

801 SMA MASTER ASSOCIATION, INC.

RULES AND REGULATIONS

801 SMA Master Association, Inc. (the “**Association**”) has certain use restrictions and covenants along with reasonable rules and regulations, which are intended for the community’s best interests. They aid in helping to maintain the beauty and tranquility of the area and preserve property values. There are rules, regulations and use restrictions on architectural modifications, parking, conduct of residents and guests, refuse disposal, pets, signs and exterior antennas, sales and rentals, among others. New owners and residents are urged and expected to read the recorded Master Declaration of Covenants, Restrictions and Easements for 801 SMA (the “**Declaration**”), the Articles of Incorporation of the Association, the By-Laws of the Association, and these Rules and Regulations (collectively, the “**Governing Documents**”), each of which may be amended from time to time. Whether you are a Owner (as defined in the Declaration) or a tenant, your interest and cooperation is needed to maintain the aesthetic, decorum and harmony of this community. Every Owner and occupant shall comply with the Governing Documents, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action, which may include, without limitation, levying fines, an action for recovery of sums due for damages, injunctive relief, or any combination thereof. The Board of Directors of the Association (the “**Board**”) shall be permitted (but not required) to grant relief to one or more Owners for specific rules and regulations upon written request therefore and good cause shown in the sole opinion of the Board.

ACCESS CONTROL:

- All residents are required to use their biometric resident data input for biometric access device usage to gain access into the Building (as defined in the Declaration).
- ****Unit Owners and Renters** – The Association will provide biometric access to Owners and renters based on the number of bedrooms in the Unit or the number of registered occupants (*i.e.*, a 2-bedroom Unit may register Biometric access data for up to 4 residents). In accordance with applicable regulatory guidance for housing providers, there shall be a maximum of 2 occupants per bedroom in addition to one (1) related individual in the Unit living area.
- Front desk staff CANNOT be expected to recognize all residents and may require you to use your biometrics or other device to access certain areas of the Building.
- Garage access control devices are not to be shared with other Owners, renters or guests. Upon registration of residents in the Building, the management office will issue a transponder, which the valet will affix to the resident's vehicle.
- Access control devices and/or or garage access control devices found in the possession of any non-registered individual may be deactivated.
- ****One active biometrics access (fingerprint and/or face recognition) will be issued per resident.** The Association will not provide biometrics access to any person younger than ten (10) years old. In the instance of a corporation, partnership, trust, or joint venture, biometrics access will be issued to the family member(s) permanently residing in the Unit, as designated in the executed Unit Owner registration package. Residents ten (10) years of age to sixteen (16) years of age may receive biometric access to permit access to their respective unit/floor, but not amenities. Residents sixteen (16) years of age and older may receive biometric access to both their unit/floor as well as amenities.
- Garage access control devices are non-transferable and non-assignable.
- Biometric data ONLY is required to enter the facilities.
- ****Nannies, Housekeepers, Realtors, Contractors, Property Managers.**
The Association will not provide any biometrics access to any of the above, without exception. All such contractors must be registered with the management office and are not allowed to use any recreational Building amenities.
- ****Day-Guests and Overnight Guests** – The Association **will not provide** biometrics access to Day-Guests or Overnight Guests (as such terms are defined below). Day-Guests are to be accompanied by the Unit Owner or tenant at all times. Overnight Guests must be registered with the management office. The front desk staff will register them upon arrival, take a photo of the visitor, and upload it onto the database.

