

BAYSHORE EMBASSY CONDOMINIUM INC

550 BAYSHORE DRIVE, FORT LAUDERDALE, FL 33304

Edition 2026

BAYSHORE EMBASSY RULES AND REGULATIONS

BAYSHORE EMBASSY CONDOMINIUM INC

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Bayshore Embassy Condo Association – Board of Directors and Statutory Authority

The Board of Directors of Bayshore Embassy Condominium, Inc. in Fort Lauderdale, Florida, has the statutory authority under Florida Statutes Chapter 718 (Condominium Act) and the association's Articles of Incorporation to make and amend regulations governing the use of condominium property and to enforce them in any manner necessary.

Statutory Basis

Under **s. 718.112** of the Florida Statutes, the board may adopt and amend rules and regulations for the use of condominium property and may enforce them as provided in the governing documents and applicable law. This includes rules on common areas, facilities, and the conduct of unit owners. The board's enforcement powers are broad, allowing them to take any action necessary to ensure compliance, including issuing notices, imposing fines, or taking legal action if needed.

These Rules and Regulations are intended to make life at Bayshore Embassy as pleasant and comfortable as possible for all owners. Because we live in close proximity, each resident has both rights and responsibilities. Courtesy toward neighbors and a shared commitment to maintaining our community's appearance and friendly atmosphere enhance everyone's enjoyment and help protect property values.

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SECURITY

Keep all keys secure and make sure doors close after you. Deliveries are through the rear door only.

- DO NOT Admit strangers into the building.
- DO NOT Block open Doors when unattended.
- DO NOT give a key to anyone you cannot trust.

FIRE

The Central Fire Alarm System is in operation. All Units and Common Areas are equipped with wired Smoke Detectors. The batteries need to be changed occasionally, and they must not be moved or tampered with. Fire Extinguishers are located in Hallways throughout the Building.

EMERGENCY LIGHTS

The Hallways and Stairwells are automatically lit when there is a power shortage. Lighted EXIT signs are placed at exits.

ENTRY TO BUILDING

Entry is by Medco Key which fits all entry doors and Dumpster room.

Lobby Entry has a telephone contact with Unit Owners. Follow instructions to dial and the Unit Owner and they will release the Front Door Entrance for you.

BUILDING AND PROPERTY LIGHTS

If there are any issues with Property Lighting please report to the management company.

Amazing Management Professionals, Inc. at **954-309-1227** or email

amazingmgmtpros@gmail.com

AUTHORITY OF BOARD OF DIRECTORS

Powers of Association are to include and are not limited to, managing the community property, making, and collecting assessments, maintaining, repairing, and replacing the common elements, as provided in Florida statute 718 (the Condominium Act) 718.11.

718.111 (5) RIGHT TO ACCESS TO UNIT

"The Association has the irrevocable right of access to each Unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of the Unit to be maintained by the Association pursuant to declarations or as necessary to prevent damage to common elements or to Unit or Units."

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KEYS TO UNITS. To be able to follow the letter of law and to prevent damage to Common Element and your neighbors' property. **ALL** entry keys must be given to the President of the Association who will maintain them in a locked, secure area.

GENERAL RULES

1. AIR CONDITIONING

Only roof-mounted conditioners are permitted. They are owned and maintained, and the responsibility of the Unit Owner.

- The owner must use a licensed and insured contractor to maintain the Units on the roof.
- The vendor must submit a copy of the Business License and COI with the Bayshore Embassy as additionally insured. Workers comp.
- The Unit Owner's AC vendor must make sure that the AC Unit is properly anchored and meets all the Building Code requirements.
- Any damages resulting from Air conditioning will be the responsibility of the Unit Owner.

2. ATTIRE: DRESS CODE

Owner, guests, and tenants, any person must have Top Coverings and Footwear ON AT ALL TIMES.

3. BEACH/BATHERS

Please make sure that these items are removed before entering the building:

1. Tar Removal.
2. The hoses are located in convenient spots for washing off sand. Please dry off and wear shoes when entering the building to avoid Slipping

4. CAR/VEHICLE WASHING

Please conserve water. It is a common expense and the cost is increasing. When washing your vehicle **DO NOT** leave the hose running on the ground. It is suggested that the vehicle be hosed down, washed from a bucket, and then hosed off.

5. RIGHT TO QUIET ENJOYMENT/CHILDREN/STRONG ODORS

Residents have a right to quiet enjoyment, which entitles everyone to live in their unit without unreasonable noise or disturbances.

Noise nuisance is unacceptable. Noise should be kept to minimum between the hours 10:00pm and 8:00am. No Radio, TV, Wi-Fi, or musical instrument shall be played in such a manner as to disturb your neighbors.

