

INFORMATION FOR OWNERS, LESSEES AND RENTERS

Revised 12/2022

ABSENCE OF OWNERS AND LESSEES FOR ONE WEEK OR LONGER AND DURING HURRICANE SEASON

01. Shut off the main water supply.
02. Bring in all items from the lanai/balcony: all furniture, plants, other objects.
03. Empty the refrigerator and freezer. If there is an automatic ice maker, switch it to the off position. If the refrigerator and freezer are off, clean well, dry thoroughly and leave the doors open.
04. Set the air conditioner between 76 degrees F and 78 degrees F. Set the humidistat set at 57%.
05. Replace the batteries in the thermostat.
06. Unplug or turn off the circuit breaker to the hot water heater.
07. Unplug appliances and electronics.
08. Leave water in the traps, plug the sinks and cover the shower drain.
09. Add a little bleach to the toilets and cover the toilet bowl with plastic wrap.

BARBECUE

01. No cooking is permitted on any porch, terrace, lanai or balcony, where applicable, nor on the Condominium property except in designated areas, if any, designated by the Board of Directors of the Association.
02. Clean the barbecue grill with the wire brush that is provided after each use and turn off the gas.
03. Turn off the lights in the pool barbecue area and the lights in the North and South picnic areas after each use.

BEACH

01. Owners, guests, renters and lessees may use the easement, steps and sidewalks, between Aquazul and Ocean Colony.

02. Beach chairs, beach carts and beach umbrellas are not to be left in the parking lot or on the catwalk. These items must be stored in the unit or in the unit's assigned storage locker.

ANIMALS (Approved during 4/26/22 Board Meeting)

01. Renters/tenants may not have animals on site. Management will not approve rental applications for tenants who plan to have animals on site. Service animals are the exception.

BICYCLES AND PADDLEBOARDS

01. Bicycles are to be kept in the bike racks which are located at the North BBQ area and at the South BBQ area. Paddleboards are to be stored on racks which are provided.

02. Bicycles may not be stored on the lanais/balconies or on the catwalks. Bicycles may be stored in the bike storage rooms located in the NW and SE buildings.

CARTS

01. Carts are provided for the convenience of all owners, renters and lessees. Please return the cart(s) immediately when you are finished using it/them either to the first floor trash room in the NW building or opposite the elevator on the first floor of the SE building.

02. Carts are for the use of the residents **not** for the use of contractors or vendors. Carts are not to be removed from the GBTSS grounds.

CLUBHOUSE USE

01. Owners may reserve the Clubhouse. They must submit a written request stating: date and hours required, number of people attending, reason for use.

02. The Clubhouse may not be reserved for commercial or non-social reasons.

03. Children under the age of 12 must be accompanied by a responsible party when in the Clubhouse.

04. Animals are not allowed in the Clubhouse; service animals are exempt.

05. Body cover and shoes are required when in the Clubhouse. Wet bathing suits and bare feet are not permitted in the Clubhouse.

06. Keep all Clubhouse doors closed. Keep cool air in and animals (like iguanas) out.

COMMON ELEMENT AREAS

01. Common element areas include sidewalks, entrances, passages, vestibules, stairways, corridors, halls.
02. Common element areas must not be obstructed or encumbered or used for any purpose other than going in and going out, to and from the premises.
03. Common element areas shall not be used for storage for any types of objects like carriages, velocipedes, bicycles, wagons, shopping carts, chairs, benches, tables or any other object of a similar type and nature.
04. Nobody should be playing, running or congregating in common element areas, lobbies, stairways, or elevators.
05. No garbage cans, supplies, milk bottles or other articles shall be placed in the halls, on the balconies or on the staircase landings.
06. Articles such as linens, cloths, clothing, curtains, rugs, mops or laundry or other articles of any kind be shaken or hung from any of the windows, doors, balconies, or catwalks or exposed on any part of the common element areas.
07. Fire exits shall not be obstructed in any manner. Common element areas shall be kept free and clear of trash, debris and other unsightly material.
08. No unit owner shall allow anything whatsoever to fall from the windows, balconies or doors of the premises.
09. No unit owner shall sweep or throw from the premises any dirt or other substance into any of the corridors, halls or balconies, ventilators or elsewhere in the buildings or upon the grounds.
10. Food and beverage may not be consumed outside of a unit, except for such areas as are designated by the Board of Directors of the Association.

