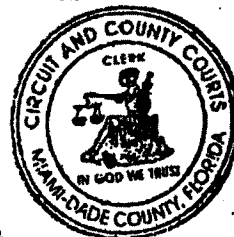


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MIAMI-DADE COUNTY, FLORIDA

Rules and Regulations

THE KENNEDY HOUSE CONDOMINIUM ASSOCIATION, INC.

Plat Book: 8473/0413



The Rules and Regulations hereinafter set forth shall be effective the November 8th, 2012 and shall apply to and be binding upon all unit owners. The unit owners shall at all times obey said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, and persons over whom they exercise control and supervision. The Board of Directors of the Condominium reserves the right to make additional rules and regulations as may be required from time to time without consent of the Condominium and its members. These additional rules and regulations previously adopted. Said initial rules and regulations are as follows:

Section 1 – COMMON AREAS:

A. Public Areas

1. Walkways, entrances, halls, corridors, stairways and roads shall not be obstructed or used for any purpose other than ingress to egress from the apartments.
2. No household items such as refrigerators, furniture, building material, etc., may be placed or left anywhere in or around the building. All such items must be removed to the City Dump by the individual owner or by the contractor.
3. No communication receiving devices shall be attached to, or hung from the exterior of the apartments or the roofs thereon. Satellite Dishes shall be mounted only within the unit's balcony, but may not in any way, hang out or over said unit's railing. The satellite dish may not be larger than 24 inches.
4. All damages to the common areas or to apartments caused by the moving or carrying of articles shall be paid by the owners responsible for the presence of such doorframes, carpet and elevators interiors.
5. No notice, sign, poster or other type of communication may be affixed to the common elements of the Condominium without the prior written approval of the Board of Directors except in the provided communication board.

6. Any damage to the buildings, recreational facilities, Gas grills or other common areas or equipment caused by any resident or guest shall be repaired at the expense of the Unit owner.
7. At no time is permitted to walk through the lobby without shoes and shirt.
8. No bicycles, baby carriages or similar vehicles or toys or another personal article shall be allowed to stand in any of the driveways, lobby, parking areas, stairs, halls, elevators, balconies or other common areas of the Condo.
9. No awnings, window guards, light reflective materials, or window ventilators, window fans, or window air conditioning devices shall be used in or about the apartment except as shall be approved by the Condominium.

B. Gym

1. The Gym is for the sole use of the residents of our building.
2. No guests are allowed to use these facilities.
3. You must be 18 years or older to use the facility.
4. Children under age of ten (10) are not allowed in the gym at any time.
5. Children between the ages of ten (10) and eighteen (18) can only use the gym with adult supervision.

C. Balconies

1. The balconies are an extension of your apartment and may not be used for any purposes of storage or clothes drying. Only patio furniture and potted plants may be kept on your balcony.
2. No cooking shall be permitted on any balcony.
3. The exterior of the apartments and all of the areas appurtenant to an apartment shall not be painted, decorated or modified by any owner in any manner without prior consent of the condominium which consent may be withheld on purely aesthetic grounds within the sole discretion of the Condominium. The Association may provide to owners the paint colors to match the balcony walls and ceiling.

4. There shall be no shaking of items from windows or balconies nor shall any article be hung from the doors or windows –sills of the apartments.
5. No owner shall sweep, throw or eject or permit to be swept, thrown or ejected, any dirt or other substance, whether solid or liquid, from the doors windows or balconies of the condo unit.

D. Hurricane Shutters

1. Accordion shutters are the only form of hurricane shutters approved by the association. Prior written approval must be first obtained in regards to style and color. Permits must be present in management office prior to installation.
2. Homeowners may have their shutters opened or closed at will; however, they must be completely opened or completely closed. If they are to be closed for a period longer than a week, a written explanation must be filed with the office.

E. Garbage Chutes

1. All garbage and refuse from the apartments shall be deposited with care in garbage containers or chutes intended for such purpose, in plastic bags properly tied.

F. Parking

1. No vehicle may remain on the premises for more than 48 hours, without valid license plate or if cannot move under its own power.
2. Illegally parked vehicles can and will be towed away at vehicle's owner expense. Towing is to be done only by a representative of the association and may be done without warning.
3. The owner shall not cause or permit, the blowing of any horn from any vehicle of which his guests or family shall be occupants approaching or upon on the driveways or parking areas servicing the Condo's property.
4. Vehicles belonging to a resident or to a member of the family or guest, tenant or employee of an owner shall not be parked in such manner as to impede or prevent ready access to another owner's parking space.

