

Omega Villas Condominium Association, Incorporated
Rules & Regulations
Revised Month 2025

MAINTENANCE FEES

Maintenance fees are due and payable on the first of each month.

- As noted in Article X (C) of the Condominium Declarations, after the 10th day of the month, a late fee is charged and a default letter sent to the unit owner.
- Special assessments, if any, are due on the 15th of each month or as otherwise determined by the Board of Directors when the special assessment is passed.
- Any special assessment not paid by the 10th day after it is due will be assessed a late charge.
- If full payment is not received in a timely matter, the file will be sent to the condominium's attorney to aggressively pursue said money including special assessments, if any, and accrued interest charges, late fees, costs, and attorney's fees, owed to the Association.
- Payment can be made by check or electronic transfer but MUST be made in separate transactions if paying for maintenance and special assessment, if any, at the same time.

USE & OCCUPANCY

1. A unit owner must have prior approval/consent from the Board of Directors to sell, rent, lease or otherwise transfer their unit.
 - There is a \$150.00 non-refundable application fee for a buyer or renter.
 - There is an additional non-refundable fee of \$150.00 for each additional adult applicant if not married, or parent/dependent children.
 - All occupants 18 years or older at the time of initial residency must complete an application and receive approval prior to occupancy.
2. If a unit owner does not get prior approval/consent from the Board, they are in violation of above said rule 1.
 - A fine of \$100.00 will be levied against the unit owner per day, up to \$1,000.00 per violation, see Florida Statute 718.303(3).
3. No unit owner shall rent his or her unit more than once in a 12-month period and must be for one year at a time.
 - All renewals for twelve (12) month rentals, must be provided to the Association no less than ninety days (90) prior to the expiration in order for the Board to review and determine whether they will approve the renewal of the lease with the same tenants. Failure to provide timely documentation to the Association will waive any County requirements for the Association to notify the owner that the lease will not be renewed for the next year.
 - The Board of Directors will review the request and determine if the said tenant will be approved for an additional 12-month period or declined for an extension.
 - There is no additional application or fee for the extension process for the exact same renters.
 - No unit can be posted on Airbnb, VRBO or any other short term rental site.
4. No individual rooms can be rented without Board approval, and no transient tenants are allowed. Units cannot be sublet.

5. No unit shall be used for any type of brick-and-mortar business. Any Unit owner, occupants or tenants legally residing in the unit who have a home office are required to obtain a business tax receipt from the City of Plantation through the City of Plantation's website and complete the application through the Citizen Access portal. Upon receipt of the approval from the City, the unit owner must submit same to management through the portal.
6. Keys for the mailbox, Recreation Center gates and the Clubhouse keys/fob must be transferred from owner to owner or owner to tenant.
 - Owners may obtain replacement keys for the Recreation area gate from the management company for a nominal fee.
 - The Clubhouse can be accessed by a fob that will be issued by the management company.
 - Each unit is provided with two (2) fobs. Unit owners found to have more than 2 fobs will be subject to fines for breaching Association security.
 - The first lost fob will be replaced at a fee of \$30.00; the second time a fob is lost, the replacement cost is \$50.00. Damaged fobs must be turned into the management company and will be replaced free of charge.
 - Fobs and key(s) must be transferred to the new owner(s) in case of the unit being sold. After the closing, the Buyer must provide a copy of the Deed to the Association along with the names of the people who will be using the two (2) fobs provided at closed.
7. Condominium Declaration, By-Laws and Condominium documents must be transferred from owner to owner.
 - The Condominium Declaration, By-Laws and Condominium documents are available on the Omega Villas website.
 - Copies of these documents may also be obtained from the management company for a nominal fee.
8. No solicitors of any kind shall be permitted on the condominium property.
 - No Trespassing and No Solicitation signs are posted at the entrance to each driveway.
9. Please report all suspicious person/persons or incidents to the Plantation Police Department by calling 911.
 - For non-emergencies, you may reach the Plantation Police Department at (954) 797-2100.
10. The Board of Directors reserves the right to request the removal of occupants/renters that are in violation of the Condominium rules and regulations.

