

MYSTIC POINTE TOWER 600
RULES & REGULATIONS
Updated and Effective: November 1, 2024

TO ALL UNIT OWNERS AND RESIDENTS:

Mystic Pointe Tower 600 Condominium Association (the "Association") hereby adopts these updated and amended Rules and Regulations.

Please be aware that it is the Association's intention to strictly and uniformly enforce these Rules and Regulations.

It is the Association's sincere hope that these Rules and Regulations will be received in the spirit in which they are submitted and that there will be no necessity for disciplinary action to be taken against owners or lessees.

The Association asks all residents for your cooperation in complying with these Rules and Regulations, which are for the purpose of making the occupancy of your apartment more pleasant and enjoyable.

ENFORCEMENT OF RULES & REGULATIONS:

The Property Manager shall have the authority to enforce these Rules & Regulations on behalf of the Association in accordance with the terms of the Declaration of Condominium. All complaints concerning these Rules and Regulations should be in writing to the Property Manager. All owners, occupants, residents, and lessees, by being subject to these Rules and Regulations, release and hold the Association, its employees, and agents, harmless from any and all actions to enforce these Rules and Regulations.

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A. PARKING AND MOTOR VEHICLES

Parking Designations:

1. Every Unit is assigned only one parking space, which is solely for parking non-commercial vehicles. Unit Owners, tenants, and residents shall park in the parking space assigned to their units. No Unit Owner, tenant or resident shall park in a parking space assigned to another Unit without the written permission of the applicable Unit Owner and evidence of such permission must be filed with the Association.
2. The parking of vehicles in unauthorized spaces or areas is prohibited. Unit Owners shall be responsible for compliance of this rule by their relatives, employees, guests, visitors, and invitees, and shall bear all cost of enforcement. Enforcement can include, but is not limited to, placing a violation sticker on the vehicle, fine(s), and or towing the vehicle at the owner's expense. Tenants (lessees) shall park in the space(s) which belongs to the owner of the Unit they are renting.
3. If a Unit Owner, tenant or resident has more than one non-commercial vehicle (3 maximum), the second and/or third non-commercial vehicle must be Valet Parked. The monthly Valet Parking fee shall be established between the Association and the Valet Company from time to time and is subject to change. No Unit Owner, tenant or resident may park more than three non-commercial vehicles on the Association's Property.
4. All vehicles that are Valet Parked will have a prominently displayed on Valet Ticket or some form of Valet decal to indicate Valet parking.
5. All other vehicles must be registered with the Association in the Management Office and display a transponder from the Association. Transponders shall only be issued to vehicles registered to current residents and staff of Mystic Pointe Tower 600.

Transponders:

1. The Association will issue transponders at the Management office during scheduled office hours.
2. Automobiles belonging to Unit Owners or Lessees must bear at all times the identifying garage sticker ("transponder") provided by the Association. The transponder will be activated once it is affixed to the vehicle by the Management Office or Valet. Except as provided below, no handheld bar codes will be provided. Owners-or Lessees who have a short-term rental car should request a pass from the Management Office.
3. One transponder is required for each vehicle, and the cost of a transponder shall be established annually by the Association. In order to receive a transponder, the requesting Unit Owner, tenant or resident must submit a vehicle registration form together with-such other information as may be requested for the registration process.

4. Rental Cars/Car Dealerships Situations:

The fee for handheld Transponders and the accompanying security deposit shall be established by the Association from time to time and is subject to change. A handheld transponder will be issued for temporary cars that are registered with the Association. Handheld transponders for cars will be activated for the time period of the rental car agreement, the resident's stay, or sixty days, whichever is less; however, handheld transponders will not be activated for more than 60 days. After the handheld transponder is returned to the Management Office, the security deposit specified above will be refunded. The security deposit shall not be refunded if the transponder is not returned within ten (10) days after expiration or if there is any violation of these parking rules. Failure to return a transponder shall also incur a replacement cost as established from time to time by the Board of Directors.