ELEVATORS

01. There are two elevators in this complex: one located at the Southeast corner of the complex, one located at the Northwest corner of the complex.
02. Condominium unit owners, residents, families, guests or agents shall not at any time enter upon or attempt to enter into elevator shafts, power rooms or service rooms without management authorization.
03. In case of a fire, **DO NOT** use the elevators. Use the stairs.
04. To prepare the complex for a Hurricane the elevators may be locked on the second floor.

05. Smoking is not permitted in the elevators at anytime. This is a fire hazard and violators will be subject to a \$500 fine in accordance with the law.

06. Due to **size and weight restrictions of the elevators, heavy and large** pieces of furniture, large appliances, contractors equipment and other large items must be walked up the stairs. The elevators are not be used.

07. Notify the Property Manager if an elevator is required for moving so that a notice to owners can be sent informing them that an elevator will not be available for a given time period.

EMPLOYEES OF THE ASSOCIATION

01. Employees of the Association are under the direction of the President of the Board of Directors. No unit owner or resident shall direct, supervise or in any manner attempt to assert control over the employees of the Association.

02. Employees of the Association shall not be sent out of the building by any unit owner at any time for any purpose. No unit owner or resident other than the President shall direct, supervise or in any manner attempt to assert control over the employees of the Association.

GUESTS, LESSEES, RENTERS

Owners are responsible for informing their guests, lessees and renters of all of the Rules and Regulations of GBTSS. If anyone has questions, concerns, issues and/or emergencies (plumbing, electrical, air conditioning or any other unit related issues) they are to contact the unit owner and NOT the Property Manager.

All owners are required to complete a "Relatives List". The list will include the full names and specific relationship to the owner for each person on the list.

Overnight guests when owner(s) is present on the GBTSS grounds.

01. All guests must register at the Clubhouse office with the Property Manager upon arrival at GBTSS.

02. All guests must comply with the Rules and Regulations of GBTSS.

03. If the guest has a vehicle, a parking tag must is on display when the vehicle is on the GBTSS grounds and parked in the unit owner's designated parking space.

Overnight guests, lessees and renters when owner(s) is not present on the GBTSS grounds.

04. All guests, lessees and renters must register at the Clubhouse office with the Property Manager upon arrival at GBTSS.
05. All guests, lessees and renters must complete the GBTSS registration form and pay the rental registration fee.
06. If the unit was purchased prior to February 7, 2022 a guest, lessee or renter may occupy a unit for no less than 30 days (one month).
07. If the unit was purchased on or after February 7, 2022 a guest, lessee or renter may occupy a unit for no less than three (3) months.
08. When a unit is purchased on or after February 7, 2022 the new owner must wait two (2) years before renting the unit.
09. All guests, lessees and renters must comply with the Rules and Regulations of GBTSS.
10. If the guest, lessee or renter has a vehicle, a parking tag must be on display when the vehicle is on the GBTSS grounds and park only in the unit owner's designated parking space.

HURRICANES

01. Hurricane season in Florida is from June 1 until November 30 every year.
02. Lauderdale-By-The-Sea is located on a barrier island and in a coastal evacuation zone. When the National Hurricane Center in Miami issues a Hurricane Warning for Broward County all residents and visitors may be ordered to evacuate their homes, condominiums, apartments and hotels. The **Commercial Boulevard Bridge** is never closed to cars and other vehicles.
03. All EMS, police and fire personnel are re-located to Holy Cross Hospital in Fort Lauderdale. If you ignore the evacuation order to remain in Town and call 911 EMS, police and fire **will not respond**.
04. Prepare in advance for a Hurricane event. Power may be out for 2 weeks so refer to the Hurricane Checklist provided by the Property Manager for your preparation. You may also check the websites of Publix and Florida State University for guidelines.
05. Close and secure all hurricane shutters in your unit. If you have Sunshades leave them open, they are not Hurricane shutters.
06. Bring all furniture, plants and decorations from the lanai into your unit.

