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AMENDED AND RESTATED RULES AND REGULATIONS
OF
WHITE SANDS BEACH HOMES II CONDOMINIUM ASSOCIATION, INC.
EFFECTIVE MAY 10, 2023

The Board of Directors of WHITE SANDS BEACH HOMES II CONDOMINIUM ASSOCIATION, INC. met at a duly noticed special meeting of its Board of Directors to adopt these AMENDED AND RESTATED RULES AND REGULATIONS (“Amended and Restated Rules and Regulations”) to maintain the high standards, pleasant living conditions, and the common welfare and best interests of all Owners in WHITE SANDS BEACH HOMES II CONDOMINIUM, their families, tenants, and guests. Compliance with the Amended and Restated Rules and Regulations is mandatory.

The Amended and Restated Rules and Regulations apply to and are binding upon all Owners and their families, guests, tenants, invitees, licensees, employees, and agents, entering the Condominium Property, Common and Limited Common Elements, and Units.

Owners are responsible for the compliance of all persons on the Condominium Property, Common and Limited Common Elements, and Units, for purposes related to that Owner, that Owner’s family, guests, tenants, invitees, licensees, employees, and agents.

These Amended and Restated Rules and Regulations were approved pursuant to Article XXI of the Declaration of Condominium, which is recorded in Official Records Book 49760 at Page 610 of the Official Records of Broward County, Florida and replaces the Rules and Regulations appearing as Exhibit “F” to the Declaration of Condominium. Please refer to the Declaration for additional rules and regulations. Capitalized terms used in these Amended and Restated Rules and Regulations shall take the same meaning as those terms are defined in the Declaration.

1. SELLING & LEASING RESTRICTIONS

In order to maintain complementary uses, congenial neighbors, and to protect the value of Units and the Condominium Property, the Association has set these guidelines, which shall comply with Florida law, to approve or reject the transfer of title or possession as well as the leasing of Units by any Owner, which shall be subject to the following provisions so long as the Association exists, which provisions each Owner covenants to observe:

1.1 Transfers Subject to Approval.

- 1.1.1. Sale. No Owner may dispose of a Unit or any interest therein by sale without approval of the Association.
- 1.1.2. Lease. No leases or rentals of Units are allowed prior to three (3) years of ownership by the same owner-of-record. Any lease not complying with this paragraph will be terminated and the Association will take legal action against the Owner and/or tenant(s)

and the Owner will be responsible for any legal fees and costs incurred by the Association.

1.2 Approval by Association. To obtain approval of the Association, which is required for the transfer or leasing of Units, each Owner shall comply with the following notice requirements.

1.2.1 Sale. An Owner intending to make a bona fide sale of his or her Unit, or any interest therein, shall give notice to the Association of such intention, together with a copy of the sales and purchase contract and the name and address of all intended purchaser(s) and occupant(s) of the Unit over the age of eighteen (18) years and such other information concerning the intended purchaser(s) and residents(s) as the Association may reasonably require (an application will be provided). The payment of \$100.00 (or such other amount as the Board may determine) must be included for each intended buyer and occupant over 18-years of age together with the application for the purposes of obtaining a background check and screening the applicants.

1.2.2 Lease. After three (3) years of ownership, an Owner intending to make a bona-fide lease of the Unit shall give notice to the Association of such intention, together with a copy of the lease and the name and address of all intended tenant(s) and occupant(s) over the age of eighteen (18) years and such other information concerning the intended tenants(s) and occupants(s) as the Association may reasonably require (an application will be provided). The payment of \$100.00 (or such other amount as the Board may determine) must be included for each intended tenant and occupant over 18-years of age together with the application for the purposes of obtaining a background check and screening the applicants. The Board may require the inclusion of all intended occupant(s) over the age of eighteen (18) years to be included as tenants on the lease.

1.2.3 Gift. An Owner who proposes to transfer title by gift shall give notice to the Association together with such information concerning the intended transferee(s) as the Association may reasonably require (an application will be provided), and a copy of all instruments to be used in transferring title.