- Biometric access may be given to a Unit Owners' immediate family member upon written request to management, provided such immediate family members will be residing in the Unit and submits a complete resident registration package. Notwithstanding the foregoing, biometric access will not exceed two registered residents per bedroom. All registration costs will be the Unit Owner's responsibility. Residents with self-park assigned parking spots may request to purchase additional garage access devices for registered vehicles only at a cost of One Hundred Dollars (\$100) per device. Availability and usage limitations may vary depending of the Unit type.
- Lost access transponders will be deactivated. A replacement transponder will be reissued at a reduced cost of \$50.
- Garage access control devices shall not be provided to guests, vendors, contractors, family members, or anyone whose vehicle is not registered with the Residential Office.
- Management will deactivate any and all devices should anyone be caught using a device registered in someone else's name.
- **Certain vehicles, such as SUV's and trucks, cannot be parked on a Car Lift Space.
- **All rental cars or loaner cars shall be registered with the management office. Any lease agreement and car insurance documentation shall be provided. Fingerprints may be obtained for the time of the lease agreement ONLY.
- Any resident using this temporary fingerprint for another vehicle will be issued a violation notice, and their temporary fingerprint access will be deactivated. Valet Service will still be available at the owner's expense.
- Any unregistered vehicle accessing the garage will be issued a fine and subject to towing.
- All resident vehicles must be registered with the Management office.
- Vehicle registration and insurance information must be submitted to the Management office.
- The Association will issue one vehicle transponder and parking permit per assigned parking space to the Unit, at a cost of \$100 per transponder.
- Non-self-park Units should be registered with Valet Manager to gain access to the Valet app to request the car.
- Residents or Guest/Visitors may request their vehicle through the app with valet 10 minutes in advance to have their vehicles ready upon leaving the Building.
- Valet will not hold a vehicle at the front of the Building for more than 10 minutes if person requesting vehicle is not present when the vehicle arrives.

- Valet parking is provided as an amenity and is staffed to service normal resident traffic volume. If a resident intends to have a party or function where more than fifteen (15) guests' vehicles are expected, arrangements must be made with the management office for additional valet staff.
- If a resident sells their vehicle, they must remove the vehicle transponder and notify the management office to cancel garage access.
- Garage parking access is limited to registered residents and Building/commercial Unit employees.
- Vehicle height restrictions are determined by garage gate and fire sprinkler systems.
- Residents who park their own vehicles must utilize their assigned parking space(s), which are linked directly to the Resident's Unit. Assigned space(s) are generally non-transferable. In the case that a parking space has been transferred to another Unit Owner or rented to another resident, the transaction must be registered and approved by the management office.
- Lifts are to be operated by the valet attendants and residents who have attended a training course. Two keys will be provided. These keys should be returned back to Valet once they no longer resident in the Unit.
- Excessive noise, slamming of doors, racing of engines, and the use of horns, except for emergency purposes, etc. is prohibited on the premises.
- Posted speed limit signs (5MPH) and caution signs must be observed throughout the premises.
- Residents must have their vehicles registered with the Department of Motor Vehicles and display a current license plate. The vehicle must be legally operable and in good operating condition. The vehicle must be legally operable, in good condition, and it shall not be used to store items.
- Vehicles leaking fluids must be repaired immediately; however, repairs are not permitted on the Properties including all floors of the garage.
- No motor vehicle repairs are allowed except in emergencies (i.e., jump start, flat tire change). All vehicles must be properly maintained and free of fluid leaks. A cleaning fee of \$100.00 will be charged to the Unit Owner for the removal of vehicle/motorcycle fluids.
- Car washing shall not be allowed in the garage.
- The Association assumes no responsibility or liability for damage or losses to any vehicle or property within the vehicle.

- Guest parking is subject to availability, and visitors must use valet parking only (i.e., visitors may not self-park a vehicle).
- Vehicles may be towed if they are without a current license plate, are inoperable, have alarms or horns sounding for an extended period of time, or are parked and left vacant in a spot other than that assigned to the resident or otherwise parked in a valet space by valet. Vehicles may be reclaimed from the towing company that is posted at the parking lot entrances, and costs are the responsibility of the vehicle owner only. The Association bears no responsibility for any such costs.
- Commercial Vehicles such as work vans, taxi cabs, and work trucks may not be registered to a Unit.
- Vehicles may be towed for improper parking, including unattended vehicles in the driveway, across or encroaching on another space, in striped areas next to handicap accessible spaces, in landscaped areas, in fire and/or emergency areas, or any other posted “No Parking” areas.
- If any vehicle is in violation of the parking rules, it may be towed without any warning. Vehicles parked in restricted areas may be towed immediately.
- All handicap accessible parking permits must be registered with the Management Office.

ATTIRE:

- It is expected that residents and guests will dress in a manner befitting of the surroundings and atmosphere provided in the setting of the Association when using the lobby and other Common Elements.
- Bathing suits may only be worn in the pool and pool deck areas only.
- Cover-ups, shirts, and shoes must always be worn.
- Residents are required to advise their guests of the dress requirements.