COMMON ELEMENTS

The following sections are quoted directly from the Declaration of Condominium documents and by publishing them in these Rules, the Association is advising all unit owners that they will enforcing these provisions immediately upon approval of the Board as a duly noticed meeting:

- Section XIII. Use and Occupancy section 4th and 5th paragraph

“Except as provided in Article XV of this Declaration, the unit owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, windows of the units, building(s), nor limited common elements of the common elements, not shall they grow any type plant, shrub, flower, vine or grass outside their unit, whether within a limited common element area or common area, nor shall they cause awnings and/or storm shutters, screens, enclosures and the like to be affixed or attached to any units, limited common elements or common elements; nor shall they

place any furniture or equipment outside their unit except with prior written consent of the Management firm, and thereafter, of the Board, and further, when approved, subject to the Rules and Regulations adopted by the Management Firm or Board. No clothes lines or similar device shall be allowed on any portion of the Condominium property, nor shall clothes be hung anywhere except where designated by the Management Firm, and thereafter, by the Board.

"No person shall use the common elements or a Condominium unit, or limited common element on the Condominium property, or any part thereof, in any manner contrary to or not in accordance with such Rules and Regulations pretraining thereto, as from time to time promulgated by the Management Firm, and thereafter, by the Association."

- Section XIV. Maintenance and Alterations section Paragraph C, subparagraph 3

"Except as provided in Article XV of this Declaration, to make no alteration, decoration, repair, replacement of change the common elements, limited common elements, or to any outside or exterior portion of the building(s), whether within a unit or part of the limited common elements or common elements without the prior written consent of the Management Firm and the Association. Unit owners must use such contractor, sub-contractor or tradesman as are approved by the Management Firm and thereafter, the Association, and said parties shall comply with all Rules and Regulations adopted by the Management Firm and the Board. The unit owner shall be liable for all damages to another unit, limited common elements, common elements or Condominium property caused by the unit owner's contractor, sub-contractor, tradesman or employee, whether said damages are caused by negligence, accident or otherwise."

- Section XIV. Maintenance and Alterations section Paragraph C, subparagraph 4

"To allow the Management Firm, the Board or the agents or employees of the Management Firm or the Association to enter into any unit for the purpose of maintenance, inspection, repair, replacement of the improvements within the units, limited common elements or the common elements, or to determine in case of emergency circumstances threatening units, limited common elements or the common elements, or to determine compliance with the provisions of this Declaration and the By-Laws of the Association."

- Section XIV. Maintenance and Alterations section Paragraph C, subparagraph 5

"To show no signs, advertisements or notices of any type on the common elements, limited common elements, or his unit, and to erect no exterior antenna or aerials, except as may be installed by the Developer or a consented to by the Management Firm and the Board. This foregoing includes signs within a unit which are visible from outside the unit and the foregoing includes posters, advertisements or circulars upon the Condominium property including common elements, limited common elements, units, or vehicles parked upon the Condominium property and the distributing or advertisements or circular to the units within the Condominium."

- Section XIV. Maintenance and Alterations section Paragraph E

"The Management Firm and the Association shall determine the exterior color scheme of the building(s) and all exteriors, and the interior color scheme of common elements, and shall be responsible for the maintenance thereof, and no owner shall paint an exterior wall, door, window or any exterior surface, or replace anything thereon or affixed thereto, without the written consent of the Management Firm and the Association."

Therefore:

