

ANDORIC ON THE BEACH

RULES AND REGULATIONS FOR OWNERS, LESSEES AND GUESTS

**ANDORIC APARTMENTS, INC.
901 SOUTH SURF ROAD
HOLLYWOOD, FLORIDA 33019**

August 2006

For complaints or requests for service, contact any *member* of your Board of Directors, NOT the resident Superintendent.

TO LEASEHOLDERS:

The following rules and regulations are part of the Bylaws and Lease, or have been adopted by the Board of Directors after careful consideration, and are believed to be a necessary part of the successful and satisfactory operation of your Cooperative Apartment; therefore your complete compliance is required.

In complying with these rules and regulations, it is also the responsibility of each Leaseholder to see that their family and guests are acquainted with and abide by them. Additional copies of these rules are available through Board Members.

The maximum number of adults and children permitted to occupy a one-bedroom apartment overnight is 4, and for a two-bedroom apartment is 6, for not more than a total of 3 weeks in a 4-month period.

TO GUESTS:

At all times please keep in mind that that this building is made up of 40 private homes and in no way may it be considered as a hotel or motel. Remember that this building is primarily occupied by senior residents.

To assure pleasant living conditions for all tenants, our apartment owners have imposed a number of rules and regulations upon themselves as contained herein. These rules also pertain to all tenants and guests. Failure to comply is a reflection on the apartment owner whose tenant or guest you are.

FACILITIES:

The facilities of the Andoric Apartments are for its resident tenants and their house guests ONLY, not guests of guests.

HOUSE RULES FOR SECURITY

Do not admit anyone to the entry unless you know them to reside in the Andoric. If vendors or service people want entry, they must contact the resident for whom they are providing the service to gain access.

KEEP FIRE DOORS CLOSED AT ALL TIMES.

Keep roof doors locked at all times.

Do not hold elevator door open unnecessarily, as someone else might be waiting to use the elevator.

When you allow guests overnight or longer in your absence, you must notify a Board member in writing so that your guests are recognized as having permission to be on the premises.

Notify any Board member of burned out lights in common areas.

No open fires or cooking of any kind permitted on the outside of the building. This is a fire department regulation.

SWIMMING POOL:

Hours: 9:00 a.m. — 10:00 p.m. ONLY.

All persons using the pool do so at their own risk.

Children under 3 are not permitted in the pool at any time.

Children under 12 year of age must be accompanied by a responsible adult at all times when in the pool area.

No diving, running or horseplay in the pool or the pool area.

PLEASE REMOVE LOTIONS AND OILS BY USING THE POOL-SIDE SHOWER BEFORE ENTERING THE POOL.

Non-swimmers of any age must not enter the deep area of the pool.

Do not remove rope in pool. This is a Florida state law.

Please protect chairs and lounges with towels when using lotions and oils.

DO NOT REMOVE CHAIRS OR LOUNGES FROM THE POOL AREA.

Do not enter elevator while dripping with water from the pool or ocean, or with tar on your feet. Tar remover is provided at the north gate entrance to the pool area.

Rafts, surfboards, inner tubes, floats, balls, pets are NOT allowed in the pool or pool area.

Only plastic or paper containers are to be used for drinks in the pool area. REMOVE ALL CONTAINERS WHEN YOU LEAVE. No glasses or bottles are allowed under any condition.

No food is allowed in the pool or pool area.

SMOKERS IN THE POOL AREA MUST REMOVE ALL CIGARETTE BUTTS AND OTHER SMOKING DEBRIS.

PARKING:

Each tenant should use his /her own assigned parking space. For one owner to use another owner's parking space, written permission must be given by the owner. In case of violations and unapproved parking in your space, call the towing company listed on the posted signs.

Guests should be told to park either in the street, or use the space of their host's apartment. When guest is using owner's parking space, a permit must be displayed in the windshield. Permits can be obtained from a Board Member.

Additional parking may also be obtained by purchasing parking permits from the City of Hollywood for a small fee.

SHUFFLEBOARD:

Handle shuffleboard equipment GENTLY. Please return equipment to the storage space near the north stairwell exit after use.

Children under 12 using the courts must be accompanied by an adult at all times.

Courts may be used between 10:00 a.m. and 9:00 p.m. ONLY.

LAUNDRY:

Please remove clothes PROMPTLY from machines. Others are waiting to use them.

