

1535 Meridian Condominium - rules for Owners/Tenants

- Short term Leases of less than 6 months and 1 day are banned in the building (this includes sublets) and will result in fines of \$20,000 per occurrence from the city of Miami Beach. **UNIT OWNER WILL BE RESPONSIBLE FOR FINES**
- **ADVERTISING (Airbnb, VRBO, homeaway, ect.) Short term Leases of less than 6 months and 1 day are banned in the building (this includes sublets) and will result in fines of \$20,000 per occurrence from the city of Miami Beach. UNIT OWNER WILL BE RESPONSIBLE FOR FINES**
- **Occupancy code is strictly enforced**
 - No more than two occupants in studio and 3 in 1 bedroom
 - All guest must be accompanied by owner/tenant
 - All guest must be registered if stay is longer than 2 weeks
- **All renovations must be done with appropriate permits and board approval** (mechanical/electrical/plumbing/structural)
- All in unit washer and **dryers must be installed correctly with appropriate permits and venting for dryers**
- **Non smoking building in all common areas including court yard, steps and all access in front and back of building**
- Noise governance enforced(11 pm Sun night thru Thursday Night) (Midnight Fri and Sat)
- No tenants/guest are allowed to have pets over 25lbs
- All bicycles must be taken into unit , bicycles cannot be left in the hallway and if locked to fence will be removed immediately
- Never leave garbage in the hall ways.
- All garbage must fit in the garbage container, if it does not then it cannot be left in the garbage area but special arrangements need to be made to pick up.
- All move in and out must be scheduled midweek from 9 am to 5pm
- Not satellite dishes are permitted without Board Approval
- Proper window covering on windows at all times, no towels or sheets in windows
- All service tradesmen/maintenance (gas, electric, cable, ect.) must be scheduled with owner /tenant present.
- Access in and out of building is through Door only, unless emergency backdoors can be used
- Back hallways must be kept free of personal items at all times
- **REAR STAIRWELL BACK DOORS ARE TO REMAIN CLOSED AT ALL TIMES.**
- I have read and acknowledge and understand all rules and agree that non compliance could result in daily fines up to and including eviction

Signature:_____

Date:_____