5. Parking spaces are for passenger automobiles only. No boats, commercial vehicles, motorcycles, trailers, recreational vehicles, or other vehicles or objects of any kind, type, or description shall be placed in or around parking areas.
6. No repairs, maintenance, oil changes shall be made to motor vehicles, motorcycles or scooters on the Association property.
7. Automobiles must be parked within boundary lines on the parking space and only in designated spaces for such automobiles.

G. Pool

1. The swimming pool and facilities are available to residents only. No more than four guests per unit are allowed at any one time and they must be accompanied by a resident.
2. These facilities are open from sunrise to sunset, seven days a week.
3. Children under 12 years of age must be attended by an adult resident at all times and the adult is responsible for the orderly use and care of the facility.
4. Sunbathers must shower to remove any suntan lotion or any forms of lotions to keep the pool in a sanitary condition.
5. Pets are not permitted in and around pool area.
6. Glass containers are not allowed in the pool area.
7. No infants are allowed in pool without the appropriate diapers.
8. No loud music, sports (including, but not limited to ball throwing or kickball), skateboards, rollerblades, roller skates, bicycles or other motor operated devices shall be permitted in the pool area.

H. Unit

1. No sign, notice, advertisement or decoration shall be inscribed or exposed on, at, or from any window, balcony or other area of the apartments, except such as shall have been approved in writing by the Condominium, nor shall anything be projected out of any window in the apartments without prior written approval.
2. Toilets, sinks, basins, tubs, and all water apparatus in the building shall not be used for any other purpose other than those for which

they were constructed, any damage in lines resulting from misuse of any water -closets or other apparatus shall be paid for by the owner in whose apartment it shall have been caused or originated.

3. Washer/Dryer unit are not allowed inside apartments, in any unit.
4. No owner shall request or cause any employee of the condominium to do any private work of any kind for the owner, except as shall have been approved by the condominium. The Board of Directors shall be solely responsible for directing and supervising employees of the Association. No owner or resident shall give orders or directions to the employees of the Association or to the security personnel stationed in the lobby and this shall include any future Valet service hired for the benefit of the building residents and their guests.
5. The agents of the Condominium and any contractor or workman authorized by the Condominium, may enter any apartment at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of condominium or by -laws of the Condominium in case of emergency. Entry will be made by the pre-arrangements with the owner if possible.
6. It is the responsibility of every Unit Owner to deliver and register a set of entrance door key(s) that will be kept in the Association's office; this will allow ease of access in the event of an emergency by Management, Association employees, Police and Fire Department(s). If you are locked out of your apartment during business hours, the Association will lend you the key to your unit at no charge; however, if the Association's employees are called after business hours or on the weekends, there will be a \$75.00 charge payable to the Kennedy House Condominium immediately upon retrieving the keys.
7. Any construction, repair, maintenance, alteration, installation or replacement work done within a unit must be done by a fully licensed and insured worker with proper permits and must conform to all applicable building and safety codes.
8. Such work includes, but is not limited to; work performed involving plumbing systems, electrical systems, heating and air conditioning systems, windows, exterior doors and floors.

9. A copy of all permits must be given to the office and posted on front of the door of unit before construction begins.
10. Work must be done between the hours of 9:00 am to 5:00 pm. Monday through Friday except in an emergency involving either the health and safety of the resident or the safety or structural integrity of any part of the building. Managing agent must be contacted immediately after the consent of an emergency and will have the right to stop or limit any work done if they determine that an emergency does not exist.
11. The Association has the right to inspect or to have inspected, any work, during and after completion, to inspect the licensing and credential of any worker, to immediately halt any work which the Association determines not to be in compliance with this regulations, and to require the unit owner to immediately repair any damage to, or clean up required on, the common elements resulting from the worker's activity.
12. No flooring other than carpet with its padding may be installed in any unit without the prior written consent of the Association. Tile/wood floor must be installed with specific sound insulation material using specific sound installation criteria. No bare concrete floors are permitted at any time.
13. The owners shall not be allowed to put their name on any entry of the apartment or mail receptacles, except in the proper places and in the manner prescribed by the Condominium for such purpose.
14. All windows or screening replacement must be original style and quality.
15. No door mats are allowed in the common areas (hallways).

I. Nuisance

1. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the apartments including Kennedy House employees or do or permit anything to be done which interfere with rights, comfort, or convenience of other owners and Kennedy House employees.
2. Vehicle alarms must be adjusted in such way as to not unnecessarily operate and interfere with the quiet enjoyment of any residents.

3. No owner shall use or permit to be brought into the apartments, any flammable materials included to but not limited to; oils or fluids such as gasoline, kerosene, naphtha or benzene or other explosives or articles deemed extra hazardous to life, limb or property.