1.2.4 Effect and Manner of Notice. The giving of notice shall constitute a representation and warranty by the offeror to the Association that the offering is a bona fide offer in all respects. The notice shall be given by certified mail, return receipt requested, or delivered by professional courier or via a court certified process server, or by hand-delivery to the Association which shall give a receipt therefor.

1.2.5 Guidelines for approval or denial. Prior to approval, the Owner must be current in all financial responsibilities with the Association and must have cured all pending violations. If the proposed transaction is a sale, an estoppel shall be issued and the amounts due paid not later than at the time of the closing, including special assessments, which shall be paid in full at closing, or assumed by the buyer (the buyer or the buyer's representative shall confirm in writing to the Association that the buyer is assuming the remaining special assessment payment installments). The fee for the estoppel shall be \$250.00 for a ten (10) day turnaround, and \$400.00 for a three (3) day turnaround, and the cost for completing a lender's condominium questionnaire shall be \$400.00. The Association will use the following guidelines when reviewing an application from proposed buyer(s), tenant(s), and/or occupant(s):

1.2.5.1 Not more than one (1) misdemeanor criminal conviction or one (1) probation within the last ten (10) years from the date of the application.

1.2.5.2 No felony criminal conviction ever.

1.2.5.3 For potential tenant(s) and/or occupant(s) only, no prior eviction, ever.

1.3 Certificate of Approval

- 1.3.1 Sale. If the proposed transaction is a sale, then, within thirty (30) days after receipt of such notice and a complete application for the proposed buyer(s) and/or occupant(s), the Association shall conduct a live interview with the potential buyer(s) and/or occupant(s) and must either approve or disapprove the proposed transaction. If approved, a certificate of approval will be issued to the buyers, who shall record it as part of the deed.
- 1.3.2 Leases. If the proposed transaction is a lease, then, within thirty (30) days after receipt of such notice and a complete application for the proposed tenant(s) and/or occupant(s), the Association shall conduct a live interview with the proposed tenant(s) and/or occupant(s) and must either approve or disapprove the proposed transaction. If approved, a certificate of approval will be issued to the Owner.
- 1.3.3 Devise or Inheritance. Any person who has obtained a Unit by devise or inheritance (except for the spouse, parents or children of the immediately previous Owner of such Unit) shall give to the Association notice thereof, via means of an official recorded document conveying title to the Unit, together with such information concerning the person(s) obtaining such Unit as may be reasonably required by the Board and a certified copy of the instrument by which such Unit was obtained. If such notice is not given to the Association, then at any time after receiving knowledge thereof, the Board shall proceed as if it had been given such notice on the date of receipt of such knowledge. Within thirty (30) days after receipt of such notice and information, the Association must either approve or disapprove the proposed transfer. If approved, the approval shall be stated in a certificate executed by the proper officers of the Association in recordable form and shall be delivered to the person receiving title by devise or inheritance. If not approved, the Association shall have the right to deny occupancy of the new Owner and shall have the right to prevent the not-approved Owner to reside in or occupy the Unit by means of a court action at law or in equity.
- 1.3.4 Gift. If the Owner giving notice proposes to transfer his or her title by gift, then, within thirty (30) days after receipt of such notice and information, the Association must either approve or disapprove the proposed transfer of the Unit. If approved, the approval shall be upon such terms and conditions as the Association may reasonably require, and the approval shall be stated in a certificate executed by the proper officers of the Association in recordable form and shall be delivered to the Owner and shall be recorded in the Public Records. If not approved, the Association shall have the right to deny occupancy of the new Owner and shall have the right to prevent the not-approved Owner to reside in or occupy the Unit by means of a court action at law or in equity.
- 1.3.5 Approval of Owner Other Than an Individual. Inasmuch as the Unit may be used only for residential purposes, and a corporation, limited liability company, trust, or other entity cannot occupy a Unit for such use, if the Owner or purchaser of a Unit is a corporation, limited liability, trust, or other entity, the approval of ownership by the corporation, limited liability, trust or other entity shall be conditioned upon the primary occupant(s) or the beneficial owners(s) of the entity being approved by the Association. Any change in such primary occupant(s) or beneficial owners(s) of the Unit shall be deemed a change of ownership subject to Association approval pursuant to this Section.
- 1.4 Unauthorized Transactions. Any sale, transfer, mortgage, or rental which is not authorized pursuant to the terms of these rules shall be void unless subsequently approved by the Association.
- 1.5 Residential Use. Units may be used only for residential purposes of a single-family. No business, trade, or similar activity shall be conducted in a Unit without the prior written consent of the Board. The terms "business" and "trade," as used in this provision, shall be construed to

