

SCHEDULE "A" TO DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS
FOR THE VENTURE AT AVENTURA

INITIAL RULES AND REGULATIONS OF THE MASTER ASSOCIATION

1. The Common Areas and facilities, if any, shall not be obstructed nor used for any purpose other than the purposes intended therefor. No carts, bicycles, carriages, chairs, tables or any other similar objects shall be stored therein except in areas (if any) specifically designated for such purposes by the Board. The foregoing shall not, however, be applicable to Commercial Lots.
2. Employees of the Association are not to be sent out by Owners for personal errands. The Board shall be solely responsible for directing and supervising employees of the Association.
3. No motor vehicle which cannot operate on its own power shall remain on The Properties for twenty-four (24) hours, and no repair of such vehicles shall be made thereon except as is necessary. No portion of the Common Areas may be used for parking purposes, except those portions specifically designed and intended therefor. Areas designated for guest parking shall be used only for this purpose and neither Owners nor occupants shall be permitted to use these areas. Vehicles which are in violation of these rules and regulations shall be towed by the Association as provided in the Declaration, subject to applicable laws and ordinance.
4. No electronic equipment may be permitted in or on any Unit or Lot which interferes with reception of broadcast signals in another Unit or Lot.
5. An Owner who plans to be absent during the hurricane season must prepare his Unit and Lot prior to his departure by designating a responsible firm or individual to care for his Unit and Lot should the Unit suffer hurricane damage and furnishing the Association with the name(s) of such firm or individual.
6. Children will be the direct responsibility of their parents or legal guardians, including full supervision while within The Properties and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under twelve (12) years must be accompanied by a responsible adult when entering and/or utilizing recreation facilities (if any).
7. No hunting or use of firearms shall be permitted anywhere within The Properties.
8. Except as is otherwise permitted by the Master Covenants, no Owner may alter in any way of the Common Areas, including, but not limited to, landscaping, without obtaining the prior written consent of the Architectural Control Committee.
9. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit, on a Lot or on the Common Areas, other than as is reasonable, customary and within the limits established by applicable law.

10. No hurricane shutters or similar installations shall be used on or for any Unit unless same is approved by the Master Association and is installed in accordance with any guidelines established in such regard by the Master Association.

11. Every Owner and occupant shall comply with these rules and regulations as set forth herein, rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due, injunctive relief, or any combination thereof. The Association shall have the right to suspend voting rights and use of recreation facilities, if any, in the event of failure to so comply. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his tenants, family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or Articles of Incorporation or By-Laws, as provided in the Declaration.

12. Notwithstanding anything herein contained to the contrary, these rules and regulations shall bind the Declarant, nor its affiliates, agents or employees and contractors (except in such contractors' capacity as Owners), nor property while owned by either the Declarant or its affiliates. All of these rules and regulations shall apply, however, to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

ARTICLE 7.

CERTAIN USE RESTRICTIONS

Oil and Mining Operation. No oil drilling, oil development operations, oil refining, quarrying operations of any kind shall be permitted upon or in The Properties, nor on dedicated areas, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in The Properties. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any portion of the land subject to these restrictions.

Parking and Vehicular Restrictions. Parking in or on the Common Areas shall be restricted to the parking areas therein designated for such purpose. No person shall park, store or keep on any portion of the Common Areas any large commercial type vehicle (for example, dump truck, motor home, trailer, cement mixer truck, oil or gas truck, delivery truck), boat, boat trailer, trailers of any kind, canoes and/or kayaks, nor may any person keep any other vehicle on the Common Areas which is deemed to be a nuisance by the Board. The foregoing shall not, however, preclude such vehicles being on the Properties during periods of construction and/or when performing deliveries. No trailer, camper, motor home or recreational vehicle shall be used as a residence, either temporarily or permanently, or parked on the Common Areas. No person shall conduct repairs (except in an emergency) or restorations of any motor vehicle, boat, trailer, or other vehicle upon any portion of the Improvements or Common Areas. All

vehicles parking within the Common Areas will be subject to height, width and length restrictions and other rules and regulations now or hereafter adopted. The decision of Declarant to assign specific parking spaces within the Common Areas to designated companies or persons, or for specific uses, shall be final, binding and conclusive.

Animal Restriction. No livestock, reptiles or poultry of any kinds shall be raised, bred, or kept on or in any Common Areas. No dog, cat or other pet may run loose (unleashed) on Common Areas, and pets may be walked only in areas designated for such purpose by the Master Association, if any. Owners shall not be permitted to walk more than two (2) animals at any time on the Common Areas. Any animal permitted on the Common Areas pursuant to this section 7.9 must not be a nuisance to the occupants of any Lot. Notwithstanding the foregoing, nothing herein shall prohibit guests, patrons or invitees of the Commercial Lots from bringing their pets with them when patronizing a Commercial Lot or any tenant of a portion of a Commercial Lot.

