

RENTAL APPLICATION PROCEDURE AND REQUIREMENTS

Unit # _____

Today's Date _____

Unit Owner Name: _____

Prospective Tenant: _____ Cell Phone (tenant): _____

Lease Start Date: _____ Lease End Date: _____

The following documents must be provided to The Bond (1080 Brickell) Condominium Association, Inc. (the "Association"), with the Application:

- ☐ Legible copies of the EXECUTED Lease Agreement. FAXED COPIES NOT ACCEPTED.

- ☐ All leases shall be in writing and shall provide, either in the original lease agreement, or in the addenda thereto (a copy of the Association's form addenda are included in this package) that the **Association shall have the right to terminate the Lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles of Incorporation and By-Laws of the Association, applicable Rules and Regulations, the Declaration of Covenants, Restrictions and Easements for The Bond (1080 Brickell), dated August 30, 2013, and recorded September 5, 2013, in Official Records Book 28807, Page 0544 of the Public Records of Miami-Dade County, as now or hereafter amended, modified or supplemented (the "Master Covenants") or other applicable provisions of any agreement, document or instrument governing the Condominium or administered by the Association, and to collect all rental payments due to the Unit Owner and apply same against unpaid Assessments to the extent that the Unit Owner is in default in the payment of Assessments during the term of the lease.**

**** * * The above bolded and underlined statement MUST be included with the proposed Lease Agreement and delivered to the Association prior to approval * * ****

- ☐ Application Fee is \$100.00 – non-refundable. Checks should be made payable to the Association.
- ☐ \$1000.00 Elevator Deposit – refundable. (in case of any damages) Checks should be made payable to the Association.
- ☐ A Security Deposit in the amount of one (1) month's rent to be provided by the Owner. Checks should be made payable to the Association.
- ☐ Application for Occupancy (Information Above).
- ☐ Rental Requirements of the Association Form **Signed by Owner.**
- ☐ Application for Occupancy (background approval) **Signed by Applicant(s).**
- ☐ Resident Information Sheet **Completed and Signed by Applicant(s).**
- ☐ Association's Rights Acknowledgement **Signed by Owner and Applicant(s).**
- ☐ Orientation and Move-In/Out Information **Signed by Applicant (s).**
- ☐ Vehicle Registration Information Form **Signed by Applicant (s).**
- ☐ Pet Registration Form (with photo and vet information) **Signed by Applicant (s).**
- ☐ Package/Mail Authorization **Signed by Applicant(s).**
- ☐ The Bond (1080 Brickell) Lease Addendum **Signed by Owner and Applicant(s).**

- ☐ Rules and Regulations Acknowledgement Form **Signed by Applicant(s).**
- ☐ Photocopy of Picture Identification of prospective tenants.
- ☐ **ANY PAYMENT REQUIRED/APPLICABLE HEREUNDER MAY BE MADE IN THE FORM OF CASHIER'S CHECK, OR MONEY ORDER, UNLESS OTHERWISE SPECIFIED. PLEASE MAKE CHECKS PAYABLE TO THE BOND (1080 BRICKELL) CONDOMINIUM ASSOCIATION, INC.**

RENTAL REQUIREMENTS OF THE ASSOCIATION

Must be signed by the Owner and returned with the Application

- **Owners must be current** with their maintenance payments, or **they will not be able to lease their unit.**
- **All documents and fees must be received by the Association's property manager at the time of application submission.**
- An orientation (entrance interview) will be scheduled prior to move-in AND only when all the required documents have been submitted. At this orientation, prospective lessees will be required to review and acknowledge the By-laws of the Association and any other rules, regulations, or policies governing the Condominium or the Association.
- Incomplete applications will not be processed.

I, _____, OWNER OF UNIT # _____ AUTHORIZE
OWNER NAME (please print)

RENTAL OF MY UNIT TO _____.
LESSEE NAME(S)

SIGNATURE of OWNER

DATE

BROWN'S BACKGROUND CHECKS
CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER
The Bond (1080 Brickell) Condominium Association Inc.

I understand that you may obtain consumer reports that relate to my credit and/or criminal history. This information will, in whole or in part, be obtained from AISS, a Sterling Infosystems Company, 6111 Oak Tree Blvd, 4th floor, Independence, OH 44131, telephone 800.853.3228. I understand that you may be requesting information from various federal, state and other agencies or institutions, which maintain public and non-public records concerning my past activities relating to my credit and/or criminal history. This information will be reviewed by the Association and may be reviewed by a unit owner if it's arental.

I authorize, without reservation, any party, institution, or agency contacted by AISS to furnish the above- mentioned information:

_____/_____/_____
Applicant Name Date of Birth* Social Security Number
*Date of Birth is requested in order to obtain accurate retrieval of records.

_____/_____/_____
Co-Applicants Name Date of Birth Social Security Number

Alias/Previous Name(s)

Current Physical Address City & State Zip code

☐ **California, Minnesota & Oklahoma Applicants Only:** Please check here to have a copy of your
consumer report sent directly to you.

Notice to CALIFORNIA Applicants

Under Section 1786.22 of the California Civil Code, you have the right to request from AISS, upon proper identification, the nature and substance of all information in its files on you, including the sources of information, and the recipients of any reports on you, which AISS has previously furnished within the two-year period preceding your request. You may view the file maintained on you by AISS during normal business hours. You may also obtain a copy of this file upon submitting proper identification and paying the costs of duplication services. Upon making a written request, you may receive a summary of your report via telephone.

SIGNATURE _____ DATE _____ Unit # _____

Co-Applicant
SIGNATURE _____ DATE _____ Unit # _____

Property Address: 1080 Brickell Avenue Unit: _____ Miami, FL 33131	Lease Dates: _____ _____	Not-Refundable Application Fee: \$100.00 Cashier's Checks, Personal Checks, and Money Orders Accepted. Please make Checks payable to: The Bond (1080 Brickell) Condominium Association, Inc.
Personal	Applicant's Name: _____ Social Security No.: _____ Email Address: _____ Names, ages and relationship of anyone else who will occupy the apartment: _____ _____	Date of Birth: _____ Married ☐ Single ☐ Divorced ☐ Separated ☐ Current Home Phone (____) _____ States where applicant has lived: _____
Residence	Current Address: _____ No. Street City State Zip Code () Rent () Own () Live with Family or Friend () Other _____ Dates: From: _____ To: _____ Landlord's Name/Address/Email: _____ Rent Amount: _____ Landlord's Phone Number: _____ Reason for Leaving: _____ Former Address: _____ No. Street City State Zip Code	
Employment	Applicant's Employer: _____ Supervisor: _____ Employer's Address/Email: _____ Phone # (____) _____ Position Held: _____ Date of Hire: _____	
General Information	Pet(s): _____ Type(s): _____ Weight(s): _____ Age(s): _____ Vehicles: We do not allow vehicles without permission. Vehicles not approved in writing may be towed away at the owner's expense. 1. Make: _____ Year: _____ Color: _____ License #: _____ State: _____ 2. Make: _____ Year: _____ Color: _____ License #: _____ State: _____ Has applicant, spouse, or any other proposed resident ever: 1. Been evicted from tenancy No ☐ Yes ☐ 2. Been convicted of a felony No ☐ Yes ☐ Comments & Explanation: _____ In case of emergency contact: _____ Relationship: _____ Home Phone: _____ Work phone: _____ Email: _____	

I hereby authorize The Bond (1080 Brickell) Condominium Association, Inc. (the "Association"), its employees and agents, to take all actions necessary to verify the contents of this application. I understand that such actions may include but are not limited to, obtaining a credit report, verification of employment, past rental history, police, and criminal records. I will hold the Association, its employees, and agents harmless from liability for the accurate reporting of such information to the management and/or owners. I certify that all information provided by me is true, correct, and complete and I understand that any misrepresentation or omission is cause for the management and/or owners to reject or decline this application and/or terminate any lease based on this application.

Applicant's Signature: _____ Date: _____

THE BOND (1080 BRICKELL) CONDOMINIUM ASSOCIATION, INC.
LEASE ADDENDUM

This Lease Addendum (the "Lease Addendum") to that certain Lease Agreement dated _____, 20__ (the "Lease"), is made and entered on _____, 20__ by and between _____ ("Owner"), who represents and warrants that he/she/it is the owner of Unit _____ (the "Unit"), of The Bond (1080 Brickell), a Condominium (the "Condominium"), and _____ ("Tenant"), who wishes to rent the Unit ("Tenant"). Collectively, the Owner and Tenant shall be referred to as the "Parties".

RECITALS

The Owner wishes to lease the Unit to the Tenant, and each of the parties hereto acknowledge that the terms and conditions of this Lease Addendum shall be incorporated into and made a part of the Lease and shall inure to the benefit of The Bond (1080 Brickell) Condominium Association, Inc. (the "Association").

Terms used but not defined herein shall have the meanings assigned to them in the Association's Governing Documents (as hereinafter defined), as the same may be amended from time to time.

The parties acknowledge that the provisions contained in this Lease Addendum are required by the Association, pursuant to the Governing Documents of the Condominium, and that this agreement, and all covenants, representations and warranties herein shall be in favor, and for the benefit of the Association, which is a third-party beneficiary to this Lease Addendum and may enforce any or all the provisions herein as if an original party hereto.