have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing-basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (a) such activity is engaged in full or part-time, (b) such activity is intended to or does generate a profit, or a license is required.

- 1.6 An ancillary business may be approved by the Association in its sole and absolute discretion if:
- 1.6.1 the existence or operation of the activity is not apparent or detectable by sight, sound, or smell from outside the Unit;
 - 1.6.2 the activity conforms to all zoning requirements for the Unit;
 - 1.6.3 the activity does not involve regular visitation of the Unit by clients, customers, employees, suppliers, or other invitees or door-to-door solicitation of residents;
 - 1.6.4 the activity does not increase traffic or include frequent deliveries to the Unit;
 - 1.6.5 the activity conforms to the requirements of a customary home occupation as adopted from time to time by the City of Hollywood; and
 - 1.6.6 the activity is consistent with the residential character of the Condominium and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Condominium, as may be determined in the sole and absolute discretion of the Board.

2. ADDITIONAL RULES FOR LEASING

- 2.1 Prior to the leasing of a Unit, the following requirements must be satisfied:
- A leasing application must be completed and submitted to the Association at least 30 days prior to the lease start date or move-in date.
 - The payment of one (1) month's rent to the Association as a security deposit. This deposit shall be kept in a separate account, which shall bear no interest and will be refunded to the payor at the end of the lease, provided the tenant(s) and/or occupant(s) caused no damage to the Common or Limited Common Elements. In the case of damage, the Association shall deduct the cost to repair the damage from the deposit.
 - The lease must include the following clause:
"The Association has the right to terminate the lease upon default by the tenant(s) and/or occupants of the Unit in observing any of the provisions of the Declaration, the Articles of Incorporation, the By-Laws, or the Amended and Restated Rules and Regulations of the Association or of any other agreement, document or instrument governing the Condominium Units."
The Association, at its own discretion, may decide to terminate a rental, or to evict a tenant, that ignores or refuses to comply with the Association's governing documents or its rules and regulations.
- 2.2 No Owner may lease less than the entire Unit, nor may the Unit be leased for transient, hotel, or short-term vacation rental purposes. Every lease must be for a period of at least one (1) year.
- 2.3 Month-to-month tenancies and tenancies-at-sufferance are prohibited. All leases must be renewed in writing and shall require approval of the Association at every renewal term. The Owner is responsible for providing a copy of the new lease or lease renewal to the Association.

- 2.4 Unit Owners are responsible for updating their mailing addresses with the Association for the purpose of providing notices and other important information.
- 2.5 The Board reserves the right to prohibit a tenant(s) and/or occupant(s) from moving in or occupying a Unit until the Owner has complied with all leasing requirements. The Board reserves the right to initiate legal proceedings against the tenant(s) and/or the Owner for breach of any of the rules and regulations of the Association.
- 2.6 There shall be no solicitation of any kind to other residents.

