhouse.
- Use of kitchen appliances and equipment is prohibited. The kitchen is to be used only for setup or cleanup purposes.
- Use of association's stereo, television or public address system is not permitted.
- The piano can be played but not moved. If found to have been moved, a fine of \$100 will be charged.
- No furniture is to be moved from one room to another or out of the clubhouse without the manager's written permission.
- All parties must cease by 1:00 A.M. and clean up by 1:30 A.M., at which time the premises must be vacated. The City of Oakland Park Ordinance requires that no excessive noise be permitted after 11:00 PM.
- After the event, the resident/applicant or their employed caterer is responsible for placing the trash into plastic bags and disposing of it in the dumpster at the loading dock area.
- The resident applicant reserving the clubhouse for private functions will assume full and total responsibility for any and all damages, including pilferage.
- Failure to abide by the clubhouse private functions rules will result in the denial to the resident of any future reservation requests.

9.3 Billiard and table tennis room:

- Playing time is limited to 30 minutes when someone else is waiting.
- Equipment must be signed out and returned when finished.
- Any damaged equipment or damaged pool table should be immediately reported to the clubhouse manager or designated representative.
- Food and/or beverages may not be consumed in proximity of the billiard tables.

9.4 Pools, saunas and spas:

- Persons using the pool, saunas and spas must have an ID or be able to produce it upon request by Management, Security or Clubhouse personnel.
- All persons using the pools and spas do so at their own risk. **No Lifeguards are on duty.**
- Lifesaving equipment is to be used in the case of an emergency only.
- Pool and whirlpool hours are from dawn until dusk.
- Proper swimming attire is required at all times when in the pool/sauna/spa areas.
- Children under fourteen (14) years of age may use the swimming pool only when continuously supervised by an adult at least 18 years old.
- All bathers must be continent.
- Pets are not permitted in the pool, sauna and spa areas.
- All residents and their guests must shower before entering the pool, whirlpool or sauna.
- People using suntan oils, creams, lotions etc. may not use patio furniture without underlying towel.
- Audio equipment and cells are not allowed at the pool and spa unless used with earphones, unless at a planned LEOA event.
- No food or drinks are permitted within 4 feet of pool; only unbreakable containers are permitted at pool areas. Absolutely no glass containers are permitted in the pool, sauna and spa areas and the adjacent deck areas.
- Each person is required to conduct themselves in an orderly manner. No running, roughhousing, excessive splashing, diving or jumping from the ledge of the pools is permitted. Anyone who is not conducting themselves in an orderly manner will be requested to leave the area by Management, clubhouse or security personnel.
- No recreational floats are permitted; no diving equipment of any kind is permitted in the pool.
- No ball playing or Frisbee tossing in the pools or on the pool decks.
- For safety reasons, no bicycles, tricycles, skates, scooters, or skateboards, of any kind are permitted in pool area.
- No extension cords are permitted in pool area
- Each unit is permitted a party of not more than 8 guests at the pool. Units may not be combined to increase the party size without the written approval of Management.

9.5 Beach and lake:

- Residents and their guests are invited to use the beach area. Beach chairs can be used.
- No musical instruments, radios, cells, etc. are to be played at a level which interferes with other's right to enjoy peace and quiet.
- Pets are not permitted on the beach (except for service animals and assistance animals).
- Swimming in the lake is at the swimmer's own risk. **No Lifeguards are on duty.**
- Throwing anything into the lake is prohibited.
- Fishing is permitted by residents and their guests only; do not fish where the prohibited signs are posted;
- Those fishing in front of any building should refrain from disturbing the occupants of individual units.
- All fishing lines must be attended to at all times; use of nets or spearing traps is not allowed.
- White carp must not be removed from the lake.
- Cleaning of fish in the lake or in the common areas is not allowed.

- Before leaving, the beach must be left clean. Littering of any kind, particularly cigarette butts, beer and soda containers is prohibited. No glass containers are allowed on the beach.

