

EUCLID EAST CONDOMINIUM RULES & REGULATIONS

Under the condominium documents, the Board of Directors of Euclid East Condominium Association has the responsibility and authority for the Operation of the Association, Management of the Condominium Property, and for the establishment and enforcement of the Rules and Regulations.

These Rules and Regulations and all others promulgated shall apply to and be binding upon all Unit Owners and tenants/lessees. The Unit Owners shall always obey these Rules and Regulations and shall use their best efforts to see to it that their lessees and other persons over whom they exercise control and supervision do the same.

All violations of the rules and regulations will incur fines. Fines will be assessed to Unit Owners who violate the Rules and Regulations. Furthermore, if any legal expenses are incurred, the Unit Owner will be responsible for them as well.

The unit owners must present a copy of the Rules and Regulations to his/her potential tenant and a copy of the Association Documents to his/her potential buyer.

Fines will be paid to the Euclid East Condominium Association. The fine schedule is:

First violation: \$100

Second violation: \$300

Third violation: \$600

Failure to comply will result in violations being turned over to the Association's attorney and any legal fees incurred will be the Unit Owners responsibility to pay.

The Rules and Regulations are as follows:

1. **REFUSE/GARBAGE:** All refuse and garbage shall be bagged and deposited in the trash chute (not in the recycling bins).
 - Bags shall be small to avoid becoming entangled and clogging the chute.
 - No boxes or large items shall be deposited in the chute.
 - It is the responsibility of the Unit Owner or Tenant to properly dispose of any large items away from the premises.
 - Broken-down boxes can be left inside the trash/laundry rooms against the wall or inside the green container in the North garage, 1st floor.
 - Trash shall not be left unattended anyplace in the building.
 - Pizza boxes need to be broken up and bagged and placed with the recycle containers!!!

Fine will be assessed to the UNIT OWNER whose Tenants clog the trash chute with large items and boxes. The fine for improper dumping of trash, big items, etc. is \$200 as that is the fine from Waste Management to the Condo Association.

2. **WASHER/DRYER.** Unit owners and tenants are not permitted to install washers & dryers in their unit/s. A washing machine and dryer are located on each floor next to the elevator.
 - Please be courteous when using the laundry facilities.
 - Remove your clothing promptly to allow others to use the machines.
 - Do not wash pet beds, clothes, or blankets or use dye in any of the machines.
 - Don't forget to clean dryer filters and remove any debris from the washer tubs.
 - After washing leave the washer door open to prevent mold.
 - The washers use high-efficiency soap, please read the sign. Report any problems immediately to the washer company.
3. **FRONT GATES/DOORS.** Please do not prop any doors or gates open. If you see one open, please be a security-minded neighbor and close it. Please don't let people in unless they are visiting you.
4. **DOOR ENTRY.** To use your cell or land line to buzz in guests, please contact management at: euclideastcondo@gmail.com
5. **GROCERY SHOPPING CARTS.** All residents must return the grocery shopping cars to the North Garage (some can be in the South Garage) after making use of them. This is to maintain the building's common areas in a presentable and orderly fashion so other residents can find these shopping cars in the garage to carry their groceries. It is also a safety concern when they are left in laundry rooms by the fire extinguishers.
6. For **security reasons** and as **required** by the Fire Department, all stairway doors and other doors leading from the building to the outside shall not be blocked open. They should be kept closed at all times.
7. No clothing, sheets, linens, curtains, rugs, beachwear, towels, or other **articles be shaken or hung** from any windows, doors, balconies, or in any of the common areas.
8. Nothing shall be allowed **to fall** from the windows, balconies, or doors of the premises; nor shall water or any other substances be swept off the balconies.
9. **No smoking** is permitted in hallways, elevators, lobbies, laundry rooms, stairways, or on the pool deck.
10. No Unit Owner or tenant shall make or permit any **disturbing noises in the building, parking areas, pool area or any common areas by him/herself, his/her family, or visitors.** Nor do or permit anything by such persons that will interfere with the rights, comfort or convenience of the Unit Owners or tenants. No Unit Owner or tenant shall play or suffer to be played upon any musical instrument, stereo, television, radio or sound amplifier in his/her unit in such manner as to disturb or annoy other occupants of the Condominium. All parties shall lower the volume as the foregoing after 11 pm of each day. No Unit Owner or tenant shall conduct or permit to be conducted vocal or instrumental instructions at any time.