1. In order to maintain the roofing warranty, no attachment(s) to the roof are allowed on units or common areas except attachments belonging to the Condominium Association or as defined by #4 below.
2. No clothes lines are permitted.
 - Nothing can be attached to, draped over, placed on top of the fence (except house numbers).
 - House numbers must be a minimum of 4" in height and in a contrasting color to the surface where they are attached. Numbers must be clearly visible from the street. Per City of Plantation requirements.
 - **No item can be affixed/attached to the fascia board in order to maintain the warranty.**
 - Decorative items, such as yard art cannot be on the common areas outside of the unit's fence.
 - Awnings, shade sails, canvases or any other item cannot be attached to the building.
 - **Decorations, yard art, lighting or planting cannot be installed on the finger islands (grass areas between parking spaces) or any other common or limited common areas.**
 - Trees, plants, flags, or the like must not impede/overlap the sidewalk and not interfere with the comfort and safety of others.
 - **Residents may display one portable removable flag that is no larger than 4½ feet by 6 feet if it is displayed in a respectable manner and does not impede/overlap the sidewalk. Acceptable flags:**
 1. USA flag
 2. State of Florida
 3. Flags that represent the United States Armed Forces such as: Army, Navy, Air Force, Marine Corps, Coast Guard or a POW-MIA
 4. Seasonal flags (Fall, Winter, Summer and Spring)
 5. Holiday flags
 - **All other flags are hereby prohibited.**
 - Electrical cords cannot impede or overlap the sidewalk and not interfere with the comfort and safety of others.
 - The Association reserves the right to remove any plants, trees, or other items placed on the common elements outside of the fenced areas.

- 3. Solid Waste Removal:
- A. The City of Plantation contracts with Waste Management for trash removal and requires that all trash be placed in approved logoed City of Plantation bags (blue or clear).
 - The approved logo bags can be purchased at all Publix or Winn-Dixie in the City of Plantation from the cashier or service desk.
 - Waste Management will not pick up black trash bags or plain garbage bags at any time, including bulk pick-up dates.
 - Black or plain garbage bags that are left out could be issued a notice by Code Enforcement by the City.
- B. Garbage pick-up is every Tuesday and Friday and must be in approved blue logoed Plantation garbage bags.
 - Garbage may not be put out earlier than the night before scheduled pick-up.
 - All household garbage must be properly stored in garbage containers with lids until such garbage is ready for city pick-up.
 - Approved garbage bags are to be placed on the front curbside of your unit.
 - No garbage bag is to be placed around, or near, the mailboxes.

C. Recyclables are picked up on Tuesday only and must be placed in clear Plantation recycling bags.

- Recycle bags may not be put out earlier than the night before schedule pick-up.
- Cardboard boxes must be broken down and laid flat; it is not necessary to place in the clear recycle bag.
- All household recyclables must be properly stored in containers with lids until ready for city pick-up.
- Approved recycling bags are to be placed on the front curbside of your unit.
- No garbage bag is to be placed around, or near, the mailboxes.

D. Bulk pick-up is generally Friday of the first full week of the month; dates are listed on the Important Information list found on the Omega Villas website.

- Items for bulk pickup cannot be placed outside prior to the day before (usually Thursday) the scheduled pickup.
- Small yard waste that will fit inside a bag, such as leaves, shrubbery, small branches, weeds and grass, must be placed into "clear" yard bags, NOT the City of Plantation clear recycle bags. Plain clear bags can be purchased from retailers such as Home Depot, Lowe's or Costco.
- These items will only be removed on your scheduled bulk removal dates and only when placed in clear bags.

E. Association receptacles are for the sole purpose of disposing of Association's common area debris. Any unit owner/occupant illegally disposing of garbage in this area will be subject to fines as permitted by law.

F. Any unit owner/occupant who disposes of garbage improperly will be specially assessed for removal of garbage by Omega Villas Condominium Association, Inc.

4. Any alterations, modifications, or construction, of any type, in the front and/or rear of the unit or to any common elements, including the patio, will require written approval of the Board of Directors.