9.5.1 Boats and other floating devices:

- Life preservers are required while on the lake.
- No diesel or gasoline operated power watercraft is permitted.
- No floating docks are permitted on the lake without the permission of Management.
- Proof of adequate liability insurance (of at least \$10,000.00) and a Hold Harmless agreement (releasing LEOA harmless of any claim resulting from an accident from operating a boat or windsurfer on the premises) are required for registration of all boats, windsurfers, watercrafts and trailers at the Management Office.
- Permission for mooring or storing a boat under the office must be approved by LEOA Office.
- The office will issue a decal at a fee established by the Board of Directors.
- Decals are to be permanently displayed on the boat or on other floating devices (ex: windsurfer, watercraft, etc.)
- Unregistered boats will be impounded and disposed of by Management unless reclaimed within 45 days. Any monies realized from the sale will be placed in the general funds of Lake Emerald Owners Association.
- No boat, windsurfer, or watercraft may be parked in the resident's assigned parking spot or in guest spot. However, permission may be granted by the Management Office to park them at the clubhouse parking area for a limited time.
- No more than two boats or watercraft per unit are permitted to be moored on the lake.
- All boats must be moored at least 25 feet from the shoreline using standard buoys, not plastic cartons.
- No boats or windsurfers are to be attached to the shoreline, dock or pilings, and not in front of the beach area.
- A resident's guest boat, windsurfer, or watercraft may be permitted if the resident assumes full responsibility for the actions of their guests in accordance with all Lake Emerald regulations.
- Management reserves the right to remove any boat or floating device.

9.6 Barbecuing at the Tiki Huts:

- The only areas for barbecuing are at the Tiki Huts for use of all residents.
- The use of personal barbeque grills, gas, propane, electrical or charcoal is forbidden on patio, pool area, sidewalks or parking areas as this is in direct violation of the Fire Codes.
- Barbecuing is not permitted in the beach area and on the vacant land.
- Security will immediately call the Fire Department if they witness someone barbecuing on their patio/balcony, or anywhere that is not a designated barbecuing/grilling area. The resident may be fined up to \$500.00 by the local authorities.
- All Tiki Huts must be reserved in advance for any party larger than six (6) people. This form is available at the Management Office during normal business hours. Parties are limited to a maximum size of 40 persons.
- All Reservations require a \$100.00 refundable deposit. The deposit fee must be paid by check or money order a minimum of five (5) days in advance of the reservation date, and must be presented to the office with the completed reservation form.
- Tiki huts can be used from 8:00 am to 11:00 pm only. Quiet hours will be enforced.
- Barbecue grills, table(s) and surrounding areas must be cleaned after use;
- Any damages, or clean up that becomes necessary after the use of the Tiki Hut will be subtracted from the deposit amount. Any damages or charges that exceed the deposit amount will be billed to the resident making the reservation.

9.7 Basketball Court:

- A basketball court is available for the young and the not so young across from the main pool.
- Caution must be taken at all times since the basketball can roll in the road where vehicles may pass.

9.8 Exercise Room:

- The Exercise room is accessible by key 24 hours, 7 days a week.
- The key is obtained with a refundable deposit of \$50.00 at the Management Office. A person without a key cannot be admitted unless (s)he can be identified as a resident or is able to produce a Lake Emerald ID.
- For insurance reasons, the exercise equipment is not to be used by anyone under the age of 16 years without supervision by an adult at least 18 years old.
- Persons using the facility are expected to wipe down the equipment after use and to replace them where they belong (ex: weights must be returned to rack).
- When leaving the gym, the doors must be shut and the lights and other equipment (television, radios, fans) must be turned off.
- Any damage or missing exercise equipment must be reported immediately to the Management Office.
- The use of the exercise room and the equipment therein is at users own risk. Lake Emerald Owners Association and its Management will not be responsible for any accidents or injuries to any person using the exercise room or its equipment.

9.9 Tennis Courts:

- Access to the tennis courts require a key.
- One of the players must be a Lake Emerald resident; proof of residency must be shown upon request.
- The tennis court hours are from 7:00 AM until 11:00 PM.
- Court time is limited to one hour when other people are waiting.
- Proper tennis attire is required, including soft-soled shoes.
- All court lights must be extinguished after night use.
- The use of the tennis courts for any purpose other than playing tennis is prohibited.

9.10 Library:

- The LEOA library is maintained by volunteers and consists mainly of novels and documentaries donated by residents.
- It functions based on the honor system: owners and others permitted in the building may borrow from the library at their leisure but must be relied upon to return all library material, without being asked, within a reasonable period of time.

