Paramount Ft. Lauderdale Condominium Association, Inc.
Rules and Regulations
Adopted May 25, 2021

Paramount Ft. Lauderdale Condominium Association, Inc.
701 N. Fort Lauderdale Beach Blvd.
Fort Lauderdale, FL 33304

1. Occupancy. Each Residential Unit shall be used as a residence and/or home office only, except as otherwise expressly provided in the Declaration, all in accordance with, and only to the extent permitted by, applicable County, State and Federal codes, ordinances and regulations. Home office use of a Unit shall only be permitted to the extent permitted by law and to the extent that the office is not staffed by employees, is not used to receive clients and/or customers and does not generate additional visitors or traffic into the Unit or on any part of the Condominium Property. The provisions of this Subsection shall not be applicable to Units used by the Developer, which it has the authority to do without Unit Owner consent or approval, and without payment of consideration, for model apartments, guest suites, sales, re-sales and/or leasing offices and/or for the provision of management, construction, development, maintenance, repair and/or financial services. The Commercial Unit may be used for any lawful purpose, and nothing in the Declaration shall preclude multiple uses from being made from the Commercial Unit.

2. Children. Children shall be permitted to be occupants of Units.

3. Pet Restrictions. A maximum of two (2) domesticated pets (a cat or a dog) may be maintained in a Unit by unit owners provided that such pets: i) are permitted to be so kept by applicable laws and regulations, ii) are not left unattended on balconies, terraces, patios and/or in lanai areas, iii) are generally, not a nuisance to residents of other Units or of neighboring buildings, iv) are on a leash not to exceed 6 ft. in length at all times while in common areas and v) are not a Pit Bull (including Staffordshire Terriers), Doberman, German Shepherd, Mastiff, Great Dane, Cane Corso, Rottweiler, Chow, Akita, Wolf Hybrid, Husky, Alaskan Malamute, Presa Canario, any breed combination thereof, breed prohibited by applicable law or considered to be dangerous or a nuisance by the Board of Directors (in its sole and absolute discretion); provided that, the Board nor the Association shall be liable for any personal injury, death or property damage resulting from a violation of the foregoing and any occupant of a Unit committing such a violation shall fully indemnify and hold harmless Board of Directors, each Unit Owner and the Association in such regard. Any landscaping damage or other damage to the Common Elements and/or the Residential Limited Common Elements caused by a Unit Owner's pet must be promptly repaired by the Unit Owner. Tenants may not maintain pets of any kind in a Unit or on Condominium Property. The Association retains the right to effect said repairs and charge the Unit Owner therefor. A violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in the By-Laws and any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property. All pets must be registered with the management office with evidence of current vaccinations.

   No pets shall be maintained in the Commercial Unit, provided however, that nothing herein shall prohibit the guests, patrons or invitees of the Commercial Unit from bringing their pets with them when patronizing the Commercial Unit, any tenant of any portion of the Commercial Unit, or any operation from the Commercial Unit (to the extent permitted by the Commercial Unit Owner, or its tenant).

4. Unit Doors. Unit doors leading to and from the hallway shall remain closed at all times except during times of reasonable ingress and egress to and from a Unit. Unit doors shall not be propped open at any time.

5. Alterations. No Residential Unit Owner shall cause or allow improvements or physical or structural changes to any Residential Unit, Limited Common Elements appurtenant thereto, Common Elements, Residential Limited Common Elements or Association Property, including, but not limited to, painting or other decorating of any nature, installing or altering any electrical wiring or plumbing systems, installing television antennae, satellite dishes, electronic devices, transmitting and/or receiving equipment, machinery, or air-conditioning units, which in any manner change the appearance of any portion of the Building or the exterior of said Unit, without obtaining the prior written consent of the Association. Any Unit Owner may display one portable, removable United States flag in a respectful way, and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, may display in a respectful way portable, removable official flags, not larger than $4^1/_2$ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard.

   Curtains, blinds, shutters, levelors, or draperies (or linings thereof) which face the exterior windows or glass doors of Residential Units shall be white or off-white in color and shall be subject to disapproval by the Association, in which case they shall be removed and replaced by the Residential Unit Owner, at such Owner's sole cost, with items acceptable to the Association.

   The foregoing shall specifically not apply to the Owners from time to time of the Commercial Unit. Specifically, the Owners of the Commercial Unit are expressly permitted (without requiring consent from the Association or any Unit Owner or any other party, other than applicable governmental authorities to the extent that prior approval from them is required), to install on the exterior walls of the Commercial Unit and any Limited Common Element or Common Element balconies, terraces, patios, lanais, decks or other areas appurtenant thereto such signage, mechanical equipment, furniture, antennas, dishes, receiving, transmitting, monitoring and/or other equipment thereon as it may desire and may further make any alterations or improvements, in the Commercial Unit Owner's sole discretion, to the Commercial Unit, Limited Common Elements or Common Elements adjacent to such Commercial Unit. Any improvements and/or alterations made by the Commercial Unit Owner, must however comply with all applicable governmental codes, ordinances and/or regulations.

