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HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**CERTIFICATE OF FILING OF AMENDED RULES AND REGULATIONS OF
SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.**

THIS CERTIFICATE OF FILING OF AMENDED RULES AND REGULATIONS is executed this 7th day of February, 2007 by SUNRISE POINT CONDOMINIUM ASSOCIATION, INC., a Florida corporation non-for-profit (hereinafter referred to as the "Association").

RECITALS

A. The Association has been established for the operation of Sunrise Point Condominium, A Condominium, in accordance with the Declaration of Condominium and related documents which were recorded September 13, 1974, in Official Records Book 21655, Page 0610, of the Public Records of Miami-Dade County, Florida (the "Declaration").

B. Pursuant to Section 10.6 of Article 10 of the Declaration, the Board has the power to adopt rules and regulations and to amend them from time to time.

C. Pursuant to Section 718.112(2)(c), Florida Statutes, all unit owners were properly notified of a duly noticed meeting of the Board of Directors held on the 20th day of December, 2006 for the purpose of adopting Amended Rules and Regulations.

D. A quorum of Directors was present at the duly noticed meeting held on December 20, 2006, and unanimously voted to adopt the Amended Rules and Regulations attached hereto as Exhibit "A".

NOW THEREFORE, the Association does hereby state as follows:

1. The above Recitals are true and correct and are incorporated herein by reference.

2. The Amended Rules and Regulations adopted by the Board of Directors on December 20, 2006, attached hereto as Exhibit "A" shall supersede and replace the original Rules and Regulations of the Association and any other Rules and Regulations adopted or amended thereafter and shall remain in full force and effect subject to any amendments thereto which may be passed by the Board of Directors from time to time.

IN WITNESS WHEREOF, the undersigned have executed this Certificate this 7th day of February, 2007.

Signed in the presence of:

SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.

Betsy Diaz

Print Name: Betsy Diaz

By: [Signature]
Daniel Dooling, President

Danielle Perez

Print Name: Danielle Perez

By: Jean Pugh
Jean Pugh, Secretary

Betsy Diaz

Print Name: Betsy Diaz

Danielle Perez

Print Name: Danielle Perez

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 7th day of February, 2007 by Daniel Dooling as President and Jean Pugh as Secretary, respectively of SUNRISE POINT CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. They (who are personally known to me)/(who have produced D.L. as identification) and (did)/(did not) take an oath.

[Signature]
Signature of Notary
My Commission Expires:

PREPARED BY:
Ivette Machado, Esquire
SIEGFRIED, RIVERA, LERNER,
DE LA TORRE & SOBEL, P.A.
201 Alhambra Circle, Suite 1102
Coral Gables, FL 33134

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SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.
Rules and Regulations

1. RULES AND REGULATIONS

- 1.1. Sunrise Point is intended as an owner occupied residential community. Temporary house guest of owners may use all the facilities only when accompanied by the host-owner. This includes the use of the following, but not limited to, pool area, barbeques, club house, and tennis courts. Please do not place a guest/s in an uncomfortable or embarrassing position by inviting them to use the facilities in your absence. If this occurs they will be requested to leave.
- 1.2. Overnight house guest/s may use the facilities without being accompanied by host-guest.
- 1.3. When an owner of a unit leases or has leased unit/s, the owner has hereby relinquished all rights to the recreational facilities to the resident tenant/s.
- 1.4. References to 'OWNER' in subsequent paragraphs applies equally to the tenant/s when the premises are leased.

2. SCREENING

- 2.1. All proposed owners, proposed tenants must be interviewed by the Association's interviewing/screening committee prior to moving in.
- 2.2. All persons 18 years of age or older who are seeking to reside in the unit must be present at the time of interview with the screening committee. If another is to reside in the unit without the owner being present after the screening, that person must also be screened prior to the date of the occupancy. This applies to any and all person seeking to reside in the unit without the owner being present for any period of time.
- 2.3. If an unauthorized person moves into a condominium unit without first having been properly screened, than that person shall be notified and asked to leave the property and asked not to re-occupy the condominium unit.
- 2.4. When screened, future residents will be asked to sign a form stating they presently have no pets nor will they have any in the future.