3. NUISANCE

- 3.1 Radios, televisions, sound bars, speakers, and other instruments which may create noise should be turned down to a MINIMUM VOLUME between the hours of 10:00 P.M. and 8:00 A.M. Drilling or hammering in walls is STRICTLY PROHIBITED during these hours. No excessively loud outdoor conversation will be permitted so as to disturb or annoy any other Owner, particularly between the hours of 10:00 P.M. and 8:00 A.M. An unreasonable volume of noise resulting from any source and emanating from a Unit which disturbs another Owner IS PROHIBITED AT ALL TIMES. All other unnecessary noises, such as bidding goodnight to departing guests and slamming doors between the hours of 10:00 P.M. and 8:00 A.M. should be avoided.
- 3.2 No noxious or offensive activity shall take place on or in any portion of the Condominium Property, nor shall anything be done thereon which may be or become an unreasonable annoyance or nuisance to any Owner.
- 3.3 Appropriate attire is required while on the Condominium Property, and on balconies or rooftops, when visible from those areas.
- 3.4 No noxious odors shall be permitted in any of the Condominium Property.
- 3.5 There shall be no solicitation by any person anywhere upon the Condominium Property for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board.
- 3.6 No exterior speakers, horns, whistles, bells or other sound devices (other than security devices but which must be approved by the Board), noisy or smoky vehicles, large power equipment or large power tools, unlicensed off-road motor vehicles, shall be located, used, or placed on or in any part of the Condominium Property, or exposed to the view of other Owners.
- 3.7 A nuisance complaint will be determined by the Board of Directors upon receipt of such complaint and decided by the Board in writing. For example, "The Board of Directors has determined that the car stereo in the vehicle belonging to Unit ____ can be heard from outside of the vehicle and is a nuisance in violation of the Rules and Regulations."

4. PETS

- 4.1 Pursuant to the Declaration, no pets, other than: two (2) dogs, each weighing not more than fifty (50) pounds; or not more than two (2) inside-the-unit-maintained cats are permitted.
- 4.2 No other animal shall be raised, bred, or kept anywhere on or in the Condominium Property. Nor shall any animal be kept, bred, boarded, or maintained for any commercial purpose. Household pets shall not include reptiles, livestock or exotic mammals. No exotic pet or exotic animal shall be kept or harbored on the Condominium Property or within the confines of a Unit, without the prior written consent of the Board. Such consent may be given upon such conditions as the Board may direct, in its sole and absolute discretion, and shall be only for the

particular pet specified in the consent and shall be deemed provisional and subject to revocation at any time.

- 4.3 Notwithstanding the foregoing, in no event shall: Pit Bulls, Doberman Pinchers, Rottweilers, or any variation of the types of dogs specified in this paragraph be permitted at any time upon the Condominium Property or within the confines of a Unit.
- 4.4 Animals must be hand-carried or on a leash on Association property.
- 4.5 No animal shall be maintained or harbored within a Unit that would create a nuisance to any other Owner or Resident. The Board, in its own sole and absolute discretion, will determine if the animal creates a nuisance.
- 4.6 Excessive dog-barking, -whining, or -growling is not prohibited. No animal shall be allowed to create a nuisance, unreasonable disturbance, or damage to any Common or Limited Common Element, or another Owner's property.
- 4.7 Owners are prohibited from confining or "keeping" dogs on balconies, or on rooftop-terraces, and permitting them to urinate and/or defecate in those areas.
- 4.8 Owners are prohibited from permitting pets to urinate and/or defecate on the Common or Limited Common Elements. If occurring, pet defecations and/or urinations must be immediately removed and the area properly sanitized. Pet owners must have "clean-up" equipment and sanitizing supplies with them when walking their pets to facilitate this clean-up and sanitization
- 4.9 Neither the Common nor the Limited Common Elements shall serve as "animal runs".
- 4.10 No animal shall be tied to any tree, railing, door- or garage-handle, or anywhere in the Common or Limited Common Elements.
- 4.11 Pets must be registered with Broward County and vaccinations must be kept up to date.

5. VEHICLES

The parking rules and regulations are designed to promote the safety and security of the Owners, care of the landscape-sprinkler system and green-areas, and appearance of the Common and Limited Common Elements.