Trucks, Motorcycles, Scooters and Commercial Vehicles:

1. Only small to mid-size trucks are permitted to be parked on the Association's or Condominium Property, and all such trucks of visitors must be Valet parked.
2. Neither the Association nor the Valet Company will be responsible for any items left in an open cab.
3. Commercial vehicles are prohibited in the parking garage and Valet, except that this prohibition of commercial vehicle parking shall not apply to the temporary parking of commercial vehicles in authorized areas for pick up, delivery or other temporary commercial services.
4. H1 and H2 Hummers and oversized vehicles that do not fit in the parking garage are prohibited.
5. Oversized vehicles shall include vehicles that are too tall for the garage or are too wide for a parking space.
6. Visitors who have H1 or H2 Hummers and oversized vehicles may Valet park in the designated vendor parking area; however, overnight parking in such area is prohibited.
7. Motorized Scooters and Motorcycles (whether one, two, or three-wheel varieties) are prohibited and will be permitted on the Association or Condominium Property only for deliveries.
8. The commercial lane may be used by Valet after 4:30 PM daily and on legal holidays and weekends.
9. The term "commercial vehicle" includes, but is not limited to, the following:
 - i. Vehicles displaying commercial signs, lettering, logos or advertisements, or any vehicle designed, used, or maintained primarily for the delivery or transportation of goods, property, people or animals in connection with or for the conduct of any commercial or business activity, or any vehicle that is not designed and used for customary, personal/family purposes. The absence of commercial-type registration, lettering or graphics for or on a vehicle shall not be dispositive as to whether it is a commercial vehicle; or
 - ii. Vehicles registered as commercial vehicles; or
 - iii. Vehicles with commercial equipment, extensions, tools, refuse, furniture, ladders or attachments intended for commercial use that is visible from the exterior of the vehicle, including, but not limited to, the windows and doors; or
 - iv. Any vehicle having a gross vehicle weight in excess of ten thousand (10,000) pounds, or any vehicle containing three (3) or more axles regardless of weight; or
 - v. Other vehicles classified by governmental agencies as commercial, excluding State of Florida or any County passenger vehicles approved by the Association from time to time.
 - vi. The term "commercial vehicle" shall not be deemed to include law enforcement vehicles, utility vehicles (i.e., Broncos, Blazers, Explorers, Navigators, etc.), vehicles such as trucks, vans and cars used by Unit owners, tenants or residents on a daily basis for customary, personal/family transportation purposes, vehicles with removable commercial signs,

lettering, logos or advertisements on vehicles where commercial signs, lettering, logos or advertisements are covered with a magnetic or other type of covering of the same color as the vehicle and which do not otherwise violate the Association's parking rules and regulations.

Temporary Visitors:

1. The fee for Guest Parking shall be established by the Association and is subject to change.
2. Temporary visitors include all persons who will be visiting or staying in a Unit for less than 30 days. Temporary visitors will not be issued a transponder.
3. Temporary visitors may obtain a Temporary Pass from the Front Gate, which must be authorized by the Management Office.
4. Temporary Visitors must enter through the visitor gate and their vehicles must be Valet parked.
5. Residents shall have the opportunity and convenience of paying parking costs for visitors. The costs and rules governing this discounted alternative shall be established from time to time by the Association and the Valet Company.

Nurses, Home Health Care Aids and Domestic Helpers:

1. Nurses Home Health Care Aids and Domestic Helpers must Valet park their vehicles. Depending on the frequency and circumstance, Unit Owners or residents may purchase a monthly Valet pass for such nurses, aides or helpers.