Please clean washers and lint filters after use. Also please share in keeping laundry room clean.

Machines may be used from 8:00 a.m. to 9:00 p.m. ONLY.

Rules for use of laundry room are posted in those areas. Please familiarize yourself with them.

When a machine is out of order, call the number listed immediately for service, or for a refund.

GARBAGE AREAS:

Please use your garbage disposals whenever practicable. DO NOT place grease or bones in garbage disposals.

All garbage must be placed in plastic bags and tied securely before being dropped in chutes.

Do not place any boxes in chutes, as they become lodged and block chutes.

Do not let chute doors slam.

The City of Hollywood requires the following items to be recycled: plastic bottles and containers with a #1 or #2 on bottom, glass bottles and jars, aluminum and other metal cans, and newspapers. No light bulbs, styrofoam, cardboard or magazines are accepted. Place all recyclables in the marked containers in the south garbage room.

Newspapers must also be recycled, but magazines are NOT accepted. Please bring all newspapers down to the recycle bins in the south garbage room. Leave trash room door open when orange cone is in doorway.

Do not empty grease or place cigarettes, cigar butts, facial tissues, Q-Tips or sanitary napkins in toilets.

AUTO WASHING:

Car washing is allowed in 2 designated areas at the ends of the building ONLY, and only after 9:00 a.m., please. DO NOT wash cars inside the garage area.

Please use pails in place of the hose when possible to save water. Our water bills are high.

Towels used in cleaning cars should be returned back to your apartment. DO NOT LEAVE IN TRASH ROOM.

NOISE:

To insure your comfort and that of your neighbors, radios and TV sets should be turned down to minimum volume between the hours of 10:00 p.m. and 10:00 a.m. All other unnecessary noises should be avoided, especially slamming of car doors when others are sleeping. Car horns should not be honked unnecessarily at any time.

Please be as quiet as possible when arriving or leaving at night so as not to disturb your neighbors in the adjoining apartments.

BALCONIES:

Do not hang anything over balcony railings or porches at any time.

Do not shake mops, rugs, cloths, etc. from balconies.

No door mats are allowed in common areas because of damage to concrete and paint.

When leaving your apartment for the season, place all furniture inside your apartment. Balconies must be left clear.

SUBLEASING:

In addition to the requirements set forth in the Andoric apartments Charter, Bylaws and Lease, in order to transfer a lease or sublet an apartment, a completed application form must first be submitted to the Board of Directors and approved by a majority of the Board Members.

The owner shall be assessed a fee as determined by the Board for investigation of the lessee and other related costs. This fee may be passed on to the lessee at the owner's discretion.

Whenever an apartment is sold or subleased, all documents used in the transaction must have the prior approval of the Andoric Board. This is to ensure that the provisions of the Charter, Bylaws and Lease are complied with, and that all documents properly conform. It is emphasized that none of the responsibilities or liabilities of the owner provided under the terms of his or her lease can be transferred or avoided during the period of the sublease.

CARD ROOM:

Furniture is NOT to be removed from the card room at any time. Please note that the card room is not a storage area. Remove all your belongings each time you leave.

Children are not to be in the card room without adult supervision at all times.

No smoking is allowed in the card room.

Powder rooms are for normal card room use only. They are not to be used as extra bathrooms when tenants have guests.

DO NOT PUT PAPER TOWELS IN TOILETS NEXT TO THE CARD ROOM.

The last person leaving the card room must make sure that the lights are off and the door is closed and locked.

Please help keep your card room neat and clean.

FIRE EXTINGUISHERS:

Owners and occupants of apartments are requested to familiarize themselves with the location of fire extinguishers.

Instructions are printed on the front of the extinguishers.

BICYCLES:

Please mark your bicycles with your unit number. When leaving for the season, place your bike in your unit.

GROCERY CARTS

Grocery carts are available for your use with groceries and other bulky items. However, please return carts to the storage unit immediately when finished using them, so that others may have access to them.

CONCLUSION:

The Board Members hope that each owner-member understands the reason for these house rules, and that no one feels personally offended. They are customary, common sense requirements, provided for the overall pleasantness of the Andoric Apartments. Any suggestions or comments for the good of all are, of course, welcome. Please feel free to submit any suggestions or comments, in writing, to any Board Member