J. Pets – Registration and Rules

1. Pets are not permitted to be taken through the building lobby at any time.
2. Pets are only allowed in the "freight elevator" to and from the apartments at all times, except when service elevators are not operable in which case the side door is to be used to reach the back exit.
3. All dogs must be registered with the Association. A current photo, Dade county registration, along with general information on dog must be filed in main office along with a copy of an updated veterinarian vaccine record, including rabies, etc.
4. All dogs must be kept on a 4-foot limiting leash while in the confines of the common areas of the building.
5. Owners must uphold the "Pooper Scooper" rule while on the property.
6. Dogs over 25 pounds are **Not Permitted** to reside within the Kennedy House.
7. The Kennedy House Condominium Association, Inc. has instituted a new policy; ANY new resident or owner will have to pay a **Non-Refundable Pet Fee** in the amount of \$250.00 prior to moving into the building.
8. No more than one (1) dog is allowed per unit.

Section 2 - SALES AND LEASES

A. Sales

1. The Seller must submit by mail, email or by hand delivery and accompanied by the following:

- (i) a fully executed & completed application of the proposed purchaser (ii) a copy of the executed Purchase Sale Agreement along with all addendums or amendments to the Purchase Sale Agreement (iii) The notice and application forms are required by the Association office.
2. Each application shall be accompanied by a \$100.00 fee per adult on the lease or sale agreement (in the form of either a cashier's check or money order made out to the Association) to cover Association expenditures and service concerning the screening process as authorized by 718.112 (2)(o) of the Condominium Act of the State of Florida.
 3. A personal interview with Welcoming Committee of the Board of directors is required. Rules and regulations must be delivered, read and signed at this time.
 4. Should the prospective purchaser(s) fail to fully complete the application or refuse to submit to a personal interview, then the Board may refuse to consider such notice and application until such time as full information or other compliance has been obtained.
 5. The Association must exercise its right of first refusal within fourteen (14) days of receipt of the proper notice and application, however, such time shall be extended by any delays caused by the seller or prospective purchaser for failure to provide complete information as required by the application or for failure to submit to a personal interview.
 6. In the event that the Association exercises its right of first refusal, the procedures as stated in article XXIV of the Declaration of Condominium shall be followed.
 7. Should the proposed purchase be approved by the Board of Directors, then the Association shall issue a Certificate of Approval executed in recordable form and such Certificate shall state any assessment or other financial obligation of that unit owed to the Association. In accordance with the Article XXVI, section L of the Declaration of Condominium, in the event that said unit to be sold shall be in default (whether or not a claim of lien has been recorded by the Association), then the proceeds of such purchases shall be

applied by the purchaser first to payment of any then delinquent assessments or installments there of due to the Association before unit who is responsible for payment of such delinquent assessment.

B. Requirements for Leases

1. A fully completed and executed application package (which shall be obtained in the Association office) and a copy of the executed lease agreement along with all addendums to the agreement and all requested documents must be submitted to the Association for proper screening and approval.
2. The Association shall require a uniform form of lease which shall state that the unit may not sublet without prior written approval of the Association and the lessee shall comply with and abide by all of the restrictions pertaining to the use of apartments and with the Rules and Regulations of the Association, the Association shall be given the right to cancel and terminate such a lease, all without any obligation to the owner, and the association shall be deemed as the owner's agent fully authorized to take such steps as may be necessary to effect the cancellation and termination of such lease. Such required provisions of any intended lease are authorized and required pursuant of Article XXVI of the Declaration of Condominium for the Kennedy House. The notice, application and uniform form of lease may be acquired from the Association office.
3. Each application shall be accompanied by a \$100.00 fee per adult (in cashier's check or money order made out to the Association) to cover the Association expenditures and services concerning the screening process as authorized by 718.112 (2)(c) of the Condominium Act of the State of Florida.
4. A personal interview with the Welcoming Committee of the Board of Directors is required. Rules and regulations must be delivered, read and signed at this time.
5. Should the prospective interview with the lessee fail to fully complete the application or refuse to submit to a personal interview or should the owner fail to use the uniform form of lease required by the Association, then the Board may refuse to consider such

notice and application until such time as full information or other compliance has been obtained.