General Procedures:

1. All vehicles must be operational, in proper working order, and must be registered with the Association.
2. All vehicles must have a current tag and registration, or they will be subject to being towed at the owner's expense.
3. Vehicles of a Unit Owner, tenant or resident must bear at all times any identifying decal and transponder provided by the Association or Valet Company.
4. Parking in unauthorized spaces or areas is prohibited.
5. All guests and visitors must Valet park.
6. No commercial vehicles are permitted in the parking garage.
7. The commercial lane is reserved for commercial vehicles Monday- Friday during the hours of 8AM -4:30 PM. During all other times and during all weekends and legal holidays, only the valet may use the commercial lane area.
8. Any vehicle self-parked in a Valet Only area is subject to being towed at the owner's expense.
9. Parking is allowed for a maximum of 15 minutes in the porte-cochere, provided that the key to the vehicle is left with the valet attendant. If such 15-minute time limit is exceeded, normal valet charges WILL be charged.
10. All posted signs, including speed limits, must be observed. No tailgating is permitted. Tailgating is defined as following a car too closely to stop safely if the first vehicle stops. Further, tailgating includes entering the garage on a first car's transponder. Each car's transponder must be read for access to the garage. Additionally, entering the garage through the exit gate is prohibited.
11. Vehicle lights should be turned on when inside the garage.

12. Vehicles must be parked head-in only; the vehicle should be centered inside the space with no part of the vehicle extending into the traffic lane. Further, no vehicle should be parked in a manner that limits individuals from vehicles in adjoining spaces from entering or exiting an adjoining vehicle.
13. No vehicle may be parked in a manner which blocks ingress and egress of another vehicle.
14. Vehicle repairs are not permitted on the Association's or Condominium Property, with the exception of emergency repairs.
15. No parking is allowed at any time in front of the building entrance. The area is reserved for discharging and picking up of passengers as well as Valet Parking. This area should always be clear for emergency vehicles.
16. Residents are required to park their primary vehicle in their respective Unit's parking space. All secondary vehicles must be valet parked. Parking in the two (2) Handicapped spaces in front of the building is reserved for the properly documented handicapped individual(s) using that vehicle. A government-issued hanging tag and/or State-approved license plate must always be displayed. Parking is permitted in these spaces for thirty (30) minutes only. Guest parking for vehicles with properly documented handicap status shall be available through valet on a complimentary basis.
17. Excessive noises, racing of engines, or the use of horns should be avoided everywhere on the premises. Excessive noises that become a disturbance or nuisance to other residents are strictly prohibited.
18. All deliveries shall be directed by the gate security guard to the security/receiving area.
19. All persons park at their own risk, and are responsible for articles left in their car. Neither the Association, nor Valet personnel will be responsible for any items left in the open bay that may be lost, stolen or damaged.
20. To reiterate, no commercial vehicles or motorcycles are permitted anywhere on Association, Condominium, or Southview Master property. Advertising on any vehicle is strictly prohibited. The only exception to this rule is for any commercial vehicles performing work during weekday work hours for residents or the Association. These vehicles may have access to the Association property and shall park where directed by Valet.
21. All passengers and drivers of vehicles, including those owned by residents and including ride share vehicles (such as Uber, Lyft, and Freebee) or taxis, entering the Gate House through the Visitor lane, will be required to show photo identification.
22. Only authorized individuals shall enter the Valet office. Residents shall not use the Valet office as an alternative route of access to the building.

B. BICYCLES AND ELECTRIC SCOOTERS

1. Bicycles shall be parked at your own risk, under lock, and only in the designated areas. All bikes must be registered at the management office.
2. Bicycles must be stored in the Bike Room, at the owner's risk, located on the first floor of the parking garage. Bicycles must display the registration sticker provided by the Management Office at all times. Bicycles that are not registered or do not display the registration sticker may be removed from the property without notice.
3. The Bike Room is strictly for the storage of registered bicycles. Anything else stored in the Bike Room other than a registered bicycle will be disposed of by the Association without notice.

