

**Breakers Condominium**  
710 N. Ocean Blvd.  
Pompano Beach, Florida 33062  
Office: (954) 942-4520 | Fax: (954) 942-7685  
Breakers@campbellproperty.com

**RULES & REGULATIONS**  
*for*  
**OWNERS, FAMILY MEMBERS,  
LESSEES & GUESTS**  
(Revised 10/31/18)

Prospective Buyer(s) or Tenant(s) Initial here: \_\_\_\_\_

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In apartment dwellings, certain rules are necessary to ensure harmonious living. Each owner is entitled to complete use of his own apartment and the outside facilities (common areas), but such use must not cause unreasonable or unnecessary disturbance or conflict with the rights of other owners. In the final analysis, rules are dictated by common sense, fairness, and decency. It is certain that rules are not all inclusive. Behavior or abuse of privileges objectionable to a majority of owners is not acceptable, even though not covered by specific rules. Your Board of Governors sincerely hopes there will be no violations which will demand punitive action.

We have an imposing building, a beautiful pool and outside areas, as well as well-arranged parking lots. Through compliance with the rules governing the use of these areas, true satisfaction will result and a peaceful coexistence with our neighbors will prevail.

Revision of rules will be made if and when current rules become obsolete, inequitable, or fail to cover existing situations. Suggestions for such changes should be submitted in writing to the Office which will promptly be referred to the Board of Governors. At all times, your Governors are anxious to reflect the best thinking and wishes of the majority of Condominium Owners.

OWNERS, THEIR FAMILY, LESSEES and GUESTS must familiarize themselves with these rules, for all are subject to them. Reasonable care and consideration by each individual will certainly result in happy, harmonious living and the continued maintenance of the Breakers as an outstanding condominium.

In addition, OWNERS, THEIR FAMILY, LESSEES and GUESTS must familiarize themselves with the Declaration of Condominium and Bylaws.

I (We) have read these Rules & Regulations and have initialed each page as agreement to abide by all Rules & Regulations for the Breakers Condominium Association.

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**BUILDING**

**A. GENERAL:**

- Topless attire and bare feet are not permitted within the confines of the common areas of the building. When going to and from the pool and beach area, some type of covering (NOT A TOWEL) and footwear must be worn.
- Those in bathing attire are specifically excluded from the carpeted areas of the mezzanine and recreation room.
- No type of solicitation is permitted in the building. Exceptions to this rule include only small postings on the bulletin board in the lobby. No other signs shall be displayed in or upon any portion of the condominium property by any person or corporation without written consent of the Board of Governors.
- Requests for Emergency Services during working hours by the maintenance staff are to be made to the Office, not to an individual employee.
- Owners are urged to call the offender's attention to any rule violation. Violations shall be reported to the office.
- Any owner who wishes to submit suggestions to the Board of Governors shall submit the same in a signed statement or in an email sent to the Community Association Manager. Forms may be obtained at the Front Desk. The Association is not compelled to act upon anonymous notifications.
- Small packages may be left at the desk, subject to the following provisions:
  - a) Delivery has been attempted at owner's apartment and a card or note left at the respective apartment.
  - b) No C.O.D. factor is involved and packages are to be picked up promptly.
  - c) The owner accepts full responsibility for damage to or loss of any package left at the desk.
- Owners and lessees shall notify the Office when they expect to be away for a period of more than 14 days. The name, address, and telephone number of the person who will look after the apartment during the absence of the owner shall be recorded in the office file.
- When expected guests arrive at the lobby door, they shall use the exterior telephone directory and the exterior security phone to call the resident's apartment. Upon proper notification, the resident will dial "9" for guests to enter.
- **Warning:** DO NOT dial "9" for unknown guests. Holding the door for unknown guests or allowing unknown guests to enter the building with you should be strongly avoided. Residents of the Breakers have the right & responsibility to prevent and question visitors who attempt to bypass the security doors. Do not let anyone into the lobby whom you do not know.
- Owners are responsible for any damage or defacing which they or their lessees or guests may cause. When a person enters common areas, that person becomes a guest of all residents.
- Behavior which unnecessarily or unreasonably disturbs others is not permissible even though not covered by any specific rules.