CHILDREN:

- Children 10 years old or under must always be accompanied by an adult. The adult is responsible and liable for the child's behavior.
- Parents or legal guardians are responsible for their children, including full supervision and full compliance with these Rules and Regulations and all other Governing Documents of the Association while within the Properties.
- Loud noises by children will not be tolerated. All children must be accompanied by a responsible adult when entering and/or utilizing the Common Elements.

ELECTRIC VEHICLE CHARGING STATIONS:

- Electrical vehicle charging stations are only for the use of 801 SMA Residents.
Electric charging stations are available on a first-come-first served basis.
- Users shall be prohibited from disconnecting the vehicles of others, even where such vehicles may be in violation of these Rules and Regulations. Violations of the time limitations, or disconnection of any vehicle from the charging station by anyone other than the owner of the vehicle shall be performed by the Association or its valet or security vendors.
- Electric vehicle charging stations are located on the 2nd and 3rd floor of the garage.
- From 7:00am to 11:00pm residents shall work with the third-floor dispatching desk in the garage for all charging station use, questions, or other matters. From 11:00pm to 7:00am, users shall address charging station use, issues, and questions with the valet staff at the building driveway.
- Electric vehicle charging Stations may only be used for a maximum of 3 hours in any 24-hour period.
- To use an electric vehicle charging station, please consult the valet dispatcher to register on the charging log. All users of charging stations shall be obligated to register each use in the charging log maintained by the personnel on the 3rd floor of the garage or the valet staff.
- Self-park residents must leave a key with valet if and when making use of any charging station.
- Prior to the completion of any 3-hour use, valet will communicate with the resident regarding the expiration of charging time. Users shall be obligated to move their vehicles or make arrangements with valet personnel to have their vehicle moved at the 3 hour time limit.
- Vehicles found parked at and/or plugged into a charging station following the 3-hour

time limit are subject to being towed by the Association.

- No car may be unplugged without authorization from the valet dispatcher.
- Any car parked at the charging station area that is not actively charging may be towed at the owner's expense.

COMMERCIAL TRUCKS, TRAILERS, CAMPERS AND BOATS:

- No commercial trucks, buses or any commercial vehicle, except police vehicles, shall be kept, stored or parked upon any portion of the parking garage. Trailers, campers, recreational vehicles, house trailers, boat trailers or boats shall not be parked in the parking garage.
- No vehicle shall remain on the Properties unless it has current state license plates and complies with all other applicable laws.
- Repairing vehicles of any kind shall not be permitted on any portion of the Properties.

PROHIBITION ON BUSINESS ACTIVITY IN COMMON AREAS:

No commercial activity shall be conducted or permitted in the Common Area driveway, garage, or ramp areas serving the SLS Lux community. By way of example, and not of limitation, no commercial meetings, deliveries, or transactions may be conducted within any such areas.

FITNESS CENTER:

- Use of the fitness center is restricted to hotel guests, Unit Owners, residents and their registered guests, and individuals deemed appropriate by the Association.
- Visitors or guests must register at the reception and must be accompanied by the Resident at all times.
- The fitness center will be OPEN every day between the hours of 5:00 A.M. to 11:00 P.M.
- Persons under the age of sixteen (16) years old are not allowed in the fitness center.
- Residents or owners must use their biometric access in order to enter the fitness center.
- Smoking is not permitted, per Florida Law.
- The Association is not responsible for lost or stolen personal property.

- Residents should exercise caution and due care when using the facilities.
- Free weights must be placed back on their racks.
- Dropping exercise weights on the floor may cause injury or damage to the floor, and is prohibited.
- Only one (1) guest per Unit is allowed in the Fitness Center at any given time, including trainers.
- All guests must always be accompanied by the Owner or Resident.
- Please yield equipment to others if you have already used it for a reasonable amount of time.
- The use of cardiovascular equipment is limited to 30 minutes if others are waiting.
- Residents must take care not to disturb the audio environment of the gym and should refrain from engaging in cell phone conversations, playing personal radio type devices, etc.
- No food or alcoholic beverages are permitted in fitness center & spa at any time.
- The Association, through its management, reserves the right to have residents and/or guests leave the fitness center due to discipline problems.
- Pets are not permitted in the fitness center at any time, even if they are carried.
- Proper athletic shoes, shirts, and attire are required in the fitness room. Sandals or flip-flops are not permitted.
- Equipment is to be wiped down after each use.
- Any damage to equipment must be reported to Management or the Front Desk immediately.
- Follow equipment directions carefully.
- Only use equipment if you are in proper health condition. It is advisable to consult a medical physician or advisor before starting any exercise regimen. Use equipment at YOUR OWN RISK!
- The Association and Management Company assume no responsibility for any injury or accidents that may occur.
- All fitness instructors/coaches must be registered with the Management Office, with their licenses and insurance information on file before providing services to residents.
- Residents must meet fitness instructor/coaches at the front desk in order to enter the fitness

