

PLANTATION SOUTH CONDOMINIUM

HOA Rules & Regulations — June 2026

This is a summary of the Bylaws and Declaration. For full details, refer to the complete governing documents.

LIVING IN YOUR UNIT

1. Residential use only. Use your unit as a home. Don't engage in activities that disturb other residents.

(By-Laws, Art. VII §1 & §3)

2. No rentals. Units may not be rented or leased.

(Declaration of Condo, Art. 19.4 — amended 7/19/2015)

3. Age restrictions apply to sales. Buyers must be 55 or older. No household member may be under 21.

(By-Laws, Art. XI — amended 5/14/1982)

MAINTENANCE & INSURANCE

4. Keep your unit in good shape. Maintenance is your responsibility. In winter, maintain minimum heat. Service your HVAC system regularly.

(By-Laws, Art. VII §4)

5. Don't affect the community's insurance. Avoid anything that could raise premiums or cause cancellation.

(By-Laws, Art. VII §4)

BALCONIES & PORCHES

6. No unauthorized exterior changes.

- No canopies, awnings, or antennas outside your unit without Board approval.

- Nothing may extend over the railing — American flags excepted.

- The porch is a common area. Changes to paint, fans, lights, doors, or windows need Board approval.

(By-Laws, Art. VII §4)

7. Interior changes need approval too. You're responsible for flooring and furnishings. Any modifications require Board sign-off.

(Declaration of Condo §13)

COMMON AREAS & TRASH

8. Follow trash guidelines. Dispose of waste per City Public Works rules.

Contractors must haul away their own materials.

(By-Laws, Art. VII §5)

9. Keep common areas clear. No personal items — furniture, bicycles, wheelchairs — in shared spaces.

(By-Laws, Art. VII §7)

10. Nothing on balconies or windows. No signs, laundry, sheets, or clothing displayed outside without written Association approval.

(By-Laws, Art. VII §4 & §7)

11. Parking rules. No boats, campers, trailers, or inoperable vehicles in common areas.

(By-Laws, Art. VII §9)

DUES & REPORTING

12. Pay dues on the 1st. Late fees apply after the 5th of the month.

(Art. V §3)

13. Report problems promptly. If you spot a defect or needed repair in a common area, notify the Association right away.

(Declaration of Condo §12.1.b)

PETS

14. Pets are welcome with limits. Allowed pets:

- One dog (20 lbs or under), OR

- Two caged birds, OR

- Two indoor cats

Rules for all pets:

- Pets stay inside your unit — not on the porch or in common areas.

- Always leash or cage your pet outside, with a responsible adult present.

- Clean up all pet waste immediately.

- Guest pets (for a relative or friend) are allowed up to one week, same rules apply.

VIOLATIONS & FINES

(By-Laws, Rule #1 — updated 1/30/2020)

1st offense: \$50.00

2nd offense: \$75.00

Each subsequent offense: \$100.00

Fines go to the HOA general fund.

Questions? Contact any Plantation South HOA Board member.