



Welcome to our home and your new home

Dear new Resident,

We welcome you to vibrant downtown Fort Lauderdale, and to your wonderful new home at the Waverly. Below is information that will help you, your visitors, guests, friends and family members familiar with our great building and community.

Because we share the building and its wonderful spaces with 304 families, we have a set of rules and guidelines that are mostly based on common courtesies to assure all 304 families maximum freedom while not interfering with any other residents comfort.

Our building is young and our residents are vibrant, we have unrestricted 24 hours use of common facilities, such as the pool, gym, and PM room. We ask that your use of these facilities is always done being mindful of your neighbors. The rules listed below will assure that we all have maximum freedom and that our individual freedom never disturbs others. These rules should always be followed and, of course, all of your visitors should be made aware of such rules.

Welcome again,

*The members of the Board of Directors
of the Waverly at Las Olas Condominium Association*



House Rules (for residents and importantly their guests)

- **No Smoking** in any public Area of the Building (Lobby, Hallways, Elevators, Gym, PM-ClubRoom) Smoking is permitted on the pool deck but please be considerate of others using the pool deck, pay attention to the wind to be sure your smoking is not effecting any other residents, discard cigarette butts
- **No glassware on the pool deck** (there are many available plastic glasses available at local stores)
- Please **clean up** after each use of a common area, although our pool deck is as beautiful as any resort, remember this is not a vacation resort and there are no waiters to pick up after you, please take any trash you generate with you, or place it in a trash receptacle.
- **Shower** before entering the Pool and/or Jacuzzi
- When it is necessary to use a restroom while at the pool, please use the restroom located in the southeast inside corner of the pool deck, to the left of the Gym doors
- There are **no lifeguards on duty**, you are responsible for your safety and the safety of all who are with you
- Security cameras are strategically placed throughout the building to help assure safety and proper behavior both in and out of the pool and cabanas
- **Nothing is ever to be thrown over a balcony** or from the pool deck. This includes cigarettes or cigarette butts. Anything thrown over a balcony including liquids will land on a neighbor's balcony, the pool deck, or the sidewalk below the building, endangering property and risking injury to any one below or passing by. In Florida's heat this is considered a Fire Hazard: If you take this high risk of starting a fire, you will be totally liable for all damages.
- No towels are to be hung over the balcony or pool deck railings
- Nothing is ever to be placed on a balcony railing (i.e. flower pots), as this could endanger someone below
- As in any fine **Gym**
 - ★ you are required to bring and use a towel to clean/protect the equipment during and after your use
 - ★ **No dropping of weights** (this is an immediate danger to others using the gym and in addition the vibrations caused by dropping of weights or weight stacks are transmitted through the floors and disturb residents living near the gym)
 - ★ Please turn off lights and TV when leaving the gym late at night
- Residents should always accompany their guests
- Flyers from Non-Residents are not allowed. Your contractor/visitors are not allowed to advertise their services. Residents are more than welcome to publish in the Community Board in both North- and South-Mail areas their own services as well as to distribute their flyers, please contact Management Office first for details

Parking

- Please park only in your own designated spot(s). If you need additional spots for your 2nd Car, Girl/Boy-Friend or just for Friends visiting you for a **week, month or season**, please contact the Management Office to put you in touch with owners that have spaces for rent available. Average monthly rent is \$125.00
- Parking on ground floor is for Valet and Commercial Spaces downstairs only
- Valet is for Visitors only and not as 2nd Parking for residents (up to 30 Minutes is even free)
- **Cars parked incorrectly will be towed** at owners expense
- **Do not Tailgate**, always use your FOB to enter and exit the garage as otherwise the system will not allow you in or out! You do not need to wait for the gate to close after every car, just make sure you



hear the “beep” so you know the system registered you. This is a safety measure, please watch for people tailgating behind you and inform the Security Desk immediately

- Do not store boxes in the garage or on your parking spot. Only bikes and other vehicles are allowed. If you need storage, please contact the Management Office that will put you in contact with owners renting A/C or Non-A/C-Storage Spaces
- There is a **Bike Storage Room** available free of Charge on the 3rd Parking Level - your FOB needs to be programmed by the Management Office to get access to this location