NOW THEREFORE, in consideration of the above premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. NO UNPAID ASSESSMENTS – APPLICATION OF RENTS AND DEPOSIT, AND REQUIREMENT FOR PAYMENTS TO BE MADE DIRECTLY TO ASSOCIATION. The Owner shall not have the right to lease the Unit hereunder if there are any past due assessments that are owed to the Association. Without limiting the generality of the foregoing, if the Owner is in default in the payment of Assessments (as defined in the Governing Documents) during the term of the Lease, the Association shall have the right to collect any and all rental payments, and/or apply the deposit to the balance of any and all unpaid Assessments in accordance with Florida law. The Tenant agrees, upon notice from the Association thereof, to immediately pay all of its rental payments directly to the Association until such time that the Association shall provide Tenant with notice that the Assessments are no longer past due, in which case Tenant shall resume making required payments to Owner.

2. COMPLIANCE WITH CONDOMINIUM DOCUMENTS. Tenant agrees to fully comply with all of the covenants, terms, conditions and restrictions of the Declaration of Condominium of The Bond (1080 Brickell), a Condominium, and all exhibits thereto, as the same may be amended from time to time, the Master Covenants, as the same may be amended from time to time, and with any and all rules and regulations adopted by the Association and the Shared Facilities Owner (as defined in the Master Covenants) from time to time (before or after the execution of the Lease) (collectively, the "Governing Documents"), and the Tenant acknowledges that he/she/it shall be responsible to comply with all changes to the Governing Documents coming into effect from and after the date hereof.

3. **SHORT TERM LEASES PROHIBITED.** Tenant acknowledges that he/she/it may not lease the Unit for a period of less than thirty (30) days, nor may Tenant sublease the Unit under any circumstances.

4. **REQUIRED DEPOSIT.** Landlord and Tenant acknowledge that the Association requires a security deposit that is equivalent to one (1) month's rent, to be held by the Association throughout the term of the Lease, to serve as security for any costs of the Association in connection with the Lease, any damages to the Common Elements (as such term is defined in the Association's Governing Documents), and/or to be applied to any past due Assessments. In the event of any such costs, damages or unpaid fees, the Association shall have the right to apply such portion of the security deposit as shall be necessary to pay for same. If there are no such costs, damages or unpaid fees at the end of the term of the Lease, the deposit will be returned to the Owner upon his/her/its written request. Return of deposit will be processed within 10 business days following receipt of request, subject to verification of lack of damage and confirmation of no pending or outstanding fines or fees to be determined in the sole discretion of the Association.

5. **OWNERS RIGHT TO AMENITIES.** An owner who leases his/her/its unit gives up the right to use any and all amenities during the full duration of the lease term (i.e., minimum of thirty (30) days or until the expiration date stated in the lease).

6. **JOINT AND SEVERAL LIABILITIES; TERMINATION OF LEASE.** The Owner and Tenant are jointly and severally liable for any amount due to Association hereunder; including, but not limited to any amount which is required by the Association to repair any damage to the Common Elements resulting from acts or omissions of Tenant, its agents and/or invitees, and to pay any claim for injury or damage to property caused by the negligence of Tenant, its agents and/or invitees. The Parties agree that Assessments (including special assessments) may be assessed and levied against the Unit for any amounts due to Association hereunder. Further, in the event of any parties' respective breach of this Addendum or Tenant's failure to observe the provisions of the Governing Documents, the Association may terminate the Lease.

7. **COPY OF LEASE.** A written copy of the executed Lease, and all addenda thereto, shall be submitted to the Association, and the Tenant must also register with the Association, all to be done prior to Tenant taking possession of the Unit.

8. **SUBORDINATION.** The Lease, and all addenda thereto, are expressly made subordinate to any lien filed by the Association against the Unit, whether prior to or subsequent to the execution of the Lease.

9. **INDEMNITY.** The Owner and Tenant hereby expressly agree to indemnify, defend and hold the Association harmless from/for any and all loss, injury or damage whatsoever that may occur in connection with the Lease and/or this Lease Addendum.

10. **CONFLICT.** To the extent of any conflict between the terms and conditions of the Lease and this Lease Addendum, the Parties acknowledge that the terms and conditions of this Lease Addendum shall prevail.

[ADDITIONAL TEXT AND SIGNATURES APPEAR ON FOLLOWING PAGE]

11. **LAW; VENUE.** This Lease Addendum shall be governed by Florida law and in the event of any dispute, venue shall lie in Miami-Dade County.

In Witness Whereof, the parties hereto have executed this Lease Addendum this _____ day of _____ of 20__.

OWNER_____

TENANT_____

RESIDENT INFORMATION SHEET

***** ALL INFORMATION IS REQUIRED *****

In a continuing effort to improve communication between your property management company (KW Property Management), your Board of Directors, and the residents, we request all owners to completely fill out the form below and return it to the Management Office, as soon as possible, either by mail or in person -- NO FAXES.

PLEASE PRINT CLEARLY

Unit No.: _____ Owner Name: _____

Email Address: _____

Preferred Mailing Address:

Home Phone: _____ Office Phone: _____

Cell Phone: _____ Cell Phone Carrier: _____

RESIDENT (LESSEE) INFORMATION:

Name of Occupant(s)/Relationship:

Email Address(s):

Home Phone: _____ Office Phone: _____

Cell Phone: _____ Cell Phone Carrier: _____

Cell Phone: _____ Cell Phone Carrier: _____

EMERGENCY CONTACT:

Name: _____ Relationship: _____

Email Address: _____

Mailing Address: _____

City, State, Zip Code: _____

Contact Phone: _____ Has Key to Unit: Yes No **PACKAGE**

NOTIFICATION:

Email _____ Text _____ Both _____

OFFICE NOTICES & MEMO NOTIFICATION

Email _____

RESIDENT INFORMATION SHEET

Are you or anyone in your household in need of special medical attention or have restricted mobility, which would require additional assistance in the event of an emergency?

11

If yes, please explain special needs (i.e., oxygen, wheelchair, blind, deaf, etc.):

* * * * *

I, _____, authorize KW Property Management
 _____ Lessee Name _____ Unit #
 and/or The Bond (1080 Brickell) Condominium Association, Inc., to alert the phone
 number(s) listed on the Confidential Owner/Resident Information Sheet for urgent
 and timely alerts.

Signature _____ **Date** _____

**THE BOND (1080 BRICKELL) CONDOMINIUM ASSOCIATION, INC. (the
“Association”) RIGHTS ACKNOWLEDGEMENT**

Association shall have the right to terminate the Lease upon default by the tenant in observing any of the provisions of the Declaration, the Articles of Incorporation and/or By-Laws of the Association. No portion of a Unit (other than an entire Unit) may be rented. Leasing of Units shall be subject to the prior written approval of the Association. Each lease shall be in writing and shall specifically provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles of Incorporation or By Laws of the Association, or other applicable provisions of any agreement, document or instrument governing the Condominium or administered by the Association.

An owner shall have no right to lease his/her/its Unit if, at the commencement of the lease, the Owner is delinquent in the payment of Assessments to the Association or has an outstanding fine. No lease of a Unit shall be for a period of less than thirty (30) days and no Unit may be leased more than twelve (12) times, including any renewals, in any calendar year (to be determined by review of the commencement dates of the applicable lease and/or renewals, of a Unit may commence in the same calendar year).

Owner's Name Printed

Lessee's Name Printed

Owner's Signature

Lessee's Signature

Date

Date

ORIENTATION AND MOVE-IN/OUT INFORMATION

Please be advised of the following:

ORIENTATIONS are held by appointment on Monday's and Friday's between the hours of 10:00 am through 4:00 pm.

MOVE-IN/OUT & DELIVERIES can only be scheduled from Monday through Friday between the hours of 9:00 am – 4:00 pm.

There will be **NO** moves or deliveries scheduled for Saturdays, Sundays, or Holidays.

VENDOR'S BUSINESS LICENCE & INSURANCE will be required prior to any move in/out or deliveries made in the property. The insurance certificate must name **The Bond (1080 Brickell) Condominium Association, Inc.**, as an additional insured for General Liability insurance and must also provide for workman's compensation in all amounts required by Florida law.

1. Certificate holder

*The Bond 1080 Brickell
Condom Assoc. Inc., MDR
Bond Parking LLC., and
KW Property Management
& Consulting LLC. 1080
Brickell Avenue, Miami,
FL, 33131*

- a) Please make sure the additional insured and waiver of subrogation boxes have an "X" under General Liability.
- b) Also, please endorse the workers comp under waiver of subrogation (Place an "X" as well).

2. Copy Business/ Occupational License

Lessee Signature

Unit #



PACKAGE/MAIL AUTHORIZATION

TO: THE BOND (1080 BRICKELL) CONDOMINIUM ASSOCIATION, INC.

FROM: _____

Unit #: _____

THE UNDERSIGNED, the owner(s) of unit listed above (the “Unit”) of THE BOND 1080 CONDOMINIUM hereby authorizes the personnel employed by THE BOND (1080 BRICKELL) CONDOMINIUM ASSOCIATION, INC. (the “Association”), its agents and/or employees, to accept, receive and sign for any parcels, deliveries, or mail addressed to the unit, without imposing any liability thereon for the condition or substance of any such parcels so received.

Residents are required to arrange for pick-up of their packages within seven (7) days of receipt. Packages not picked up after seven (7) days will be returned to sender. Packages will only be accepted for authorized residents. If the addressee is not a registered resident, the package will be turned away. Return packages will not be accepted. Residents wishing to return a package must arrange to drop off the package to a shipping store (such as FedEx or UPS). Deliveries of items weighing in excess of fifty (50) pounds must be scheduled with the Management Office. Residents must be present or make arrangements to have someone accept delivery of any such items. If the resident is not available to receive such items, the courier will be turned away.

Passed by the Board of Directors on January 31, 2020

Understanding that this authorization is solely for the benefit of the undersigned, we hereby release the Association, its agents, employees, directors, officers, committee members, board members, successor and assigns, from any liability arising from this Authorization, including, without limitation, liability arising from the misplacement of parcels, and/or the negligence of the Association, its agents, employees, directors, officers, committee, board members, successor and assigns in such regard.