center together.

- Fitness instructors must valet their vehicles only.
- Residents must always accompany fitness instructors or coaches. Fitness instructors or coaches may not remain inside the fitness center without a resident present.

STEAM ROOM

- Hours of operations 11am to 7pm
- Patrons must be 17 years or over to use the steam room.
- Appropriate clothing must be worn at all times.
- Please shower before and after using the steam room.
- Glass bottles, razors, or other sharp items are not permitted in steam room.
- Please do not touch the thermostat (this may only be changed by the spa attendants).
- Remove any metal objects from your person, as they can become very hot in steam room.
- During your steam room session, drink plenty of fluids to replace those lost due to perspiration.
- Limit use of steam room use to 5 to 10 minutes per session.
- Steam room users accept all responsibilities for lost, stolen or damaged items.
- People who suffer from heart disease, circulatory problems, high/low blood pressure, diabetes, kidney disease, or any illness that affects perspiration should refrain from using the steam room.
- Pregnant women should not use the steam room.
- Refrain from using the steam room if out.
 - a- Have any infectious skin diseases / sores / wounds.
 - b- Have consumed a meal within one and half hours.
 - c- Have recently exercised; allow time for your body temperature to return to normal.
 - d- Are under the influence of alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hypnotics, narcotics or tranquilizers.
- Report any faulty or damaged equipment to management immediately.

- Neither management nor the association shall be held responsible for any injuries, death, or any losses. In case of an emergency, call 911.
- While in use, the steam room door should remain closed (i.e., the door should not be left open) so as not to damage to the spa areas outside of the steam room.

TENNIS COURT & BASQUETBALL COURT

- The courts will be open daily from 8:00A.M. to 8:00 P.M.
- All guests must be accompanied by a resident during play time. Guests cannot reserve the courts.
- Coaches are only permitted for residents. A coach is considered an additional guest, and are permitted to play accompanied by the resident during the resident's reserved time slot.
- Guests and outside trainers may not use the tennis court without a resident present. In addition to any resident(s), use of the tennis court shall be limited to three (3) guests and one (1) trainer at any given time.
- Reservation requests must be made through the mobile app.
- Tennis court reservations will not be available on same day basis. However, players can access the tennis court on a first-come, first-served basis. If a Resident with a confirmed booking is using the court, the first-come, first-served resident will have to leave the court.
- A maximum of one booking per day per Unit is allowed, with a maximum of three consecutive days.
- Reservations are limited to a maximum length of 1 hour.
- Residents must be present at all times during play.
- Play must commence within fifteen (15) minutes of the scheduled reservation time and must be completed by the end of each time slot. Courts will be released for use by others if play does not commence as required herein.
- Failure of a resident to utilize or cancel a reservation may result in the loss of court use rights for a period to be determined.
- Residents shall keep the actual reservation 48-hour before each slot, with a limit of 1 reservation per day. All residents have the same opportunity to make a reservation. And we open a short window to optimize the idle by other residents.
- Proper attire and etiquette shall be observed. Shirts and tops shall be required at all times.

Excessive noise, racquet throwing, or profanity will not be permitted.

- No pets, bicycles, roller skates, or skateboards are permitted on the courts or building common areas.
- The courts and the surrounding area are a non-smoking area.
- No food is allowed inside the court. Only water is permitted.
- Children under ten (10) years of age must be accompanied by an adult.
- Damage to equipment or broken equipment shall be reported to management immediately.