4. Bicycles shall not be transported in elevators or through the hallways or the front lobby. Electric scooters may be transported in the building yet only in the service elevator. Wherever possible or feasible, electric scooters should be carried in the building; in no event shall an electric scooter be ridden, parked, or left unattended in any interior common area. Toddler cycles and non-electric scooters may be carried in elevators or common areas; toddler or child cycles and non-electric scooters may not be ridden in hallways, the front lobby, or in the garage.
5. For purposes of this section, bicycles shall also include adult tricycles and electric bicycles.
6. Motorized Bicycles, Motorcycles and Motor Scooters are strictly prohibited on Association property, and are prohibited from entering the property, even in the case of a pick-up or drop off, except for deliveries. "Motorized Bicycles" shall be defined as bicycles or tricycles on which one sits with an attached gasoline motor or engine, either to power the vehicle unassisted or to assist with pedaling. "Motorcycles" shall be defined in its usual and customary definition of a two or three-wheeled vehicle on which one sits that is powered by a motor and has no pedals. "Motor Scooters" shall mean all types of motorcycles with an underbone or step-through frame.

C. JET SKIS-ROLLER BLADING- SCOOTER:

1. Jet skis, rollerblades, Skate Boards, hoverboards, and Scooters are not permitted to be ridden in the residential building of Tower 600, in the garage, or on the pool deck.

D. EXERCISE ROOM

1. The exercise room, due to its size and comprehensive exercise equipment, is an inherently risky area for both children and the untrained. The Association maintains no supervision of this room nor its equipment. All children who enter the exercise room must be under **constant** supervision by a trained adult. As to the use of the exercise equipment in this room, no children under the age of 16 shall use any of its equipment according to the general warnings of the equipment manufacturers. Children between the ages of sixteen (16) and eighteen (18) who want to use the exercise room shall be required to have their parent or guardian execute a release of liability in the Management Office prior to use.
2. No food or beverages are permitted to be brought in the exercise room except a cold beverage/water in a closed-top container.
3. The use of the exercise equipment is at the exclusive risk of the individual operating that equipment. The Condominium Association expressly states that it has no responsibility for any accidents, which may result from the use of the exercise equipment by any unit owner, lessee, or guest.

4. No owner or lessee shall invite, in his/her absence, any persons on to the Association property to use the Condominium area facilities including, but not limited to, the Exercise Room.
5. A resident using the Exercise Room may be accompanied by a Personal Trainer or physical therapist, provided the license/certification and insurance of the Trainer or therapist is provided and approved by the Management Office beforehand.
6. The “blocking” of multiple pieces of equipment in anticipation of use is prohibited.
7. All equipment shall be wiped down after use as a courtesy for the next individual.
8. The Association does not provide towels. Consequently, residents are urged to bring their own towels.
9. Music is not permitted in the Exercise Room, unless privacy headphones are utilized, such that no music or sound can be heard by others. Similarly, speaker phone options on cell phones shall not be utilized in the Exercise Room.
10. The TV volume must be kept to a setting that does not cause a nuisance to others.
11. The hours of operation for the Exercise Room shall be 5:00 AM to 11:00 PM. The first two and last two hours of operation shall be “quiet hours” and residents shall be required to minimize noise and any disturbance for residential units adjoining the Exercise Room while exercising.
12. Given the limited size and equipment in the Exercise Room, all residents shall exercise cooperation, courtesy, and respect in the use of this facility.

E. BALCONY AREAS

1. No plants or objects shall be placed upon the balcony ledge so as to create a risk whereby the object may fall from the balcony.
2. The installation of the type of hurricane shutters and other hurricane protection approved by the Architectural Review Committee is permitted and encouraged. The installation of any other type of storm shutters, storm windows, or hurricane shutters is not permitted unless approved by the Architectural Review Committee and the Board of Directors.
3. The installation of any floor covering, or any material addition or alteration to the balcony, is not permitted, unless and until it is approved by the Architectural Review Committee and the Board of Directors.
4. No rugs, clothing, towels or other objects shall be dusted, shaken, or hung from the balconies or cleaned by beating or sweeping in any hallways or any exterior part of the building.
5. Nothing shall be hung or left on the balcony that will detract from the outward appearance of the building. This probation includes, but is not limited to laundry, bathing suits, towels, beach mats, and mops.
6. Nothing shall be thrown or dropped from the balconies. This includes, but is not limited to, food, cigarettes and cigars.
7. Watering of plants and sweeping and mopping of balconies may have an impact on units located below. However, such disturbance shall be kept to a minimum and residents are requested to carry out their maintenance in watering in such a manner that it will have as little as reasonable possible on adjacent unit (s) or those located below his/her unit.
8. Waterproof containers shall be placed under all flowerpots and planters.
9. Open balconies shall not be used as storage areas.