EXECUTED THIS _____ day of _____, 20_____

By: _____
Unit Resident Signature

Print Name: _____

PACKAGE POLICY

- The time frame for packages is 8:00am – 8:00pm Monday – Saturday. And Sunday 10:00am – 12:00pm.
- The Bond will not hold packages for more than 1 week, if not picked up in this time frame, we will return to sender.
- We will not accept packages for items that are not under a registered resident's name. These items will be sent back with the courier immediately.
- We do not accept packages weighing 50lbs or more. If you order something online over that weight limit, contact the management office to schedule the service elevator. Residents must be present or plan to have someone accept delivery of that item. If the resident is unavailable to receive such item, it will be turned away.
- Packages are not to be requested in advance. Packages will be obtained and provided when you are present. Packages are not to be left at the front desk unattended, this is how items get lost or provided to the incorrect person.
- All packages must be signed for using the electronic signature pad.
- Residents MUST wait for a package to be logged into the system. Residents receive notification from the carrier that their item was delivered but this does not mean that they can arrive to request it. Once a package is delivered by a courier, then the receiving will process the items into the system for security reasons and once the resident received the email from KWIC system stating that the package has arrived then they obtain the item. THIS IS IMPORTANT and must be followed and understood by all parties.
- Receiving Department will accept packages to be returned Monday-Friday 9am-4:30pm except for Amazon (this carrier does not accept any RTS items).

Understanding that this authorization is solely for the benefit of the undersigned, we hereby release the Association, its agents, employees, directors, officers, committee members, board members, successor and assigns, from any liability arising from this Authorization, including, without limitation, liability arising from the misplacement of parcels, and/or the negligence of the Association, its agents, employees, directors, officers, committee, board members, successor and assigns in such regard.



VEHICLE REGISTRATION

UNIT: _____

VEHICLE #1 Make: _____ Model: _____
Year: _____ Color: _____
Tag #: _____ State: _____
Space Assignment: _____

VEHICLE #2 Make: _____ Model: _____
Year: _____ Color: _____
Tag #: _____ State: _____
Space Assignment: _____

VEHICLE #3 Make: _____ Model: _____
Year: _____ Color: _____
Tag #: _____ State: _____
Space Assignment: _____

*Note: Vehicles must be parked in assigned space(s) only and must have a hanging tag present. All unauthorized vehicles are subject to tow restrictions.

The above referenced unit Resident acknowledges by signing this form that they are:

1. Responsible for driving safely in the garage and abiding by the posted speed limit of 5 miles per hour.
2. Valet is not permitted to operate ANY of the parking lifts. ONLY residents with the assigned parking lift that have been trained on such usage is allowed to operate said equipment.
3. The assigned parking space may not be occupied by any other vehicle other than the vehicle(s) that have been registered with the “The Bond (1080 Brickell) Condominium Association, Inc” (the “Association”).
4. Only vehicles (permanent and rental included) with the current approved resident’s name on the vehicles registration and insurance will be able to register.
5. All visitors and any unregistered vehicles must valet park.
6. All unregistered or improperly parked vehicles are subject to being booted or towed at the expense of the applicable Unit Owner.

Lessee Signature

Date

MDR BOND PARKING LLC – RULES & REGULATIONS

The above referenced resident acknowledges by signing this form that they agree to the following:

The following Rules and Regulations have been formulated for the safety and convenience of all users of The Bond 1080 parking facility.

Vehicles:

Only vehicles with the current approved tenant's name on the vehicle registration and insurance will be able to register. All unregistered or improperly parked vehicles are subject to being towed at the tenant's expense.

Speed Limit:

The speed limit in the garage is **5 MPH**. Please drive safely and watch for pedestrians.

Clearance:

The garage clearance is **7 FT**. Be advised that vehicles taller than the posted height risk serious damage if they attempt to enter the garage and will be held responsible for any damages.

Cleanliness:

All of us at The Bond 1080 Brickell strive to keep the building clean; please do not throw trash in the garage. Trash receptacles are located in the elevator landings on every level.

Vehicle Service:

No work is permitted on vehicles in the garage other than emergency repairs such as jump starts, changing flats, lockouts, and towing. The Bond 1080 cannot provide these services, but we will assist you in facilitating your service agent in getting in and out of the garage.

Garage and building personnel are not permitted to jump start vehicles, change flat tires, or unlock doors. No disabled vehicle shall be left in the parking garage for more than 24 hours.

Reserved Parking:

MDR Bond Parking has defined areas for 1110 Office Building and Residents are not allowed to park in these areas. Parking is only permitted on assigned spaces.

Access Devices:

If the tag & key fob are damaged in any way and does not work, or if lost or stolen, a \$50.00 replacement fee applies per item. Key fobs & Tags are not transferable. If another is found to be using someone else's devices, it may be deactivated without notice. Please keep in mind that the access system is equipped with an Anti-pass back feature, which means that tags must be used on an in-and-out sequence. Access tag will not allow you to exit the facility if it was not used to gain access and vice versa.

Disclaimer:

MDR Bond Parking does not assume liability for any lost or stolen property or damages arising from fire, theft, collision, or vandalism. For added security do not leave valuables in your car. The use of the parking spaces shall be at the risk of Residents.

Parking Violations:

Violators of the rules and regulations are subject to ticketing and towing at owner's risk and expense. We further reserve the right to cancel parking privileges as deemed necessary.

MDR BOND PARKING LLC – RULES & REGULATIONS

Records Update:

MDR Bond Parking and The Bond 1080 keep a database of card holders with important information such as license plates so that we can notify users of the garage in the event of an unusual situation.

It is very important that we keep those records updated. If you change your license plate or vehicle, please contact the management office in order to record the new information.

MDR Bond Parking shall have the right to promulgate additional rules and regulations from time to time and amend or rescind any of the existing rules and regulations at its sole discretion. Any modifications, deletions or additions to this manual shall be made in writing by management. No resident may make exceptions to the aforementioned rules and regulations.

Resident Signature

Authorized Agent for MDR Bond Parking LLC

Unit # _____

Date: _____



VALET PARKING RULES & REGULATIONS

1. All visitors and any unregistered vehicles must valet park.
2. Valet attendants do not have authorization to open the garage. All residents must have and use a hanging tag to access the garage.
3. All cars must be registered with the management office and valet and display a hanging tag in order to park the vehicle in the assigned space.
4. Valet attendants are not permitted to operate ANY of the parking lifts due to liability reasons. ONLY residents with the assigned parking lift that have been trained on such usage are allowed to operate said equipment.

Note: Since valet is not allowed to open the garage, you will have to check in with front desk to gain access.

Resident signature

Unit #



PET REGISTRATION

Unit Owner: _____

Unit: _____

Type of Pet: _____ Service Dog: _____ Yes _____ No (if yes, copies of cert's must be provided)

Pet's Name: _____ Pet's Age: _____

Pet's Weight: _____ Pet's License/Tag Number: _____

Breed (Be specific - give complete description, color, etc.):



I am aware of The Bond 1080 Condominium's rules, regulations, and restrictions regarding pets on the property and agree to abide by them.

Tenant Signature: _____ Date: _____

A one-time, non-refundable pet impact and registration fee in the amount of \$300 (per household pet) shall be imposed in connection with all new pets maintained in a unit. 'Household pet' may be defined and re-defined from time to time by the Association, and shall include without limitation, dogs, and cats.

The following dog breeds may not be brought into, kept, or otherwise harbored within The Bond (1080 Brickell Condominium: American Pit Bull Terrier, American Bulldog, Dogo Argentino, German Shepherd Dog, Tosa (Tosa Inu), Chow Chow, American Staffordshire Terrier, Mastiff, Staffordshire Bull Terrier, Cane Corso, Rottweiler, Doberman Pinscher and Wolf Hybrids.

These restrictions shall also apply to any mixed Breed dog which substantially Conforms to the standards established by the American Kennel Club or the foregoing breeds (as determined by the Board of Directors in its sole discretion).

As approved by the Bord of Director's on May 27, 2022.

The above referenced Unit Owner acknowledges by signing this form that they will comply with Sections 17.4 (The Bond Condominium Declaration) of the respective documents as they pertain to pets:

17.4 Pets. No more than two (2) household pets (as may be defined and re-defined from time to time by the Condominium Association) shall be maintained in any Unit or any Limited Common Element appurtenant thereto. In no event shall any such pets exceed an aggregate seventy (70) pounds in weight. Household pets shall not be kept, bred or maintained for any commercial purpose and shall not become a nuisance or annoyance to neighbors. Those pets which, in the sole discretion of the Condominium Association, endanger health, safety, have the propensity for dangerous or vicious behavior (such as pit bulldogs or other similar breeds or mixed breeds), make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units or to the owner of any other portion of the Condominium shall be removed upon request of the Condominium Association. Unit Owners must pick up all solid wastes of their pets and dispose of such wastes appropriately. All pets (including cats) must be kept on a leash of a length that affords reasonable control over the pet at all times, or must be carried, when outside the Unit. No pet may be kept on a balcony or terrace when its owner is not in the Unit. All Unit Owners are required to use the elevators designated by the Association from time to time when they are with their pets. Any violation of the provisions of this restriction shall entitle the Condominium Association to its respective rights and remedies, including, without limitation, the right to fine Unit Owners and tenants (as provided in any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property.