- This includes, but is not limited to, satellite dishes, replacement of front and back doors, replacement of windows, installation of patio screens, light fixtures, tile work, hurricane shutters, etc.
- Architectural Modification Forms can be obtained through the Omega Villas website or from the management company.
- Architectural Modification Forms are required for satellite dishes to ensure the dish is properly placed on the building by a licensed contractor and to maintain the warranties,
- Again, the Omega Villas Declaration of Condominium state "...the unit owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors or windows of the units, building(s), nor the limited common elements or the common elements, nor shall they grow any type of plant, shrub, flower, vine or grass outside their unit, whether within a limited common element area or a common area element area, nor shall they cause awnings and/or storm shutters, screens, enclosures and the like to be affixed or attached to the units, limited common elements or common elements..."
- Therefore, residents are not allowed to plant any foliage or place any decorations, yard art, lighting, pavers, tiles or other items outside the fence line. The inside of the fence is the homeowner's responsibility. **Trees must be kept pruned and not allowed to infringe on the roofs or other homeowner's property. Vines are not permitted to be planted.**
- Omega Villas Association has the right to remove any plantings or other items placed on the outside of the fence or fence line and charge the unit owner for the violation as the Association desires to maintain their warranty.

5. Pod-type storage units and/or dumpsters are limited to 48 hours on the property.
 - They must be placed in that owner's parking space but may overlap on the guest space commonly used by that homeowner.
 - Any exceptions must be communicated to the management company through the Omega Villas website in advance.
6. All Hurricane Protection must be code compliant and hurricane shutters and/or plywood must be removed within one (1) week after the storm or threat passes.
 - Holiday decorations, including but not limited to Christmas lights, Chanukah decorations or other year-end holidays, cannot be put up prior to the day after Thanksgiving and must be removed by January 15th.
 - Other holiday decorations may only be displayed the week before and after the holiday.
7. Wildlife, including but not limited to cats and ducks, **are not to be fed** by residents.

VEHICLES & PARKING

1. All vehicles on Omega Villas property must be in operable condition with a valid and current license tag properly affixed to the vehicle.
 - **The management company must be notified in writing through the portal if the license plate changes or the vehicle is sold. Failure to notify Management may result in the vehicle being towed.**
 - Parking decal forms are available on the website.
2. All occupants residing at Omega Villas must have a parking decal affixed to their front windshield, lower corner, passenger side.
 - Decals are issued upon completion of the required paperwork which can be obtained from the Omega Villas website or the management company.
3. Repair of vehicles anywhere on Omega Villas property is strictly prohibited. This includes, but is not limited to, changing of oil, water and brake repairs.
4. Each unit owner is entitled to one owner parking space located in front of each unit and designated by a white colored parking marker.
 - Guest spots are for everyone's use and are designated by a yellow parking marker.
 - **Vehicles cannot encroach on sidewalk space, including trailer hitches, bike or wheelchair racks or other attachments be allowed on the sidewalk.**
 - Unit Owners seeking to place an electrical charging station at their spot must contact Management to ensure that the legal requirements of the City and County are complied with and that no electrical cords for the vehicle charging station is on the sidewalk.
5. No commercial vehicles **that are clearly work trucks that have ladders etc., on the truck or have business markings or signs** are permitted.
 - No trucks over 1 ton, boats or recreational vehicles that are self-contained (bed, stove, etc.) shall remain on Omega property for more than 24 hours at a time.
6. Revving of any vehicles is not permitted while on Omega Villas property.

7. Parking in areas not designated as a parking spot by a white or yellow bumper is prohibited.
 - No parking on the grass area, or double parking permitted under any circumstances.
 - Parking is not permitted in the driveways.
8. All unit owners/occupants, renters, and visitors are expected to abide by the parking rules and regulations. Those vehicles observed not adhering are subject to being towed at the vehicle owner's expense.

PETS

1. Occupants are permitted two pets which do not exceed **one hundred (100) pounds each** at maturity and **must have a Pet Registration Form completed and kept up to date and on file with the management company each year.** Pet Registration forms can be obtained on the Omega Villas website or from the management company.
2. Pets causing or creating a nuisance, or disturbance, shall be **provided one opportunity to have their pet trained to comply within two weeks, failing which they will be permanently removed from the property.**
3. No pets are allowed outside the unit without a leash; see Plantation city ordinance, Chapter 4-2(a) Dogs-at-Large Prohibited.
 - Domesticated outdoor cats are not allowed.
 - Residents' domesticated outdoor cats as of this date (mm/dd/yyyy [date of approval}) are grandfathered in.
 - No domesticated outdoor cats (ferrel) will be allowed after this date.
 - All pets must be fed inside the resident's property.
 - Feed and water bowls must be removed promptly so as not to attract wildlife such as ducks or rodents or ferrel cats.
4. Dogs must not be walked on Omega Property.
 - Dogs may be walked along the perimeter of the property on **17th Street, Sunrise Blvd., or 75th or 70th Avenues.**
 - All dog waste on Omega property must be picked up and disposed of in the occupant's garbage.
 - Pet waste bags are provided in all phases near the entrance.