6. Use of Common Elements and Association Property. The Common Elements and Association Property shall be used only for furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of Units. In that regard, each Unit Owner, by acceptance of a deed for a Unit, thereby covenants and agrees that it is the intention of the Developer that the stairwells of the Building are intended primarily for ingress and egress, and as such may be constructed and left unfinished solely as to be functional for said purpose, without regard to the aesthetic appearance of said stairwells. Similarly, the garage and utility pipes serving the Condominium are intended primarily for functional purposes, and as such may be left unfinished without regard to the aesthetic appearance of same. The foregoing is not intended to prohibit the use of the stairwells, garage and utility pipes for any other proper purpose.

7. Nuisances. No nuisances (as defined by the Association) shall be allowed on the Condominium or Association Property, nor shall any use or practice be allowed which is a source of annoyance to occupants of Units or which interferes with the peaceful possession or proper use of the Condominium and/or Association Property by its residents, occupants

or members. No activity specifically permitted by the Declaration, including, without limitation, activities or businesses conducted from the Commercial Unit, shall be deemed a nuisance, regardless of any noises and/or odors emanating therefrom (except, however, to the extent that such odors and/or noises exceed limits permitted by applicable law). **Each Unit Owner, by acceptance of a deed or otherwise acquiring title to a Unit shall be deemed to understand and agree that if (without creating any obligation) restaurants, cafes, bakeries and/or other food service operations are operated from the Commercial Unit, such operations may result in the creation of noises and odors which may affect all portions of the condominium property. Accordingly, each Owner agrees (1) that such noises and/or odors shall not be deemed a nuisance hereunder, (2) that neither the Developer, the Commercial Unit Owner, nor any tenant and/or operator from the Commercial Unit shall be liable for the emanation of such noises, odors and/or any damages resulting therefrom, and (3) to have released Developer, Developer's Affiliates, the Commercial Unit Owner, and any tenant and/or operator from the Commercial Unit from any and all liability resulting from same.**

Similarly, inasmuch as the Commercial Unit may attract customers, patrons and/or guests who are not members of the Association, such additional traffic over and upon the Common Elements shall not be deemed a nuisance under the Declaration. In the event of a dispute or question as to what may be or become a nuisance, such dispute or question shall be submitted to the Board of Directors, which shall render a decision in writing, which decision shall be dispositive of such dispute or question.

8. Door-to-Door Solicitation. Door-to-door solicitation is not permitted.

9. No Improper Uses. No improper, offensive, hazardous or unlawful use shall be made of the Condominium or Association Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereover shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereover, relating to any portion of the Condominium and/or Association Property, shall be corrected by, and at the sole expense of, the party obligated to maintain or repair such portion of the Condominium Property, as elsewhere herein set forth. Notwithstanding the foregoing and any provisions of the Declaration, the Articles of Incorporation or By-Laws, the Association shall not be liable to any person(s) for its failure to enforce the provisions of this Subsection. No activity specifically permitted by the Declaration, including, without limitation, activities or businesses conducted from the Commercial Unit, shall be deemed to be a violation of this Subsection.

10. Balconies. Subject to federal and state laws, no articles other than patio- type furniture shall be placed on the balconies, patios or other Common Elements or Limited Common Elements of Units, and no linens, cloths, clothing, bathing suits or swimwear, curtains, rugs, mops, laundry of any kind or other articles shall be shaken or hung from any of the windows, doors, balconies, railings, terraces or other portions of the Condominium Property. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium Properly, nor sweep or throw from the Condominium Property any dirt or other substance onto any of the balconies or elsewhere in the Building or upon the Common Elements. Nothing shall be affixed to the exterior of the building (balcony wall) that pierces the exterior of the building in any way.