Trash

- You might wish use your used grocery shopping bags as trash bags. They are free and have the right size
- Pizza-, cardboard-, shoe- and other boxes do not belong down the Chute as they may open while they fly down and clog the entire System. Either fold those boxes together so they fit in a grocery bag, or make them flat and bring them to the ground floor yourself. Leave them inside the outside door of the Service Elevator Lobby. Do not leave in the trash door on your floor.
- Items that can not be flattened and tied together with a string, as oversized Items like Furniture, Hard-Boxes from Flat Screen TV deliveries, or other packing material they must be returned to the store from which you purchased the item, or you can arrange a waste pick-up at your cost.
- Glassware including Wine Bottles must be wrapped in old Newspaper or Magazines as when they hit the walls in the Chute they may break and the janitorial staff may cut themselves when clearing a clogged chute.

Recycling

- Unfortunately this Building was not built to recycle. We're looking into solutions to be announced ASAP
- In the meantime the school just a block away on NE 1st Street/NE 9th Ave has a “**Hungry Green Dumpster**” and is competing to win prizes with other Schools to get the most Paper/Magazine recycling done. If you walk your dog anyway, why not drop at least paper there?

Pets and other noise disturbance

- The Waverly is a Pet-Friendly Place, and we want it to keep it that way!!! But we need your help, if your pet has an accident in the hallway, you may contact the management office free of charge to arrange immediate cleaning of the carpet, so that no carpet stains occur.
- Please pick-up after your or your visitors pet not just on our property but also around the building and in the grass and also when walking your pet in the neighborhood of Victoria Park. Free Dog-Animal-Waste-Bags are available next to South Elevator Lobby and North Loading Dock Area. But please remember that it is the person walking the pet's duty to have those bags ready according City Ordinance, please do not depend on those two distribution points to always have them available, especially on weekends and holidays!
- Pets may make noises when you are away, and Sound travels through walls easy. Please be considerate before operating Dishwasher/Wash machine/Dryer/TV/Stereo after 10pm.
- Talk to and meet your neighbors, and “test” how your noises sound in their unit and the other way around. Don't forget the neighbor below you.
- If you are disturbed by noise from a neighbor, try to talk to them directly. If unsuccessful please call our Security, as a last resort you can call the Police to file a noise disturbance report and file a copy of the police report with our management office. The policereport will be reported internally to the grievance committee



Good to know

- During a approaching **storm/hurricane** (or when you are away for a longer period of time) please make sure nothing remains on the balcony as chairs and tables fly off like paper tissues
- When **wet cleaning your balcony**, please clog the rain discharge pipe with a old towel, otherwise your neighbor below will have all the dirty water on their balcony. Don't forget to remove it after your done so the rain can flow off the next time
- There are occasional parties allowed at our pool, benefits etc. You and your guests always have access to the pool deck, don't feel restricted, it is your area and you always have access to the pool deck area no matter if you opt to buy the offered food/drinks or bring your own!
- The PM-Room can be reserved by you and any other Resident free, except for a wear and tear fee (currently US\$ 150 plus \$500 refundable deposit). The management office needs to be contacted for current rates and availability. During those times only the renter of the room and their guests have access to the PM room. The pool deck is always open to all. **Please turn off Lights after use of PM-Room, too.**
- **TV-Access:** The Cable is already in each unit, Comcast can hook you up very fast. HDTV and Digital is also available. If you choose Direct TV, please note that the Dish must be within your balcony basically not visible from the outside, no way may it be installed over or outside the railing.
- **Internet Access** in your unit can be purchased from your local phone company (DSL over your phone lines at dedicated performance just to you) or Comcast (you share bandwidth with many in the building)
- Internet Access at the pool is available free of charge, coverage is not guaranteed

Energy Saving

- The sun is very powerful in South Florida, closing the blinds while you're away will dramatically lower your energy bill
- Replacing the old fashioned Recess Lighting Fixtures or just the Light bulbs to warm colored energy saving bulbs will make a huge difference, too.
- Save the waves on land, too! Don't waste water by just letting it run, as you pay it through your maintenance or rental fee anyway. Water is yellowish here in Fort Lauderdale a water filter may be installed to provide you with better water (Available at Publix and Target and many other stores).