POOLS & RECREATION AREA

1. All occupants and their guests using the pool/spa or other recreational facilities do so at their own risk.
 - The Association and Management Company are not responsible for accidents, injuries, theft, or damage to personal property.
 - **The pool/patio area and inside the clubhouse have surveillance cameras; these are not monitored but are used to determine who may be responsible for damage or problems in the area.**
2. The outside pool/spa and patio area are open from 9am to dusk year-round.
 - **The clubhouse alarm is set for 11:00pm and no persons are allowed inside between 11:00pm and 7:00am.**
3. No pets of any kind are permitted in the patio area or clubhouse **except for service animals.**

4. Smoking or use of electronic cigarettes is prohibited in all indoor areas or bathrooms, per Florida Statute, Chapter 386 (Florida Clean Indoor Act).
5. Eating is not permitted in the pool area.
 - All beverages must be in plastic, cans or paper cups; no glass is allowed in the pool/spa and patio area at any time.
 - No alcoholic beverages are permitted at the pool/spa patio and clubhouse areas.
6. Children under 15 years of age are not permitted in the pool area and are not permitted to use the pool table located in the clubhouse unless always accompanied and supervised by an adult.
7. No skateboards, roller blades, bicycles are permitted in the pool/spa patio area or clubhouse.
8. Bathing suits are required in the pool and spa.
 - No other type of clothing is permitted in the pool/spa.
 - Any incontinent person including infants and small children must wear special swim diapers; regular diapers are not permitted in the pool.
9. Anyone using suntan lotions or oil must protect the pool furniture with a towel and are required to rinse in the pool shower before entering the pool.
 - No shampoo or soap of any kind is allowed in the pool and spa area.
10. As a courtesy to other unit owners/occupants and their guests, rough behavior will not be permitted.
 - Large floatations of any kind are not permitted in the pool.
11. Absolutely no diving into the pool is permitted.
12. All unit owners/occupants, renters, and guests must dry off before entering the clubhouse. Shirts, shoes and other proper attire are required in the clubhouse.
13. The clubhouse is not available for exclusive use **but is available for the owners'/occupants' use for gatherings.**
 - Contact the management company through the Omega Villas website to coordinate your date request, complete a form and make a deposit, which will be refunded if there is no damage and the clubhouse is cleaned.
 - **Alcohol is not permitted, and must provide insurance for the party.**
14. The clubhouse and recreation areas are for the use of all residents and their guests.
 - The Board of Directors reserves the right to suspend use of these facilities to anyone violating the recreational rules and regulations posted in the patio area.

SERVICE REQUIREMENTS

1. All maintenance requests which are the responsibility of the Association shall be communicated through the Omega Villas website or directly to our property management company.
 - Maintenance personnel are not allowed to accept any work orders or requests from owners/occupants.

2. Should you have problems with your household appliances, please contact the company you have a contract with or any other private repair service.
 - Please do not contact the property management regarding household appliance issues.
 - Please contact the management company through the Omega Villas website immediately if you experience a water leak.
3. Exterminators can be contacted directly by residents. Please see the Important Information sheet on the website for names and numbers for termite and pest control companies.
4. Smoke detectors are required by law in each unit and are to be placed by each bedroom.
 - It is also suggested that a smoke detector be placed in the kitchen.
 - Unit owners/occupants are responsible for the purchase, placement, and maintenance of the unit's smoke detectors.
 - Leak detectors are also suggested under the sinks and attached to the water heater.
5. Owners/occupants and their guests should not interfere with the quiet and comfort of fellow unit owners/occupants.
 - Please ensure that neighboring residents are not unreasonably disturbed.
 - All owners/occupants and renters are responsible for the conduct and actions of their guests.
 - Please contact the Plantation Police department to report disturbances and follow up with a report to the management company through the Omega Villas website.
6. All complaints regarding fellow unit owners/occupants must be reported to the management company through the Omega Villas website. If the complaint persists, it will be forwarded to the grievance committee for follow-up and resolution.
7. Please ensure that you familiarize yourself with the Declaration of Condominium and By-Law documents as well as the Rules and Regulations set forth by the Omega Villas Condominium Association, Incorporated.