11. Leases. No portion of a Residential Unit (other than an entire Residential Unit) may be rented. Leasing of Residential Units and lease renewals shall be subject to the prior written approval of the Association, which approval shall not be unreasonably withheld. A Unit Owner intending to lease their Residential Unit shall give to the Association notice of such intention, together with the name and address of the intended tenant, a fully completed and executed standard lease approval application form and lease addendum as promulgated by the Board of Directors from time to time and such other information concerning the intended tenant as the Association may reasonably require, and a copy of the proposed written lease signed by the proposed tenant (the "Lease Application Package"). The Board of Directors may deny the lease of a Residential Unit upon any reasonable grounds, including without limitation: (i) failure of the Unit Owner or proposed tenant to submit all documents comprising the Lease Application Package; (ii) the Unit Owner is delinquent in the maintenance assessments for his Residential Unit; (iii) the Lease Application Package for approval, on its face, or the conduct of the applicant, indicates that the person seeking approval intends to conduct himself in a manner inconsistent with the Declaration, Articles of Incorporation, and By-Laws, and rules and regulations as all may be amended from time to time (the "Association's Governing Documents"), or that the lease, if approved, would result in a violation of the Association's Governing Documents; (iv) the Unit Owner or proposed tenant makes a material omission or misrepresentation on any of the documents comprising the Lease Application Package; (v) negative information pertaining to prior rental history, credit worthiness and personal/business references is obtained; or (vi) the proposed tenant or applicant (which shall include all proposed occupants) has been convicted of a felony by any court in the United States involving violence to persons or property, or a felony demonstrating dishonesty or moral turpitude. No tenant may occupy a Residential Unit prior to obtaining the Board of Directors' approval unless the tenant has been previously approved and is awaiting approval of a lease renewal. A lease application shall be deemed automatically withdrawn if the prospective tenant occupies the Residential Unit prior to receipt of approval from the Board of Directors. A person occupying a Residential Unit for more than one (1) month without the Unit Owner or tenant or a member of his family being present shall not be deemed a guest, but rather, shall be deemed a tenant for purpose of this Declaration (regardless of whether a lease exists or rent is paid) and shall be subject to the provisions of this Declaration which apply to tenants and approval. Each lease shall be in writing and shall specifically provide that the Association shall have the right (a) to terminate the lease upon default by the tenant in observing any of the provisions of the "Governing Documents" of the Association or other applicable provisions of any agreement, document or instrument governing the Condominium or administered by the Association, and (b) to collect all rental payments due to the Unit Owner and apply same against unpaid Assessments if, and to the extent that, the Unit Owner is in default in the payment of Assessments during the term of the lease. A Unit Owner leasing his Residential Unit shall be deemed to irrevocably appoint the Association as his agent or attorney in fact in his place and stead to terminate the tenancy of any tenant who violates any of the terms of the Governing Documents or statutes of the State of Florida. The determination of whether a violation has occurred shall be within the sole discretion of the Board. The Unit Owner shall be liable for all costs and reasonable attorney's fees incurred by the Association in connection with the termination of the lease or tenancy and the eviction of the tenant. This provision shall

not obligate the Association to commence such proceeding and shall not relieve the Unit Owner of his obligation to terminate the lease and evict the tenant for any violations of the law, the Governing Documents or the Association's rules and regulations as same may be amended from time to time. Tenants shall obtain and maintain, at all time during the term of their lease, including all approved extensions and renewals of such lease terms, individual casualty and general liability policies insuring the tenant's personal property and their personal liability arising in the use of the Residential Unit.

No lease of a Residential Unit shall be for a period of less than twelve (12) months. If an approved tenant should vacate the Residential Unit prior to the expiration of the lease term, the Unit Owner shall not be permitted to relet the Residential Unit until the expiration of the rental term for the vacating tenant. Notwithstanding anything in this Declaration to the contrary, Unit Owners who acquire title to their Residential Unit subsequent to the date of adoption and recordation of this amendment ("New Unit Owners") shall not be permitted to lease their Residential Unit prior to two (2) years from the date of obtaining ownership of their Residential Unit. In all other instances, leasing shall be subject to the other provisions and restrictions of this Declaration only upon the expiration of said initial two (2) years of ownership which for purposes of this provision shall consist of twenty-four (24) consecutive months of record title ownership. Further, should a New Unit Owner purchase a Residential Unit with a tenant residing therein, such tenant will be permitted to remain in the Residential Unit until the expiration of such lease, provided however, that subsequent to the expiration of such lease, the New Unit Owner shall not be permitted to lease the Residential Unit for a period of two (2) years from the date of expiration of the current lease. Any Unit Owner that owns a Residential Unit as of the effective date of this amendment and any institutional first mortgagee which holds a mortgage on a Residential Unit as of the effective date of this amendment shall be deemed to have satisfied the two (2) years ownership requirement. Any person who obtains title to a Residential Unit after the effective date of this amendment by devise, gift or inheritance from a Unit Owner that owned a Residential Unit as of the effective date of this amendment shall be deemed to have satisfied the two (2) years ownership requirement. At no time may more than fifteen percent (15%) of the Residential Units in the Condominium be occupied by tenants. Once the fifteen percent (15%) threshold has been reached, a Unit Owner wishing to lease his Residential Unit will be placed on a waiting list, with the earliest dated request being given first priority. If the number of leases in existence as of the date of adoption of this amendment exceeds the fifteen percent (15%) threshold, all such existing leases shall be grandfathered until the expiration of their current lease terms. However, no new leases shall be permitted until a sufficient number of the current existing leases have expired or terminated thereby reducing the number of leased Residential Units to no more than fifteen percent (15%) of the total number of Residential Units in the Condominium.

The foregoing leasing restrictions shall not apply to the Commercial Unit and the Commercial Unit may be leased on any terms that may be desired by the Commercial Unit Owner.