- 5.1 No more than two (2) vehicles shall be permitted to park in the driveway of any Unit. An additional vehicle is not permitted to be parked at a right-angle along the driveway entrance parallel to the roadway, except in the case of an OCCASIONAL guest or vendor. In no event may vehicles be parked over the sidewalk or obstruct the roadway.
- 5.2 Vehicles permitted to be parked in driveways of Units must be fully-operable passenger-type vehicles with permanent rear-seats and side-windows, or other ground-transport vehicles designed as non-commercial vehicles, which have valid license plates and are not included in the definition of non-permitted vehicles.
- 5.3 The following is a list of non-permitted vehicles and other types of conveyances which may not be parked or left in the driveway of any Unit: vehicles displaying "For Sale" signs; collided, damaged, or abandoned vehicles; any vehicle on which commercial signs or lettering have been affixed, or any truck, or other commercial vehicle (except as stated in 5.4 below); pick-up trucks; tractor cabs or dump trucks; any vehicle which is not capable of fitting in the Unit's garage; hearses and limousines, regardless of their use; motorcycles, including dirt-bikes, pocket-bikes, chopped-style motorcycles, motorized scooters, or mopeds; "golf-style" carts, buggies, or any type of cart or buggy which emits reverse warning tones or beeping sounds are prohibited in all portions of the Condominium Property; all-terrain vehicles; any type of trailer; any vehicle or conveyance which cannot operate under its own power; recreational vehicles

including mobile homes, campers, and detached camper-shells; and all types of watercraft including boats, jet-skis, and pedal-boats are prohibited. Owners may also not store bicycles, tricycles, or four-wheeled cycles; kayaks, canoes, paddleboards, surfboards on driveways, walkways, or porches.

- 5.4 Commercial vehicles may only be parked in driveways in the case of doing business with a Unit during normal business hours, or providing emergency or essential services to a Unit, but in this case for no longer than twenty-four (24) hours.
- 5.5 Idling engines are not permitted. Similarly, pulling one's vehicle away from the Condominium Property at an excessive rate of speed or with an excessively-high noise-level are prohibited.
- 5.6 Motorcycles must be muffled; excessively noisy motorcycles will not be tolerated.
- 5.7 The Association reserves the right to prohibit any motorcycle inside the Condominium Property for any reason.
- 5.8 Motorcycles and "golf-style" carts are strictly prohibited from being driven on sidewalks, green-areas, or any other part of the Common Elements.
- 5.9 A vehicle will be considered abandoned if one of the following criteria applies:
 - The vehicle is in a state of disrepair rendering it incapable of being driven in its present condition.
 - The vehicle has not been used or moved for than two (2) consecutive weeks.
 - The vehicle does not have a valid vehicle license plate.
 - The actions of the vehicle owner clearly indicate that the vehicle is abandoned.
- 5.10 Non-permitted vehicles and other types of non-permitted conveyances such as watercraft and the like will be towed at the Owner's expense.
- 5.11 Any violation of this section's provisions may result in any of the following sanctions or penalties, to be decided by the Board:
 - The issuance of a sticker warning.
 - The issuance of a violation letter and/or the imposition of a fine.
 - The towing-away of the vehicle at the Owner's expense.
 - Any other legal or equitable remedies available to the Board such as injunctive relief.

No owner shall block the driveway of another Owner.

6. ALTERATIONS

- 6.1 It is prohibited to mark, mar, damage, destroy, deface or engrave any part of the Condominium. Owners shall be financially responsible for any such damage.
- 6.2 The exterior of the Condominium and all areas appurtenant to the Condominium shall not be painted, decorated or modified by anyone in any manner without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, light reflective materials, ventilators, fans, or air-conditioning devices shall be installed or used in or about the Condominium, except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. No windows may be tinted without the prior consent of the Association. Subject to the provisions of the Telecommunications Act of 1996, no radio, television, microwave, satellite-dish or -system

system or any other outdoor aerial or antenna system or facility including shall be attached to, or hung from, the exterior of the Unit or the roofs thereon, or erected or maintained within the boundaries of the Condominium Property.

- 6.3 An Architectural Control Form (“ACF”) supplied by the Association must be submitted to, and approved by, the Architectural Review Committee (“ARC”) before any change can be made to the exterior of a Unit. The ARC shall be made up of the members of the Board, or as the Board may otherwise decide.
- 6.4 Any alterations made without the approval of the ARC may be ordered removed at the Owner’s expense.
- 6.5 Owners may install retractable awnings on the rooftop-terraces but only after submitting an ACF Form and receiving approval from the ARC. Retractable awnings must always be in working condition and in good condition. Ragged, faded, or broken canopies shall constitute a violation of these rules.

