



1831 N.E. 38th Street, Oakland Park, Florida 33308
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REGULATIONS

Any violations of these regulations by a lessee may result in the Board of Directors notifying the owner of the apartment and the lessee of the apartment of the infraction(s). The notification to the owner may include a request from the Board of Directors that the lease to the apartment be terminated following thirty (30) days from the receipt of the notice. The owner of the apartment shall provide the Board of Directors with a copy of the notice sent to the lessee advising the lessee of the termination of the lease.

1. Adult guidance must be exercised over young people and children at all times so as to ensure their conduct is not an annoyance to the permanent residents.
2. An owner may lease the apartment for a period of not less than twelve (12) months.
3. Prospective owners and lessees are required to submit an application to purchase or lease together with a check or cash for one hundred dollars (\$100). After the application has been processed, an appointment will be set up for the applicant to appear before the Screening Committee for acceptance or rejection. The appointment with the Screening Committee shall take place at least fourteen (14) days after the date that the application to purchase or to lease was given to the Board. Additional people residing in an apartment are required to be screened and shall pay the screening fee. Spouse (husband and wife), parent and child of the owner or the lessee do not have to pay an additional screening fee.
4. A lessee is not permitted to sub-lease the apartment.
5. In the event of problems requiring legal action on the part of the Association to terminate a lease and/or evict a lessee, the owner of the apartment will be held liable for all attorney fees and court costs, should the Board of Directors be upheld in its action.
6. The monthly maintenance fee is due on the first (1st) day of each month. A late payment penalty fee in the amount of twenty five dollars (\$25) will be assessed when the monthly maintenance fee is not received in the office of the Association on or before the tenth (10th) day of each month. All sums not paid on or before twenty (20) days after the date when due shall bear interest at the highest rate allowed by law from the tenth day following the date when due until paid. Any returned check by the bank (NSF or for any other reason) will incur a charge as charged by the bank to our account.

7. Owners of each apartment have been provided with two (2) keys which will access the building through the lobby door and through the two (2) stairwell doors at the east and north ends of the building. Additional or replacement keys to the lobby door are available to owners only, through the Directors' office at a cost of fifty dollars (\$50) each. It is not permissible to access or leave an apartment on the first floor by stepping over the balustrade or railing of the balcony. It is not permissible to move items by handling them over the balustrade.
8. Owners of apartments on the first (1st) floor have been provided with one (1) access key to the maintenance room where their lockers are located.
9. A duplicate set of workable keys to an apartment must be deposited under the care of the Association. These keys shall be used only in situations where special maintenance is required or in an emergency or what appears to be an emergency situation.
10. Residents are required to exercise adequate security precautions at all times; therefore all people who are unknown to you, including delivery and service personnel who are not providing a service to you, should be denied access to the building.
11. Apartment doors and laundry room doors must be kept closed at all times when not actually being used to enter or exit, as mandated by the Oakland Park Fire Department.
12. It is not permissible to leave objects in the corridors for any length of time nor is it permissible to have a carpet or mat in the corridor.
13. To provide your visitors with access to the building by remote control from your apartment, you are required to have a telephone. When you provide the office with your phone number, your name will be placed on the front door directory and you will be assigned an intercommunication number. Dial zero (0) on your telephone to admit visitors to the lobby.
14. Balconies are part of the common elements, therefore they will not be painted or renovated in a manner that does not conform to the established common appearances. Only outdoor carpeting, not indoor/outdoor carpeting, may be used and it is not to be permanently affixed. The Board of Directors must approve replacement hurricane shutters prior to installation.
15. Residents are prohibited from cooking by any means on the balconies, or in any other common element.
16. Balconies may be decorated with items that do not extend above the balustrade and are not permanently attached to the balustrade or to the building. There shall be no hanging plants or other adornments suspended from the balcony ceiling. Plants should have proper drainage dishes.
17. Residents are prohibited from draping clothes, towels and other items on the balcony balustrade, and clothes horses for drying or airing laundry are not permitted.

