**BOULEVARDS OF TAMARAC CIVIC ASSOCIATION**

**RULES AND REGULATIONS**

(Updated August 2018)

**SECTION 1**

**SWIMMING POOL:**

A. Only Association members and bona fide guests shall be permitted to enter the swimming pool area. A bona fide guest must be a house guest or casual visitor of an active Association member. Members shall only bring 3 guests to the pool area.

B. (1) Everyone must shower before entering the pool;

 (2) No oils or suntan lotions shall be applied prior to entering the pool.

 (Note: oils and hair clog the filter system creating a health hazard.)

C. No person still in diapers shall be permitted in the pool at any time. Children still in diapers must wear swim diapers at all times in the pool.

D. No floats, rafts, or scuba equipment are permitted in the pool at any time.

E. No running, jumping, diving, or shoving permitted.

F. (1) No food or drink within 10 feet of the pool’s edge.

 (2) No glass containers of any type are allowed in the pool area, including the concrete area surrounding the pool.

G. No dressing or undressing is allowed in the Clubhouse, other than in the restrooms.

H. All children 16 and under MUST be accompanied by a parent or responsible guardian over the age of 17.

I. No dogs, cats or other animals/pets are allowed in the pool or within the fenced-in pool area.

J. Each homeowner shall be accountable for any physical damage that occurs to the Clubhouse, pool, recreation/common areas, restrooms, buildings and appurtenances. The owner shall be held liable for any damage to the above-mentioned property by guests and tenants of said homeowner. In cases of obnoxious behavior, any rights of tenants or guests of homeowners shall be denied.

 **NOTE TO HOMEOWNERS**: Please have your guests and/or tenants become familiar with these Rules and Regulations.

**SECTION 2**

**SHUFFLEBOARD COURTS:**

For safety and insurance purposes no person(s) shall use the shuffleboard courts for any purpose.

**CITY OF TAMARAC ORDINANCE**

**PARKING REGULATIONS:**

A. No person shall park or store any recreational vehicle or trailer which may be used for living or sleeping purposes; any truck or boat trailer, on any lot, piece or parcel of land within the City of Tamarac in any residentially zoned district, as now defined or as may be defined in the future, whether the same be parked or stored on a public right-of-way or private right-of-way.

B. For purposes of determining vehicles to be prohibited from parking in residential zones pursuant to this ordinance, the following definitions shall control:

 1. Recreational vehicle or trailers – any vehicle which may be utilized for living or sleeping purposes, whether said vehicle be so utilized at the time or not.

 2. Truck, semi-trailer or tractor – any vehicle required to display a license tag issued by the State of Florida other than license tags designated as “automobiles” by the state of Florida. Any vehicle bearing a license tag of a state other than Florida be governed by the tag it would be required to obtain if it were licensed in the State of Florida.

 3. Boat or boat trailer – any boat, yacht, or vessel, regardless of size or

 motor capacity; and any transportation device which may be utilized

 to transport a boat, yacht, or vessel along public rights of way.

 4. Campers, travel trailers and boat trailers may be parked in the parking lot adjacent to the east of the Clubhouse located on NW 53 Street ONLY, for a period of not more than two (2) days.

**EXCEPTIONS:**

A. It shall be permissible for any of the above prohibited vehicles to be parked or stored in a residential zone provided that said vehicle is parked or stored entirely within a closed building and not used for living or sleeping purposes within said building.

B. Any of the foregoing mentioned vehicles may be parked or stored in a residential zone for purposes of loading or unloading on a temporary basis provided, however, that any vehicle remaining on the premises for a continuous 24 hour period shall be considered as conclusive evidence that said vehicle is not being loaded or unloaded, and any of the foregoing vehicles parked or stored in a residentially zoned district for more than two evenings between the hours of 9:00 P.M. and 6:00 A.M. in any 20 day period, shall be considered as being in violation of the prohibited parking section of this ordinance.