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- Bicycles must be placed in the outdoor bike rack(s) or kept in your unit. Bicycles may not be left on the catwalks or in storage areas.
- Children are not allowed to play unsupervised in the elevators, corridors, lobby or mezzanine.
- Photographing and/or video taping of residents, staff or vendors without their permission is strictly forbidden.
- No unit owner, except as an officer or a member of the Board of Governors of the Association, shall have any authority to act for the Association.
- No balcony shall be enclosed or altered in any way nor any change of any kind made on the exterior of the condominium by a unit owner, including by the way of illustration, awnings, air conditioning units, TV or radio antennas, satellite dishes, wiring, paint or otherwise.

**B. PETS & ANIMALS:**

- Owners and tenants (if their lease permits) may have pets consisting of dogs, cats & birds ONLY. The individual weight of each dog or cat, as a mature animal, shall not exceed twenty (20) pounds. Pets are limited to a total of two (2) in number per unit.
- When in an elevator, dogs must be carried or be in a stroller at all times. This prevents mishaps by the pet and shows consideration for other residents who may be uncomfortable around our four-legged friends.
- Pets are not permitted in any of the common areas other than when entering or leaving the building, and at such times must always be carried or in a stroller. They shall not be left to run themselves or to exercise on the exterior walkways.
- Pets must be on a leash when entering or exiting the building and must remain on a leash while on Breakers outdoor property. They are excluded from such outside areas as the pool and patio.
- Lessees can have a pet so long as it is specified in their leasing contract, and they follow all other pet-specific rules outlined in our Association rules. Visitors and overnight guests can also have a pet as long as they follow the same pet rules & restrictions as all owners while visiting our building. The burden for following these rules is on the unit owner and the unit owner may be fined if their visitor(s) do not follow the pet rules.
- Pets shall be walked on the West side of A1A. For obvious sanitary reasons, they are excluded from all lawn surfaces around the building and parking lots.
- Owners of pets shall provide themselves with a “pooper scooper” to remove their pets’ droppings.
- Any owner, resident or guest claiming ownership of an emotional support animal, the Fair Housing Act permits that the Association request written proof from a qualified health professional that your animal(s) are certified emotional support animals. We are also entitled to request written proof from a certified health professional that there is a disability as defined by the Federal Fair Housing Act that impairs one major life function and that your animal addresses that disability.

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**C. EMERGENCIES:**

- All emergency situations must be reported immediately to the Office or to a member of the Board of Governors.
- Whenever a hurricane alert for our particular area is issued, all furniture, plants, and loose objects shall be removed from the balconies by the owner or their representatives and hurricane shutters closed and immediately secured.
- Absent owners shall arrange in advance for storm protection for their own apartments. Emergency work done by the Association, if time permits, shall be charged to the owner at the rate of \$50.00 per hour.
- Duplicate keys or key codes, both for regular and supplemental locks shall be given to the Office for use in emergencies arising from such cases as hurricanes, fire, wind, water damage or leakage, etc.
- Emergency corrective measures will be taken in an owner's apartment and owners will be notified of such action. No liability is assumed by the Breakers Condominium, Inc. for such action and owners will be charged for cost of such emergency action.
- The maintenance staff is available for after-hours maintenance emergencies ONLY if the maintenance issue is truly time-sensitive (cannot wait until the next business day) and is also the responsibility of the Association. Leaks caused by your unit plumbing under sinks and toilets and from hot water heaters are not the responsibility of the Association.

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## EMERGENCY DEFINITION SHEET

Maintenance “EMERGENCIES” after hours:

(954) 427-8770  
(Campbell Property Management)

PLEASE NOTE: If the resulting issue is the Owner’s responsibility, there will be a \$50 charge to the Owner.