11. No **signs or displays** should be set up within the common areas unless approved by The Board of Directors.
12. **LEASING A UNIT: No leases will be permitted for less than 12 months.** Applications need to be obtained and submitted to the Euclid East Condo management office. All lease agreements must be reviewed by either management or the Board of Directors. Occupancy prior to approval is prohibited.

No SUBLEASE will be permitted. No additional occupants without Board of Directors approval to the unit will be allowed other than those approved in the original lease agreement.

If the unit is occupied by other than those in the lease agreement, it may be considered a breach of contract, and the Association may have to incur legal expenses that will then be assessed to the UNIT OWNER.

Short term leases and Air BnB are strictly prohibited.

13. The Board of Directors will **not** approve the rental of any unit whose owner's account is not current. Parking decals and/or building access keys will not be made available to these owners until their accounts are brought up to date.
14. Unit Owners are responsible for **notifying Management in writing regarding the occupancy of the unit by family members and/or friends.** A notarized affidavit should be provided, signed by both parties indicating that the occupancy of the apartment is "rent free", indicating the time of occupancy and relation to family members. Unit owner has to occupy the unit at all times that guests are there.
15. The **occupancy of a unit for more than two weeks**, by parties other than the owners, will require the completion of the screening documents. If the occupancy will exceed 30 days, in addition to the screening documents, a refundable security deposit in the amount of \$250.00 will be required.
16. **NO car washing** and **NO auto mechanical** or other types of repairs to a vehicle are permitted on the premises.
17. Pest control service is available on the ***first Thursday of each month.***
18. **No doormats or rugs** are allowed within the catwalks.
19. **Shirts and footwear must be worn** in the lobby, elevators, and other common areas within the building, except for the pool area

20. **No commercial vehicles (except for a contractor working on your unit)**, boats, boat trailers, campers, Jet Ski, recreational vehicles, or trailers of any nature may be parked on the property.
21. **No skating, rollerblading, skateboarding, or bicycle riding is permitted on the property.** The entrances, elevators, stairways, corridors, hallways, exit doors, and all gates must not be obstructed; nor shall any carriages, bicycles, shopping carts, chairs, tables, or any other object or a similar type and nature be stored therein.
22. Employees of the Association shall not be sent out of the building by any Unit Owner at any time or for any purpose. No Unit Owner or resident shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.
23. **No "For Sale" signs**, telephone numbers, or any other signs or notices should be displayed on vehicles within the parking areas.
24. **Nothing**, including, but not limited to signs, notices, advertisements, awnings, curtains, shades, window guards, window tinting, Light reflective materials, fans, etc., **shall be affixed to the exterior of any Unit or balcony or exposed or projected out** of any window, door, or balcony, without the prior consent of the Board of Directors. Do not add anything to the floor of the balcony, like tile, synthetic grass, etc.
25. No **Bar-B-Q grills** or any other cooking devices are permitted within the balconies, the area behind the swimming pool, or any of the other common areas. However, one (1) gas Bar-B-Q grill owned and maintained by the Euclid East Condominium Association may be made available by the Euclid East Condominium Association for use on the pool deck in a location determined by the Board of Directors of the Euclid East Condominium Association. The Association-owned Bar-B-Q grill may be used during normal pool hours, 7 am to 11 pm, every day of the week.
 - Residents who use the grill on the pool deck are expected to clean the grill after use.
 - Residents who use the grill on the pool deck are expected to cover the grill after it has cooled down.
 - Residents who use the grill area on the pool deck are expected to clean up after themselves and dispose of any food items in the trash container.
26. **Move-in/out arrangements** must be made with Management at least 2 days in advance. WRITTEN AUTHORIZATION IS NEEDED, otherwise, the move cannot take place. THIS ALSO APPLIES TO THE DELIVERY OR PICK-UP OF ANY FURNITURE.
27. **No fireworks or firecrackers** of any type are allowed within any area of the property. Including the parking garages, pool area, and building entrance lawn.

28. Keys to the **individual mailboxes** are the sole responsibility of the unit owner. Broken or damaged mailbox locks are the responsibility of the unit owner. In the event your mailbox lock breaks or malfunctions, please contact a locksmith.
29. Payment of the **monthly Maintenance Fees** are due on the first day of each month and if such payment is ten days or more late, they are subject to late charges.
30. **No solicitors/solicitations** are permitted on the Condominium Property at any time.