CHILDREN ARE NOT PERMITTED TO PLAY IN PUBLIC HALLS AND STAIRWELLS OR TO INTERFERE WITH ELEVATOR OPERATIONS. Children of all ages must be supervised by an adult. Roller Blades, skateboards, etc. are not allowed anywhere in the building or common element.

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Cooking odors in hallways can be extremely strong and affect other owners. To avoid this please keep apartment doors closed.

Smoking odors can also create a nuisance and disrupt other neighbors. You are encouraged to use air purifiers if smoking in private units to mitigate strong odors or smoke causing inconveniences to other residents since smoke can permeate out in the hallways, shared walls, and vents.

6. GARBAGE & TRASH DISPOSAL

1. RECYCLABLE

Containers are located at the North end of the building at the rear parking lot entrance. They are marked and should be used as follows:

RECYCLABLE – Plastic, glass bottles, cans, and plastic containers. Please crush plastic bottles to be able to utilize more space in the container.

NEWSPAPERS ONLY. No cardboard or other items.

2. DUMPSTER

Trash dumpsters are located in a room at the North end of the building; Trash chutes are also located on the upper floors.

- Bags must be tight; No loose items should be thrown.
- **NO BULK**. Residents are responsible for removing any Bulk items off-site. Bulk items may not be left by the dumpster area.

7. GUESTS & VISITORS

It is the owner's responsibility to make sure that guests follow the Rules and Regulations. It is suggested that at least a copy of the condensed version of the Rules be given to guests to acknowledge and follow.

8. JANITORIAL SERVICES AND LITTERING

Janitorial services cover common areas only and do not include individual units. Residents are responsible for keeping all common areas clean. Littering is considered a nuisance under Florida law and prohibited in walkways, lawns, parking lots, and all other common areas.

Residents with service animals are required to promptly clean up and properly dispose of animal waste. Report maintenance needs or common-area complaints to the Property Manager: **Amazing Management Professionals, Inc.**, 954-309-1227, or amazingmgmtpros@gmail.com.

9. LAUNDRY

Washers and Dryers are provided on each floor, except for the first floor and are common elements they may be used by any owner or tenant. You will be required to download the application on your telephone to utilize the machines or purchase a Card to use instead of Coins. Residents should limit use laundry machines from 8am-10pm not to disturb the adjacent units.

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Please keep the rooms tidy. After using CLEAR THE LINT FILTERS. Fire Department regulations also require the doors to be kept **Closed at ALL Times**.

10.OCCUPANCY RATE

No more than two (2) persons occupy a one-bedroom unit, and no more than four (4) persons occupy a two-bedroom unit on a permanent basis. When guests are present a maximum occupancy rate of four (4) persons to a one-bedroom and six (6) persons to a two-bedroom unit.

11.PARKING

Parking spaces are appurtenant to the Unit. They cannot be sold or titled thereto transferred and remain part of the Unit at time of sale. There is only **ONE SPACE per Unit**. There are no restrictions as to who the Owner may allow to use their space, but the parking space can only be used by One Vehicle

1. RESTRICTIONS

1. **PARK FACING IN ONLY** – License plate must be visible **per State Law**, only one vehicle permitted per parking space.
2. Parking of Trailers, Boats, Trucks, Enclosed Vans, Motorcycles, and Commercial vehicles is **prohibited**.
3. GUEST SPACES are assigned for guests only and are limited to a Fourteen (14) day stay.
4. Service Trucks are to use **Yellow Guest Spots** in the Rear Parking Area so that the Rear Door with the Ramp can be used. **KEY or FOB** entry is needed.
5. UNAUTHORIZED VEHICLES -Per sign at parking lot indicates cars will be towed at the owner's expense.

12. PETS

No pets of any kind/description are permitted in the building.

Service animals may be permitted **only** with prior Board approval and proper documentation.

13. POOL

The door to the pool area must always be closed.

1. Hours are DAWN to DUSK.
2. No diving or jumping.
3. No toys, games, rafts, or tubes allowed.
4. Children 17 years old and younger must be supervised by an Adult. No children under the age of two are allowed in the pool. Swimming diaper is required.
5. Do not jump over or lean over the fence.
6. No glass allowed in the pool area.
7. Any trash must be removed. Chairs must be straightened out.
8. Pool furniture is **NOT** to be removed from the pool area.
9. Dry off and wear Footwear prior to entering the building.

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10. BBQ Grill must be cleaned immediate after use.

14. RECREATION ROOM

The recreation Room is for the use of the Unit Owners, Guests, and Renters ONLY. No Business activities can be conducted.

Private parties **are not permitted** without prior written Board approval.

15. TV & CABLE TV SATELITE DISHES

The Association provides WI-FI services which are included in Condominium Maintenance Dues.

Cable TV is the responsibility of the individual Unit Owner.

Satellite Dish installation needs Board Approval. Satellite Dishes cannot be attached to the building in any manner. The vendor must be licensed and insured.