**ANIMALS: Tamarac Code of Ordinances Sec. 4-4. Duty to Remove Excrement**

All dogs shall be kept on a leash and pet owners must carry retrieval equipment to pick up animal droppings.

**DEED RESTRICTIONS OF RECORD:**

The following covenants and restrictions are imposed upon all the lands and lots in Tamarac Lakes North Third Section (Boulevards of Tamarac) by the Builder and Developer in Book 3336, Page 6 of the Public Records of Broward County, as well as the Amended Deed Restrictions recorded in Book 41435, Page 875 of the Broward County Public Records. The owner or occupant by the acceptance of title thereto, shall not violate any of these restrictions:

1. Single family residences only.

2. No trade, profession or business shall be carried on upon any of the foregoing lands.

3. Front yards shall be grassed and kept as a lawn to pavement line. Corner lots shall have two front yards for this purpose.

4. Black chain link and white vinyl/PFC fences are allowed with Board approval and appropriate City permitting.

5. Planting of trees and shrubs must be approved by the Board of Directors and must be maintained by the homeowner so that no trees or shrubs grow into the FPL or cable lines, or onto a neighbor’s property. (See FPL.com for suggested placement locations.)

6. Refuse/garbage containers shall be maintained in good condition and completely screened from view from the adjacent right-of-way. *City of Tamarac Code Section 9-130(e)(4) Minimum standards for maintenance of premises*.

7. The parking and/or storage of automobiles on any homeowner’s lawn is prohibited. This regulation will be enforced and violators may be fined.

8. The overnight parking or storage of trucks or commercial vehicles in excess of half- ton rated capacity are prohibited. The overnight parking of vehicles of any kind on public right-of-way is prohibited.

9. The parking or storage of boats and boat trailers is prohibited.

10. No graveled, blacktopped, or paved parking areas or strips are permitted without prior approval by the Board of Directors.

11. For the purpose of insuring the development of Tamarac Lakes North Third Section a/k/a The Boulevards of Tamarac as an area of high standards, the Corporation reserves for itself, its successors or assigns the right and power to control the type, kind and character of the buildings, structures and other improvements to be placed on the foregoing described lands. The owner or occupant of each and every lot, by acceptance of title thereto, shall not permit a structure of any kind to be placed, erected or altered upon any of the foregoing described lands unless and until the plans and specifications thereof and the plot plan thereof have been submitted to and approved in writing by the Board of Directors as hereinafter provided, before any construction is begun. No structure shall be placed, erected, or altered on any lot until the constructions plans, specifications and plot plan showing location of the structure upon the lot shall have been approved by the Board of Directors.

**ENFORCEMENT:**

These restrictions and requirements may be enforced by any action at law or in equity by any of the land owners in the subdivision of Tamarac Lakes North Third Section a/k/a The Boulevards of Tamarac, by the Corporation, its successors or assigns or by the City of Tamarac.

**ASSOCIATION MAINTENANCE PAYMENTS:**

Association Maintenance Payments are due the first day of every month. Should an account be 90 days past due the homeowner will receive one final notice and then that account will be sent to collections.

**BOARD OF DIRECTORS & ASSOCIATION MEETINGS**

Board Meetings shall take place on the first Monday of every month at 6:30 p.m., however, the Board of Directors shall have the discretion to change the date and/or time of a board meeting due to special circumstances, holidays, weather, etc.

The General Meeting shall occur in June of each year on the third Monday of the month and shall commence at 7:30 p.m. However, the Board of Directors shall have the discretion to change the date and/or time of the General Meeting due to special circumstances, holidays, weather, etc.

The Annual Meeting and Elections shall take place in December of each year, with the date and time to be scheduled by the Board of Directors. Notice of the Annual Meeting and Elections and requests for nominations shall be provided to the membership in November of each year.

**REVISED \_\_\_\_\_\_\_\_, 2018**