9.11 Landscaping:

- The Landscaping Committee is responsible to formulate and implement a master plan throughout the community with a goal to have a uniform and consistent park-like setting.
- In order to prevent over planting, protection of underground utilities, protection of the sprinkler system, etc., any LEOA and/or condo-specific project requires approval from the Landscaping Committee or Management.

SECTION 3: Emergency

10. Emergency Procedures

10.1 In the case of an Emergency:

- In the event of a life threatening emergency, call 911; for Police / Fire, call 911; for Emergency Help, call: (954) 764-HELP (4357).
- Any incident involving personal injury or property damage must be reported to Security and/or Management as soon as possible.
- During weekdays, call the Management Office to report a problem. In an emergency such as water damage, LEOA will use whatever means necessary to enter a unit and any repairs will be the responsibility of the owner/renter.
- After office hours,
 - in the event of a plumbing leak that cannot be contained from within the unit., Security must be contacted at (954) 497-1549;
 - in the event that a person is stuck in the elevator, call 911 and notify Security at (954) 497-1549. Communicate to the trapped individual that help is on the way;
 - in the case of an electrical emergency, call security at (954) 497-1549.
- Security will contact the Community Association Manager for only emergencies. The Community Association Manager will follow up with the resident that initially contacted Security within the hour.
- The Security personnel have been informed of these procedures and are trained in LEOA emergency procedures.

(For more information refer to LEOA's Emergency Procedures and Evacuation Program).

10.2 Hurricane Preparedness:

- A hurricane watch (HWA) is issued for a specified area for which a hurricane or a hurricane-related hazard is a possible threat within 36 hours.
- A hurricane warning (HWW) is issued when a hurricane with sustained winds of 74 mph (65 knots, 118 km/h) or higher is expected in a specified coastal area in 24 hours or less.
- To ensure proper protection of the resident's property and LEOA's property, residents must remove all pieces of furniture from balconies, so that no loose object or moveable object remains on the balcony when hurricanes or high winds threaten.
- When a hurricane warning is issued, each balcony will be inspected for any objects left outside.
- If any item is found on the balcony, it will be removed and placed in the unit and the owner will be charged a \$100 fee.
- LEOA will not be responsible for damages caused by the removal of furniture from the balcony.

10.2.1 Decision to stay or leave:

This is a decision we must all make related to our comfort level with danger and adversity. If you are at all uncomfortable and don't feel safe staying in your home during the storm, by all means, evacuate. Remember to prepare your unit (clear balcony, secure shutters, unplug electrical devices, etc.) before you leave. If you evacuate, let your neighbors and family member know you are leaving and where you are going. The best place to go is to friends or family outside of the projected storm path. Be prepared to stay for a bit longer than you think you will. If a storm is very destructive, roads may not be passable and you may not be able to get home as soon as you thought. Remember, if you do return home, living conditions may be primitive and harsh. Given no compelling reason to the contrary, it would seem prudent to stay where there is electricity and running water until conditions improve.

10.2.2 If you decide to stay:

Broward County has a comprehensive emergency preparedness plan, including sheltering for persons with pets, sheltering for people with special medical needs, as well as registration for wellness-checks after a storm for vulnerable residents. You can even subscribe to an automatic email service that will alert you to any announcements and messages during an emergency. (For additional information, see Hurricane Preparedness on LEOA website).

10.3 Shutters:

- Residents must complete an application from the Management Office to request the installation of hurricane shutters.
- All hurricane shutters must conform to currently existing specifications adopted by the Board of Directors and to all building codes established by local and federal governments (exception made for those installed with an acquired right).
- The owner having the shutters installed will be held fully responsible for damages to the building structure in the areas where the shutters are to be installed due to improper installation.
- It is the resident's responsibility to close or arrange for the closure of his/her shutters. LEOA is not responsible for this.

SECTION 4: Communication

11. Communication

11.1 Reflections:

- Reflections is the official publication for community operation and activities.
- It is published monthly and is a source of information for activities within the community.
- The editor and volunteers, as well as the contents, are approved by the Board President;
- No religious or political news is accepted.
- Signed letters shall be addressed to the Editor.
- The deadline for submitting material for publication is close of business on the 24th of each month.
- Some paid advertising may be included in the distribution of the Lake Emerald "Reflections" newsletter.