10. Satellite dishes should be attached to the concrete and not the railing on the balcony. Dishes shall not protrude from the balcony.
11. The term “balconies” shall likewise include all residential patios, and these Rules and Regulations shall apply equally to all balconies and residential patios.
12. No nude sunbathing shall be permitted on any common areas or on any balconies.
13. No grills shall be permitted on all balconies except electric grills, and no cooking shall be permitted on all balconies except through electric sources.
14. Balconies are for patio-type furniture. No commercial or industrial equipment shall be maintained on the balconies.

F. [Intentionally Omitted]

G. WASTE DISPOSAL CHUTES

1. Refuse (including bottles and cans) shall be tightly wrapped in garbage bags and deposited into the disposal chutes. The garbage bags must not be left on the floor. The bags shall be of a size which falls freely down the chutes. This is to eliminate the possibility of contamination, vermin, or rats.
2. Bottles, cans, plastic, newspapers and magazines, and any other materials appropriate for recycling, are to be placed in the appropriate containers in the Recycling Room. Residents should not throw garbage in the Recycling Room containers.
3. All cartons and boxes should be broken down and neatly placed in the Recycling Room.
4. No flammable material, lighted cigars, or cigarettes shall be thrown down the waste disposal chutes or left in the Recycling Room.
5. The disposal of bulk items, such as mattresses or furniture, in the common areas is prohibited. Residents must make the proper arrangements to remove any unwanted bulk items from the property. The disposal of bulk items in the Recycling Room is prohibited.

H. ANIMALS:

1. Each Unit Owner or occupant may maintain one household pet in a unit to be limited to a dog or cat (or other household pet specifically permitted by the Association). No reptiles or wildlife shall be maintained. In addition, a Unit Owner or occupant shall not be prohibited from keeping fish or a caged domestic bird(s) in a unit, provided that such fish or birds are not kept in or on Limited Common Elements and do not become a nuisance or annoyance to neighbors. If a Unit Owner or occupant maintains a dog or cat (limited to one or the other), the dog or cat shall not exceed twenty (20) pounds in weight at maturity. No dog or cat shall be permitted outside of the resident’s unit unless attended to by a responsible person and on a leash not more than six (6) feet long.

2. Pets are not permitted in public rooms, or the pool area at any time. When walking through the lobby, all animals (except properly exempted assistance animals (emotional support and service animals)) must be carried at all times.
3. Residents and guests must use the designated area (Dog Walk) located adjacent to the valet area in the rear of the building for all animals to urinate and defecate. All other walkways, shrubbery, landscaping, or any other public or common spaces shall not be used for the bodily relief of any animals.
4. Animals are not to be kept on balconies where they may annoy other residents by creating a nuisance by barking, etc.
5. Owners, residents, and guests shall assume full responsibility for any damages to person or property caused by his/her animal. In the event said animal shall defecate or urinate in the garage, elevator, or any other public/common area, it is the animal owner's responsibility to clean it up and reimburse the Association for any and all damage including but not limited to cleaning costs.
6. Any resident owning an animal as provided for in the Declaration of Condominium must provide a veterinarian record of inoculations on an annual basis, a copy of which must be filed in the Property Manager's office.
7. Any resident having a visitor to the property who also has an animal shall be responsible for the visitor's animal. Upon registration of the visitor at the Front Desk, the visiting animal shall also be registered and all visitors shall likewise comply with these rules.
8. A service animal or an emotional support animal ("ESA") may be excluded from common rooms, the pool deck area, or the passenger (non-service) elevators based on the animal's behavior for creating a fear of endangering residents or otherwise creating a nuisance. In addition, and subject to the restrictions of law, Management may require additional or updated documentation regarding the status of such assistance animals in such cases.
9. Excessive barking or aggressive behavior such as jumping, lunging, or biting is prohibited and cause for removal of the animal from the Condominium community.