Every lease of a Residential Unit shall specifically provide (or, if it does not, shall be automatically deemed to provide) that (a) a material condition of the lease shall be the tenant's full compliance with the covenants, terms, conditions and restrictions of this Declaration (and

all Exhibits hereto) and with any and all rules and regulations adopted by the Association from time to time (before or after the execution of the lease and/or any modifications, renewals or extensions of same); (b) the Association shall have the right to terminate the lease or restrict the tenant's use of Common Elements upon default by the tenant in observing any of the provisions of this Declaration (and all Exhibits hereto), the Articles of Incorporation or By-Laws of the Association, or other applicable provisions of any agreement, document or instrument governing the Condominium Property or administered by the Association; and (c) a tenant may not, under any circumstances, sublet the Residential Unit (or any portion thereof) to any other person or entity. The Residential Unit Owner will be jointly and severally liable with the tenant in its Unit to the Association for any amount which is required by the Association to repair any damage to the Common Elements resulting from acts or omissions of tenants (as determined in the sole discretion of the Association) and to pay any claim for injury or damage to property caused by the negligence of the tenant and special Assessments may be levied against the Unit therefor. All leases are hereby made subordinate to any lien filed by the Condominium Association, whether prior or subsequent to such lease. The Association may charge a fee in connection with the approval of any lease or other transfer of a Residential Unit requiring approval, provided, however, that such fee may not exceed the maximum amount permitted by applicable law. If so required by the Association, a tenant wishing to lease a Residential Unit shall be required to place in escrow with the Association a reasonable sum, not to exceed the equivalent of one month's rental, which may be used by the Association to repair any damage to the Common Elements and/or Association Property resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). Payment of interest, claims against the deposit, refunds and disputes regarding the disposition of the deposit shall be handled in the same fashion as
provided in Part II of Chapter 83, Florida Statutes.

When a Residential Unit is leased, a tenant shall have all use rights in Association Property and those Common Elements otherwise readily available for use generally by the Residential Unit Owner, and the Owner of the leased Residential Unit shall not have such rights, except as a guest, unless such rights are waived in writing by the tenant. Nothing herein shall interfere with the access rights of the Residential Unit Owner as a landlord pursuant to Chapter 83, Florida Statutes. The Association shall have the right to adopt rules to prohibit dual usage by a Residential Unit Owner and a tenant of Association Property and Common Elements otherwise readily available for use generally by Owners.

12. Weight, Sound and other Restrictions. Unless installed by the Developer or meeting the sound insulation specifications and color requirements (with respect to floor coverings on balconies, terraces, roof decks, patios and/or lanais) established from time to time by the Board, hard and/or heavy surface floor coverings, such as tile, marble, wood, and the like will not be permitted in Units. Even once approved by the Board, the installation of insulation materials shall be performed in a manner that provides proper mechanical isolation of the flooring materials from any rigid part of the building structure, whether of the concrete subfloor (vertical transmission) or adjacent walls and fittings (horizontal transmission) and same must be installed prior to the Unit being occupied. Chipping, grinding and/or bushing of the concrete slab is expressly prohibited. Additionally, the floor coverings (and insulation

and adhesive material therefor) installed on any balcony, terrace, roof deck, patio and/or lanai shall not exceed a thickness that will result in the finish level of the balconies, terraces, roof decks, patios and/or lanais being above the bottom of the scuppers or would result in the rails being below the required height (as established by the applicable building code). Also, the installation of any improvement or heavy object must be submitted to and approved by the Board, and be compatible with the overall structural design of the Building. All areas within a Unit, unless containing floor coverings installed by the Developer or to receive floor covering meeting the sound insulation specifications established from time to time by the Board, are to receive sound absorbent, less dense floor coverings, such as carpeting. The Board will have the right to specify the exact material to be used on balconies, terraces, patios and/or lanais, and no floor coverings may be installed on a balcony or terrace which would interfere with or block weep holes or exceed the height of sliding glass door tracks. The Board will have the right to specify the exact material to be used on balconies, terraces, roof decks, patios and/or lanais. Any use guidelines set forth by the Association shall be consistent with good design practices for the waterproofing and overall structural design of the Building. In that regard, no Unit Owner shall install floor covering on any balcony, patio, terrace, roof deck and/or lanai in a manner that would compromise the roofing materials and/or waterproofing membranes of the Building or void any existing vendor warranties. Unit Owners will be held strictly liable for violations of these restrictions and for all damages resulting therefrom and the Association has the right to require immediate removal of violations. **Applicable warranties of the Developer, if any, shall be voided by violations of these restrictions and requirements. Each Unit Owner, by acceptance of a deed or other conveyance of their Unit, hereby acknowledges and agrees that sound transmission in a multi-story building such as the Condominium is very difficult to control, and that noises from adjoining or nearby Units and or mechanical equipment can often be heard in another Unit. The Developer does not make any representation or warranty as to the level of sound transmission between and among Units and the other portions of the Condominium Property, and each Unit Owner shall be deemed to waive and expressly release any such warranty and claim for loss or damages resulting from sound transmission.**