3. LEASES:

- 3.1. All leases shall be required to be in writing and all tenants shall be interviewed prior to taking occupancy.

EXHIBIT "A"

SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.
Rules and Regulations

4. OWNER RESPONSIBILITIES:

- 4.1. Resident shall not be permitted to make any noise that will disturb or annoy the occupants of any of the units in the condominium or do or permit anything to be done which will interfere with any or all rights, comforts, or convenience of the residents.
- 4.2. Toilets and other plumbing fixtures in the buildings shall not be used for the purposes other than those for which they were constructed. Do not throw sweepings, rubbish, rags, paper, ashes, or any other articles into toilets. Any damage resulting from misuse of any plumbing fixtures will be paid for by the owner of that unit.
- 4.3. Any damage to the buildings, recreation facilities or other common areas or equipment caused by any owner or guest shall be repaired at the expense of such owner/s. Damages caused to common areas (property/ies) while moving or carrying any article shall likewise be paid for by the owner responsible.
- 4.4. Residents are responsible for the action of their children and their guests. Any damage/s caused by their children and/or their guest will be charged to the resident and the resident responsible will be charged accordingly for repairs.
- 4.5. No resident shall use or permitted to be brought into unit/s or stored on the property any flammable oil/s or fluid/s such as: gasoline, kerosene, naphtha, benzene, or any other explosives or articles deemed hazardous.
- 4.6. Grindable garbage shall be deposited into the kitchen disposal units. Recyclable cans, plastic and glass bottles and jars shall be washed and deposited without caps in the "co-mingled" recycling bins next to the dumpster. No bags, paper or plastic shall be left in the "co-mingled" recycling bins. Newspapers shall be deposited in the recycling bin marked "Newspapers Only". All other refuse shall be securely tied in plastic bags and placed inside the large dumpsters.
- 4.7. Discarded or unwanted furniture, bedding or equipment must be hauled away to the local dumps at the expense of the owner/s and resident/s and not left next to dumpsters. Residents must make separate arrangements to remove items from the property or will be billed for cost accrued for removal.
- 4.8. All empty boxes must be flattened before being placed into the dumpsters.
- 4.9. No personal property such as, but not limited to, plants, bikes or furniture are to be allowed or stored in hallways or common areas of the buildings. All common areas must remain free and clear at all times; this includes furniture, plants, etc...

SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.
Rules and Regulations

Any owner or resident who intends to be absent from his/her unit during the hurricane season (June 1st through November 30th) must prepare property accordingly by removing all furniture, plants and other objects from his/her patio and balcony.

4.10. An owner or resident who intends to be absent from his/her unit during the hurricane season (June 1st through November 30th) must designate a responsible party (person/s) to secure his/her unit upon the issuance of a hurricane warning.

4.11. Generators are not allowed to be maintained by residents at any time on Sunrise Point Condominium property.

4.12. The Association reserves the right to request any repairs at any time, such as but not limited to, Entry or Screen Door/s and/ or any hanging screens and or broken screen door/s.

4.13. Owners are required to install sound proofing material beneath any hard floor covering on second floor units.

5. PARKING:

5.1. To avoid unpleasant problems with your neighbors, please park in designated parking spaces only.

5.2. Please advise your guests, visitors, and children to avoid reserved spaces and "no parking areas", even for a few minutes, and to park in guest spaces. Violators will be ticketed and/or towed.

5.3. Signs are prominently displayed, at the entrance of the property, advising of the Association's right to remove any vehicle/s which are improperly parked or not operating, The Association reserves the right to tow such vehicles at the vehicle owner's expense.

5.4. No owner/resident and or visitor or guest shall store, park or leave boats, trailers, campers, recreational vehicles or commercial vehicles on condominium property at any time. Vehicles which can not operate on their own power shall not be permitted to remain on condominium property for more than forty-eight hours before being towed. The repair of any vehicles on the condominium property at any time is prohibited!