18. If your apartment is going to be vacant for any lengthy time, especially during the hurricane season (June 1 to November 30), balcony furniture, plants and other items must be removed to the inside of the apartment. All shutters are to remain in the fully-opened position unless permission is granted by the Board to close the shutters in anticipation of a storm. Shutters must be re-opened within 24 hours of the end of a storm event. Window screens must be removed from any unit that will be vacant for more than 7 days during hurricane season. All unit owners must remove window screens when a tropical storm watch (or greater) is issued.
19. Noxious materials, materials of an inflammable nature, oil-based paint and materials which attract insects and rodents should not be kept in the locker assigned to your apartment.
20. Residents must adhere to the posted hours of use as they apply to use of the trash chute, washer and dryer. (8 am – 10 pm)
21. Laundry must be removed from the washer and dryer immediately following completion of their cycle. When finished using the laundry facilities, the washer should be wiped clean and the lint trap in the dryer should be emptied.
22. Garbage must be placed in plastic bags and securely tied before depositing it in the trash chute.
23. Pieces of refuse and boxes which are too large for the trash chute or are subject to becoming lodged in the trash chute must be taken to and deposited in the garbage refuse dumpster located east of the lobby door. Persons causing a blockage of the chute by putting large items in it will be subject to a twenty five-dollar (\$25) fine.
24. All rules posted in the pool area must be adhered to.
25. Children under the age of sixteen (16) years must be accompanied at all times by an adult, who is eighteen (18) years of age or older, when the children are using the pool facilities.
26. Friends and relatives who are not staying in the apartment of a resident shall be permitted to use the pool facilities only when in the company of a resident.
27. Footwear and top covers must be worn in the lobby, or when passing through the lobby, at all times. Bathrobes, dressing gowns or pajamas are not to be worn in the lobby.
28. Parking areas designated for each apartment are restricted to the use of cars, station wagons, and passenger mini-vans and sports utility vehicles. Other vehicles such as motorcycles, trailers, trucks and recreation vehicles of any sort are not permitted to park on the property.

29. Except as may be otherwise determined from time to time by the Board of Directors, when unusual circumstances warrant, residents parking in the guest or service vehicle areas are subject to having their cars towed at their expense. Unless you enter into an agreement with another resident, you must park in the space assigned to your apartment when parking on the Association's property.
30. For guests staying in your apartment, overnight guest parking is limited to 14 days cumulatively for any particular vehicle and 30 days cumulatively for a particular Unit. Guests who are staying in your apartment and using a guest parking space are required to register with the office and provide their name, tag number and the name of the resident with whom they are staying.
31. Restrictions on parking under the porte-cochere at the front door must be adhered to.
32. Residents, their visitors and guests using our facilities are obliged to use care when opening their car doors so as not to damage cars adjacent to them.
33. The car wash/wax spaces at the east end of the building are reserved for the exclusive use of the residents and restricted to the purpose intended. Cars parked and left unattended in those car wash/wax areas will be towed at the owner's expense.
34. Moving furniture in and out of Coral Lake Tower is restricted to Monday through Saturday between the hours of eight (8) in the morning and six (6) in the evening. Deliveries of large items requiring the use of elevator pads will be restricted to Monday through Saturday between the hours of eight (8) in the morning and six (6) in the evening. The office should be notified of the moving/delivery time so that the pads can be placed in the south elevator.
35. When replacing large appliances, carpets, rugs or other large or bulky items, it is the responsibility of the resident to have those items removed immediately. They may not remain in the common element hallways or laundry rooms. It is then the responsibility of the resident to make arrangements to have those items picked up and disposed of as soon as possible. Failure to do so will result in the Association having those items removed at the expense of the resident.
36. Residents, their visitors and their guests are prohibited from bringing pets into the building or onto Association property.
37. Advance reservations, with the attendant deposit of twenty-five dollars (\$25), are required when the party facilities in the poolside clubhouse are to be used by the residents. Users are required to clean the clubhouse area by noon of the next day. If it is not left in the same condition as prior to use, the Association will retain the deposit. Moreover, the resident will be responsible for the repair or replacement of any damaged articles or facilities.
38. Smoking in the lobby, halls and in the elevators is prohibited.

39. Malfunction of and repairs to plumbing and electrical services that are contained in each apartment are the responsibility of the owner. Owners are required to keep smoke detectors in working order at all times.
40. Seasonal celebration decorations (Easter, Valentine's Day, Thanksgiving, Christmas, etc.) in the common element hallways are permitted but such decorations must be attached to the entrance doors to your apartment and be totally within the confines of the door framework.
41. So as not to disturb or annoy other residents, discretion is required when playing radios, television or other audio devices. Moreover, conversations between the pool area and the balcony are not acceptable.
42. Cable television service is available to residents and is provided by Comcast or AT&T while satellite television service is provided by Dish Network. It is the responsibility of the resident to arrange their own service contract if cable or satellite television service is desired.
43. Bicycles shall not be taken through the lobby nor shall they at any time be transported between floors on the elevator.
44. An apartment may not be divided or subdivided into a smaller unit nor any portion thereof sold or otherwise transferred.
45. Each of the apartments shall be occupied only by an owner, his/her family, his/her servants and guests, as a residence and for no other purpose. All guests using an owner's apartment in his or her absence must register with the Board of Directors and be approved by the same. The Board must be notified in writing before the arrival of said guests.
46. All exterior doors and windows must be maintained to the current Building Code specifications and conform to the standards set by the Board. Bedroom and bathroom windows MUST be Innovative Window Concepts ProView 2/1 impact windows with an anodized aluminum frame and clear glass with a grey UV tint. Balcony doors must be impact glass sliding doors with an anodized aluminum frame and clear glass with a grey UV tint. An example is PGT 770 series doors. Contracts to replace the windows or doors must be approved by the Board prior to execution of a contract to purchase. All contractors must be licensed and insured and building permits and inspections must be obtained.