07. If you own a bicycle, paddle board or other large piece of sporting equipment store it indoors in the appropriate location.
08. Fill up your vehicle with gasoline in the event of an evacuation and the power is out. Gas station pumps will not work without power.

KEY FOBS

01. Key fobs are available and can be used to enter through the north vehicle gate.
02. Lost or damaged key fobs maybe replaced at a cost of \$20.00.

LAUNDRY FACILITIES

01. Washers and dryers operate using the Axon Laundry Smart Card. The initial card is given to unit owners free of charge. A lost or damaged card or request for a second card can be purchased for \$20.00.
02. A Value Transfer Machine is located in the Clubhouse next to the office door in order to add money to the card. Instructions are located on the machine.
03. The cost to use the washer or the dryer is \$2.00 per cycle.
04. It is very important to use only **he (high efficiency) detergent. All other types of detergents create too much soap suds and damage the machines.**
05. Do not wash carpets or rugs of any size. Carpets and rugs should be taken to a laundromat.
06. Do not place laundry baskets on the machines as they scratch the surfaces.
07. Empty the machines as soon as possible and remove the lint from the dryer lint trap following each use of the dryer. This is important as excess lint in the vents can cause a fire.
08. Keep the laundry room clean.
09. Playing by anyone is not permitted in the laundry room.
10. Report any problems to the Clubhouse office.
11. As a courtesy to fellow residents it is suggested that only two (2) washers or two (2) dryers be used at a time. Thank you.

MAINTENANCE REQUESTS

01. Only an owner may notify the office of maintenance problems in **common element areas** by completing a “Maintenance Request Form” and submitting it to the Property Manager. Forms can be found at the office or online.

02. Maintenance issues within the four walls of the unit are the responsibility of the owner. Renters must notify the unit owner of any and all issues within the unit being rented and not the Property Manager.

NOISE

01. The buildings of Gardens by the Sea South have been designated with balconies facing into a common quadrangle and noise carries. When on your balcony or in your unit please be respectful of your neighbors and conscientious of the noise.

02. No unit owner shall make or permit any disturbing noises in the building by their self, their family, care givers, employees, agents, visitors or lessees; nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners.

03. No unit owner shall play upon or suffer to be played upon any musical instrument or operate a television, radio, sound amplifier or stereo system in such manner as to disturb or annoy other occupants of the Condominium.

04. No unit owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time.

PARKING & SECURITY (Approved during 10/26/21 Board Meeting)

01. All vehicles must be parked in assigned parking spaces or a designated “guest” parking space.

02. Guest parking spaces are for guest use only.

03. All vehicles parked in a numbered parking space must display an appropriate parking sticker or visor tag. The sticker or tag must have the parking space numbers marked on it.

04. Vehicles violating the above rules are subject to a written warning. Repeat offenders are subject to towing at the owner’s expense.

05. Temporary residents such as tenants or guests may obtain a temporary hanging vehicle parking tag from the Office Manager during business hours. It is the responsibility of the unit owner to inform their tenants or guests to do so.

06. Owners are responsible for the cleaning up of oil, grease or other leaking fluids caused by their vehicle, their renter's vehicle and their guest's vehicle.
07. Do not park in entrance ways to the buildings or in front of first floor trash rooms.
08. No vehicle which cannot operate on its own power shall remain on the Condominium premises for more than twenty-four (24) hours.
09. No repairs of vehicles shall be made on the Condominium premises.
10. No unit owner shall store or leave boats or trailers on the Condominium property.