5.5. All owners are required to provide the Association and/or Management company with a copy of their current insurance and registration for each vehicle owned and operated on Sunrise Point Condominium Association property.

5.6. If a vehicle appears to be derelict, or has been in a collision or has excess rust and is unsightly, it will be subject to be towed at the owner's expense.

SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.

Rules and Regulations

- 5.7. Any vehicle leaking fluids may not be parked on condominium property at any time. The owner of such a vehicle is responsible for repairs to pavement damage.
- 5.8. Any authorized resident, whether owner or tenant, must notify the Association in writing for approval to leave a vehicle on the premises when absent for more than thirty days.
- 5.9. Trucks and/or vans are permitted for personal use, but must be parked on the outer perimeter parking spaces only. Vehicles displaying permanent signage are not permitted on property over night; magnetic signs are permitted but must be removed and placed inside of vehicle and not left on vehicle overnight. No vehicles can have construction or maintenance items such as ladders on top of or hanging on of side vehicle and be permitted to stay overnight.
- 5.10. Excess speed on Condominium grounds is not permitted. A maximum speed limited to 5 miles per hour (5 M.P.H.) will be enforced.
- 5.11. Horn blowing to pick some one up will not be tolerated; please respect those that live around you.

6. PETS

- 6.1. As of the date these rules and regulations are adopted, no Dog/s, Cat/s, Bird/s or any other animal/s (hereinafter collectively referred to as "Pets") shall be kept at the condominium except those living on the premises of Sunrise Point Condominiums on/or before the date these rules and regulations. As the aforesaid Pets depart by death or other means, they can not be replaced by the resident. Residents currently maintaining pets in their unit must register the pet(s) with the Association prior to November 25, 2006. The registration card used to register the pet(s) with the Association must be accompanied with a current picture and proof of vaccination. If any resident fails to have his/her pet registered or fails to provide proof of vaccination by November 25, 2006, such resident's pet will not be permitted to reside at the Sunrise Point Condominium at any time. No properly registered pet may be replaced upon their death or removal from the unit. The right to continue to maintain the registered pet(s) shall be personal to the resident (s) and such right shall not transfer upon the sale, lease or transfer of the unit.
- 6.2. In no other event shall any Pets be permitted in any of the Public portions of the condominium unless carried and/or on a leash, any only in such places designated by the Association such as:

SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.

Rules and Regulations

- 6.2.1. The Green area in-front of Building #1 at the entrance of the condominium property and along the street of one hundred Twenty Eight (128) Street for walking pets.
- 6.2.2. Also, it is the responsibility of the Pet owner to pick up and/or clean up, droppings of said Pet/s.
- 6.3. Under no circumstances are any Pets allowed in the central recreational area or the grounds such as: common areas or hallways (except when going to or from designated pet area), in/or around the pool, or the tennis court and/or inside the club house.
- 6.4. The owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from any Pet on the property.
- 6.5. If any Pet/s becomes obnoxious to the other owners by barking or otherwise, the owner therefore must cause the problem to be corrected; if not corrected, the owner upon written notice by the Association will be required to permanently remove the animal.

7. EXTERIOR REGULATIONS

- 7.1. The exterior of the unit and other exterior surfaces shall not be painted, decorated, or modified by any owner in any manner except as expressly provided in the Association's Declaration of Condominium.
- 7.2. No article shall be hung from the doors, windows, balcony rails or furniture or placed upon the outside window sills of the condominium at any time.
- 7.3. No shades, awnings, windows guards, foil, ventilators, fans or air conditioning equipment shall be used in or about the buildings, except where approved by the Association, which approval may be withheld or withdrawn at any time on purely aesthetic grounds within the sole discretion of the Association.
- 7.4. Solar film may be installed but must be non-reflective type and approved by the Association.
- 7.5. Window dressings visible from the outside should be white, cream or wood tones (no color stains).
- 7.6. Hurricane shutters may be installed on glass doors and windows which face the outside of the building. Such shutters must be bronze in color and comply with the following specifications as same may be amended from time to time :

SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.
Rules and Regulations

- 7.6.1. **Sliding Glass Door:** Bronze or Brown accordion shutters or steel or aluminum panels (WHITE NOT APPROVED).
- 7.6.2. **Rear Bedroom window/s:** Bronze accordion shutters or steel or aluminum panels (WHITE NOT APPROVED).
- 7.6.3. **Front Kitchen Window or bedroom window over common walkway:** require steel or aluminum panels are to be used. Headers and Footers are required to be Bronze in color (WHITE NOT APPROVED) (accordion shutters are not allowed and can cause harm to a person).
- 7.6.4. **Kitchen windows not over common walkways:** Bronze accordion shutters, steel or aluminum panels (WHITE NOT APPROVED).
- 7.6.5. Any shutters and/or panels intended to be installed must comply with the Association's hurricane shutters specifications as provided herein and as may be amended from time to time..
- 7.7. No gas, charcoal or electric grills are permitted on patios at any time.
- 7.8. Patios are not to be used for storage; they should be kept cleaned and orderly at all times.
- 7.9. Radios and televisions are not permitted to be attached to the exterior of units, railings and or roofs for any reason and are subject to removal. Satellite dish antennas not exceeding one meter (39.37 inches) will be permissible within the limited common element balcony or patios appurtenant to the unit. The unit owner may clamp or place the satellite dish antenna on a tripod in the limited common element balcony or patio appurtenant to the unit. Under no circumstances, shall any unit owner drill a hole through an exterior wall of the building or any of the common elements in order to install a satellite dish antenna.
- 7.10. Under no circumstances is a sign, notice or advertisement allowed to be posted in a unit, where it is visible from the outside. Nor can it be projected from any unit.
- 7.11. Residents shall post their apartment numbers in the receptacles provided on the doors.
- 7.12. No resident may place or plant flowers, trees, shrubs or any plant outside unit patio area without the Associations approval. Planting outside individuals unit's patio areas must conform to the master Landscaping plan. Walkways must be clear of plants and/or other items which present a danger to anyone (per fire code).

SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.
Rules and Regulations

7.13. The greens and walkways in front of the units and the entranceways to the units and lanais shall not be obstructed or used for any purpose other than ingress and egress from the units.

7.14. No bicycles, scooters, baby carriages, strollers roller blades, skates, skateboards or any other personal items shall be left in any common areas, including balconies, walkways or other passageways. Bicycles must be stored in the bicycle rack/s which is located at northeast corner of the property. The use of the bicycle racks shall be at the risk of the resident, and there no liability on the Association, Board of Directors and or any member or officer of the Board of Directors, for any loss or damage to any such article while stored in this area or in any way arising out of such storage or use of bicycle rack. The use of bicycles, scooters, baby carriages, strollers roller blades, skates, skateboards or any other personal items are not permitted on the lawn, sidewalks, hallways, and pool area or tennis court. If you store your bicycles inside your unit, it must be walked to and from the driveway.

7.15. The agents/officers of the Association and any contractor or workmen authorized by the Association may enter any unit, patio, or balcony at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of Condominium Bylaws of the Association. Except in the case of an emergency, entry will be prearranged with the owner.

7.16.. Playground activities are not permitted on any part of the condominium property. Such activities include but are not limited to, ball playing of any kind, skating, skateboarding and bike riding. Any group congregated in parking lot areas will be asked to disperse.

7.17. The type, color and design of chairs and other items of furniture and furnishings that may be placed and used on any patio and/or balcony are subject to approval by the Association.

7.18. Complaints regarding the management of the units and/or grounds, or regarding actions of residents shall be made in writing to the management company.

8. TENNIS COURT

8.1. The tennis court will be open from 9:00 A.M. until 8:00 P.M.

8.2. Limit of use is (1) hour if others are waiting.

8.3. Residents and overnight guests will have immediate priority when only non-resident guest are using the tennis court.

SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.
Rules and Regulations

8.4. Players are to control language and voice volume at all times.

8.5. Jumping the fence is not permitted.

8.6. No bicycles, scooters, strollers roller blades, skates, skateboards, balls or any other personal items other than tennis equipment is allowed on the tennis court at any time.

9. SWIMMING POOL AND POOL DECK:

9.1. Persons diapers must wear additional elastic plastic pants in pool.

9.2. Persons under the age of twelve years of age may use the pool ONLY when a parent or a responsible adult is present.

9.3. No glass of any kind permitted around the fenced pool area.

9.4. Noise and radio volume must be low enough to avoid disturbing persons in the pool area and surrounding apartments.

9.5. No scuba equipment or flotation devices are allowed in or around the pool at any time.

9.6. Remove suntan oil/lotion before using the chairs or lounges, or cover the chairs/lounges completely with a towel. Use shower before entering pool.

9.7. Children under 12 years of age are not permitted in the pool/patio area after 8:00pm, unless accompanied by a person 18 years of age or older

9.8. Remove towels from pool chairs/lounge when leaving the area for an extended period of time so others may use them.

10. RECREATION BUILDING

10.1. Persons under the age of 12 are not permitted in side the recreational building unless accompanied by an adult.

10.2. The recreation building is a non smoking area.

10.3. No person under the age of twenty-one (21) may consume alcoholic beverages anywhere on the Association property. Parents and guardians will be held responsible.

10.4. Wet bathing suits are prohibited inside the recreational building.

10.5. Shoes must be worn at all times inside recreational building.

SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.
Rules and Regulations

10.6. Owners may arrange to reserve the clubhouse facilities for private parties. The request for reservations shall be made in writing to the Board of Directors "or designated representative" for approval. In addition a cleaning Deposit of \$125.00 will be held and refunded only after the clubhouse is properly cleaned and inspected. The person renting the clubhouse is personally responsible for any damage caused to said property.

10.7. All furnishings inside the large entertainment room should not be moved or rearranged.

11. BARBEQUE AND CHICKEE AREA:

11.1. No glass containers of any kind permitted in barbeque area.

11.2. Barbeque area is for the exclusive use of the residents and a limited number of guests. One barbeque and one table per party at a time.

11.3. Only battery powered radios or televisions are permitted in the barbeque/pool or condominium grounds.

11.4. Cleaning of the grill and grease pans is mandatory. The barbeque's hood and utensils must be cleaned for other residents. Food containers, paper plates, refuse, etc. must be deposited in parking area dumpsters immediately after party.

11.5. Children under the age of 12 are not to operate the push button igniters at any time. Persons under the age of 12 are allowed in the barbeque only when a parent or responsible adult is present.

11.6. Barbeques grill are not to be used after 10:00 p.m. Grills must be cleaned by 11:00 p.m.

12. SHUFFLEBOARD:

12.1. Limited use of one (1) court per group, if others are waiting.

12.2. Courts are to be used between 9:00 a.m. and 6:00 p.m.

12.3. No glass containers of any kind are permitted in the shuffleboard area.

13. EXERCISE ROOM, SAUNA AND BATHROOM:

13.1. Residents and guest must turn lights off when leaving bathroom, exercise room and/or saunas.

SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.
Rules and Regulations

13.2. All weights in exercise room must be placed back on the weight stands before leaving. Violators will be forbidden use of the exercise room and saunas.

14. GENERAL RULES AND REGULATIONS:

14.1. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time.

14.2. These rules and Regulations may be modified, added to, or repealed at any time by the Association's Board of Directors.

15. RULES PROHIBITED PRICE ADVERTISEMENT:

15.1. All unit owners are prohibited from posting on bulletin boards, in windows of individual units, or otherwise on condominium property visible to the public, any advertising reflecting the sales and/or rental prices for any unit. Upon any unit owner advising the Board of Directors of a violation of this rule, the Board shall notify the violating unit owner of the violation and demand the removal of the violating advertising.

Print Name:

Print Name:

Signature

Signature

DR BK 25362 PG 1214
LAST PAGE