Trash. No rubbish, trash, garbage or other waste material shall be kept or permitted on Common Areas except in containers located in appropriate areas, if any, and no odor shall be permitted to arise therefrom so as to render Common Areas or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. No lumber, grass, shrub or tree clippings or plant waste, material or scrap or refuse or trash shall be kept, except within an enclosed structure appropriately screened from view erected for that purpose, if any, and otherwise in accordance with the approval of the Committee.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION
APPROVED ON MAY 9, 2006

All children 12 and under must be supervised by a responsible adult when entering and/or utilizing the recreational facilities.

Swimming Pool.

1. Pool hours are Dawn to Dusk
2. No radios, tape decks or CD's are allowed without earphones.
3. No diapers in the pool. Children not toilet trained must wear approved waterproof pants over diapers. Disposable diapers are not allowed. Swim diapers only.
4. No floating devices in pool. No rafts, beach balls, surfboards or similar beach equipment are permitted in pool or pool area.
5. No reserved seating areas.
6. Children under 12 may not swim or use the pool areas unless accompanied and supervised by an adult.
7. Cover-ups and footwear are required in all Common Areas. A towel does not constitute a cover-up.
8. Suntan lotion must be removed before entering pool. Use the shower provided at corner of pool.
9. Cover lounge chairs with a towel if using suntan lotion.
10. Lounges or chairs are not to be removed from the pool deck. Do not drag chairs across pool deck.

11. Running, horseplay, climbing, ball or Frisbee playing or other noisy activities are not permitted in or near pool area. Parents are responsible for the behavior of their children.
12. Glassware is not permitted in or near the pool area, only non-breakable plastic containers (State Law).
13. Pets are not permitted in pool area, even if carried.
14. Shower before entering the pool.

Gym (Fitness Center).

1. Athletic shoes, shirts and proper attire are expected in the fitness room at all times.
2. No Smoking or consumption of food or alcoholic beverages is permitted in the fitness room.
3. Equipment is to be wiped down after each use.
4. Any damage to equipment must be reported to management or the front desk immediately.

Operating hours: open 6:00a.m. to 12:00 a.m. 7 days a week.

Business Center. The Business Center is available to all owners on a first come first serve basis. Hours of operation are 9:00 a.m. to 8:00 p.m. 7 days a week.

Club room and Screening Room. The Club Room, Billiard room and Screening room are open from 8 a.m. until Midnight, 7 days a week. This room has been designed with your relaxation and comfort in mind. Please note only proper attire will be permitted, i.e. no swim suits or wet clothing will be allowed, shirts and shoes will be required at all times. As with any Common Area, smoking is not permitted within the building. The Board of Directors must approve all Parties. You can contact the Management office for further details.

Pool Cabanas. The cabanas may be rented on a daily or weekly basis for a nominal fee. Please contact the Management office for further information

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION
APPROVED ON MARCH 20, 2007

Club Room. The cost to reserve the Clubroom, for the exclusive use, will be \$100.00 and refundable \$500.00 security deposit will be required. The clubroom will be available for the party the first three weeks of the month. The last week of the month will be available for the residents.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION
APPROVED ON APRIL 17, 2007

Business Center. Only local faxes can be sent using the Fax Machine. Paper sheets are not provided.

Club room. There is now a non-refundable charge of \$150 dollars to reserve the club room in addition to the \$500 security deposit. Only one event per day will be allowed. No reservations

can be made for the last seven (7) days of any month. The use of the Club Room for these events is limited to no more than 4 hours each time.

Screening Room. If the resident would like to reserve the screening room on a non-exclusive basis, they may do so 24 hours before the event by signing in at the front desk.

If the resident would like to reserve the screening room on an exclusive basis, they must submit an application to the Management Office no later than 48 hours prior to the event. A \$500 security deposit must be submitted. The use of the screening room is limited to no more than 3 hours each time.

Towing. Should a unit owner complain that a vehicle which is NOT theirs is occupying their space, the vehicle should be towed after all options to find the owner have been exhausted.

1. Towing will be done Monday through Friday only and with the authorization of Property Manager or Maintenance Supervisor.
2. If the vehicle in question has no decal and is parked in someone else's space, will be towed away.
3. If the vehicle has a decal but is parked in someone else's space, the manager will try to locate the owner of the vehicle and allow 24 hours before the vehicle is towed.
4. During the weekend vehicles will be ticketed by security or valet at the request of Front Desk. No towing will be done during the weekends.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION
APPROVED ON JANUARY 30, 2014

Gym. Deny personal trainers.