I. SWIMMING POOL, SPA, PERGOLA AND BBQ AREAS:

1. The pool, spa, dock, Pergola, pool deck, and surrounding areas may only be used from Sunrise to Sunset.
2. No glass containers are permitted anywhere in the pool deck area, in the pool or spa, or in any surrounding area except in the Pergola. Alcoholic beverages shall not be permitted in the pool, the spa, or within a ten foot (10') radius of the pool and spa.
3. Food products are not permitted in the pool or spa. Residents who bring food to the Pergola or pool deck area shall be responsible for fully cleaning up.
4. No smoking of any products, and no vaping, in the pool, spa, or anywhere in the pool deck area except in the designated smoking areas.
5. For sanitary reasons, no animals are permitted in the pool or spa, and pets are not permitted in the surrounding pool deck area, including the Pergola.
6. Persons under the age of 16 must be accompanied by a responsible adult and supervised at all times.

7. Cover-ups and shoes must be worn in the hallways, lobby and in the elevators while going to and from the swimming pool area. Individuals should not drip water in the hallways or elevators.
8. Persons under 12 years of age are not permitted in the Spa.
9. Swim diapers must be worn by bathers who are incontinent, lack toilet training, or are otherwise lacking voluntary control of excretory functions.
10. No nude swimming or sunbathing in common areas.
11. The Association does not provide a lifeguard at the pool or in the pool area. Each unit owner or resident is solely responsible for the safety of him/herself, his/her respective family members and guests who are using the swimming pool and spa.
12. No one is to go into the waterfall in the swimming pool and/or on the pool deck or throw any foreign objects in the fountain, pool or spa.
13. Chairs, lounges, tables and umbrellas provided by the Association shall remain on the pool deck.
14. No running or skipping is permitted in the pool area. No diving or jumping into the swimming pool or spa is permitted. The drinking of pool or spa water is prohibited.
15. Residents are required to use towels in order to protect the chair lounges and chairs from the effects of sun tan oil, etc.
16. No ball or Frisbee playing in or around the pool area.
17. A maximum of 24 individuals may occupy the swimming pool at any one time as mandated by Miami-Dade County.
18. A maximum of seven individuals may use the spa at any one time as mandated by Miami-Dade County.
19. No flotation devices nor toys are permitted in the spa.
20. Individuals should shower-off prior to entering the pool or the spa.
21. Residents must accompany their guest(s) when their guest(s) use the pool or any other common area.
22. Residents may have up to 4 guests at a time on the pool deck using the pool area.
23. No flotation device over two (2) feet in length or diameter is permitted in the pool. Battery-powered, gas, nor electric devices are prohibited in both the spa and the pool.
24. Radios are permitted only with the use of headphones.
25. No "horseplay" is permitted in the pool area, pool or spa.
26. The Pergola area may not be privately reserved.
27. The BBQ may be reserved and used for a maximum of 4 hours.
28. The reservation for the use of the BBQ must be made in the Management Office, at least 24 hours prior to usage. The form and process for reservation shall be prepared and administered by the Management Office. The fees and security deposit shall be determined by the Board of Directors from time to time.
29. Residents must bring their own charcoal.
30. Feeding of wildlife is not permitted.

J. Library

1. The maximum occupancy at any given time is limited to the maximum occupancy permitted by law.
2. The tables and sofas shall not be moved from their place.
3. Noise must be kept to conversational levels.

K. Recreation Room

1. A unit may rent the Recreation Room up to four times per calendar year.
2. The Recreation Room must be reserved at least seven (7) days in advance.
3. A complete guest list must be presented to the Management Office at least seven (7) days prior to the date of the event.
4. The non-refundable fee to rent the Recreation Room shall be established from time to time by the Board of Directors. The fee includes the hiring of one additional valet attendant for up to 4 hours. If more than 12 vehicles are expected, then an additional fee established by the Board of Directors will be charged for additional valet.
5. The Recreation Room may be rented for up to 5 hours.
6. Parties with over 20 vehicles are not allowed.
7. All guests must vacate the Recreation Room by 12:00 AM
8. The Recreation Room's doors must remain closed at all times. They are to be opened only for immediate ingress or egress.