POOLS:

- The hours of operation are from **dawn to dusk daily**.
- Pool deck furniture, including chairs and cushions, must not be removed from the areas.
- Chairs, pads, umbrellas, and cabanas left unattended for more than one hour will become available for others to use.
- All chairs and furniture are available on a first-come, first-served basis and may not be reserved.
- The association is not responsible for any items left unattended or removed from chairs.
- Minor children must always be accompanied by an adult.
- Swimmers must shower before entering the pool or spa.
- No animals are allowed on the pool deck or in the pool.
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- Glass items are not allowed on the pool deck.
- Children in diapers are not allowed in the pool (Swimming diapers are acceptable).
- An adult must always supervise infants in the pool.
- Nude swimming or sunbathing is not allowed at any time.
- Pool and pool deck games are allowed as long as such games do not disturb others or pose a hazard.
- Any person engaged in a pool game must stop if it becomes a nuisance or hazard, as

determined by Management.

- Damage to Association Property or to property of residents, guests or visitors shall be the responsibility of the person(s) causing such damage and/or their parents or legal guardians.
- Physical games such as baseball, soccer, football, ball throwing, etc. are not permitted on the pool deck.
- All cushions on pool chairs and pool lounge chairs must always be covered with a towel while in use.
- No musical instruments or sound systems, except for headsets, are allowed on the pool deck.
- Umbrellas may be temporarily removed from the pool deck in the case of high winds, at the discretion of management.
- Smoking is not permitted on the pool deck.
- Scooters, roller blades, bicycles, skateboards, or other mechanical recreational equipment shall not be used at the pool deck.
- No outside food nor Alcohol is permitted in the pool area on the 9th floor.
- The hotel will provide towel service ONLY at the 9th floor pool.
- Towels should be turned back to the pool attendant at end of pool usage.
- Taking towels to the residential Units is not allowed and will be tracked accordingly. A violation will be issued in case towels are not returned after usage.

CONFERENCE ROOM

- The Conference room hours of operation shall be 9:00 A.M. to 5:00 P.M
- Reservations require approval through the mobile App. and must fall within hours of operation.
- Residents can operate the flat screen as desired, with the TV remote available at the Management Office (ID required).
- Conference Room reservations require the resident making the reservation to be present during the reservation time;
- The Conference Room shall not be used until or unless Association personnel (i.e., security or management) opens the door.
- Conference Room reservations are limited to four (4) hours per day, and residents are limited to reserving the Conference Room for more than three (3) consecutive days;
- Maximum capacity for the Conference Room shall be six (6) people;
- No food shall be permitted in the Conference Room.
- Any damage caused to the Conference Room by a resident or their guests or invitees shall be the responsibility of the individual that made the reservation.

GAME ROOM

- The Game Room is open from 9:00 A.M. to 9:00 P.M
- TV remote controls and pool table equipment are available at the Front Desk. (ID Required)
- The Game Room can't be reserved for exclusive use.
- Residents may operate the flat screen as desired.

KIDS ROOM:

- Children 10 years old or under must always be accompanied by an adult.
- The adult is responsible and liable for the child's behavior.
- The Kids Room is open from 9:00 A.M. to 7:00 P.M.

- No access after-hours.
- Wet swimming suits are not permitted inside the room.
- No food or gum is permitted inside the room.
- Toys and books in the room are to be used at the resident's risk.
- It is the resident's responsibility that the child plays with age-appropriate toys.
- No pets are allowed at any time, except those assisting the physically impaired.
- Sick children are not permitted in the room.
- The room must be left in a clean and orderly.
- The exit door towards the outdoor playground must be closed.
- TV remote controls available at the Front Desk. (ID Required)

OUTDOORS KIDS' PLAYGROUND

- Adult supervision is required at all times.
- Only children aged 10 and under are permitted on playground equipment.
- Do not use equipment when wet.
- No pets allowed.
- Food, gum, alcoholic beverages, and glass items are prohibited in the playground area.
- Improper use of playground equipment is prohibited.
- Playground users accept responsibility for all lost, stolen or damaged items.
- Report faulty or damage equipment to management immediately.
- Neither management nor the association shall be responsible for injury, death, or any loss.
- In case of emergency, call 911.