13. Mitigation of Dampness and Humidity. No Unit Owner shall install, within his or her Unit, or upon the Common Elements or Association Property, non-breathable wall-coverings or low-permeance paints. Additionally, any and all built-in casework, furniture and/or shelving in a Unit must be installed over floor coverings to allow air space and air movement and shall not be installed with backboards flush against any gypsum board, masonry block or concrete wall. Additionally, all Unit Owners, whether or not occupying the Unit, shall periodically run the Unit's air conditioning system to maintain the Unit's temperature, whether or not occupied, at 78°F or less, to minimize humidity in the Unit. Leaks, leaving exterior doors or windows open, wet flooring and moisture will contribute to the growth of mold, mildew, fungus or spores. Each Unit Owner, by acceptance of a deed, or otherwise acquiring title to a Unit, shall be deemed to have agreed that neither Developer nor any of Developer's third party consultants, including without limitation, Developer's architect, shall be responsible, and hereby disclaims any responsibility for any illness, personal injury, death or allergic reactions which may be experienced by the Unit Owner, its family members and/or its or their guests, tenants and invitees and/or the pets of all of the aforementioned persons, as a result of mold, mildew, fungus or spores. It is the Unit Owner's responsibility to keep the Unit clean, dry, well- ventilated and free of contamination. While the foregoing are intended to minimize the potential development of mold, fungi, mildew and other mycotoxins, each Unit Owner

understands and agrees that there is no method for completely eliminating the development of mold or mycotoxins. The Developer does not make any representations or warranties regarding the existence or development of mold or mycotoxins and each Unit Owner shall be deemed to waive and expressly release any such warranty and claim for loss or damages resulting from the existence and/or development of same. In furtherance of the rights of the Association as set forth in the Declaration, in the event that the Association reasonably believes that the provisions of this Subsection are not being complied with, then, the Association shall have the right (but not the obligation) to enter the Unit (without requiring the consent of the Unit Owner or any other party) to turn on the air conditioning in an effort to cause the temperature of the Unit to be maintained as required hereby (with all utility consumption costs to be paid and assumed by the Unit Owner). To the extent that electric service is not then available to the Unit, the Association shall have the further right, but not the obligation (without requiring the consent of the Unit Owner or any other party) to connect electric service to the Unit (with the costs thereof to be borne by the Unit Owner, or if advanced by the Association, to be promptly reimbursed by the Unit Owner to the Association, with all such costs to be deemed Charges hereunder). Each Unit Owner, by acceptance of a deed or other conveyance of a Unit, holds the Developer, Developer's Affiliates, Developer's third party consultants, including without limitation, Developer's architect, harmless and agrees to indemnify the Developer from and against any and all claims made by the Unit Owner and/or the Unit Owner's guests, tenants and invitees on account of any illness, allergic reactions, personal injury and death to such persons and to any pets of such persons, including all expenses and costs associated with such claims including, without limitation, inconvenience, relocation and moving expenses, lost time, lost earning power, hotel and other accommodation expenses for room and board, and all attorneys' fees and other legal and associated expenses through and including all appellate proceedings, with respect to all matters mentioned in this Subsection.

14. Elevators. Passenger elevators are for the transport of passengers only. Owners and residents must use the service elevator for the transport of large, bulky or soiled items.

15. Deliveries. Owners and residents shall coordinate all deliveries which require the use of the service elevator with the front desk. Packages larger than 48"x32"x24" or exceeding a weight of thirty-five pounds (35 lbs.) will not be accepted by the front desk and must be picked up at the receiving area.

16. Valet Carts. Valet Carts must be signed out at the front desk.

17. Access Cards. In an effort to ensure the safety and security of all Unit Owners, residents, guests, and visitors, all Unit Owners and residents are required to carry their personal access cards at all times as such access cards are required to utilize the elevators, entrances, and amenities. The use of another Unit Owner's or resident's access card is strictly prohibited.

18. Hurricane Preparations. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare their Unit prior to departure by designating a responsible firm or individual to care for the Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage. The Unit Owner or occupant shall provide the Association with the name(s) of such responsible firm or individual, and provide proof of insurance.

19. Guest Suites. The Guest Suite shall be made available for transient rental to Unit Owners,

and their guests, tenants and invitees, subject to such rules, regulations and conditions as may be established from time to time by the Board. Without limiting the generality of the foregoing, the Board shall have the right, in its sole discretion and from time to time, to establish rules, regulations and conditions with respect to the reservation of the Guest Suite, the frequency of use of the Guest Suite by Owners, minimum and/or maximum usage rights, the costs for usage, and the maintenance responsibilities attributable to usage.