Parties:

1. For all resident parties or events (whether in the common areas or in a private Unit), an extra valet attendant must be provided for any gathering/party expecting more than 7 vehicles. The cost of the extra valet attendant to the Unit Owner, tenant or resident shall be determined from time to time by the Board of Directors. Unit Owners, tenants or residents who are expecting more than 12 vehicles must employ 2 valet attendants at a cost to be determined by the Board of Directors from time to time; however, the maximum number of vehicles allowed per party/gathering is 20. This fee is only for the valet attendant and is not meant to replace any parking fees per vehicle.

L. GENERAL

1. Every unit owner is responsible for prompt payment of maintenance fees, assessments, fines, or other charges authorized by the Condominium Association.
2. Pursuant to Section 17.1 of the Declaration of Condominium, as amended, no one can reside in a Unit without the presence of at least one owner or occupant under an approved lease, except that a Unit Owner's spouse, children, parents, brothers, sisters, or grandchildren who do not permanently reside in the Unit together with the Unit Owner, shall be permitted to occupy the Unit in the Unit Owner's absence for a period of up to one month provided the Unit Owner registers any such family member in advance with the Management Office. Under no circumstances may more than one family (as defined in the Declaration of Condominium) reside in a Unit at any one time.
3. All employees are hired by and remain under the direction of the Property Manager. They are all assigned to specific duties and may do no other work unless directed to do so by the Property Manager.
4. Owners and residents shall not be permitted to directly give orders or directions to any employee of the Condominium Association. This also includes Concierge. All requests shall be directed to the Property Manager. All business between residents and unit owners and the Condominium shall be conducted in the office of the Property Manager during established business hours.
5. Each owner will furnish the Management Office with a duplicate key to his/her apartment and air conditioning closet. These duplicate keys will be kept in a locked cabinet in the Management Office. These duplicate keys are to be used only to make possible essential maintenance or repair of common elements, security emergencies, or to prevent damage to other apartments.
6. A unit owner shall be liable for the expense of any maintenance, repair, replacement or damage to the common elements rendered by his/her acts or by those of any member of his/her family, guests, employees, agent, or lessees.
7. No unit owner or occupant may alter, change or remove any deck furniture, interior furniture, equipment or plants from the common elements.
8. Disorderly conduct of any kind is prohibited and is grounds for ejection from any area.
9. All occupants shall exercise extreme care and consideration of neighbors at all times in the use of musical instruments, radios, televisions, or amplifiers that may disturb other occupants. Owners are encouraged to maintain all audio equipment six (6) inches from the wall. Owners should also provide padding under stereos and speakers in order to ensure minimal reverberation.
10. No food or beverage shall be consumed in any of the hallways, lobbies or other common corridors of the building.
11. Residents and guests must not tamper with any of the pool or spa equipment, HVAC equipment, or any of the air conditioning vents or thermostats in common areas, foyers, etc.
12. Religious services are prohibited in the non-exclusive common areas. These non-exclusive common areas include, but are not limited to the lobby, hallways, gym, library and/or the outside common areas. The Association's annual decorations of the common areas during the Christmas and Hanukkah Holidays are not deemed to be religious services.
13. Hallways may not be used by tradesmen or workers of any craft to store, size, or cut any material or objects of any kind. All work must be accomplished within the owner's unit.