- **After Hours Lockout:** Please contact a local locksmith of your choosing. We have provided two locksmiths here for your convenience: Anthony Lock & Safe, (954) 969-8302; GC Lock & Key, (954) 782-5371
- Fire – Call 911
- Leaks – Call YOUR Plumber (If the leak comes from the unit above, you must contact the owner from above, notifying the owner of the leak. That owner must then contact THEIR plumber)
- Office Request Expenses:
  - a) Fax: \$1.00 per page
  - b) Copies: 10 cents per page
  - c) Notary Services – Not Available at the Condo Office
  - d) Common Area Key Replacement - \$200.00 / Buyers should request key from the Seller

**FOR BUYERS, A SUGGESTION TO KEEP COSTS DOWN AND HAVE A PLAN IN CASE OF AN EMERGENCY:** Consider an appliance or a complete service contract for your Unit, as well as a “Home Watch” person if you won’t be residing in your Unit full-time.

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**D. OFFICE HOURS:**

- The Condominium Office will be open Monday through Friday from 8:00 a.m. to 4:00 p.m. unless otherwise posted at the front desk. The office is staffed by an Administrator during these hours. There is also a licensed Community Association Manager who enforces the Association's rules, governing documents, policies and wishes of the Board of Governors.
- The office is closed for the following holidays: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day; and Christmas Day.
- The Breakers Condominium Association, Inc. expects all owners, guests, visitors, and vendors to treat staff and each other with respect and courtesy at all times.

**FACILITIES**

**A. BALCONIES & CORRIDORS:**

- No movable objects or articles, including laundry and dry cleaning, shall be placed in the corridor walkways, vestibules, stairways or on ledges or railings of the balconies.
- Objects which might be dislodged by winds of severe or moderate intensity shall be removed from balconies when such winds occur. The only objects allowed on the balconies would be reasonable and customary outdoor furniture, tables and chairs. Though some furniture may also double as storage space by design, the use of the balcony to store items, cartons, boxes and plastic containers is forbidden. The use or installation of a grill, hot tub, Jacuzzi, spa or like produce is strictly forbidden.
- Dust mops, throw rugs, etc. shall not be shaken from the balconies or catwalks.
- Any activity which might cause water or dirt to drip or spread from these areas is expressly forbidden.
- The Breakers is a SMOKE FREE building. Smoking is prohibited in the lobby, mezzanine, recreation room, corridors (catwalks), and elevators. Cigarettes cigars, their ashes, matches and the like must not be thrown from the balconies or corridors.
- Barbequing or cooking of any kind is NOT permitted on the balconies. This is considered a fire hazard and is also prohibited by the local fire authority.
- Feeding birds, reptiles, or any animals or encouraging them to gather on the balconies is forbidden.
- Loud talking in the exterior corridor (catwalk) late at night disturbs others and must be subdued.
- Apartment doors must not be left open wide enough to extend onto the catwalks so as to create a hazard. Doors should be opened slowly to prevent injury to passersby.
- Anchors embedded into the balcony concrete, walls, and/or ceiling, can be no longer than  $\frac{3}{4}$  inch and must be made of stainless steel. Unit owners not in compliance with this rule will be fully responsible for all repair costs of all damages caused by their non-compliance.



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**B. LAUNDRY ROOMS:**

- Hours of Operation: 8:00 a.m. to 10:00 p.m.
- Those using the laundry room & equipment shall clean the facilities and dryer screen immediately after use and observe all posted instructions. Dyes ARE NOT to be used in the washers.
- Old newspapers and magazines are to be placed in the appropriate receptacle.
- Glass bottles and objects are to be placed in the laundry room, and NEVER in the trash chutes. Plastic bottles and aluminum cans may be disposed of in the trash chute within a secure garbage bag.
- Place glass containers in the special container for recycling after rinsing out with water.
- ALL CARTONS of any size, empty or filled; and other items such as hangers picture frames, Pizza Boxes, etc. shall be taken to the ground level and placed in the dumpster located in the northeast corner of the east parking lot.