Each Unit Owner or occupant of a Unit shall be required to register its pet with the Association. Unit Owners and occupants or users of Units or any other portion of the Condominium or the Properties must pick up all solid wastes of their pets and dispose of such wastes appropriately. The Association shall have the right, at any time, to require that any pet on the Condominium Property provide a DNA sample, which sample may be taken by swab of the interior of such pet's mouth. The Association shall have the right to have any pet feces tested for purposes of matching such feces with the DNA on file with the Association and, in addition to any other remedy provided to the Association under this Declaration or applicable law, shall have the right to fine Unit Owners and tenants for each violation of the foregoing restriction.

In addition to any other rights provided under this Declaration or under applicable law, the Board of Directors of the Association may require the Owner or other occupant of a Unit to remove any pet from the Condominium and the remainder of the Properties for repeated violations of this Section 17.4, or, in the Board's sole discretion, if such pet constitutes a danger to the Owners and other occupants of Units. If the owner of such pet fails to comply with such request, the Board may cause the pet to be removed from the Condominium and the remainder of the Properties, and all costs of such removal shall be the responsibility of the Unit Owner. Every pet owner shall be strictly responsible for the behavior of such owner's pet, including any damage to property or injury to Persons caused by such pet, and shall indemnify and hold Developer, the Association and every other Owner or occupant of a Unit harmless from any damage or injury caused by the pet. The Condominium Association may adopt Rules and Regulations that further regulate the keeping of pets within the Condominium and the remainder of the Properties, including, without limitation, the disposal of pet waste, the restriction of the number of animals that may be kept within a Unit, the prohibition of certain species or breeds, and the regulation or prohibition of pet activities within the Common Elements or other portions of the Properties.

Without limiting the generality of Section 19 of this Declaration, any violation of the provisions of this restriction shall entitle the Condominium Association to all of its respective rights and remedies, including, without limitation, the right to fine Unit Owners and tenants (as provided in any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property.



MDR BOND PARKING

BICYCLE REGISTRATION FORM

UNIT #: _____

BICYCLE #1 Make: _____ Color: _____

Decal # _____

BICYCLE #2 Make: _____ Color: _____

Decal # _____

BICYCLE #3 Make: _____ Color: _____

Decal # _____

*The bicycle storage room usage is restricted to Residents only. Bicycles must have a decal, if a bicycle does not have a decal then it will be removed. This applies to all bicycles, including the ones stored in the parking garage.

*MDR Bond Parking does not assume liability for any lost or stolen property or damages arising from fire, theft, collision or vandalism. For added security lock your bicycle. The use of the bicycle room shall be at the risk of Residents.

Resident Signature

Date

RULES AND REGULATIONS ACKNOWLEDGEMENT

Unit # _____

Lessee: _____

**I have read and understand the Rules and Regulations of
The Bond (1080 Brickell) Condominium Association, Inc., and agree to
abide by them.**

Signature of Lessee

Date

Print Name

Welcome to **THE BOND (1080 BRICKELL) CONDOMINIUM ASSOCIATION, INC.**

As a member of THE BOND (1080 BRICKELL) CONDOMINIUM (the “Condominium”) family, we would like to welcome you to your new home. Designed to provide you with ease of luxury living, THE BOND is located in the heart of Miami with convenient access to everything that South Florida has to offer.

We are enclosing the Condominium’s Rules and Regulations for your review. This manual has been designed to acquaint you with all aspects of condominium living. It can be of major assistance in helping you settle into your new home at the Condominium and offers helpful tips for making the move as trouble-free as possible. The enclosed manual will also briefly summarize some of the information contained in the governing documents of the Condominium (the “Condominium Documents”). As the Condominium Documents are the actual governing documents at the Condominium, we strongly suggest that you review them carefully for a full understanding of the Condominium provisions.

We are very pleased that you have chosen the Condominium as your new home. If you have any questions, please contact the administrative office. We are all here to serve you, even before you move in.

Congratulations! It is our pleasure to welcome you.

THE BOND (1080 BRICKELL) CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

Section 17.

OCCUPANCY AND USE RESTRICTIONS.

In order to provide for congenial occupancy of the Condominium Property and for the protection of the values of the Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions:

17.1 Occupancy and Use Restrictions. Except as otherwise expressly provided in this Declaration, the Units shall be used for residential purposes only (other than in the case of rights reserved to the Developer). No business, profession or trade of any type shall be conducted on any portion of the Units. This prohibition shall not be applicable to (a) home office use of a Unit, to the extent permitted by law and to the extent that the office is not staffed by employees, is not used to receive clients and/or customers and does not generate additional visitors or traffic into the Unit or on any part of the Condominium Property; and (b) the Developer with respect to its development of the Condominium Property and for other portions of the Properties, its construction, repair, decorating, administration, sale, rental or lease of Units, or its use of Units as models, V.I.P. or guest suites, sales offices, or management services for the Condominium Property or other portions of the Properties. Nothing herein shall be construed to prohibit ownership of a Unit by a corporation, domestic or foreign, provided that the residential nature of the Units is not disturbed. Occupancy in Units, except for temporary occupancy by visiting guests, shall not exceed two (2) persons per bedroom and one (1) person per den (as defined by the Condominium Association for the purpose of excluding from such definition living rooms, dining rooms, family rooms, country kitchens and the like). The provisions of this section shall not be applicable to Units used by the Developer or any of its affiliates for model units, V.I.P. suites, sales offices or management or other services.

Unless otherwise determined by the Board of Directors, and except as otherwise provided in Section 17.2 of this Declaration, a person(s) occupying a Unit for more than one (1) month without the Unit Owner or a member of his family being present shall not be deemed a guest but, rather, shall be deemed a lessee for purposes of said Section (regardless of whether a lease exists or rent is paid) and shall be subject to the provisions of the Declaration of Condominium which apply to lessees. The purpose of this paragraph is to prohibit the circumvention of the provisions and intent of this Declaration pertaining to the approval of leases, and the Board of Directors shall enforce, and the Unit Owners shall comply with, same with due regard for such purpose.

17.2 Leases. Leasing of Units shall be subject to the prior written approval of the Condominium Association. The Condominium Association may, from time to time, promulgate rules requiring a deposit from the prospective tenant in an amount not to exceed two (2) months' rent (the "Deposit"), to be held in an escrow account maintained by the Condominium Association; provided, however, that the Deposit shall not be required for any Unit which is rented or leased directly by or to the Developer. No lease of a Unit shall be for a term of less than thirty (30) days. In no event shall a Unit be leased more than twelve (12) times within any twelve (12) month period, regardless of the lease term. When a Unit is leased, a tenant shall have all use rights in Association Property and those Common Elements otherwise readily available for use generally by the Unit Owners, and the Owner(s) of the leased Unit shall not have such rights, except as a guest, unless such rights are waived in writing by the tenant. Nothing herein shall interfere with the access rights of the Unit Owner as a landlord pursuant to Chapter 83, Florida Statutes. The Condominium Association shall have the right to adopt rules to prohibit dual usage by a Unit Owner and a tenant of Association Property and Common Elements otherwise readily available for use generally by Unit Owners.

Additionally, copies of all leases of Units shall be submitted to the Condominium Association and the tenants thereunder must register with the Condominium Association prior to any occupancy. There are no leasing restrictions imposed upon any Unit rented or leased directly by or to the Developer and all such Units may be leased on any terms that may be desired by the Developer, provided that the Developer shall be subject to the lease approval requirements set forth above.

Every lease shall provide (or, if it does not, shall be automatically deemed to provide) that: (i) a material condition of the lease shall be the tenant's full compliance with the covenants, terms, conditions and restrictions of the Declaration of Condominium (and all exhibits thereto), the Master Covenants, and with any and all rules and regulations adopted by the Condominium Association and the Shared Facilities Owner from time to time (before or after the execution of the lease); and (ii) a tenant may not, under any circumstances, sublet the Unit (or any portion thereof) to any other person or permit occupancy by any other person. Additionally, copies of all written leases shall be submitted to the Condominium Association and tenants must register with the Condominium Association prior to moving in. The Unit Owner will be jointly and severally liable with the tenant to the Condominium Association for any amount which is required by the Condominium Association to repair any damage to the Common Elements from the acts or omissions of tenants (as determined in the sole discretion of the Condominium Association) and to pay any claim for injury or damage to property caused by the negligence of the tenant and a Charge may be levied against the Unit therefor. All leases are hereby made subordinate to any lien filed by the Condominium Association whether prior to or subsequent to such lease.

17.3 Children. Children are permitted to reside in the Units, subject to the provisions of Section 1 above, and applicable rules and regulations which may be adopted by the Association from time to time.

17.4 Pets. No more than two (2) household pets (as may be defined and re-defined from time to time by the Condominium Association) shall be maintained in any Unit or any Limited Common Element appurtenant thereto. In no event shall such pets exceed an aggregate weight of seventy (70) pounds. Household pets shall not be kept, bred or maintained for any commercial purpose and shall not become a nuisance or annoyance to neighbors. Those pets which, in the sole discretion of the Condominium Association, endanger health, safety, have the propensity for dangerous or vicious behavior (such as pit bulldogs or other similar breeds or mixed breeds), make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units or to the owner of any other portion of the Condominium shall be removed upon request of the Condominium Association. Unit Owners must pick up all solid wastes of their pets and dispose of such wastes appropriately. All pets (including cats) must be kept on a leash of a length that affords reasonable control over the pet at all times, or must be carried, when outside the Unit. No pet may be kept on a balcony or terrace when its owner is not in the Unit. All Unit Owners are required to use the elevators designated by the Association from time to time when they are with their pets. Any violation of the provisions of this restriction shall entitle the Condominium Association to its respective rights and remedies, including, without limitation, the right to fine Unit Owners and tenants (as provided in any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property. Each Unit Owner or occupant of a Unit shall be required to register its pet with the Association. Unit Owners and occupants or users of Units or any other portion of the Condominium or the Properties must pick up all solid wastes of their pets and dispose of such wastes appropriately. The Association shall have the right, at any time, to require that any pet on the Condominium Property provide a DNA sample, which sample may be taken by swab of the interior of such pet's mouth. The Association shall have the right to have any pet feces tested for purposes of matching such feces with the DNA on file with the Association and, in addition to any other remedy provided to the Association under this Declaration or applicable law, shall have the right to fine Unit Owners and tenants for each violation of the foregoing restriction.