Swimming Pool. Deny swimming instructors.

Parking. These parking rules and regulations supersede all previously adopted rules and regulations concerning parking within Venture at Aventura Master Association, Inc.

1. GENERAL REGULATIONS:

1.1. It is the responsibility of each unit owner (and his or her tenant(s)) to fully comply with these rules and regulations. Unit owners (and their tenants(s)) will be responsible to communicate and properly instruct all tenants, visitors, guests, family members, tradesmen, and others who may have legitimate reasons for access or cause to be on the property must follow these rules and regulations.

1.2. The Board shall be authorized, in the manner and to the extent permitted by law and the governing documents of the Association to enforce these rules and regulations, and may call upon the service of municipal law enforcement agencies to assist in achieving compliance or may use the services of qualified towing services to remove any vehicles which may be in violation.

1.3. Assigned Parking: Vehicles may only park in their assigned parking spot and nowhere else on property, unless you have a 2nd vehicle which should be parked anywhere on the 5th floor that is not a Reserved parking spot.

1.4. Registration of Vehicles: All vehicles including motorcycles must be registered with the Management Office. Only authorized vehicles/motorcycles are allowed in the parking garage. All vehicles/motorcycles must have a barcode and decal unless parked by Valet with a parking pass. Unauthorized vehicles may be subject to towing without warning. If your vehicle will be serviced and you have a rental car, you can obtain a temporary decal which should be visible on your rearview mirror or front dash board plus a handheld barcode with a deposit of \$50.00 (Money Order or Cashier's Check). The handheld barcode will only be activated for 5th days. At the 6th day, it will be deactivated and you forfeit your deposit if barcode is not returned. The Association will not be held responsible for any theft or vandalism of your vehicle or motorcycle.

1.5. Visitor/Guest Parking: All Visitors/Guests must Valet Park their vehicle and may not self-park in your assigned parking spot or any guest parking area on the 5th floor otherwise the vehicle may be subject to towing without warning. Same procedure goes to any Family Members.

1.6. Tradesmen or Workmen: All Tradesmen or Workmen must be registered with the Front Desk however there is no parking on property for these individuals. They may park in the surrounding neighborhood parking. Tradesmen or Workmen vehicles may be subject to towing without warning if on property.

2. PROHIBITED PARKING:

2.1. No Parking Areas: Parking is prohibited in all of the locations within the Association which are designated by signs or yellow street markings as "No Parking" for various safety reasons, including but not limited to fire lanes.

2.2. Access Areas: Parking is prohibited in front of walkways and private parking spots. Parked vehicles should not restrict access to driveways, streets, or pedestrian traffic.

2.3. Other types of Vehicles: No motor vehicles will be permitted to park or operate on green spaces or sidewalks within the Association, except for emergency or maintenance vehicles. These restrictions apply to all motor vehicles including "off-highway" vehicles (as defined in Chapter 317, *Florida Statutes*).

2.4. Prohibited Vehicles: Jet skis, trailers and vans over 7' (seven feet) are prohibited within the Association property. No commercial vehicle (including commercial vans and vehicles displaying commercial signage), truck (as defined by the Florida Department of Highway Safety and Motor Vehicles and/or by common usage and practice, not including light pick-up trucks of three-quarter (3/4) ton capacity or less, less than twenty (20) feet in length, and used for non-commercial purposes), unlicensed or inoperable motor vehicle (which shall include, without limitation, any vehicle which would not pass applicable state inspection criteria), vehicles

without current tags or registration shall not be kept upon any portion of the Association (except for bona fide emergencies previously approved by the Board of Directors).

2.5. Unauthorized Items. As per Page 6 Section 4.4 of the Master Covenants, items such as strollers, shopping carts, baby seats, car batteries, storage bins, boxes and the like are not to be stored in your parking spot. If any items are left in these areas, they will be removed by the staff and a removal fee will be charged to the resident of the unit.

3. ENFORCEMENT PROCEDURES:

3.1. The Board shall be responsible for enforcing these rules and regulations. In fulfilling its obligation to enforce these rules the Board may enlist the assistance of Security or a towing contractor. Unit owners or residents who observe a violation or wish to lodge a complaint should contact the Management office, and make such complaint in writing. Any vehicle found to be parking in violation of these rules and regulations may be towed from the property at the expense of its owner and without prior warning.

3.2. The following are a list of violations that may require the towing of your vehicle:

1. Vehicles threatening the safety of the Association residents, including but not limited to parking in designated fire lanes.
2. Vehicles blocking or improperly impeding access to any portion of the general common elements.
3. Prohibited vehicles which shall include commercial vehicles, inoperable or unlicensed vehicles.