**C. TRASH CHUTES:**

- Items that SHOULD NEVER BE PUT IN THE TRASH CHUTES: Garbage in paper bags; Pizza Boxes; Cartons of any kind; Paint Cans; Glass bottles or Jars; Tile or Lumber; Remodeling debris; Plaster.
- The Trash Chutes are designed ONLY for materials which cannot be handled by the kitchen disposal units and must be placed in plastic bags strong enough so as not to break when it hits the compactor. Paper bags are not permitted. All plastic bags must be securely tied.
- All wet garbage shall be disposed of in the DISPOSAL UNIT in the drain of the kitchen sink in the apartment. Bones, corn cobs, fruit pits, and other garbage that might damage the disposal unit should be wrapped securely in a plastic bag and then placed in to the trash chute.
- All other materials, including cigar and cigarette butts and ashes, which must be thoroughly extinguished, shall be SECURELY WRAPPED IN PLASTIC BAGS and tied before being placed in the chute.
- Glass bottles and glass objects are NEVER to be placed in the chutes. They are to be left in the proper container located in the laundry rooms.
- NEVER PLACE CARTONS OR PIZZA BOXES IN TRASH CHUTES, AS THEY CLOG THE CHUTE AND PREVENT OTHER TRASH FROM REACHING THE COMPACTOR.
- The trash chutes must not be used between the hours of 10 PM and 7 AM, in consideration of persons living in units near the chutes.
- All remodeling materials such as paint cans, plaster, old cabinets, carpets, tile, lumber, etc. must NEVER be put down the trash chutes. They are to be removed from the property by your contractor or by you at your own expense. These types of materials cannot be disposed of in the Breakers Condo dumpsters or compactors.

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**D. ELEVATORS**

- The North Elevator is to be used for the moving of furniture and large pieces of equipment. The quilted pads shall always be used when moving is in progress. The pads may be obtained from the closet located on the South side of the lobby. Such deliveries and moving shall take place during the following hours: Monday through Saturday, 8 am to 5 pm. **NO FURNITURE DELIVERIES, MOVING OR CONTRACTOR WORK ALLOWED ON SUNDAYS.**
- Upon completion of the work or moving, the pads shall be removed and returned to the closet located on the South side of the lobby. The ceiling panels shall be reset in proper position, if removed. If the trapdoor has been opened during the job, such trapdoor shall be put in the closed position.
- In the event of a power or mechanical failure, the elevators may stop momentarily between floors. The north elevator will then return to the ground floor. The north elevator will continue to operate on the Breakers' emergency generator, which has limited power and should be used only if absolutely necessary. If needed, there are emergency telephones in each elevator.
- The stairways at the north and south winds of the building are always available for use in an emergency. The stairway doors must remain closed at all times. Exit should be made at the first floor level and not at the ground level unless absolutely necessary. Opening of the doors on ground level will set off an alarm.

**E. PARKING:**

- Parking spaces, whether undercover or outdoors, are to be used for automobiles (passenger vehicles) only. **NO** boats, commercial vehicles, campers, motor homes, trailers or other vehicles are allowed to be parked on Association property. All pick-up trucks and motorcycles must be parked west of A1A. All vehicles must display a parking permit. No vehicle is allowed to occupy more than one parking space.
- Bicycles may be parked in the bicycle racks.
- Owners having two passenger vehicles shall park the second vehicle west of A1A.
- Owners leaving a vehicle parked for an extended period of two weeks or longer must park west of A1A unless the owner has a private parking space under the building. Additionally, the owner of vehicles left for two weeks or longer should leave complete contact information with the Office in the event that the vehicle needs to be moved for planned or unplanned paving, painting, or work in or around the parking lot. Any vehicles that need to be towed will be at the unit or vehicle owner's expense.
- Parking in the driveway east of A1A is permitted only for the purpose of loading and unloading from the vehicle. Use ramped entrances at north and south sides of front entrance for grocery carts or luggage carrier. After unloading, the vehicle must be moved immediately to a proper parking space so as not to block traffic (you may leave belongings in the Lobby while parking your vehicle).
- Lessees and Guests shall park west of A1A unless the owner has a Private Parking space and permission has been granted by the Owner to use that space.