7. WINDOWS, BALCONIES & ROOFTOPS

- 7.1 Broken windows and sliding-glass doors shall be fixed immediately.
- 7.2 No balconies or terraces may be enclosed.
- 7.3 Plants, pots, receptacles, and other movable objects must not be kept, placed, or maintained on ledges or on balcony railings.
- 7.4 Clothing, sheets, blankets, rugs, laundry, or banners and other similar objects shall not be hung or exposed on windows, balconies, rooftop-terraces, or rooftops.
- 7.5 Cigars, cigarettes, or any other object may not be thrown from windows, balconies, or rooftop-terraces.
- 7.6 No sweepings or other substances shall be permitted to escape to the exterior of the Condominium Property from windows, balconies, or rooftop-terraces.
- 7.7 Balconies and rooftop-terraces are not to be used as “storage” areas.
- 7.8 The Association reserves the right in its sole and absolute discretion to require the removal of unsightly outdoor furniture or dangerous items.
- 7.9 Outdoor furniture and all other items on balconies and on rooftop-terraces must be secured at all times against wind exposure. During hurricanes-watches or -warnings, outdoor furniture and all other items, including but not limited to awnings, umbrellas, planters, and barbecues must be secured or removed.
- 7.10 Owners, their families, guests, tenants, invitees, licensees, employees, and agents are not permitted on the roofs for any purpose whatsoever.

8. PORCHES, WALKWAYS & DRIVEWAYS

- 8.1 The sidewalks, walkways, porches, and driveways shall not be obstructed in any manner.
- 8.2 No owner shall block the driveway of another Owner.
- 8.3 Household furniture, stackable chairs, toys, debris and the like, are not permitted on porches, walkways, or driveways, nor is the use of barbecue grills or any type of cooking permitted in those areas, or in garages.
- 8.4 Owners may place an outdoor bench or planter along the side of the walkway leading to the porch in the space underneath the porch roof between the front column and corner wall of the

garage wall (but only if such item does obstruct the walkway). Owners may also install or replace front-door handles, front-door bells (which may also integrate cameras), mailboxes, and water-hose furls beside the spigot located on the side-walls of Units. However, the ARC reserves the right in its sole and absolute discretion to require the removal of any such items if it deems them to be unsightly. An ACF Form must be submitted and approved by the ARC before the placement, installation, or replacement of any other item.

- 8.5 Porch or walkway furniture must be kept clean, in good condition, and debris-free.
- 8.6 All garage doors shall remain closed except for access to and from the garage, or for ventilation while an Owner is present in the garage.
- 8.7 Owners shall not conduct repairs (except in an emergency) or restoration of any motor vehicle, boat, trailer or other vehicle upon any portion of the Common or Limited Common Elements, or in garages.
- 8.8 Owners must keep vehicles clear of driveways when work is being performed on the Common or Limited Common Elements. The Association will not be responsible for any damage occurring to vehicles left in driveways while such work is being performed.
- 8.9 When not in use water-hoses must be neatly furled beside the water spigots located on the sidewalls of the Units.

9. FIRE-BELLS & FIRE-SPRINKLER SYSTEMS

- 9.1 The proper care and maintenance of the fire-bells outside the Units, the fire-sprinkler systems inside the Units, and any required fire-extinguishers shall be the responsibility of Owners. It shall be the obligation of Owners to timely arrange for and complete any inspections of the aforementioned items at the request of the Association in order to satisfy the requirements of the Association's insurance carrier.
- 9.2 The cost to repair any property damage resulting either from the malfunction of the fire-bells or fire-sprinkler systems due to a lack of proper care and maintenance on the part of the Owner, or from an inadvertent triggering of the fire-sprinkler system on the part of the Owner, the Owner's family, guests, tenants, invitees, licensees, employees, or agents shall be borne by the Owner.
- 9.3 Owners shall procure and maintain a security alarm service which integrates with the fire-alarm bell so that a signal is sent to the security alarm company in the case of a fire in the Unit.