PUTTING GREEN

- The putting green is open daily from 8:00 A.M. to 8:00 P.M. Use it at your own risk.
- Smoking, food, and beverages are prohibited on the course.
- The area is designated for putting only. Chipping or short game practice is not allowed.
- In the event of a thunderstorm, the putting greens must be vacated immediately.
- Conduct that may endanger the welfare of any person is prohibited.
- Putting green use is on first come, first served basis.

CLIMBING WALL

IMPORTANT NOTICE: Climbing Wall will only be accessible if a professional instructor is present and has presented their COI to Management Office.

- Consult a physician before using the climbing wall.
- Food, gum, alcoholic beverages, and glass items are prohibited in the rock-climbing area.
- Follow all equipment directions carefully.
- Closed-toed shoes and proper athletic attire must be worn at all times.
- No pets allowed.
- Only One person may climb at a time.
- Children under 15 years old must be directly supervised at all times by an adult.
- Climbing wall use is not permitted while under the influence of alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hypnotic, narcotic or tranquilizers.
- Climbing wall users accept all responsibility for lost, stolen, or damaged items.
- Jewelry must be removed prior to climbing.
- Report faulty or damaged equipment to management immediately.

- Neither management nor the association shall be responsible for injury, death, or any loss.
- In case of emergency, call 911.

BBQ'S:

- There are 2 BBQs available on the 9th floor. Only 1 BBQ may be reserved in advance by any resident. In the event that at the time a resident intends to use the BBQ, the second BBQ remains unbooked and available, such resident may also use the second BBQ so long as a second deposit is made in accordance herewith.
- An additional BBQ is available on the 59th floor (Roof top). Access is granted only by the Service elevator. The 59th floor rooftop bbq shall be for the use of residential condominium owners only.
- Each reservation can accommodate a maximum of 8 people, including residents.
- Reservations should be made by the mobile app.
- Management will confirm all reservations.
- A \$250 security deposit is required to make a booking. This deposit should be presented to the management office as a Cashier's check made payable **to 801 SMS MASTER ASSOCIATION, INC.**
- Security deposits should be submitted to Management at least 48 hours prior to the booking.
- Residents should coordinate with Front Desk to gain access to the grill.
- Security deposit will be returned once the security team confirms that the BBQ was left in adequate condition.
- The security deposit will not be returned if the BBQ is not returned in adequate condition.
- BBQ tools are available at Front desk.
- No food or drinks are permitted to leave the BBQ area and be taken to other amenity areas including, without limitation, the pool or pool deck. Guests from a BBQ are limited with respect to use of other amenities as set forth in these rules.
- Damage to equipment or broken equipment shall be reported to management immediately.

ALTITUDE BAR – 9th FLOOR

- The restaurant service is exclusively for the Unit Owners, Residents, and Hotel guests.
- All guests must be accompanied by the Resident.
- Unit Owners or Residents may bring up to 6 guests at a time for regular food service, depending on availability.
- Smoking allowed only at the Bar and in the secret garden area.
- Outside food is not allowed.

INSTRUCTORS / COACHES – TENNIS COURT, SWIMMING, FITNESS CENTER.

- Instructors / Coaches must be accompanied by a resident to access common areas or facilities.
- Instructors must be registered with the Association, and are subject to Board Approval.
- Instructor shall provide proof of insurance for no less than \$1,000,000 and show proof of professional license.
- Approved instructors must abide by all Rules and Regulations of the Association.
- Instructors may only provide coaching services to the resident and must not solicit other residents.
- A single instructor cannot use the amenities to teach their resident or client(s) more than two (2) sessions per day, with each session lasting no more than one (1) hour.
- After the two (2) sessions per day, instructors are not allowed to remain within the facilities or common areas of the building.
- Swimming lessons must be conducted only in the 9th Floor pool.
- Instructors must execute a written services agreement with the Association and sign a “hold harmless” agreement.
- Instructors cannot use the amenities after the session with their client has concluded. Those instructors in violation of the rules and regulations will lose the right to work in the Building.
- Instructors cannot bring non-residents to use Building amenities.

ADVERTISING:

- Commercial advertisements shall not be posted or circulated on or around the property, nor shall solicitations of any kind be made in the building facilities or on the property's stationery without the prior approval of the Residential Office and Board.
- This includes door hangers from local businesses, restaurant promotions, or local area event promotions. Other than as permitted by the Residential Office and the Board, no petition shall be originated, solicited, circulated, or posted within the Properties and on Social Medias.