Guest Suites may be reserved by contacting management. Residents may reserve Guest Suites for a maximum of 5 consecutive days up to 14 days per year. A cleaning fee of $100 will be charged for stays up to 5 days. Additional cleanings may be scheduled through the management office at a cost set by the Board of Directors.

20. Club Room. Hours 5 a.m. to 11 p.m. Sundays through Thursdays, 5 a.m. to 12:00 a.m. (midnight) on Fridays and Saturdays
    a. Room may be reserved only through the management office for private parties as designated by the Board from time to time;
    b. Children under the age of 13 are not permitted unless accompanied by a responsible adult 18 years of age or older;
    c. Food and drink is permissible, but consumers/suppliers are responsible for immediate clean up and removal of debris/ trash after use. The Front desk is to be notified if assistance is needed. Alcohol use must be kept controlled and reasonable at all times;
    d. No smoking permitted in or on any common area;
    e. Management may impose a fee at its sole discretion if the room is damaged or left in an unreasonable condition after use.

21. Social Lounge. Hours are 5 a.m. to 11 p.m. daily
    a. Children under the age of 13 are not permitted in the Social Lounge unless accompanied by a responsible adult 18 years of age or older;
    b. Food and drink is permissible, but consumers/suppliers are responsible for immediate clean up and removal of debris/ trash after use. The Front desk is to be notified if assistance is needed. Alcohol use must be kept controlled and reasonable at all times;
    c. No food or drink may be set on the pool table.

22. Fitness Center, Yoga Room. Hours are 5 a.m. to 11 p.m. daily
    a. For the safety of the child, children under the age of 15 are not permitted in the Fitness Center & Yoga Room unless accompanied by a responsible adult 18 years of age or older;
    b. For safety of the child and comfort of the adult resident users, children under the age of 10 are not permitted in the Fitness Center or Yoga Room at any time;
    c. No food is permitted in the Fitness Center or Yoga Room. Drinks are permitted as would be normally allowed in any commercial Fitness Center or Yoga Studio; no breakable containers are permitted and all containers must remain capped unless in use to avoid spills;
    d. The Yoga Room is equipped with a virtual reality fitness program. Group classes will be posted at the front desk. The Yoga Room may also be reserved by individual residents by contacting the front desk. Group class scheduling takes precedence over individual resident's requests.

23. Treatment Room. Hours are 5 a.m. to 11 p.m. daily and must be reserved through the front desk.
    a. For the safety of the child children under the age of 15 are not permitted at any time;
    b. No food permitted in the Treatment Room. Non-alcoholic drinks are permitted; no breakable containers are permitted and all containers must remain capped unless in use to avoid spills;
    c. All treatment technicians must be licensed and insured per State requirements.

24. Swimming Pool & Hot Tub.
    a. Swimming pool hours are from dawn to dusk (per Health Code requirements). No lifeguard is provided and all persons using the pool do so at their own risk;
    b. Before entering the pool, all persons must shower;
    c. Children wearing diapers are not allowed in the pool. An adult must accompany children under the age of 13 at all times while in the pool or pool area(s);
    d. All persons entering or leaving the pool area from the building must wear cover ups and footwear and all persons entering the building from the pool area must first towel off;
    e. No food or beverages of any kind are permitted in the pool. Food and drink must be kept at least 10 feet from the pool or hot tub;
    f. Chairs and chaises are not permitted to be reserved. Chairs and chaises are required to be covered with towels when in use;
    g. Smoking is not permitted in the pool or hot tub areas;
    h. Diving, jumping, ball playing or rough housing are not permitted in the pool or pool area.
    i. Floats, toys and equipment are not permitted in the pool. Ladders and pool steps must be kept clear at all times;
    j. Reflecting pools surrounding the cabanas and fountains are for aesthetics only. Absolutely no swimming or bathing in any of the reflecting pools or fountains.
    k. Children under the age of 15 are not permitted in the hot tub, even in the company of an adult.

25. Summer Kitchen & Barbecue. Hours are from 10 a.m. to 10:00 p.m. daily and is first-come first served;
    a. Food must be consumed in designated areas only, no food or drink within 10 feet of pool or hot tub edge;
    b. Area must be cleaned by users immediately after use;
    c. No breakable items are permitted (glass, ceramic, etc.);
    d. Users must supply all their own utensils for cooking and consuming food;
    e. Users are subject to being charged a cleanup fee at the sole discretion of management.
    f. Users must keep noise to an acceptable level as residents' balconies are nearby.

26. Valet. Valet is responsible for greeting and parking vehicles for Paramount Fort Lauderdale and its visitors. Valet parking is currently complimentary for short-stay visitors (subject to change). Visitors staying longer than three (3) consecutive days may be charged a fee for parking. Additional resident vehicle(s), above the number assigned for access to the parking garage, may be charged a monthly fee for their additional vehicle(s), subject to parking

availability. Valet is also available to residents for assistance with groceries, luggage and package deliveries to their Unit or vehicle.