10. PLUMBING & DRAINS

- 10.1 Grease and other foreign substances shall not be poured down drains.
- 10.2 Sanitary napkins, diapers, non-dissolving towelettes, tissues, and other foreign items shall not be flushed down toilets. The cost of repairing any damage to the Unit or the sewerage system resulting from such misuse shall be borne by the Owner causing such damage.
- 10.3 The cost of repairing any damage to the landscaping-sprinkler system shall be borne by the Owner causing such damage.
- 10.4 No sweepings, rubbish, rags, or other foreign items or substances shall be thrown in the outside drains.
- 10.5 All efforts must be made by Owners not to obstruct the rooftop-terrace storm-drains and or to cause or permit such drains to become blocked.

11. OUTDOOR AREA

- 11.1 Ficus trees, vines, or other climbing plants are prohibited in the Condominium Property.
- 11.2 There shall be no sports or leisure activities on or in the Common or Limited Common Elements.
- 11.3 “Party bouncers,” inflatable party equipment, or any other type of inflatables or balloons are not permitted to be used in the Condominium Property or on balconies or on rooftop-terraces.
- 11.4 Garage sales are not permitted.
- 11.5 Crane operators hired by Owners must be approved by the Board and provided with at least 72 hours’ notice prior to the commencement of any lifting or lowering. The Owner must submit a copy of the crane operator’s license and evidence of its insurance as a prerequisite of the approval, to the Board.
- 11.6 No Owner shall instruct, direct, supervise, make demands, or in any manner attempt to assert any control over any vendor in the care and maintenance of any landscaping in the Common or Limited Common Elements, or while effecting any maintenance, repairs, or improvements to the Common or Limited Common Elements. All complaints and/or suggestions must be addressed only to the property manager or Board.
- 11.7 Except as may otherwise be permitted by the Association, no Owner shall vendors of the Association shall not be ordered out of the Common or Limited Common Elements by any Owner, except in an Owner's capacity as an Officer or Director of the Association.

12. SIGNS, ADVERTISEMENTS & REALTORS

- 12.1 No sign, notice, or advertisement shall be inscribed or exposed on or at any window or any part of the Units, nor shall anything be hung or projected out of any window or door of the Units.
- 12.2 Advertising signs for business or commercial activities are prohibited on the Condominium Property, including on walls, windows, doors, and garage doors.
- 12.3 There shall be no "For Sale" or "For Rent/Lease” signs exhibited, displayed or visible from the interior or the exterior of the Units.
- 12.4 Owners are responsible for the behavior and compliance of their realtors with the rules and regulations of the Association.
- 12.5 Garage-sale flyers or signs announcing a lost pet are not permitted on the Condominium Property, in mailboxes, on front doors, on trees, or on light-poles.

13. SOLAR LIGHTS

- 13.1 An ACF Form must be submitted and approved by the ARC before an Owner the installs any solar lights.
- 13.2 Solar lights must always be in working condition.
- 13.3 No broken or missing solar lights are permitted, and no electrical cables must be visible.

14. FLAGS:

- 14.1 Owners may display one (1) portable, removable, official United States, United States Army, Navy, Air Force, Marine Corps, or Coast Guard Flag in a respectful way, not larger than 4-1/2 feet by 6 feet in size.
- 14.2 No metal base (wall support) is permitted.
- 14.3 An ACF Form must be submitted and approved by the ARC before the installation of any flag.
- 14.4 No deteriorated, broken, dirty or faded flags are permitted.
- 14.5 Owners are responsible for patching, cleaning, and painting any damaged walls resulting from the installation of flags.
- 14.6 Flags shall be removed during hurricane season.

15. HOLIDAY DECORATIONS

- 15.1 Holiday decorations should not be installed earlier than thirty (30) days before and be removed no later than fifteen (15) days after the date of the holiday.
- 15.2 No holiday decorations are permitted except for decorations which can be placed on or in the Unit's door, porch, walkway, or balconies. No holiday decorations shall be placed in the Common Elements.
- 15.3 Holiday decorations that in the sole and absolute discretion of the Board create a safety hazard are not permitted.