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- Owners, lessees, family members and overnight guests shall register the license number of their vehicle with the Office and obtain a parking sticker or hang tag which is to be displayed on the vehicle. Vehicles without parking permits may be towed away at the owner's expense.
- Owners of undercover parking spaces have the exclusive right to such places. If the owner has authorized its use by another, the Office shall be notified in writing.

**F. EXTERMINATORS**

- For those units or renters who choose not to make use of the exterminating services periodically provided by the Association, adequate alternative methods to control insects and rodents MUST be used by the unit owner or renter. The unit owner or renter must provide documented evidence that such adequate alternative methods are being used and, at a minimum, with the same frequency as the exterminating services provided by the Association. The adequacy of the alternative methods and of the documented evidence supporting same shall be determined by the Board of Governors, who may delegate the power to make such determination to the President of the Association.

**RECREATION**

**A. BEACH**

- Patio furniture shall not be moved to the beach.
- Refuse and litter shall not be left on the beach.
- ALL sand must be removed before entering the patio.
- No shoes or equipment of any sort shall be left on stairways.

**B. SWIMMING POOL, PATIO & INDOOR MEZZANINE**

- The pool will be open from dawn to dusk.
- Children under 12 years of age must be supervised by an adult.
- Swim diapers required if necessary.
- Pre-swim shower required prior to pool entry.
- Patio furniture shall be completely protected with a towel or other adequate covering at all times, particularly when using suntan lotions and creams.
- Patio furniture MAY NOT BE RESERVED.
- Persons with infections or contagious health conditions such as colds, fungus, skin diseases and the like shall not use the pool.
- All GLASS objects are FORBIDDEN in the pool and surrounding areas.
- DIVING at the pool is PROHIBITED. Flotation devices may be used in the pool. Scuba gear is not allowed.

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- Screaming, boisterous conduct, unnecessary splashing and throwing of a ball or other objects in the pool or around the pool area is forbidden.
- No profanity or disruptive conversations.
- Food consumption is permitted in the patio area, at least four (4) feet from the pool and only at the tables provided. Beverages in non-glass containers are permissible. All persons must clean up before leaving the area. All furniture must remain a minimum four (4) feet from the pool.
- An outdoor grill is provided for cooking food and it shall be cleaned thoroughly after each use. Be sure to turn propane gas tank off when finished grilling. When the tank runs out of fuel, notify the office.
- All persons using the pool do so at their own risk. No liability whatsoever is assumed by the Breakers Condominium, Inc.
- Bathers must be DRY before entering the building's beach/pool access door.
- Rest rooms are provided in the beach/pool access hallway for your convenience.
- In fairness to all owners of the building, guests per unit at poolside and deck areas will be limited to four (4), unless the Board grants permission to exceed that number.
- When an owner requests permission for special use of the Association's facilities, such as the swimming pool, kitchen, mezzanine and surrounding areas, grill, and/or decks, such requests must be accompanied by a Reservation Request Form and by a "cleaning" deposit in the amount of \$250. Following the use of the facilities, the deposit may be returned less any amounts charged for additional cleaning or repairs necessary from the use of the facilities by the owner, guests and/or invitees. Any cleaning amount to be charged shall be determined by the Board of Governors, who may delegate the power to make determination to the President of the Association.
- Note that the Association will not typically approve a request to reserve space for private use during a holiday or holiday weekends as our residents are most likely to use the same space during those times.

**C. SHUFFLEBOARD COURTS**

- The courts are open for play between the hours of 8:00 am and 10:00 pm.
- At no time shall anyone walk on the playing surface of the courts.
- Rubber soled shoes must be worn unless player chooses to play in bare feet.
- Playing in a manner which might damage the equipment is forbidden.
- Children under 12 years of age must be accompanied by an adult.
- At the conclusion of play, all equipment shall be returned to its proper place of storage.
- Players should show consideration for others who may be waiting to use the courts. Under such circumstances, play should be limited to one game or one hour of play.
- If only two (2) are playing, they should heed the request of any two others who may wish to join in the game, unless the second court is available.