In addition to any other rights provided under this Declaration or under Applicable Law, the Board of Directors of the Association may require the Owner or other occupant of a Unit to remove any pet from the Condominium and the remainder of the Properties for repeated violations of this Section 17.4, or, in the Board's sole discretion, if such pet constitutes a danger to the Owners and other occupants of Units. If the owner of such pet fails to comply with such request, the Board may cause the pet to be removed from the Condominium and the remainder of the Properties, and all costs of such removal shall be the responsibility of the Unit Owner. Every pet owner shall be strictly responsible for the behavior of such owner's pet, including any damage to property or injury to Persons caused by such pet, and shall indemnify and hold Developer, the Association and every other Owner or occupant of a Unit harmless from any damage or injury caused by the pet. The Condominium Association may adopt Rules and Regulations that further regulate the keeping of pets within the Condominium and the remainder of the Properties, including, without limitation, the disposal of pet waste, the restriction of the number of animals that may be kept within a Unit, the prohibition of certain species or breeds, and the regulation or prohibition of pet activities within the Common Elements or other portions of the Properties. Without limiting the generality of Section 19 of this Declaration, any violation of the provisions of this restriction shall entitle the Condominium Association to all of its respective rights and remedies, including, without limitation, the right to fine Unit Owners and tenants (as provided in any applicable Rules and Regulations) and/or to require any pet to be permanently removed from the Condominium Property.

17.5 Use of Common Elements and Association Property. The Common Elements and Association Property shall be used only for furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of the Units. The Common Elements shall not be obstructed, littered, defaced, or misused in any manner. In no event shall any Unit Owner or occupant place, or permit the placement of, any item which obstructs, or otherwise impedes access to, any portion of the Condominium Property or any other portion(s) of the Properties which are either designated or used as delivery and receiving areas.

17.6 Nuisances. No portion of the Units, Limited Common Elements or Common Elements shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean or untidy condition or that will be unsightly to the eye; nor shall any substance, thing, or material be kept on any portion of the Units or any Limited Common Elements appurtenant thereto that will emit foul or noxious odors or cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding properties. No offensive activity shall be carried on in any Units, Limited Common Elements, Common Elements or other portions of the Condominium Property, nor shall anything be done therein which may be or become an unreasonable annoyance or nuisance to any Owner. The Board of Directors shall have the right to determine if any equipment, fixture, improvement, materials or activity producing such noise or odor constitutes a nuisance. In particular, during the hours from 11:00 p.m. through 8:00 a.m. no Unit Owner shall play (or permit to be played in its Unit, or in the Limited Common Elements or Common Elements) any musical instrument, phonograph, television, radio or the like in a way that unreasonably disturbs or annoys other Unit Owners or occupants. Additionally, there shall not be maintained therein any plants, animals, devices or things of any sort whose activities or existence is in any way noxious, dangerous, unsightly, unpleasant, or of a nature that may diminish or destroy the enjoyment of the Units, or any other portions of the Condominium Property. No outside burning of wood, leaves, trash, garbage, or household refuse shall be permitted within the Condominium Property. Notwithstanding the foregoing, no activity specifically permitted by this Declaration or the Master Covenants, including, without limitation, activities or businesses conducted from the Commercial Parcel, or all or any portion of the Shared Facilities Parcel shall be deemed a nuisance, regardless of any noise, odors or traffic emanating therefrom (except, however, to the extent that such noise, odors or traffic exceed the limits, if any, permitted by Applicable Law).

17.7 Outside Items. No rubbish, garbage, refuse or trash shall be kept, stored, or allowed to accumulate on any portion of the Condominium Property, except within designated trash receptacles. No linens, clothing, household fabrics, curtains, rugs, or laundry of any kind shall be hung, shaken, dried or aired from any windows, doors, balconies, terraces or other portions of the Condominium Property. No articles shall be placed on balconies, patios or similar areas, unless expressly permitted under this Declaration or approved in writing by the Condominium Association. The foregoing shall not prevent placing and using patio-type furniture and other furnishings in such areas if the same are normally and customarily used for a residential patio, balcony, terrace or lanai area. Built-in planters shall not be placed on any balcony, patio, or similar area without the approval of the Condominium Association and in no event, shall any planter which exceeds a maximum total weight of seventy-five (75) pounds per square foot be placed on any balcony. In the event of any doubt or dispute as to whether a particular item is permitted hereunder, the decision of the Board of Directors shall be final and dispositive.

17.8 Firearms. The discharge of firearms and fireworks within the Condominium is prohibited. The term "firearms" includes "B-B" guns, pellet guns, and other firearms of all types, regardless of size.

17.9 No Improper Uses. No improper, offensive, hazardous or unlawful use shall be made of the Condominium Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereover shall be observed. Violations of laws, orders, rules, regulations, or requirements of any governmental agency having jurisdiction thereover, relating to any portion of the Condominium Property, shall be corrected by, and at the sole expense of, the party obligated to maintain or repair such portion of the Condominium Property, as elsewhere herein set forth. Notwithstanding the foregoing and any provisions of this Declaration, the Articles of Incorporation or the By- Laws, the Association shall not be liable to any person(s) for its failure to enforce the provisions of this Section 17.9. No activity specifically permitted by this Declaration shall be deemed to be a violation of this Section.

17.10 Alterations or Additions. Without limiting the generality of Section 9.1 hereof, but subject to the provisions of Section 11 hereof, no Unit Owner shall cause or allow improvements or changes to his Unit, or to any Limited Common Elements, Common Elements, or Association Property, which alters the exterior appearance thereof, or which could in any way affect the structural, electrical, plumbing or mechanical systems of the Building or elsewhere within the Properties, without obtaining the prior written consent of the Association (in the manner specified in Section 9.1 hereof). **Inasmuch as the Condominium has been constructed with post tension cables, absolutely no penetration shall be made to any floor slabs, roof slabs, or ceiling slabs without the prior written consent of the Board of Directors. Notwithstanding anything to the contrary contained herein, the post tension cables contained in the Building shall not be considered a part of a Unit. Since such cables are essential to the structure and support of the Building, all post tension cables within the Condominium shall be deemed Common Elements of the Condominium and may not be disturbed or altered without the written consent of the Board.**

17.11 Sound, Weight and Flooring Restrictions. Other than as originally installed by the Developer, hard and/or heavy surface floor coverings, including, without limitation, tile, marble or wood, may not be installed in any part of a Unit, without the prior written consent of the Association. The Association shall approve the installation of hard and/or heavy floor coverings (for which approval is required) provided the sound isolation and acoustical treatment material meets the specifications established from time to time by the Board.

Once approved by the Board, the hard and/or heavy floor covering materials must be installed in accordance with the manufacturer's guidelines, the Florida Building Code and any other applicable building codes, and must be installed in a manner that provides proper isolation of the flooring materials from any ridged part of the building structure, including concrete sub-floor or adjacent walls and fittings. The Board may require an independent certification of the STC coefficient and the IIC rating after the installation of hard and/or heavy surface floor coverings, at the Unit Owner's sole expense. The Board will have the right to specify the exact material to be used under floor coverings on balconies; provided, however, that each Unit Owner shall be solely responsible for ensuring that any such installation

conforms with the requirements of the Florida Building Code and any other applicable building code. Any use guidelines set forth by the Association shall be consistent with good design practices for the waterproofing and overall structural design of the Building. Owners will be held strictly liable for violations of these restrictions and for all damages resulting therefrom and the Association has the right to require immediate removal of violations. Applicable warranties of the Developer, if any, shall be voided by violations of these restrictions and requirements. Each Owner agrees that sound transmission in a building such as the Condominium is very difficult to control, and that noises from adjoining or nearby Units and/or mechanical equipment can often be heard in another Unit. **The Developer does not make any representation or warranty as to the level of sound transmission between and among Units and the other portions of the Condominium, and each Owner shall be deemed to waive and expressly release any such warranty and claim for loss or damages resulting from sound transmission.**

17.12 Exterior Improvements. Without limiting the generality of Section 9.1 or 17.10 of this Declaration, no Unit Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Units or the Limited Common Elements appurtenant thereto (including, but not limited to, awnings, canopies, shutters, window coverings, signs, screens, window tinting, fixtures and equipment) nor plant or grow any type of shrubbery, flower, tree, vine, grass or other plant life or landscaping on its patio or balcony, without the prior written consent of the Association. No painting or changes in the exterior colors of any Units or the Limited Common Elements thereto (if any) shall be permitted without the prior written consent of the Condominium Association. Notwithstanding the foregoing, to the extent otherwise permitted under the Act, the Association shall not refuse the request of a Unit Owner for a reasonable accommodation for the attachment on the mantel or frame of the door of the Unit Owner of a religious object not to exceed 3 inches wide, 6 inches high, and 1.5 inches deep.