PARKING

- A. GUEST PARKING.** Guest Parking in front of the building is **“DESIGNATED FOR GUESTS ONLY AND ARE NOT FOR RESIDENTS ”** and must properly display the Association’s approved Parking Permit. Guest parking is limited---only four (4) regular spaces and one (1) handicapped space for 57 units. **PARKING IS SHORT TERM ONLY** and **NOT TO EXCEED 12** hours during any 24-hour period. Vehicles breaking these rules will be subject to towing.
- B.** Street Parking requires a city permit: Resident or Visitor Permit Hang Tags can be obtained by filling out an application at City of Miami Beach Parking Permits at the address: 777 17th St Miami Beach, FL 33139; the phone: (305) 673-7505 or downloading form from the website: <http://web.miamibeachfl.gov/WorkArea/showcontent.aspx?id=35756>
- C.** Vehicles parked in the Guest Parking and not displaying a visible Official Guest Parking Permit will be towed without warning at the vehicle owner’s expense. The Association is not liable for towing expenses or damage to the towed vehicle. Each unit may have only **1** guest in the Guest Parking areas at one time.
- D.** Parking is short-term. After the vehicle is parked more than 12 hours in any Guest Parking Space, that vehicle will be towed without warning. (repeat from #C)
- E.** Parking decals must be displayed & visible at all times. Otherwise, the vehicle will be towed at owner’s expense.
- F.** Residents must be ‘in-town’ to have guests in guest parking.
- G.** Public Parking Structure: reasonably priced (\$1/hr, or \$8/day) and convenient located 3 blocks directly north of the Euclid East building at address 309 17th Street (north of Lincoln Rd and South of 17th Street & east of Meridian Ave and West of Pennsylvania Ave).
- H.** No parking rental of any kind is permitted.
- I. GARAGE GATE CLICKER.** Please consult with the unit owner or the lease agent to obtain a garage clicker. Owners are to contact the management office at 305-674-7482 regarding a garage clicker if lost, stolen and defective for the purchase of another.
- J. KEYFOB (ACCESS CARD).** Please consult with the unit owner for an access card (Key Fob) to access the front entrance doors, stairs and garages of the building. An owner may contact management for the purchase of a fob. No more than 2 fobs are provided to a unit.

- K. GARAGE PARKING.** Parking inside the garage is limited to only one car per unit with a resident bumper sticker. If you have a rental or replacement vehicle please contact the Association's Management Company at 305-674-7482 or euclideastcondo@gmail.com prior to parking into the garage to avoid being towed.
- L.** Residents must not park in Guest Parking areas. Residents' automobiles parked in the Guest Parking will be subject to towing without warning.
- M.** No parking is permitted on the Fire Lane.
- N.** Only one vehicle per space in the garage or guest spot. If there is a motorcycle or a moped, there cannot be a car or truck in the same parking space. It is either one or the other, not both.
- O.** Parking for Handicapped Visitors is limited to no more than 4 hours. No overnight use. These spaces CANNOT be used as a second parking space.
- P.** All vehicles parked at the Euclid East Condo must have their current license plate. If a license plate is removed from a vehicle parked at the Euclid East Condominium, then the vehicle must be removed as well.

CONSTRUCTION

- 1.** Prior to any work being done to any unit, the unit owner will have to complete and submit to the Board of Directors, the Architectural Modification Form available through Management. A \$500.00 refundable security deposit is required. The check **MUST** accompany the Architectural Modification form. Otherwise, the Board of Directors will not consider the request. **NO WORK IS TO BE DONE PRIOR TO THE BOARD'S APPROVAL.**
- 2.** Construction work is only permitted between the hours of 9 am to 4 pm, Monday through Friday. No construction work during the weekends or Holidays. **NO EXCEPTIONS.**
- 3.** All construction debris must be hauled away from the building. The trash chute CANNOT be used for any construction trash or debris.
- 4.** The laundry room sink cannot be used as a place to clean construction tools, materials, or anything that relates to construction.
- 5.** The hallway area outside of the unit will be inspected on a daily basis. No dust, debris, or any construction material should be present in the hallway.
- 6.** Contractors working at the units are responsible for cleaning any dust or debris left on floors, elevators, or lobby. It must be immediately cleaned. **THE UNIT OWNER SHOULD MAKE THIS CLEAR TO THE CONTRACTOR BEFORE THEY START WORKING.**
- 7.** Any damage to the building's common and limited common areas will be paid for by the Unit Owner. The amount will be deducted from the security deposit.