FIRE SAFETY

Fire Safety in High-Rise Buildings as presented by the National Fire Protection Association.

- High-rise apartments and condos present special fire-safety concerns. When strictly enforced, local fire and construction codes can ensure that high-rises are designed to minimize the likelihood of a major fire, but high-rise fires do happen.
- High-rise fires result from the same causes as fires in other homes - cooking and heating equipment, smoking, children playing with matches and lighters, electrical systems, and arson.
- In the U.S., the National Fire Protection Association defines a high-rise as being higher than 75 feet (23 meters), or about 7 stories.

BUILDING SAFETY

- To save lives and minimize property damage, the fire-safety features of your apartment or condominium buildings must be inspected and maintained.

ALARMS, EMERGENCY LIGHTING and SPRINKLER SYSTEMS

- Know who is responsible for maintaining these important safety systems in your building. Make sure that nothing blocks or otherwise interferes with such devices, and promptly report any sign of damage or malfunction to building management.

FIRE EXITS

- Never lock fire exits or block doorways, halls, or stairways. Fire doors not only provide a way out during a fire, but they also slow the spread of fire and smoke. Never prop fire doors open.

BE PREPARED

- You are far more likely to do the right thing in a real fire if you are prepared for an emergency.
- Make sure everyone in your household knows where to go if the fire alarm sounds and practice your escape-plan together.
- Learn the sound of your building's fire alarm.
- Know at least two escape routes (including windows) from every room in your apartment or condominium.
- In the event of a fire, you may have to escape in the dark by feeling your way along the wall. Be prepared. Count the number of doors between your living unit and the two nearest building exits.
- Know where to find your building's fire alarms and learn how to use them.
- Post emergency fire department numbers near all telephones.

IF FIRE BREAKS OUT

- Evacuation procedures for high-rise buildings are similar to those for other buildings, but with large numbers of people evacuating at the same time – some of them from upper floors – cooperation and precision are all the more important.
- If you discover a fire, sound the alarm and call the fire department.
- If you can hear instructions over your building's public-address system, listen carefully and follow the instructions provided. You may be told to stay where you are.
- Leave the fire area quickly, closing all doors behind you to slow the spread of fire and smoke.
- Follow your building's evacuation plan to the letter, unless doing so puts you in immediate danger. If you encounter smoke or flames, use an alternative escape route. Some evacuation plans may require you to go to a "safe area" inside the building and wait for the fire department to supervise evacuation.
- If you must escape through smoke, stay low to the ground. Heat and smoke rise. Cleaner air will be 12 to 24 inches (30 to 60 centimeters) above the floor.

- Test doors before you open them. Kneeling or crouching, reach up as high as you can and touch the door, the knob, and the space between the door and its frame with the back of your hand. If the door is hot, use an alternative escape route. If the door feels cool, open it carefully and be ready to slam it shut if smoke or heat rush in.
- Never use an elevator during a fire. It may stop at a floor where the fire is burning or malfunction and trap you. Go directly to a stairwell that's free of smoke and flame.
- Once you are out, stay out, and stay out of the way of firefighters. Tell the Fire Department if you know of anyone trapped in the building. Do not go back inside, for any reason, until notified by it is safe to do so.

IF YOU ARE TRAPPED

- Never try to fight even a small fire until the alarm system has been activated, evacuation has begun, and the fire department has been called.
- When using an extinguisher, always have a clear escape route at your back. If the fire doesn't die down immediately, or starts to spread, leave at once.
- Stay calm. There are many things you can do to protect yourself. If possible, go to a room with an outside window and a telephone.
- Close the door between you and the fire. Stuff the cracks around the door with towels, rags or bedding and cover vents to keep the smoke out of the room.
- If there's a phone in the room where you are trapped, call the fire department and tell them exactly where you are. Do this even if you can see fire trucks on the street below.
- Wait at the window and signal for help with a flashlight, if you have one, or by waving a sheet or other light-colored cloth.
- If possible, open the window at the top and bottom, but do not break the window. Be ready to close the window quickly if smoke rushes in.
- Be patient. Rescuing all the occupants of a high-rise building can take several hours.