17.13 Signs. No sign, poster, display, billboard or other advertising device of any kind, including, without limitation, "FOR SALE," "FOR RENT," security service or construction signs shall be displayed to the public view on any portion of the Units, Limited Common Elements, or Common Elements without the prior written consent of the Association, except (a) signs, regardless of size, used by the Developer, its successors or assigns or a party developing or marketing any portion of the Properties subject to the Master Covenants, including the Condominium Property, including signs used for construction or repairs, advertising, marketing, promotion, sales or leasing activities, (b) signs installed as part of the initial construction of the Units or other Improvements and replacements of such signs (similar or otherwise) and signs otherwise permitted under the Master Covenants, and (c) bulletin boards, entrance, directional, informational and similar signs used by the Association or by the Shared Facilities Owner.

17.14 Lighting. All exterior lights and exterior electrical outlets in the Units and Limited Common Elements appurtenant thereto must be approved in accordance with Section 9 of this Declaration.

17.15 Exterior Sculpture and Similar Items. Except as originally installed by the Developer, all exterior sculpture, flags, and similar items within Condominium Property must be approved in accordance with Section 9 of this Declaration. Notwithstanding the foregoing, any Unit Owner may respectfully display one (1) portable, removable American flag, and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, any Unit Owner may respectfully display portable, removable official flags, not

larger than four and one-half feet by six feet (4'6" x 6') that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

17.16 Air Conditioning Units. No window or wall mounted air conditioning units may be installed in any Unit.

*Maintenance of the air conditioning units is the responsibility of the unit owner.

17.17 Outside Installations. No radio station or short-wave operations of any kind shall operate from any Unit, Limited Common Element or Common Element. Except to the extent, if any, permitted under Applicable Law, no exterior satellite dish, or other transmitting or receiving apparatus, radio antenna, television antenna or other antenna of any type (collectively, "Receiving Devices") shall be erected or maintained on the Common Elements, Limited Common Elements, or in the Units. If the installation of any such Receiving Device is permitted under applicable law, any proposed installation thereof shall be approved by the Condominium Association prior to installation and shall be installed or affixed on the floor of such Unit Owner's balcony or patio so that the top of the Receiving Device does not extend beyond the top of the railing of such balcony or patio and is not visible from outside of the Unit or any Limited Common Element appurtenant to such Unit; provided, however, that under no circumstances shall a Unit Owner drill into or otherwise alter any balcony or other Limited Common Element appurtenant to its Unit. To the fullest extent permitted under applicable law, the Association and the Shared Facilities Owner may each enact Rules and Regulations which prohibit or otherwise restrict individual antennas, including (without limitation): (a) prohibitions or restrictions based on the availability of a central antenna system or other central reception facilities; and (b) requirements that any devices which may be permitted under applicable law be of comparable size, weight and appearance, that any such devices be installed and maintained in a manner designed to protect the safety of the Building and its occupants and that any such devices satisfy reasonable and uniform standards established by the Association for architectural appearance purposes. The provisions of this section may not be amended, by any amendment to the Declaration of Condominium or the Rules and Regulations, without the approval of at least eighty percent (80%) of the voting interests in the Condominium.

17.18 Window and Door Treatments. No reflective film, tinting or window coverings shall be installed on any windows or glass doors within the Condominium, except as necessary to replace or restore tinting of glass surfaces as originally installed, unless approved by the Association prior to installation in accordance with Section 9.1 of this Declaration. Curtains, drapes and other window coverings (including their linings) which face on exterior windows or glass doors of Units, or are visible from the exterior of the Building, shall be white or off-white in color, unless otherwise specifically approved by the Board of Directors. No aluminum foil may be placed in any window or glass door of a Unit, and no reflective substance may be placed on any glass in a Unit, except for any substance previously approved by the Board of Directors for energy conservation or hurricane protection purposes. No unsightly materials may be placed on any window or glass door or shall be visible through such window or glass door. Any screen door must be of a uniform type approved by the Association.

17.19 Hurricane Protection. The exterior glass in the Condominium is intended (without imposing any obligation) to be composed of Miami-Dade County Product Approved material and is intended to be Impact Resistant, as defined in the South Florida Building Code. Accordingly, no type of hurricane protection may be installed in or around the Units and the Limited Common Elements appurtenant thereto, except to the extent, if any, expressly required to be permitted under the Act. If and to the extent the Act gives Unit Owners the right to install hurricane shutters, any proposed hurricane shutters or other hurricane protection must be approved by the Association prior to installation, and shall be installed or affixed in the manner approved by the Association. **All hurricane shutters and similar equipment shall be kept in an open position except during periods of hurricane warnings or watches, or tropical storm watches or warnings.** Upon issuance of an official hurricane or tropical storm warning or watch, each Unit Owner shall take all actions necessary to prepare his/her Unit for any such hurricane or tropical storm, which shall include (i) removing all objects from balconies and terraces which will not be secured or otherwise protected, and (ii) complying with all rules and regulations which may be adopted, amended, or supplemented by the Association from time to time. No hurricane or storm shutters or other hurricane protection shall be permanently installed on any structure in a Unit or in the Limited Common Elements or Common Elements, unless first approved in accordance with Section 9 of this Declaration.

Unit Maintenance. Each Unit Owner must undertake or must designate a responsible firm or individual to undertake his general maintenance responsibilities, which responsibilities shall include, at a minimum, maintaining the exterior appearance of the Unit and the Limited Common Elements, safeguarding the Unit and the Limited Common Elements to prepare for hurricane or tropical storm watches and warnings by, among other things, removing any unfixed items on balconies and terraces, and repairing the Unit and the Limited Common Elements in the event of any damage therefrom. An Owner of a Unit may designate a firm or individual to perform such functions for the Owner, but such designation shall not relieve the Owner of any responsibility hereunder. The name(s) and addresses of such firm or individual must be furnished to the Association. The designation of such firm or individual shall be subject to the approval of the Association. In the event a Unit Owner does not, in the Condominium Association's opinion, comply with the general maintenance responsibilities set forth herein or in the Declaration of Condominium, such maintenance and/or repair may (without imposing any obligation on the condominium Association to do so) be effected by the Condominium Association at said Unit Owner's sole expenses and a Charge therefor may be made against such owner's Unit. Notwithstanding the foregoing, the Condominium Association is not obligated to undertake any such maintenance and/or repair obligation on behalf of any Unit Owner and, if any action is so taken, the Condominium Association shall not be liable for any damage to the Unit, the Limited Common Elements, or any personal property contained therein in connection with any actions taken pursuant to this Section.

17.21 **Hazardous Substances.** No flammable, combustible or explosive fluids, chemicals or other substances may be kept in any Unit, Limited Common Elements or Common Elements, except such as are generally used for normal household purposes. No gas or charcoal barbecue or other cooking devices, or outside cooking, is permitted on any patio, balcony, terrace or lanai.

17.22 **Mold Prevention.** No Unit Owner shall install within his or her Unit, or upon the Common Elements and/or the Association Property, non-breathable wall-coverings or low-permeance paints. Additionally, any and all built-in casework, furniture and/or shelving within a Unit must be installed over floor coverings to allow air space and air movement and shall not be installed with backboards flush against any gypsum board wall. Furthermore, all Unit Owners, whether or not occupying the Unit, shall continually run the air conditioning system to minimize humidity in the Unit and the Condominium Association shall have the right, but not the obligation, to access the Unit, if it deems necessary or desirable, to monitor or to cause compliance with the provisions of this Section, including (without limitation) the requirement to continually run the air conditioning system.

While the foregoing is intended to minimize the potential development of mold and other microtoxins, the Developer does not make any representations or warranties regarding the existence or development of molds, mildew, spores, fungi and/or other microtoxins and each Unit Owner shall be deemed to waive and expressly release any such warranty and claim for loss or damages resulting from the existence and/or development of molds, mildew, spores, fungi and/or other microtoxins, including without limitation, any claims or responsibility for any illness or allergic reactions which may be experienced by such Unit Owner or any occupant of a Unit. Unit Owners and occupants should immediately file a written report with the Condominium Association if any molds are found or if it appears that abnormal amounts of moisture have accumulated in their Unit or elsewhere within the Condominium.

17.23 **Play Equipment, Strollers, Etc.** Bicycles, tricycles, scooters, skateboards, and other play equipment, baby strollers and similar items shall not at any time be left in the hallways or other Common Elements or in the Limited Common Elements (including balconies, terraces and patios).

17.24 **Insurance Rates.** Nothing shall be done or kept in the Common Elements or within the Units or the Limited Common Elements which will increase the rate of insurance on any property insured by the Association or the Shared Facilities Owner without the approval of the Board or the Shared Facilities Owner, as the case may be, nor shall anything be done or kept in the Units, or on the Limited Common Elements or Common Elements, which would result in the cancellation of insurance on any property insured by the Association and the Shared Facilities Owner, or which would be in violation of any law.

17.25 Association Access to Units. In order to facilitate access to the Units by the Association to use in the performance of its functions, it shall be the responsibility of all Unit Owners to deliver a set of keys to their Unit to the Association to use in the performance of its functions. No Owner shall change the locks to its Unit without so notifying the Association and delivering to the Association a new set of keys to such Unit.

17.26 Documents. Each Owner shall be obligated to deliver the documents received from the Developer, or from any prior Owner, containing this Declaration and any other declarations and documents, and any modifications thereto, to any purchaser or grantee of their Unit. Notwithstanding the foregoing, in the event of loss or damage to the documents they may be obtained from the Association upon payment of the actual cost for preparing and furnishing the documents to any Owner requesting them.

17.27 Rules and Regulations. As provided in the By-Laws, the Board of Directors may adopt rules and regulations applicable to all portions of the Condominium Property other than the property owned by the Developer. In the event that such rules or regulations are adopted, they may be enforced in the same manner as the restrictions set forth in this section and may be modified, added to or revoked, in whole or in part, by the Board of Directors, and as provided in the By-Laws.