8. Failure to comply with these rules will force the Board of Directors to take appropriate action to stop the work until the contractor takes the pertinent corrective action. The Board of Directors reserves the right **not** to allow contractors on premises that will not follow the above rules.
9. If the project deviates in any way from the information listed on the Architectural Modification Form, the contractor will not be allowed to continue, until a new form is submitted for the review and approval of the Board of Directors.
10. A copy of the contractor's license and Certificate of Insurance (*minimum coverage \$500,000*) will have to be submitted before any work could be started.
11. If during the course of the project, the contractor refuses to follow any of the rules and regulations in place, they will be asked to stop the work and leave the property.
12. The Association NEEDS to have a duplicate key to all Units. They will only be used in the event of an emergency. If no key is available, and an emergency arises, a locksmith will be contacted to open the lock, or the authorities (fire department or police officers) will have to break the door. All incurred expenses will be billed to the Unit Owner. It is the responsibility of unit owner to provide management with a key.

PETS

- A. Pets may be kept by Unit Owners only. Tenants are not permitted to have any pets.
- B. Provide management with an updated vet certificate for your pet that uses common areas.
- C. Pet must be on a leash when in common areas at all times.
- D. Pets are not permitted to defecate in front of the building, common areas, or the lawn of the association. The violator will be fined \$100 per occurrence up to \$1000.
- E. Pet owners shall not allow pets to urinate or defecate on building property, including the patches of grass in the front of the building.
- F. Pet owners shall not dispose of their pet's waste in the common area garbage receptacles.

MOVE IN/OUT

- Move-in and out hours are Monday-Friday from 9 am to 4 pm. NO MOVING IN/OUT DURING WEEKENDS, OR HOLIDAYS ARE PERMITTED. **ABSOLUTELY NO EXCEPTIONS!!!!**
- A \$500.00 refundable deposit is required prior to move in/out to cover any damage to the common areas during the move in/out.

SWIMMING POOL

- 1) Pool hours are 7:00 AM to 11:00 PM every day of the week. Residents are asked to be respectful of the noise they are making while on the pool deck. The noise resonates throughout the whole building.
- 2) No animals in the pool or on the pool deck.
- 3) All users must shower before entering the pool.
- 4) All gates to and from the pool area shall be kept closed.
- 5) Children under 15 years of age are not allowed inside the enclosure unless accompanied by an adult.
- 6) No diving.
- 7) No smoking or consumption of any food or drinks while in the swimming pool.
- 8) No loud music or music played through speakers are allowed within the pool area.
- 9) No alcohol consumption.
- 10) No ball playing.
- 11) No Unit Owner or tenant may have more than 6 guests at the pool area without the prior approval of the Board of Directors. Request needs to be made in writing.
- 12) No glass containers on the pool deck or in the pool.
- 13) No gas, electric, or charcoal grills, or any other cooking devices are permitted.
However, one (1) gas Bar-B-Q grill owned and maintained by the Euclid East Condominium Association may be made available by the Euclid East Condominium Association for use on the pool deck in a location determined by the Board of Directors of the Euclid East Condominium Association. The Association owned Bar-B-Q grill may be used during normal pool hours, 7 am to 11 pm, every day of the week.
 - Residents who use the grill on the pool deck are expected to clean the grill after use.
 - Residents who use the grill on the pool deck are expected to cover the grill after it has cooled down.
 - Residents who use the grill area on the pool deck are expected to clean up after themselves and dispose of any food items in the trash container.
- 14) All chairs and lounges must be covered with a towel before use.
- 15) Tenants who use the pool furniture are expected to keep the furniture clean, clean up after themselves if they use the tables, and put the chairs and tables back in their place before leaving the pool deck.
- 16) No parties can be held in the pool area without prior approval from the Board of Directors.

FAILURE TO COMPLY WITH THE RULES AND REGULATIONS OF THE ASSOCIATION MAY RESULT IN LEGAL ACTIONS TAKEN AND ANY AND ALL EXPENSES INCURRED WILL BE ASSESSED TO YOUR UNIT.

I _____, Unit # _____ have read and understood the Rules & Regulations.

Print

Signature

Date