

SLS LUX– FREQUENTLY ASKED QUESTIONS

Information based on current Unit 2502 details and the October 2024 Association Rules & Regulations. Rules, fees and policies are subject to change and should be independently confirmed with Management.

PARKING & VALET

What parking space is assigned to Unit 2502?

Unit 2502 includes **one (1) assigned self-parking** space: #07-014.

Can residents register additional vehicles?

Yes. Unit 2502 may have **one (1) vehicle using the assigned self-parking space and up to three (3) additional vehicles through resident valet.**

What does resident valet cost for an additional vehicle?

\$250 per month, per additional vehicle.

All resident vehicles must be registered with Management, and vehicle registration and insurance information must be provided.

RENTAL RESTRICTIONS

What is the minimum rental period?

30 days.

How many times per year may the unit be rented?

A maximum of **three (3) leases** in any twelve-month period.

Are Airbnb or short-term rentals permitted?

No rental term of less than 30 days is permitted. Advertising or renting the unit through Airbnb or another platform for periods of less than 30 days is prohibited.

Is Association approval/registration required for tenants?

Yes. Prospective tenants must complete the required registration process. The Master Association registration package is required at least **30 days before the scheduled lease commencement**, and the Association must receive notice of the lease, the applicable lease documents and fees at least **14 days before commencement**.

Tenants must also attend an orientation with Management before lease approval and move-in.

Is a security deposit required by the Association?

Yes. The rules provide for a **refundable security deposit equal to one month's rent** and a **\$1,000 refundable elevator/move deposit**, subject to Association procedures.

SLS LUX– FREQUENTLY ASKED QUESTIONS

Information based on current Unit 2502 details and the October 2024 Association Rules & Regulations. Rules, fees and policies are subject to change and should be independently confirmed with Management.

PET POLICY

Are pets permitted?

Yes. Owners and tenants may maintain up to **two (2) domesticated pets per unit**.

Is there a pet fee?

Yes. There is a **\$200 non-refundable fee per pet** payable to the Association prior to occupancy/registration.

Do pets need to be registered?

Yes. Pets must be registered with the Association before move-in. Vaccination records are required, and Management may request veterinary records, photographs and/or Doggie DNA registration.

Are there breed restrictions?

Yes. The rules identify the following as prohibited breeds:

American Pitbull Terriers and Pitbull mixes; American Staffordshire Terriers; Dobermans; Rottweilers; Staffordshire Bull Terriers; and mixes containing any of these breeds.

Is there a pet weight restriction?

The rules do not state a general maximum pet weight. However, **pets exceeding 50 lbs. must be carried and use the Service Elevator only.**

Where are pets prohibited?

Pets are prohibited from recreational amenity areas including the **Gym, Pool, Sky Deck/Rooftop Pool, Spa and Recreational Rooms.**

Pets must remain leashed in common areas and may relieve themselves only in designated areas.

What about Service or Assistance Animals?

The Association has a reasonable-accommodation procedure for Service and Assistance Animals. Requests should be submitted to Management in accordance with Association procedures.

SLS LUX– FREQUENTLY ASKED QUESTIONS

Information based on current Unit 2502 details and the October 2024 Association Rules & Regulations. Rules, fees and policies are subject to change and should be independently confirmed with Management.

OCCUPANCY

Is there an occupancy limit?

Yes. Occupancy is generally limited to **two persons per bedroom plus one related individual in the living area**, subject to any variance granted by the Board.

MOVE-IN / MOVE-OUT

Does a move need to be scheduled?

Yes. Moves must be arranged with Management at least **five (5) days in advance** and are handled on a first-come, first-served basis.

When are moves permitted?

Available move windows include approximately:

AM: 10:00 AM–1:30 PM

PM: 1:30 PM–4:30 PM

No move-in or move-out may begin after 2:00 PM, and all moves must be completed by 4:30 PM.

Are weekend moves permitted?

No. Full or partial moves are not permitted on Saturdays, Sundays or holidays.

Moving companies must provide the required licenses and Certificate of Insurance (COI).

ACCESS & BUILDING INFORMATION

How do residents access the building?

Registered residents use the building's **biometric access system**. Garage access devices are assigned to registered vehicles and may not be transferred or shared.

Are rental or loaner vehicles permitted?

Yes, but they must be registered with Management and the applicable rental/lease and insurance documentation must be provided.

Does the building have EV charging?

Yes. EV charging stations are available to residents on the **2nd and 3rd floors of the garage**, on a first-come, first-served basis. Charging is generally limited to **three hours in a 24-hour period**.

SLS LUX– FREQUENTLY ASKED QUESTIONS

Information based on current Unit 2502 details and the October 2024 Association Rules & Regulations. Rules, fees and policies are subject to change and should be independently confirmed with Management.

SPECIAL ASSESSMENTS

Are there any current special assessments for Unit 2502?

No current special assessment has been reported.

SLS LUX ASSOCIATION OFFICE INFORMATION

Monday: 9:00 AM – 8:00 PM

Tuesday–Friday: 9:00 AM – 5:00 PM

Contact Info:

Assistant: assistant@slluxassociations.com

Administration: admin@slluxassociations.com

Association Management: am@slluxassociations.com

Prospective buyers, tenants, owners and agents should contact the Association Office directly to confirm current application requirements, fees, move-in procedures, pet registration, parking/vehicle registration and other building-specific requirements.

IMPORTANT NOTICE

This FAQ is intended as a convenient summary for prospective buyers, tenants and real estate professionals. It does not replace the Condominium Declaration, Master Declaration, Articles, By-Laws, Rules & Regulations, Association application requirements or subsequent amendments. Association policies, fees and procedures should be reconfirmed directly with Management before purchase, lease or occupancy.