17.28 Effect on Developer. The restrictions and limitations set forth in this Section 17 shall not apply to the Developer or to Units owned by the Developer, except that the Developer shall be subject to the requirement that prior written approval of the Condominium Association be obtained for leases of Units set forth in Section 17.2, and to the pet restrictions set forth in Section 17.4 of this Declaration.

17.29 Variances and Exceptions. The Board of Directors of the Association shall have the right and power to grant variances from time to time for the provisions of this section for good cause shown, as determined by the Board of Directors of the Association, in their reasonable discretion. No variance granted as aforesaid shall alter, waive or impair the operation or effect of the provisions of this Section in any instance in which such variance is not granted.

17.30 Cumulative with Restrictions of Master Covenants. Without limiting the generality of Section 22 or of the last paragraph of Section 11.1 of this Declaration, the foregoing restrictions shall be in addition to, cumulative with, and not in derogation of those set forth in the Master Covenants.

RULES AND REGULATIONS

Tenant Rule:

To the extent any tenant is found to be in violation of the terms and conditions of any of the Association's governing documents, as determined by the Board of Directors, after having been previously determined by the Board of Directors to have violated the terms of any of the Association's governing documents, the Unit Owner leasing a Unit to such tenant shall be required, within 30 days' notice from the Association, to commence formal proceedings for the removal of the tenant.

Access Fob Rule:

Each Unit Owner or approved resident within the Condominium shall be entitled to an access fob. All other individuals seeking access to the Condominium, or any Unit must seek such access through the front desk attendant.

Summary of Use Restrictions

Each of the rules and regulations shall be in accordance with all applicable County and State codes, ordinances, and regulations.

1. Access to Residential Units

In order to facilitate access to Residential Units for the purposes enumerated in this Declaration, it shall be the responsibility of all Unit Owners to deliver a set of keys of their respective Units to the Association to use for emergency purposes.

Should a resident lock themselves out of their home they are able to request a "lockout" from Management. A lockout is when a resident request with Management to use the emergency key of their apartment to open the unit door for them (with proof of residency). Lockout assistance may be granted by the Association to residents only. No individual that is not verifiable as an owner or registered and approved tenant will be entitled to any assistance. The cost of lockout assistance from the Association shall be \$25, the payment of which is due to the Association within the following 48-hour period. The signed form is a confirmation that you are agreeing to pay the balance within this time frame.

The fee for this service must be paid in the form of a check made payable to "The Bond 1080 Brickell Condominium" or by credit card with the card authorization form.

Failure to pay the fee within the time frame above is considered a Violation of the Associations rules, regulations, and policies. Accordingly, failure to pay in a timely matter may subject the individual and/or applicable owner to the grievance committee hearing and/or fines.

Passed by the Board of Directors the 18th of March 2021.

2. Antennas, Satellite Dishes

To the extent permitted by applicable law, no Owner may install any antenna, satellite dish or other transmitting or receiving apparatus in or upon his or her Residential Unit (and/or areas appurtenant thereto), without the prior written consent of the SCU Owner.

3. Balconies

Your balconies are an important part of the overall aesthetics and the protective envelope of The Bond. To ensure that the property remains attractive and protected, the following must be observed: Any and all modifications to balconies must be approved by the Property Manager prior to commencement of work (i.e., flooring, fixtures, fans,) including, but not limited to, attachment of anything to the exterior walls.

Personal articles, including items such as linens, clothing, swim wear, rugs, mops or laundry of any kind may not be draped or stored on balconies. Personal property must be stored inside the unit. This includes bicycles, skateboards, scooters, etc. Please do not permit anything to run off or be thrown from balconies (i.e. water from cleaning or plant maintenance, cigarette butts or any other objects). Open flames (grills, tiki torches, etc.) are strictly prohibited.

If you are not in your residence during the hurricane season (June 1st through November 30th) you should place all movable objects indoors.

Pets may not be left unattended on balconies.

4. Children

Children must be supervised by an adult at all times. For their safety, as well as the comfort of your neighbors, children may not play in the elevators, stairways and other common elements. An adult must accompany all children under the age of 16 while at the recreational/ pool facilities. Please review the Governing Documents for further clarification of other common element usage, as well as other policies established concerning children. Certain other restrictions may apply for the well-being of the children and enjoyment of other Unit Owners.

5. Deliveries

The receiving desk will accept packages on behalf of a resident so long as the package does not exceed 50 lbs. and is delivered by a service that provides a tracking number (Fed Ex, UPS, etc.). The resident must complete a "Package/Mail Authorization" form in order to benefit from this service.

Deliveries more than 50 lbs. are the sole responsibility of the resident and must be scheduled through the Management Office in advance. Residents must be present or make arrangements to have someone accept delivery of any such items. If the resident is not available to receive such items, the courier will be turned away.

Residents are required to arrange for pick-up of their packages within seven (7) days of receipt. Packages not picked up after seven (7) days will be returned to sender. Packages will only be accepted for authorized residents. If the addressee is not a registered resident, the package will be turned away. Return packages will not be accepted. Residents wishing to return a package must arrange to drop off the package to a shipping store (such as FedEx or UPS).

Passed by the Board of Directors on January 31, 2020

6. Destruction of Property

Unit Owners are financially responsible for damage to any part of the building caused by themselves, their dependents, contractors, or guests. Damage is not limited to, but includes defacing and engraving the walls, floors, or other parts of the building. Please report any damage of the common elements to the Management Office.

7. Elevators

Each elevator serving The Bond is equipped with an emergency telephone that is monitored 24 hours a day. All elevators and garage elevator foyers are controlled by key fobs.

Law prohibits smoking in the elevators. Please extinguish any cigarettes, cigars, or pipes prior to entering the elevators, lobby area or any other common element.

8. Sales & Leasing

No Unit Owner may sell, lease, give or otherwise transfer ownership of a unit without the prior written approval of the Association.

Residences may be leased for a minimum leasing period of thirty (30) days and in no event, shall a Unit be leased more than twelve (12) times within a twelve (12) month period. A copy of the Governing Documents including all rules and regulations must be given to the tenants by the Unit Owner or the Unit Owner's agent. Tenants must fully comply with the covenants, terms, conditions, and restrictions of the Governing Documents and with all rules and regulations.

All persons occupying the residences, other than Unit Owners, must be registered with the Management Office before the time of their occupancy and must participate in a new tenant orientation with Management. Sales and lease applications are available at the Management Office.

9. Mail Service

Your mail is delivered to your mailbox located in the main lobby.

10. Noise

To ensure that the rights of all residents are respected, the Property Manager requires that between the hours of 11:00PM and 8:00AM, you lower the volume of your radios, televisions, and stereos. Other high-level noise must also be avoided during these hours.

11. Parking

Parking spaces are assigned to respective units at closing. All vehicles must be properly registered with the Management Office.

One (1) vehicle tag may be assigned to a registered vehicle (device to open perimeter gate arms) per assigned parking space. Vehicles must be properly parked, facing forward and centered within the boundary lines of their assigned parking space. No automobile may be parked in a manner which blocks the ingress or egress of other vehicles.

All guests visiting the condominium units must use the valet parking service and service rates may apply. Unit Owners are responsible for compliance of the rules by their employees, guests, visitors, tenants, and invitees.

12. Pets

Commonly accepted household pets such as dogs and domesticated cats are permitted for a Unit Owner or occupant and limited to two (2), either dogs or cats or one of each. In no event shall such pets exceed an aggregate weight of seventy (70) pounds. If you own a dog or cat, you must immediately pick up all solid waste from your pet. Pets must be carried or on a leash that affords reasonable control and not more than six (6) feet long when outside of your unit. Pets may not be taken in any of the passenger elevators.

The freight elevator can also be used in order to exit on the first floor Receiving Area and exit towards the side walkway. Both entry/exits are to be accessed by key fob and doors are not to be propped open. Pets shall only be walked or taken upon those portions of the property designated for such purpose.

A one-time, non-refundable pet impact and registration fee in the amount of \$300 (per household pet) shall be imposed in connection with all new pets maintained in a unit. 'Household pet' may be defined and re-defined from time to time by the Association, and shall include without limitation, dogs, and cats.

The following dog breeds may not be brought into, kept, or otherwise harbored within The Bond (1080 Brickell Condominium: American Pit Bull Terrier, American Bulldog, Dogo Argentino, German Shepherd Dog, Tosa (Tosa Inu), Chow Chow, American Staffordshire Terrier, Mastiff, Staffordshire Bull Terrier, Cane Corso, Rottweiler, Doberman Pinscher and Wolf Hybrids.

These restrictions shall also apply to any mixed Breed dog which substantially Conforms to the standards established by the American Kennel Club or the foregoing breeds (as determined by the Board of Directors in its sole discretion).

As approved by the Bord of Director's on May 27, 2022.

13. Trash

A trash chute is located just outside your unit in the corridor. Please place garbage and trash in sealed plastic bags. Trash is not to be dragged on the hallway carpet and all trash must be placed inside the trash chute. Boxes and bulky items must be carried down to the trash or recycle containers in the loading dock area. No construction or packing materials, flammable materials, lighted cigarettes or cigars may be thrown down the chutes.

14. Safety

Unit Owner cooperation is essential to help enhance safety and privacy in the building. Keys, codes, and access devices are the responsibility of the Unit Owner, who should contact the Management Office anytime one of these are lost, stolen or reassigned to another authorized resident or visitor in their unit. Management should be notified immediately of any emergency or security violation. Do not leave or permit workers or guests to leave unit or building doors propped open.

15. Smoking

The Florida Clean Air Act prohibits smoking in common elements of condominiums. Please observe the law in all common elements.

16. Swimming Pool

Excessive noise is prohibited in the pool area at all times. Unit Owners are responsible for the actions of their children and guests. Persons using the amenities must comply with all rules and regulations promulgated by health officials.