16. UTILITIES

Utilities servicing the Units are the sole responsibility of the Owner. Only Water is included in Condominium Maintenance dues. Utilities servicing the Common Area is also part of Condominium Dues.

17. MOVING IN/OUT

1. The Owner must accompany the moving service or repair persons when in the building.
2. Entry door **shall not** be left open or unattended at any time.
3. The back door should be used for Deliveries only.
4. Avoid damage to the walls, floors, ceilings, and elevators.
5. Community Property Management must be notified regarding the move-in date to ensure the Service Elevator is Padded and the Elevator Key is given to be able to Lock the Elevator on each Floor.
6. **NO BULK** items should be left in the Dumpster room. Owner/Renter must make arrangements to remove these items off-site.
7. Elevator Key needs to be requested from property management on move/in-move/out date and must be returned the same day or will be subject to a **fee of \$100.**

Amazing Management Professionals, Inc. at **954-309-1227** or email

amazingmgmtpros@gmail.com

18. PURCHASE/LEASE OF THE UNIT

1. All future purchasers are required to own an apartment unit for ONE (1) Full Year before being eligible to rent the Unit. If the unit is already rented when purchased, unless the lease is renewed by the existing tenant, the owner must wait another year before renting.
2. The lease or rental of the Unit is subject to prior written approval of the Condominium Association.

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3. Application must be completed; background fee paid and supporting documents provided; Including the Executed Contract. An application can be requested from the Property Management Association.
4. No condominium unit shall be leased for a period of less than sixty (60) days nor more than three hundred sixty-five (365) consecutive days.
5. It is the Owner's responsibility to ensure that the tenant has obtained and reviewed the Rules and Regulations.
6. The Tenant is required to park in the Unit owner's parking space. The Unit owner relinquishes the right to that space.
7. All residents must be screened prior to occupancy.

19. ADDITIONS AND ALTERATIONS TO THE UNITS

Vendors and contractors performing work at Bayshore Embassy must submit the following documents: copy of Business License/certification; Certificate of Insurance (with Bayshore Embassy as Additionally insured); and Workers comp.

Any major Alteration requires the Architectural Modification Form (ARC) to be completed and submitted for the Board's review. The ARC form can be requested from Property Manager. **Amazing Management Professionals**, Inc. at **954-309-1227** or email amazingmgmtpros@gmail.com

Contractors Must also comply with the following conditions:

1. HOURS - Alterations, repairs, and construction is prohibited before 8:00am or after 6 pm.
2. CLEAN UP - Carpets in common elements must be covered. The owner is responsible for making sure the vendor clears up all common elements from debris including the parking lot.
3. WINDOWS – ARC Form is required before Windows may be changed. Changes must be done by a licensed and insured vendor and must meet current codes.
4. FLOORING - ARC Form is required before floors may be changed. Changes must be done by a licensed and insured vendor and must meet current codes for soundproofing.
5. WASHER and DRYER in the Units - ARC Form is required before washer and dryer may be changed. Changes must be made by licensed and insured vendor and must meet current codes. The Dryer must be **Ventless**.
6. AC Installation - ARC Form is required before A/C may be changed. Changes must be done by a licensed and insured vendor and must meet current codes.
8. ELECTRICAL PANNEL - ARC Form is required before Electrical Panels may be changed. Changes must be done by a licensed and insured vendor and must meet current codes.
9. WATERHEATER - ARC Form is required before Water Heater may be changed. Changes must be done by a licensed and insured vendor and must meet current codes.

20. MAINTENANCE FEES

Fees are established according to the individual Unit owner's apartment condominium size as set forth in the Declarations.

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Quarterly fees

1. These are due on the **FIRST DAY** of the Quarter. A Coupon book will be sent to each Unit Owner by the Accounting company. Please make sure your mailing address is updated to receive the book.
2. If payment is not made by the **15th of the month**, it is considered LATE on the 16th.
3. If quarterly fees are not received by the 30th day of the first month of the Quarter, owners with an outstanding balance will be turned over to the associations Attorney.

21. DAMAGE PREVENTION

Unit Owners are responsible for any damage to the Common Elements or another Unit that emanates from their Unit and from any act or omission on their part.

1. KEYS to all the Units must be given to the Board for emergency access. Keys are maintained in a secure area; in the event of fire, flood-related emergencies access can be gained and problems rectified mitigating damages.
2. PREVENTION. Owners of unoccupied units must take the following steps to protect their unit and neighboring units:
 - Turn off the unit water supply. Have a management company, friend, or neighbor run water at least once a month to keep traps from drying out.
 - Shut off power to any unused circuits.
 - Close and lock the balcony door. Close and lock the entry door.
 - Make sure windows are properly locked.
 - Bring balcony furniture inside to prevent it from blowing away during a hurricane/tornado.