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**D. VOLLEYBALL**

- Posts for the use of the volleyball net are implanted on the beach, north of the beach access stairway.
- A Volleyball is stored at the office; sign in and sign out is required.

**SALES, LEASES, GUESTS, FAMILY MEMBERS**

**A. SALES / LEASES**

- The Declaration, Article XV, provides “the owner of a unit shall occupy and use his dwelling for himself/herself and members of his/her family and social guests and for no other purpose including business purposes.”
  - 1) The term “member” of his/her family shall be deemed to include a spouse, parents, children, brothers, sisters, grandchildren, and spouses of the foregoing and no others.
  - 2) The term “social guests” shall be deemed to include any person or persons who do not qualify under family members (Section 1) and who occupy a unit without any compensation to the owner.
- No apartment may be shown for leasing or resale without prior registration with the Office. Applications to lease or sell an apartment shall be submitted to the Board of Governors accompanied with a non-refundable payment in the amount of \$100 per applicant, unless husband and wife, to cover the cost for background and credit checks of the prospective owner or lessee.
- No apartment may be leased or sold without a prior personal interview of the applicants and the prior specific written approval of the Board of Governors. It should be noted that no interviews will be conducted by the Board for prospective lessees if there are any outstanding amounts owed to the Association. Florida law allows that if the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay to the association the subsequent rental payments and continue to make such payments until all monetary obligations of the unit owner related to the unit have been paid in full to the association.
- No lessee or purchaser shall occupy the apartment in advance of an interview and written approval by the Association.
- If leasing your unit without prior approval, you will be subject to a \$100 fine for each day found not in compliance and lessee will be subject to eviction.
- The Office and Maintenance Staff cannot give out your key to anyone unless we have an email or written form on file asking us to do so. The request must list the name of the individual or company that you would like us to give your key to. Note that we accept no responsibility for any damages or missing items from your apartment if we are giving your key to an individual at your written request.

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**SPECIFICATION OF UNDERLAY FOR FLOORING**

**A. INSTALLATION**

- Use 1/4 inch cork underlayment or impact soundproof certified material which provides an acceptable load bearing surface for hard tile or product of equal quality.
- Application is to be made on sound, clean concrete floors at the rate of 1/4 inch thick.
- The underlayment is to be inspected and approved by a member of the Board before installation of cork or tile begins. After the cork underlayment is in place, it must be inspected by the Association and signed off. A City building permit is also required for floors above the ground floor of the building.
- Before tile work begins in an apartment, an approval form must be signed by the owner and the Breakers Condominium Association agreeing to the above specifications.

**REMODELING**

**A. APARTMENT RENOVATIONS**

- Apartment renovation work may commence when all required documents and deposit check are obtained and verified by the Board. You may request an Apartment Renovation form that lists the applicable deposit required from the Office.
- It is the owner's responsibility to provide contractors with access to the Unit. Association keys are for emergency use only.
- If you are not in residence, please ensure that you have someone overseeing your renovation project.
- Contractors are responsible for daily clean-up and debris is to be removed by Contractor and not placed in the dumpster or trash chutes.
- No construction work allowed on Sundays, and only "quiet" work allowed on Saturdays.

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## **MISCELLANEOUS INFORMATION**

### **A. ATTENDANCE AT ASSOCIATION MEETINGS**

- Association Board meetings are typically held on the third Tuesday of each month at 6:00 pm – notices of Board meetings are posted 48 hours in advance on the bulletin boards in the building lobby. All owners are encouraged to attend.
- The Annual Membership Meeting & Election is held in February of each year. Notice of this annual meeting will be mailed to all owners 60 days in advance of the meeting.

### **B. INFORMATION REQUESTS**

- Owner requests for Association information should be submitted in writing to the Office.