AMENITIES

Pool Deck and P Level:

POOL DECK RULES

- Pool hours are from sunrise to sunset.
- No radios, speakers or electronic music devices are allowed without earphones.
- No diapers in the pool. Children not toilet trained must wear approved waterproof pants over diapers. Disposable diapers are not allowed. Swim diapers only.
- No floating devices in pool. No rafts, beach balls, surfboards, or similar beach equipment are permitted in pool or pool area.
- No reserved seating areas.
- Children under the age of sixteen (16) may not swim or use the pool areas unless accompanied and supervised by an adult.
- Cover-ups and footwear are required in all Common Areas. A towel does not constitute a cover-up.
- Suntan lotion must be removed before entering the pool-use the shower provided at the pool.
- Cover lounge chairs with a towel.
- Pets are not permitted in pool area, even if carried.
- Shower before entering the pool.
- Smoking is prohibited.
- No glass of any kind is permitted in the pool area.
- No food or drinks allowed inside the pool.
- Nude sunbathing or swimming is not permitted.
- Only thirty-two (32) persons shall be permitted on the pool deck at any given time.
- Only registered residents may use the pool.
- 2 guests allowed per resident.
- Nude sunbathing or swimming is not permitted.

Pool/Spa/Pool Deck and Cabanas

There are three (3) cabanas located on the pool deck and must be reserved for use. Each cabana is equipped with one (1) BB-Q grill, refrigerator, and ice maker. BB-Q grills are equipped with a 3- hour timer and will be locked. Reception Desk will be available for assistance in order to unlock the grill for usage after the reservation has been confirmed. Please contact the Management Office for reservations during the hours of Monday to Friday 9am-5pm. Application MUST be signed as confirmation of approval for use and required fees and deposits must be received.

CABANAS RULES

- Reservations must be made with the Management Office in advance for use
- No glass permitted in the Cabanas or Pool Deck
- Smoking is prohibited in the Cabanas and Pool Deck
- Report any damage, broken item or potentially hazardous condition to the Management Office and/or Front Desk immediately
- Maximum eight (6) guests allowed
- Any damage made during an event will be charged directly to the resident
- Pets are not permitted in cabana area, even if carried.
- Hours available for use is from 10am-8pm.
- Four (4) hours maximum per cabana usage.
- One cabana is allowed to be reserved per resident

Fitness Center

Fitness Center is open 24 hours a day, 7 days a week. A key fob is needed in order to enter the facility.

- Fitness Center is restricted the use of registered residents only. No guests are allowed at the fitness center at any time.
- All equipment must be wiped down before and after each use.
- Athletic shoes, shirts and proper attire are expected in the fitness room at all times. NO sandals or flip-flops.
- No food, alcohol, glass containers, smoking, or horseplay is permitted in this facility. NO pets are allowed.
- Any damage to equipment must be reported to Management or the Reception Desk immediately.
- All misuse of equipment is strictly prohibited (*dropping weights, abuse of equipment or the facility, etc.*)
- The Association is not responsible for loss, theft, or damage to personal items.
- Children under the age of eighteen (18) are not allowed to use the fitness room and equipment unless accompanied by an adult
- Dispose of trash items in the appropriate waste containers.
- Follow equipment directions carefully.
- Only use equipment if you are in proper health condition. It is advised to consult a medical physician or medical 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.
- Management reserves the right to remove individuals not adhering to the gym rules.
- Personal trainers must be pre-registered with the Management Office.

Business Center

BUSINESS CENTER RULES

- No guests allowed in this room. This is for registered residents only.
- Available 24/7 for residents with fob access
- Reservations may be made by residents with front desk for specific room and time. Reservations will be posted in Business Center where others using the facility must respect the reservations listed for the day
- Four (4) hour limit usage
- Only three (3) residents allowed at a time- one resident per table

As approved by the Board of Directors on June 21, 2023

Living Room

This room is used for social events and is located on the Amenities Deck. This room is equipped with a billiard table, ice maker, sink and refrigerator drawers for private events.

LIVING ROOM RULES

- Smoking is prohibited in the Living Room
- No items to be removed from or added to the Living Room without authorization from Management
- Report any damage, broken item or potentially hazardous condition to the Management Office and/or Front Desk immediately.
- Reservations must be made in order to use this room. An application must be submitted to the Management Office along with the required fees and deposits. Application must be approved by Management before use.
- The usage of the billiard table is available without reservations. Identification must be provided to the Front Desk in order to obtain the billiard table supplies and for confirmation of availability.

Library

The Library is available 24 hours a day.

LIBRARY RULES

- Food and Drinks of any kind are prohibited in the Library
- Smoking is prohibited
- No items are to be removed from or added to the Library without authorization from Management
- Residents and/or guests are not authorized to touch the television settings or install any other equipment onto the television.
- Report any damage, broken item or potentially hazardous condition to the Management Office and/or Front Desk immediately.
- Shoes, shirt and proper attire is necessary (no wet towels or bathing suits allowed).

Kid's Corner

THE KID'S ROOM RULES

The Kid's Room is open to all children but was designed to be utilized by children under 12 years old, with adult supervision. Children may not use this area unless they are accompanied by a parent or responsible adult. All residents and their guests must review these rules with your children and insist they obey them. These rules are designed for benefit of all:

- Use play room at your own risk. The Bond 1080 Residents are responsible for any personal injury or damage to personal or play room property caused by them or their guests.
- The Kid's Room is for the exclusive use for Bond 1080 Residents. Any guests must be accompanied by Resident at all times.
- Wet swimsuits are not permitted at any time.
- Children must be supervised by an adult at all times.
- No items to be removed from or added to this play room without authorization from Management.
- Please help keep this room clean and safe by returning all toys used to its designated storage areas.
- No food permitted in this play room.
- No drinks or other liquids are permitted in this play room.
- Smoking is absolutely prohibited.
- No pets are allowed in this play room.
- Report any damage, broken items or potentially hazardous conditions to the Management Office and/or the Front Desk immediately 305-693-2663 ext. 3
- Anyone causing intentional damage to the Kid's Room toys or furnishings will be assessed no less than a \$100.00 fine and, depending on the severity of the damage caused.
- Opening the balcony slider is prohibited.

AMENDMENT TO AMENITIES RULES AND REGULATIONS

Fitness Center

- Exercise shall be conducted in the gym facility only. No exercise may be conducted on the pool deck, condominium hallways, Common Element gathering rooms, or any other portion of the Common Elements (with exception of the gym facility).
- Personal trainers shall not be permitted in the gym facility until or unless such trainers execute the Association's Personal Trainer Indemnification Agreement, which requires that all personal trainers performing professional services at the Condominium confirm licensure, insurance, and agreement to indemnify the Association for all liabilities and/or claims arising from the performance of their services at the Condominium.

Front Desk

- An ID is required to be provided in exchange for a luggage cart or grocery cart at the front desk.
- Front desk cannot accept any item, including keys, to be left for another person to collect at the front desk.

Leases

- All security deposits issued to the Association in connection with the leasing of Units must be paid directly from a Unit Owner to the Association.

As approved by the Board of Directors on July 12, 2018

Packages

- Residents are required to arrange for pick-up of their packages within seven (7) days of receipt. Packages not picked up after seven (7) days will be returned to sender.
- Packages will only be accepted for authorized residents. If the addressee is not a registered resident, the package will be turned away.
- Return packages will not be accepted. Residents wishing to return a package must arrange to drop off the package to a shipping store (such as FedEx or UPS).
- Deliveries of items weighing in excess of fifty (50) pounds must be scheduled with the Management Office. Residents must be present or make arrangements to have someone accept delivery of any such items. If the resident is not available to receive such items, the courier will be turned away.

Passed by the Board of Directors on January 31, 2020

Items outside of unit

- Residents shall not place or keep doormats or similar items in the Common Element hallways of the Condominium.

Passed by the Board of Directors on February 1st, 2024

PRIOR TO YOUR MOVE DON'T FORGET TO:

- Notify the Post office of your new address.
- Send change of address notices for all of your newspapers and magazines subscriptions.
- Cancel or transfer delivery services.
- Arrange to have your utilities disconnected at your old address and installed at your new address.
- Make arrangements one week prior to your move, please provide Management
- (305) New Bond (639-2663) with your move in date and the name of your moving company.
- Receiving is open Monday through Friday 9:00 am to 4:30 pm. ALL moving must be completed before 4:30 pm. Receiving is not open on the weekends and deliveries will not be accepted on those days. The Receiving Department phone number is
- (305) New Bond (639-2663) and dial the extension.
- Please be present to have workers admitted to your unit. No staff member of The Bond (1080 Brickell) Condominium Association, Inc., is permitted to admit anyone into your residence or accept any deliveries on your behalf. This is a measure of security and safety for all residents.

IMPORTANT INFORMATION:

APPROXIMATE SERVICE ELEVATOR DIMENSIONS:

	<u>Door Opening</u>	<u>Interior Cab</u>
Height:	4'-0" x 8'-0"	11'-8"
Depth:		7'-0"
Width:		5'-0"
Weight Capacity (Service Elevators only):		4,000 lbs.
(Please verify all service elevator dimensions prior to scheduling deliveries).		

We extend a warm welcome to you and wish you a pleasant transition to our community.



I have submitted a check to The Bond 1080 Brickell Condominium Association, and I understand Click Pay, NovelPay, NovelPayPropertyPay or “Bond 1080 Brickell -624” will appear as the charge on my bank statement or my credit card. **In the event that the checks are not authorized to be charged by the association, a \$45.00 NSF Fee will be added PER charge.**

Print Name

Unit #

Date