27. Bicycles. Owners and occupants shall register their bicycles with the management office. Owners and occupant shall store their bicycles in the designated area. Bicycles shall not be permitted in the lobbies, hallways and elevators.

28. Exterior Improvements. Subject to any provision of the Declaration specifically permitting same, no Unit Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, lanais or windows of the Building (including, but not limited to, awnings, signs, storm shutters, satellite dishes, screens, window tinting, furniture, fixtures and equipment), change the appearance, whether by paint or otherwise, of any exterior wall, or exterior balcony face, change and/or modify the exterior wall system and/or any handrails or balcony walls or railings, without the prior written consent of the Association. Unit Owners may also attach a religious object on the mantel or frame of the Unit Owner's door not to exceed 3 inches wide, 6 inches high and 1.5 inches deep.

29. Signs. Notwithstanding anything to the contrary in the Declaration, the Owner of the Commercial Unit may, subject to the limitations of applicable law, affix or attach lighted or unlighted signs on the exterior walls, doors, adjacent balconies, terraces, patios and/or lanais and/or windows of the Building, (whether same are a part of the Unit, the Limited Common Elements, or the Common Elements) adjacent to the Owner's Commercial Unit, or to the windows of the Commercial Unit, without receiving the consent of the Association, the Board or any other party (other than any applicable governmental authority to the extent that prior approval from them is required by applicable governmental codes, ordinances and/or regulations).

30. Association Access to Units. It shall be the responsibility of all Unit Owners to deliver a set of keys to their respective Units (or to otherwise make access available) to the Association for use in the performance of its functions. No Unit Owner shall change the locks to his or her Unit (or otherwise preclude access by the Association) without so notifying the Association and delivering to the Association a new set of keys (or otherwise affording access) to such Unit.

31. Exterior Storm Shutters. The Board of Directors shall, from time to time, establish exterior storm shutter specifications which comply with the applicable building code, and establish permitted colors, styles and materials for exterior storm shutters. Subject to the provisions of the Declaration, the Association shall approve the installation or replacement of exterior storm shutters conforming with the Board's specifications. The Board may, with the approval of a majority of the voting interests in the Condominium, install exterior storm shutters, impact glass, code-compliant windows or doors, or other types of code-compliant storm protection that comply with or exceed the applicable building code and thereafter shall (without requiring approval of the membership) maintain, repair or replace such approved shutters, impact glass, code-compliant windows or doors, or other types of code-compliant storm protection, whether on or within Common Elements, Limited Common Elements, Units or Association Property; provided, however, that if storm protection, laminated glass or window film, in accordance with all applicable building codes and standards, architecturally designed to serve as hurricane protection, that complies with or exceeds the current applicable building code has been previously installed, the Board may not install exterior storm shutters, impact

glass, code-compliant windows or doors or other types of code-compliant storm protection except upon approval by a majority of all voting interests. All shutters shall remain open unless and until a storm watch or storm warning is announced by the National Weather Center or other recognized weather forecaster. A Unit Owner or occupant who plans to be absent during all or any portion of the hurricane season must prepare his or her Unit prior to departure by designating a responsible firm or individual to care for the Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual.

To the extent that Developer provides exterior storm shutters for any portions of the Building (which it is not obligated to do) or if the Association obtains exterior storm shutters for any portion of the Condominium Property, the Association (as to shutters for the Common Elements) and the Unit Owners (as to shutters covering doors or windows to a Unit) shall be solely responsible for the installation of such exterior storm shutters from time to time and the costs incurred by the Association (as to installation of shutters for the Common Elements) shall be deemed a part of the Common Expenses of the Condominium that are included in the Assessments payable by Unit Owners. The obligations of the Association assumed hereby shall include, without limitation, development of appropriate plans to allow for the timely installation of the shutters for the Common Elements, and all obligations with respect to the repair, replacement and/or upgrade of the shutters for the Common Elements. Developer shall have no obligations with respect to the installation of the shutters, and/or for the repair, replacement and/or upgrade of the shutters. Nothing shall obligate the Association to install shutters protecting individual units, nor to open or close same as a storm is approaching, or after it passes.

32. Vehicles. No repair of vehicles shall be conducted within the Condominium Property.

33. Turtle Mitigation. The use of the Condominium Property and the Association Property shall at all times comply with all conditions, restrictions and/or limitations imposed by any governmental agency regarding the preservation of turtles on or near the Condominium Property.

34. Recorded Agreements; Development Approvals. The use of the Units, the Condominium Property and the Association Property shall at all times comply with all conditions and/or limitations imposed in connection with the approvals and permits issued by the City for the development of the Improvements, and all restrictions, covenants, conditions, limitations, agreements, reservations and easement now or hereafter recorded in the public records.

35. Leak Prevention. To decrease the likelihood of leaks that lead to property damage, all water supply lines inside a unit must be metal braided. This includes things such as sinks, toilets, washer machines, water purifiers, etc.