11.2 Bulletin Boards:

- Notices authorized by the Board of Directors or Management will be displayed in the glass bulletin boards located by the mailboxes in each condo building.
- The glass-enclosed bulletin board outside the main door to the clubhouse is the official location for all official Lake Emerald Owners' Association notices.
- Commercial/business advertising is not permitted on the bulletin boards.
- Residents may place notices on the open bulletin boards for sale or donation of articles.
- No offensive material is to be posted anywhere within the complex.

11.3 LEOA Website:

- LEOA's website is intended to keep residents and guests informed of activities, events and other items of interest in a timely manner since the Association directly controls the content.
- Some of the things that can be found:
 - Board and Committee meeting schedules and locations;
 - the latest three (3) issues of Reflections, LEOA's newsletter;
 - Documents, like Rules and Regulations, Work Orders and other forms, that can be downloaded;
 - Community events through the event calendar, announcements, etc.;
 - Hurricane preparedness information.

- 11.4 WIFI:
- Wireless internet is available in the Clubhouse, Library, Billiard Room, Exercise room and the main pool.
- 11.5 Channel 92:
- Channel 92 plays a PowerPoint presentation with information about the Association and the larger Oakland Park community, including emergency contact telephone numbers.
 - This information is also largely available on the website in a more readily accessible internet browser format.
 - Some paid advertising may be included on Lake Emerald's television Channel 92.
 - The Board of Directors' meetings are televised on Channel 92.
- 11.6 Correspondence:
- LEOA official correspondence to owners can be done either by mail, electronic transmission, personal delivery and/or by posting throughout the property's Bulletin Boards.
 - To decrease cost, notices are electronically transmitted to owners who have registered for such electronic transmissions and supplied electronic addresses for receiving such transmissions. Such transmissions must be acknowledged promptly by the recipient. Failure to acknowledge two (2) consecutive transmissions will immediately result in termination of the electronic transmission registration and U.S. Mail will be employed for that owner going forward.
 - Examples of notices that can be transmitted electronically include:
 - Election notices (first and second);
 - Annual meetings;
 - Budget meetings along with a copy of the proposed annual budget and ballot for Reserve Funding;
 - Notification of Special Assessments;
 - Amendments to the Governing Documents including Rules and Regulations.
- 11.7 Solicitation:
- There shall be no soliciting by any person or company anywhere on the common grounds for any cause except as authorized by the Management Office.
 - Distribution of commercial notices or other material to individual units is not allowed without prior permission from Management or the Board of Directors.
- 11.8 Media:
- The President of the Board of Directors (or his/her delegate) is the only person authorized to address the media on behalf of Lake Emerald.

SECTION 5: Appendices

Appendix 1: Non-Permissible Dogs (referenced on page 4)

Appendix 2: Reasonable Accommodations (referenced on page 4)

Appendix 1



NON-PERMISSIBLE DOGS

The following is a list of dogs that are not acceptable at Lake Emerald due to their full-grown size - more than 25 pounds - or ones that are generally recognized as having vicious propensity. While this list is not all inclusive, it gives the residents a clear idea of what is acceptable and not acceptable at Lake Emerald.