14. Skateboarding, roller-skating, blading, nor bicycling is not permitted in the lobby, deck areas, garage, or corridors. Skates must be removed before entering the building.
15. Positively “NO ADMITTANCE TO THE ROOF.”
16. Maintenance of the gardens and common area planters is the Condominium Association’s responsibility. Removal, transplanting, or clipping of plants or flowers is prohibited except by the Association’s Landscape contractor.
17. Residents’ employees and all others working in the building will conduct themselves in a business-like manner at all times. Facilities intended for the residents’ use, such as the Pool/Spa, Gym or Game Room are not to be used by any employee or other workers, unless otherwise provided above.
18. Persons are not permitted to play, loiter, or act in a disorderly manner in the lobbies, elevators, corridors, stairways, or other indoor common area. Unless specifically invited, residents, owners, guests, and visitors are prohibited from unauthorized areas such as the valet office, housekeeping and maintenance storage and equipment areas, and trash dumpsters and dumpster areas.
19. These Rules and Regulations will be enforced by and under the directive of the Property Manager.
20. The sidewalks, entrances, passages, lobbies and hallways and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored therein, except in areas (if any) designated for such purposes.
21. The personal property of Unit Owners and occupants must be stored in their respective Units.
22. No articles other than patio-type furniture shall be placed on the balconies, patios or other Common Elements. No linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces or other portions of the Condominium property.
23. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium Property, 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.
24. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association.
25. No Unit Owner or occupant shall make or permit any disturbing noises by himself/herself or his/her family, employees, pets, agents, visitors or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
26. No radio or television, mechanical or electronic installation may be permitted in any Unit which interferes with the television or radio reception of another Unit.
27. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed, in on or upon any part of the Condominium Property. Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the building or on the Common Elements.
28. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.

29. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his/her Unit prior his/her departure by designating a responsible firm or individual to care for his/her 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. Such firm or individual shall be subject to the approval of the Association.
30. A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the building. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.
31. No air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.
32. No exterior antennae shall be permitted on the Condominium Property or Improvements thereon, provided that the Association shall have the right to install and maintain community antennae, radio and television cables and lines, and security and communication systems.
33. Other than package deliveries to the front desk, no commercial deliveries, furniture deliveries, move-ins, or move-out shall occur through the lobby. Any such deliveries or move-in/move-out shall not occur after normal business hours, on weekends, or on holidays. Management shall be authorized hereby to establish further rules and regulations for efficient management of deliveries and resident move-in/move-out which rules shall have the same effect and application as if specifically enumerated herein.
34. Each person shall be responsible for themselves and their family members, guests and invitees and shall assume full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association.
35. Dogs and cats shall not be permitted outside of their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes. In no event (unless permitted by law) shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within the Condominium Property.
36. Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.
37. All participants in Association meetings (whether annual, regular, or special) shall exercise businesslike conduct, be considerate, and be polite. All discussions by participants at such meetings shall be succinct and respectful.
38. All residents, guests, and invitees shall exercise respectful, considerate, and polite conduct to all residents, guests, invitees, and staff.
39. The following activities shall not be permitted on or from the pier: running, jumping, swimming, or boating of any kind.
40. Any additions, modifications, or improvements to a Unit, as outlined in the Condominium Documents, shall require advance permission by the Architectural Review Committee and the Board of Directors. No additions or modifications outside of a Unit on Condominium property, including to the front door of a Unit, shall be allowed unless pre-approved by the Board of Directors. This rule includes, but is not limited

to, changes or additions to the front door locks or handles, or installation of doorbells, front door cameras, or similar external devices.

41. Every Owner, lessee, resident, guest, and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, ~~and~~ the provisions of the Mystic Pointe Covenants, the Southview Covenants, the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time, as well as any and all governmental laws, ordinances, and regulations. 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 for damages, injunctive relief, or any combination thereof. 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 family, guests, invitees, lessees or employees, to comply with any covenant, restriction, Rules or Regulations herein or in the Declaration, Articles of Incorporation or By-Laws, provided procedures are adhered to pursuant to Chapter 718 of the Florida Statutes.
42. These Rules and Regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. All of these Rules and Regulations shall apply to all other Owners and occupants even if not specifically stated in portions thereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

The Association's policy is to adhere to the Fair Housing Act, and any related federal or state legislation applicable to Association property. If anyone, owner, lessee, occupant, visitor, or guest, requires a reasonable accommodation for any disability pursuant to the FHA or any other applicable federal or state law, a specific request for such a reasonable accommodation shall be made to Management.