HEARINGS AND FINES

Before the imposition of any fine by the Association on any owner, occupant, licensee, or invitee for violating any provision of the Declaration, Articles, By-Laws or Rules and Regulation of the Association, such person or persons shall be given reasonable notice and an opportunity to be heard. The party sought to be fined shall be given at least fourteen (14) days prior notice of a hearing which notice shall include:

1. A written notice of the date, time, and place of the hearing.
2. A statement of the provision for the Declaration, Articles, By-Laws, or rules claimed to have been violated.
3. A short statement of the matters asserted.

The party sought to be fined shall have an opportunity to respond, present evidence, provide written and oral arguments on all issues involved and shall have the opportunity at the hearing to review, challenge and respond to any material considered by the Association.

RECORDS

For purposes of the Rules pertaining to records, the use of the term Owner includes the Owner's authorized representative and anyone else Florida's Condominium Act authorizes to inspect and/or obtain copies of the Association's official records.

1. The official records of the Association are open to inspection by any owner or the authorized representative of the said owner at all reasonable times. The right to inspect the records includes the right to make or obtain copies, at a reasonable expense, if any, to the owner. The Association is permitted to adopt reasonable rules regarding the frequency, time, location, notice and manner of record inspections and copying. The Rules are as follows:
 - a. Any owner who wishes to review the official records of the Association pursuant to the Florida Condominium Act shall be entitled to review all official records that are specifically identified which are not otherwise protected from inspection as set forth in §718.111(12), Florida Statutes; however, an owner may not request to review the same official records again during the next twelve (12) calendar months following the initial review of the records.
 - b. **The Association is only obligated to accept and respond to the first two (2) records inspection requests within any thirty (30) day period, submitted in the manner set forth herein. Any additional records inspection requests will not be accepted or responded to until they are properly resubmitted and so long as they (along with any new records inspections requests) do not exceed two (2) requests within any thirty (30) day period.**
 - c. If the Association does not have the records requested or the request is for records not considered official records of the Association, the Association will not be required to fulfill the request.
 - d. **The request to inspect official records must be submitted in writing via U.S. Mail certified return receipt to the Board care of its Management Office. Requests by facsimile or electronic mail (e-mail) are not deemed properly written requests for inspection of official records. The official records will be made available for inspection within ten (10) working days after receipt of the written request. For purposes herein, "working days" means Monday through Friday, not including Legal Holidays. The location for the inspection is the Management Office during its regular business hours or any other location designated by the Board of Directors in accordance with the Condominium Act.**
 - e. **The official records of the Association will be available for inspection for no more than four (4) hours per inspection. The Owner is not permitted to remove the official records from the inspection location nor is the Owner permitted to alter or destroy said records. A fee of \$0.25 cents per page will be charged should copies be requested.**
 - f. In order to confirm that someone has been authorized by the record title holder of the unit to make a records inspection request, the record title holder must advise the Association in writing that the person is authorized to make such request. Persons not authorized will not be permitted to inspect Association records even if the person is an occupant of Omega Villas.

AN INVITATION

This is your community! The Board of Directors meetings are generally held every month at the clubhouse.

- Meeting notices and agendas are posted on the mailboxes and recreation area and on the website at least 48 hours before a scheduled meeting.
- We encourage you to attend and participate.
- All suggestions and comments will be heard and considered.

The Board of Directors encourages and welcomes residents who would like to serve on a committee we may have in place.

DRAFT