Type	Size	Type	Size
Sporting Dogs:			
American Water Spaniels	25-45 pounds	Golden Retrievers	65-70 pounds
Brittany Spaniels	30-40 pounds	Gordon Setters	60 pounds
Chesapeake Bay Retrievers	75 pounds	Irish Setters	60 pounds
Clumber Spaniels	65 pounds	Irish Water Spaniels	65 pounds
Curly-Coated Retrievers	70 pounds	Labrador Retrievers	55-70 pounds
English Cocker Spaniels	45-50 pounds	Pointers	45-70 pounds
English Setters	60 pounds	Sussex Spaniels	45-45 pounds
English Springer Spaniels	45-50 pounds	Vizslas	40-60 pounds
Field Spaniels	35-50 pounds	Weimaraners	70 pounds
Flat-Coated Retrievers	70 pounds	Welsh Springer Spaniels	35-44 pounds
German Shorthaired Pointers	70 pounds	Wirehaired Pointing Griffons	50-60 pounds
German Wirehaired Pointers	70 pounds		
Hounds:			
Afghan Hounds	50-60 pounds	Ibizan Hounds	50 pounds
American Foxhounds	60-70 pounds	Irish Wolfhounds	105-150 pounds
Basset Hounds	40-60 pounds	Norwegian Elkhounds	48-55 pounds
Black & Tan Coonhounds	70-85 pounds	Otter Hounds	65-115 pounds
Bloodhounds	110 pounds	Rhodesian Ridgebacks	65-90 pounds
Borzois (Russian Wolfhounds)	75-104 pounds	Salukis	70 pounds
English Foxhounds	60-75 pounds	Scottish Deerhounds	60-70 pounds
Greyhounds	70 pounds	Whippets	34-40 pounds
Harriers	70 pounds		
Working Dogs:			
Akitas	80-120 days	Komondorok	90 pounds
Alaskan Malamutes	80 pounds	Kuvaszok	115 pounds
Bernese Mountain Dogs	50-70 pounds	Mastiffs	165 pounds
Boxers	65 pounds	Newfoundlands	120-150 pounds
Bullmastiffs	100-130 pounds	Rottweilers	66-90 pounds
Doberman Pinschers	60-75 pounds	St. Bernards	140-200 pounds
Giant Schnauzers	60-75 pounds	Samoyeds	45-55 pounds
Great Danes	80-135 pounds	Siberian Huskies	45-60 pounds
Great Pyrenees	125 pounds	Standard Schnauzers	20-35 pounds
Herding Dogs:			
Australian Cattle Dogs	35 pounds	Briards	70-79 pounds
Bearded Collies	50-75 pounds	Collies	50-75 pounds
Belgian Malinois	70-85 pounds	German Shepherd Dogs	85 pounds
Belgian Sheepdogs	70-85 pounds	Old English Sheepdogs	60-80 pounds
Belgian Tervuren	70-85 pounds	Pulik	30-35 pounds
Bouvier des Flandres	60-70 pounds		
Terriers:		Non-sporting Dogs:	
Airedale Terriers	38-50 pounds	Bulldogs	35-50 pounds
American Staffordshire Terriers	35-50 pounds	Chow Chows	35-50 pounds
Bull Terriers	36 pounds	Dalmatians	55 pounds
Kerry blue Terriers	40 pounds	Keeshonden	40 pounds
Soft-coated Wheaton Terriers	35-45 pounds	Standard Poodles	30-45 pounds



Lake Emerald Owners Association, Inc.

108 Lake Emerald Drive
Oakland Park, Florida 33309
Phone: 954-735-1718 Fax: 954-497-1541 Email: leoacondos.com

REQUEST FOR REASONABLE ACCOMMODATION Confirmation from Treating Physician

1. Name of the Treating Physician: _____

2. I am licensed by the State of _____ with full privileges to practice medicine within the State of _____.

3. My office is located at: _____

4. I am _____'s (here after "Patient") treating physician.
I began treating Patient on _____.

5. I prescribed an emotional support animal and/or service animal as part of Patient's medical treatment.

6. It is my medical opinion that Patient is disabled/handicapped as that term is defined under the Fair Housing Act and Florida Fair Housing Act* and the animal is medically necessary to afford Patient an equal opportunity to use and enjoy the home and facilities at Lake Emerald.

Treating Physician: (Print name) _____ License #: _____

Signature: _____ Date: _____

* The Federal Fair Housing Act (42 U.S.C. Sec. 3602) defines the term handicap as follows:

"Handicap" means, with respect to a person:

- (1) A physical or mental impairment which substantially limits one or more of such person's major life activities;
- (2) A record of having such an impairment, or
- (3) Being regarded as having such impairment, but such term does not include current illegal use of addiction to a controlled substance...

The Florida Fair Housing Act (Florida Statute. s.760.22 defines the term "handicap" as follows:

"Handicap" means:

- (1) A person has a physical or mental impairment which substantially limits one or more major life activities, or he or she has a record of having, or is regarded as having, such physical or mental impairment; or
- (2) a person has a developmental disability as defined in s.393.063.