6. The Association must exercise its right of first refusal within fourteen (14) days of receipt of the notice, application and uniform of lease, however, such time shall be extended by any delays caused by the lesser prospective lessee for failure to provide complete information as required by the application, for failure to submit to a personal interview or failure to enter into a uniform form of lease as required by the Association.
 7. In the event that the Association exercises its right of first refusal with respect to the proposed lease, then those procedures stated in the article Y-XIV of the Declaration shall be followed.
 8. If the proposed lease is approved by the Board of Directors, then the Association shall issue a Certificate of Approval. Said certificate shall also state any assessment or other financial obligations of that unit owed to the Association. In accordance with the Article Y-XVI, section L of the Declaration of Condominium, in the event that said unit to be leased shall be in default (whether or not a claim of lien has been recorded by the Association), then the rent, shall be applied by the lessee first to payment of any then delinquent assessments or installments thereof due to the Association before the payment of any rent to the owner of any unit who is responsible for payment of such delinquent assessment.
 9. Leases may be for a term of not less than 12 consecutive months and units may be leased more often than once per calendar year.
 10. Move-in & Move-out's require advanced 24 hour scheduling with the Association Office to reserve the service elevator. Residents can move into the property on week days from 9:00 am to 5:00 pm and on Saturdays from 9:00am to Noon, using the service elevator only.
- In order to schedule ANY Move-in & Move-out's to the property, a Refundable Deposit of \$250.00 "Move-in & Move-out Deposit" ~~(cash~~ or money order) payable to The Kennedy House Condominium Association, Inc. will be required. The Move-in & Move-out Deposit will be refunded once the move-out is complete

and the Management Office verifies that the common area has not been harmed, damaged or that no moving debris has been left behind.

11. Move-in & Move-out's conducted by a third party i.e. a moving company require the moving company to submit current proof of insurance with limits not less than \$500,000 General Liability coverage and The Kennedy House Condominium Association, Inc. as an additional named Insured.
12. Any unit owner that is in arrears more than thirty (30) days must reconcile their account prior to the Association granting approval of the perspective lease.
13. The Association requires an Association Security Deposit (refundable upon move-out) for new Tenant(s) in the amount of \$250.00 made payable to The Kennedy House Condominium Association, Inc.

Section III - Maintenance Fees

1. Monthly maintenance payments are due and payable on or before the first day of each month. All payments when received will be posted against the oldest unpaid balance. Payments will be applied first to legal fees and costs and second to interest and late fees, third to any other collection fees and last to maintenance fees.
2. All payments are to be delivered to the Management Office, by mail or by direct deposit.
3. All payments later than thirty days will be sent to the Attorney's Office for legal action.
4. No payment will be considered to be paid on time if there is a previous unpaid balance in the account.

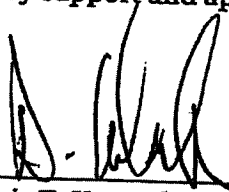
Section IV - Guest's of Owners and Tenants

1. Any long term overnight guest (a guest is one who does not stay for more than 20 nights in any calendar month) will be required to

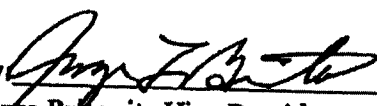
register with the Management Office. It is the responsibility of the Owner or Tenant of the unit to register their Guest.

2. Failure to properly register a Guest is a material breach of the Rules & Regulations of the Association. Furthermore, failure to comply with this provision the Association will send the matter to the Association Attorney for legal action.

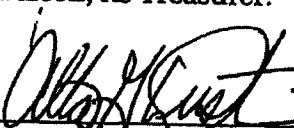
We, the Board of Directors of the Kennedy House Condominium Association, Inc., hereby support and approve all rules and regulations set forth in this document.

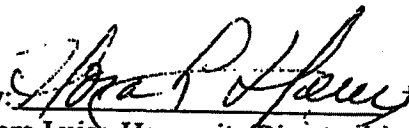
By: 
Dennis T. Katsoulis, its President:

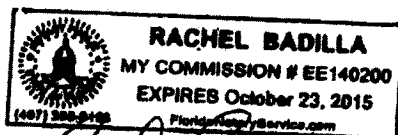
Date: November 8th 2012

By: 
Jorge Brito, its Vice President:

By: 
Leo Falcon, its Treasurer:

By: 
Alta Dustin, its Secretary:

By: 
Flora Luisa Hereu, its Director(s):



Signed, sealed and delivered in our presence:

Witness

Printed Name:

Miguel A. Ramos

Witness

Printed Name:

Joaquin Valencia

State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me on this 8th day of September, 2012, by Dennis T. Katsoulis, the President; Jorge Brito, its Vice President; Leo Falcon, its Treasurer; Alta Dustin, its Secretary and Flora Luisa Hereu, its Director of The Kennedy House Condominium Association, Inc. a Florida corporation A corporation existing under the laws of the State of Florida, on behalf of the corporation. He/She is/are personally known to me or has produced _____ as identification.

Notary Public

Printed Name

My Commission Expires:



STATE OF FLORIDA, COUNTY OF LADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on Dec day of

WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
By Blp #7045 D.C.