Paramount Fort Lauderdale's Guest Policy

1. A Guest is defined as a person other than a Unit Owner or his/her approved Tenant and his/her immediate family (spouse, children, parent, grandparent, sibling and grandchildren) who comes onto the Condominium Property at the invitation of a Unit Owner or Tenant or their

immediate family in order to visit with the persons making the invitation for which there is no remuneration or payment.

2. All Guests, including overnight Guests or day Guests, must be registered with the Front Desk and present government issued photo identification, such as a driver's license and/or passport, to the Association prior to the Guests' visit or upon entering the building.

3. All Guests, including overnight Guests, day Guests, or Unescorted Guests (described more fully below) must abide by Paramount Fort Lauderdale's Declaration of Condominium and the Rules & Regulations (hereinafter "Governing Documents").

4. Any and all Guests may be asked to leave and their stay terminated for violation of Paramount Fort Lauderdale's Governing Documents.

5. The Association may restrict/prohibit visits by persons convicted of, but not limited to, sexual offenses, thefts, assaults and drug offenses.

6. Overnight Guests are permitted when the Unit Owner or Tenant is in residence at the same time as the Guest.

7. Guests are permitted when the Unit Owner/Tenant is not in residence at the same time as the Guest (the Guest hereinafter referred to as an "Unescorted Guest"), subject to the following conditions:
    a. A Unit Owner/Tenant can have an Unescorted Guest in the absence of the owner for a maximum of 14 days per calendar month and not to exceed 60 days per calendar year.
    b. The Unit Owner/Tenant must provide the management office, in writing, notification of their Unescorted Guest no less than 48 hours prior to their arrival. The Unescorted Guest must be registered in the Association's management office. Prior to the Unescorted Guest accessing the Property, the Unit Owner or Tenants and their Unescorted Guest must complete and submit an Unescorted Guest Unit Access Authorization Form to the Association's Property Manager, not less than forty-eight (48) hours prior to the Unescorted Guest's occupancy of the Unit.
    c. Unescorted Guests will be required to present their government issued photo identification, such as a driver's license and/or passport, to the Association prior to accessing the Unit
    d. The number of Unescorted Guests may not exceed occupancy limits.
    e. Renting Units or payment of any kind under this condition is deemed illegal and a violation of the Governing Documents for which action would be taken.

8. Unit Owners (and Tenants if Unit is leased) shall be responsible for any and all Guests' adherence to the Association's Declaration of Condominium and Rules and Regulations.

9. Unit Owners (and Tenants if Unit is leased) shall be responsible for damage of any sort to the Condominium Property or Association Property caused by any and all Guests.

10. Paramount Fort Lauderdale utilizes an automated parking system. Vehicles are therefore limited in size to no greater than 6' in height, 7'3" in width, 18' in length and a maximum curb

weight of 6,000 lbs. Any and all Guests' vehicles that exceed these dimensions must be parked offsite at the Guests' own expense.

11. Guests shall not be permitted to bring animals onto the Condominium Property including Units. Disabled guests with assistance animals shall be permitted, provided evidence of the disability and the need for the assistance animals have been provided to the Association prior to the guest's arrival for disabilities that are not readily apparent or in the instances where the need for the accommodation is not readily apparent. If the guest's disability is not readily apparent or the need for the accommodation is not readily apparent, security and/or property management personnel will require reliable-disability information that is necessary to (1) verify that the guest meets the Fair Housing Act's definition of disability (2) describes the needed accommodation and (3) shows the relationship between the guest's disability and the need for the requested accommodation.

12. Any and all Guests occupying or visiting a Residential Unit contrary to the Governing Documents are considered an illegal Guest or Tenant whether or not payment was received. The Association may remove or evict the Guest or Tenant, and further, bring legal action against the Unit Owner, or Guest, or Tenant to recover fees in connection with such removal or eviction, including any and all attorney's fees and related costs.

PARAMOUNT FT. LAUDERDALE CONDOMINIUM ASSOCIATION, INC. (THE "ASSOCIATION")

PROOF OF MAILING

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The undersigned Property Manager for the Association, who, having been first duly sworn under oath, hereby swears and affirms upon direct, personal knowledge that the Updated Rules and Regulations from May 25, 2021 were mailed to each member of the Association on Friday, June 4, 2021.

Dated as of this 4 day of June, 2021.

Joseph Snell, General Manager

The foregoing instrument was acknowledged before me this 4 day of June, 2021 by Joseph Snell, General Manager, for Paramount Ft. Lauderdale Condominium Association, Inc., a Florida not-for-profit corporation, who is personally known to me or has produced _____ as identification.

MARTHA J. PENA
Notary Public-State of Florida
Commission # HH 74166
My Commission Expires
December 21, 2024

NOTARY PUBLIC
State of Florida at Large

My commission expires: Dec. 21, 2024