3.3. The Board may fine a violator of these rules and regulations up to \$100.00 for each violation. The Board may fine a violator of these rules and regulations up to \$100.00 per day for each continuing violation, up to a maximum of \$1,000.00 per violation, pursuant to authority set forth in Schedule A, Section 17 of the By-Laws of Venture at Aventura Master Association, Inc. and §718.303(3), *Florida Statutes*. Collection of fines may be enforced against the responsible unit owner. In addition to any other remedies provided by the Association's governing documents and/or applicable law, in the event of a failure by a unit owner to pay any fine assessed within thirty (30) days of written notice of the fine having been given to a unit owner, the Association may initiate a lawsuit against the unit owner for failure to pay the fine. If a lawsuit is filed the Association may recover its costs and expenses, including reasonable attorney's fees incurred in connection with the initiation of such legal action.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION **APPROVED ON FEBRUARY 19, 2014**

Garage. Approval of motorcycles in the garage as means of transportation.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION **APPROVED ON MARCH 11, 2014**

Staff. Master Association's staff is authorized to work in the units after hours.

Swimming Pool. Smoking is banned in pool area. Floats are allowed in the pool area.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION
APPROVED ON APRIL 2, 2014

Garage. Motorcycles are prohibited in the garage.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION
APPROVED ON FEBRUARY 3, 2016

Gym. Registered trainers are allowed. Unregistered guests are not allowed.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION
APPROVED ON MARCH 3, 2016

Swimming Pool. Pool hours are from sunrise to sunset as provided by the National Weather Service agency.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION
APPROVED ON APRIL 1ST, 2016

Business Center.

- If the purpose is a “**NON-COMMERCIAL ENTREPRISE**” by the resident(s), the business center is available 24/7 with or without guests.
- If the purpose is a “**COMMERCIAL ENTREPRISE**” by the resident(s) without guests, the business center is available 24/7.
- If the purpose is a “**COMMERCIAL ENTREPRISE**” by the resident(s) with non-residents, scheduling for the Business Center is required. The scheduling fee is \$200 for 2 hours payable at the Management Office.

The Venture at Aventura Associations' meetings take priority over the scheduling.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION
APPROVED ON APRIL 27, 2016

Business Center. The Business Center is reserved for owners and registered residents. Guests are not allowed to use the Business Center. The door of the Business Center shall be opened by security rover or front desk attendant. Food is prohibited in the Business Center. Drinks are prohibited in the Business Center, except water.

Club Room. The club room can also be reserved on the last week end of each month except for holidays. The scheduling fee is \$200 (+valet fee) for 4 hours payable at the Management Office, refundable security deposit is \$750.

Gym. Personal music is allowed with headphone or earphone, and loud music is prohibited.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION

APPROVED ON MAY 12, 2016

Club Room. The club room cannot be reserved for commercial or business purposes. A club room reservation requires that the owner pays the services for an additional valet during the event.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION

APPROVED ON DECEMBER 5, 2016

Garage. Motorcycles are authorized in the garage. A parking space cannot be used for more than one vehicle (one motorcycle or one car per parking space).

Club Room. New operating hours of the club room: from 08:00 A.M. to 03:00 A.M.

Screening Room. New operating hours of the screening room: from 08:00 A.M. to Midnight.

Massage Room. New operating hours of the massage room: from 08:00 A.M. to 10 P.M.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION

APPROVED ON JANUARY 25, 2017

Garage. All cars must be parked in a forward position. Any cars parked in a backward position will be towed away at owners' expense. All cars must have a decal on the rear window showing the assigned parking space # for identification purposes. The decals will be distributed and installed for free by valet attendants. Any cars without proper identification tag or decal will be towed away at owners' expense.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION

APPROVED ON JULY 13, 2017

Screening room. There be no additional fee for use of the screening Room during an event booked and paid for in the club room.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION

APPROVED ON NOVEMBER 17, 2017

Garage. Access control: All RF-ID portable transponders will be replaced by RF-ID non-transferable windshield sticker transponders (non-transferable).

All the RF-ID portable transponders will be replaced for free and then disconnected.

AMENDED RULES AND REGULATIONS OF THE MASTER ASSOCIATION
APPROVED ON DECEMBER 6, 2017

Club Room. New operating hours of the club room: from 09:00 A.M. to 02:00 A.M. The club room cannot be used for business purposes.

Access control. Key fobs will be automatically disconnected after a resale or move-out. Car transponders will be automatically disconnected after a resale or move out.