POOL (Capacity is 14 Bathers) (As per signage posted within pool area)

01. Pool hours are from dawn until dusk.
02. A shower is required before entering into the pool by Florida statute. Please clean your feet before entering into the pool.
03. A lifeguard is not on duty. All persons use the pool at their own risk.
04. Diving into the pool is not permitted at any time.
05. Cover chairs and loungers with a towel before use. Loungers can not be reserved. Return chairs and loungers to their original locations. Close umbrellas if they have been opened.
06. Animals are not allowed in the pool area; service animals are exempt.
07. Smoking is not allowed within 25 feet of the pool and/or the Clubhouse entrances.
08. Footwear and body covering must be used in the Clubhouse and the elevators. Wet bathing suits not allowed in the Clubhouse.
09. No nude bathing.
10. Any person who wears diapers for any reason must wear swim diapers to be allowed in the pool.
11. Children under the age of 12 years must be accompanied by an accomplished swimmer in the pool or by a responsible party in the recreation area.
12. Running, ball playing, shouting and boisterous conduct is not permitted in the pool or on the pool deck.
13. Food, bottles or glass are not permitted in pool area. Food is permitted on pool deck covered area attached to Clubhouse and in the Clubhouse. Food and drinks are not allowed in the pool.

14. Large floatation devices should not be used in the pool.

SAUNAS

01. Controls for the saunas are in the washrooms behind the doors.

02. Children under the age of 16 are not permitted in the saunas.

03. Remove jewelry and clothing before use and use a towel while in the sauna.

04. Recommended temperature for use is 170 degrees F. to 180 degrees F.

05. No smoking, eating or drinking alcoholic and non-alcoholic beverages while in sauna. No glass or metal containers are to be used.

06. Recommended time is 10 to 15 minutes. Never exceed 30 minutes in the sauna. Recommended cool down time is same as time you are in sauna. Example, 10 minutes in then 10 minutes cool down,

07. Consult with primary care physician if you have any medical conditions that could affect you in heat before using sauna.

08. Keep hydrated, drink water before, during and after sauna. If you start to feel dizzy or overheated leave the sauna immediately.

09. Enter into the sauna clean. Rinse off in the shower before you enter the sauna.

10. Turn off the sauna and light after use. Close sauna door.

SMOKE DETECTORS

01. It is the responsibility of the unit owner to replace the battery(batteries) in the unit's smoke detector(s). A good time to change would be when the clocks change.

SHUFFLEBOARD

01. Do not walk on playing surface.

02. Children under the age of 12 years must be accompanied by a responsible party.

03. Abuse of equipment will result in removal of ability to play.

04. After playing, return all equipment to the Clubhouse.

TRASH AND RECYCLING: Please Read Carefully!

01. Refuse and bagged garbage shall be deposited only in the area provided.
02. All trash to be placed in the chute must be securely tied into plastic bags to prevent dumping of contents which causes a mess and leads to insect infestation.
03. Objects larger than the opening of the trash chute like mops, curtain rods, Venetian blinds are not to be thrown down the chute. These items are to be placed directly into the dumpster on the first floor.
04. Bulk objects such as furniture, appliances must be placed in the Bulk area on the first Friday of each month.
05. Recycling:
 1. Aluminum/steel cans. Empty and clean.
 2. Plastic bottles with a screw-on or pop top cap. Empty and clean.
 3. Corrugated cardboard - flattened and empty of all packaging.

L.B.T.S. DOES NOT RECYCLE ANY OTHER PLASTIC, PAPER, CARTON OR GLASS ITEMS!!

06. Hazardous waste such as Auto & Boat, fluids, batteries, charcoal, fluorescent lamps & tubes, household cleaners, fire extinguishers, paint, tires are to be taken to a Drop-Off Center For Residents of a Participating City in Broward County.

For the full list of hazardous wastes and locations of Drop-Off Centers go online to www.broward.org.

WIPES

01. Wipes labelled “ flushable “ are **NOT** flushable. These wipes clog the drains causing toilets to back up. They have damaged the motor of the lift/pumping station that we share with our north neighbors at GBTS. Broward County as well as Miami-Dade, are having problems with flushable wipes at their Wastewater Treatment Facilities.
02. Flushing wipes costs us in repairs to our units and to our lift/pumping system.
03. **Flush only human waste.** Do not flush wipes, hygiene products, diapers, oils, paper towels, food, greases down the toilet.