Homeowner-Information & Alternations

- If you plan to improve your unit, that is great, but any alternations need board approval. Please contact the management office for any inquiries. Especially for changing floors to **tile** or **hardwood** as there are specific **sound proofing requirements** or any structural changes you must get approval first. If you fail to do so, you may not only be taken to the grievance committee for a possible fine but also required to redo all the work that was done. Please always use licensed contractors to assure accountability, if a job was done improperly. As the unit owner you are liable for any damages to other units caused by your contractor or his work.



Management Office

- If you notice any maintenance requirements outside of your unit (like malfunctioning light bulbs, paint scratches, a plant needing attention etc.) please contact the management office ASAP rather than bringing it up weeks later at a BOD-Meeting, so it can be taken care of immediately
- You can reach the property manager during regular business hours from Monday to Friday in his office on the 5th Floor next to the PM-Room. We suggest calling before you stop down as he may be not in his office at all times.
- Phone: **(954) 358-2555**
- E-Mail: **LasOlasMgr@zomusa.com**

Security

- You are the best Surveillance-System yourself! Please watch out and observe your surroundings, report any suspicious activity to the Security Front Desk immediately! 24hrs
- Phone: **(954) 358-2603**

Board of Directors (BOD)

- E-Mail: **Waverly-BOD@nextsky.com**
- Please join our yahoo groups:

<http://groups.yahoo.com/group/WaverlyOwners>
<http://groups.yahoo.com/group/WaverlyResidents>



Dogs

- **City Ordinance C-94-29, Section 8-76**
 - ★ Dogs shall be on a leash at all times.
 - ★ A person walking with a dog must be in possession of a device to properly dispose of any fecal matter deposited by their dog.
 - ★ Dogs shall not create a nuisance by causing any form of disturbance such as excessive barking and/or similar undesirable conduct.
 - ★ The permit holder must carry permit on person at all times when walking dogs on A1A between Sunrise Boulevard to the southernmost intersection of Fort Lauderdale Beach Boulevard (A1A) and Seabreeze Boulevard or when using Canine Beach.
- Please as always be considerate to your neighbors, if your pet is making disturbing noises when your not home, please block them (like with a Child-Fence, available for \$50 at Target) from getting directly to the door, so the pet does not freak out every time someone walks by your door or the elevator “dings”
- Please pick-up after your pet not just on property also around the building in the grass and also when walking your pet in the neighborhood of Victoria Park. Free Dog-Poop-Bags are available next to South Elevator Lobby and North Loading Dock Area. But please remember that it is your duty to have those bags yourself according City Ordinance, don't depend on those two distribution points having them available all the times especially not on weekend and holidays!
- Dog Beaches
 - ★ **South Fort Lauderdale - Bark Park at Snyder Park**
3299 SW 4th Avenue
Hours: Open 7am to 7pm Daylight Savings Time, otherwise 7am to 6:30 pm
dogs must remain in the car until arrival at the Bark Park (dogs not allowed in the remainder of Snyder Park)
Fee: Weekends and Holidays: \$2.00 adults, \$1.50 children 6-12 yrs old, 5 and under free.
Weekdays: \$1.50-adults, \$1.00 children, 5 and under free.
Features: fenced, benches, handicap, trees, poop bags, parking, restrooms, water, trashcans, agility equipment, separate small dog area, two hose stations, drinking fountains, 2 open air pavilions and a small nature area labeling over 20 native trees.
 - ★ **Boynton Beach**
A1A South of Woolbright
Open dawn to dusk
This is a wonderful dog beach - it is a small section of Boynton Beach which allows dogs; take I-95 to Woolbright, go east to A1A, then go south about 1/2 mile. You will see the Nomad Surf Shop. Walk towards the beach from Nomad and you will run into the Dog Beach
 - ★ **Fort Lauderdale – Beach**
A stretch of ocean beach, beginning at Sunrise and A1A, has been designated the 'dog beach'
Open Fri, Sat & Sun only: During Daylight Savings time 5pm-9pm Winter (Nov4): 3pm-7pm
A permit is required to use this beach and you must have it with you (fee is \$6.00 per Week-End visit or \$30 + tax for a year).
 - ★ Fort Lauderdale - **Hugh Taylor Birch Park**
3109 East Sunrise Boulevard (NW-Corner Sunrise Blvd&A1A)
 - ★ More Information about Dog Parks: <http://www.fortlauderdale.gov/cityparks/dogs.htm>