

RULES & REGULATIONS

Stanton House Condominium Association

6900 Bay Drive East, Miami Beach, FL 33141

Any violation of these Rules & Regulations will be sent to the Association's attorney to be addressed at owner expense.

1. Prior to moving you must provide the Association a deposit check in the amount of \$300 and coordinate reservation of service elevator 24-48 hours in advance with the management company for a time slot from Mondays through Fridays between 9 am to 5 pm. Once the move is complete and no damage or any rules violations were made your check will be returned in 90 days.
2. All moving and furniture / appliances deliveries **must only use the service elevator and rear delivery entrance**, per management pre-scheduled time slot, under owner's or owner-rep's direct supervision. Residents are responsible to ask the Association for the floor and cabin coverage to protect the elevator and the access to the rear gate.
3. Upon moving you must provide the Association with a copy of a current working key to your unit that can only be used in case of an emergency. Owner will be responsible for any associated expense for not complying.
4. Once you move in, arrange with the Association to program your local phone number into the Intercom System. To let visitors in press #9 on your phone.

COMMON AREAS

1. Any damage to the buildings common areas, recreational facilities or equipment caused by any guest, resident/tenant or contractor from an owner shall be repaired at the expense of the unit owner with NO exceptions.
2. For safety reasons do not let any unknown person into the building if they don't have a key to come in. Exceptions can be made only for mail services and private couriers.
3. As for bylaw: No article shall be placed in any of the corridors, walls or stairways nor shall the same be obstructed in any manner. Nothing shall be hung or shaken from doors, windows, walks or corridors of the apartment building.
4. No article can be drilled, attached to or hung from the exterior of the unit door.
5. Derived from condo docs and liability reasons: No door mats are allowed in common areas (hallways).
6. As for bylaw: All doors leading from the apartment to common elements, other than doors to balconies, shall be closed at all times except when in actual use for ingress or egress.
7. As for bylaw: None of the common elements or areas shall be decorated, furnished, or any fixtures changed by any apartment owner or resident, unless previously approved by the majority of board members.
8. No notice, sign or other type of communication maybe affixed to common elements of the Condominium except in the provided communication residents board.
9. No owner &/or resident is allowed to affix or hang lockboxes in any part of the building's premises. They can be removed by Association without any prior notice. Only Association is allowed to use lockboxes in the building.
10. Lobby is not meant to be used by extended periods of time.

11. No working, eating, drinking, sleeping, playing, lingering, exercising or social gathering is permitted in the lobby area. No feet allowed on the couches or other furniture.
12. Card Room is limited to be used for Association's or board meetings.

BALCONIES

1. Residents must ensure access to the Association any time is required to inspect or do work on balconies as they are considered common areas by condo docs.
2. Do not place anything on the balconies that could compromise the structure of the building. If done the Association can require at any time for the issue to be addressed and the current owner will be responsible for the costs of any damage caused.
3. Any installation or alteration to the balconies must be previously approved by Board and done with city permits. If any of the requirements are not met Association can demand restoration at the current owner cost.
4. Do not hang anything from the balconies railings.
5. Do not place anything on the balconies that would affect the outside esthetics of the building such as, rugs, curtains, umbrellas, mops, lights, barbecues, bicycles, baby carriages, or similar.
6. No article can be drilled, attached to or hung from the balconies ceiling and walls.
7. As for bylaw: No cooking shall be permitted on any balcony.
8. No one should sweep down dirt, water, throw garbage, cigarette butts or anything from the balconies down toward the lower floors.
9. Residents should not leave glasses or bottles on balconies unattended.

MAINTENANCE FEES

1. Monthly Maintenance fees are due between the 1st and 10th of every month. Any payment received late will be assessed \$25.00 late fee. Any unit past due more than 3 months will be sent to the Association's attorney at owner's expense.

PARKING

1. All owners/resident vehicles must be registered with Association and all the info required such as: car registration/ driver license & clicker number, must be up to date. If the info required is not provided vehicle can be towed at vehicle's owner expense.
2. Each apartment will be delivered one (1) clicker corresponding to it assigned parking spot.
3. All owners/ resident must park their vehicles at their assigned spot parking while in the building.
4. Owners/ resident VEHICLES CAN NOT BE PARKED AT ANYTIME IN THE GUEST PARKING SPACES.
5. All changes, rentals and agreements done respecting assigned parking's between neighbor's must be informed and acknowledge by written approval to the Association and must be up to date. Owner should provide renter the clicker corresponding to the spot.
6. Illegally parked vehicles can & will be towed away at vehicle's owner expense. Towing is to be done only by the manager of the association and may be done without warning.
7. Vehicles parked in the fire zone, marked in red, will be towed immediately.
8. Owners can NOT rent or lend permanently their assigned parking spaces to non-residents of the building.

9. Parking spaces shall not be obstructed or used for any other purpose than to park registered & allowed vehicles in operating conditions. It cannot be used as a storage.
10. No washing or cleaning cars is allowed in the garage or building premises.
11. No repairs, maintenance, oil changes shall be made to cars, motorcycles or scooters upon any portion of the premises.

PETS - NO PETS ALLOWED.

1. All service, emotional or grandfathering in pets must be registered with the Association. A current photo, Dade county registration and updated veterinarian vaccine record must be provided.
2. For service and emotional pet, residents/ owners should provide certifications or letter accordingly, provided by a health care practitioner; a telehealth provider; or any other similarly licensed association.
3. All dogs must be kept on a 4-foot limiting leash while in the confines of the common areas
4. Owners must uphold the "Pooper Scooper" rule while on the property. Not cleaning after your pet in common areas is considered unacceptable and owner will be charged the cost for cleaning fees & fines.
5. While transiting through common areas diaper use is strictly advised for any dog or pet that is known, or prone to, have incontinence issues.
6. Pet feeding isn't allowed in common areas or around building premises.

POOL

1. Pool hours from 8 am to 9 pm. No life guard on duty. Swim at your own risk.
2. NO GLASS permitted in or near the Pool Area: only plastic non-breakable containers are allowed (FL State Law). This is for everyone's SAFETY.
3. Sanitize: Use available stations before and after. Tanning oil and sand must be removed before entering pool.
4. Guests: 2 guests per resident are allowed in the pool and must be with the owner. For any exception contact board or management previously.
5. Lounge Chairs: Lounges or chairs are not to be removed from the pool deck. Do not drag chairs across pool deck. Cover lounge chairs with a towel if using suntan lotion. You cannot reserve your seat if you are leaving pool area for more than 15 minutes.
6. Cover-ups and footwear are required in all common areas: A towel does not constitute as a cover-up.
7. Headphones must be worn to listen to music: No radios, tape decks, CD or MP3 players are allowed without headphones.
8. No pets in pool area: Even if carried.
9. Parents are responsible for the behavior of their children: Running, horseplay, climbing, ball Frisbee playing or other noisy activities are not permitted in or near pool area and may result in removal or fines. Children who are not toilet trained are not allowed in the pool unless wearing little swimmers.
10. You must be over 18: No one under 18 may be at the pool without adult supervision.
11. No grills: No grills are allowed on the pool deck.

GYM

1. The gym is for the sole use of the residents of our building. No guests are allowed.
2. Children under age of ten (10) are not allowed in the gym at any time.

3. Please use a towel in order not to perspire.
4. Sanitize the machines after using them.
5. Keep the door open while doing exercise in order to ventilate the room .

GUESTS OF OWNERS & TENANTS

1. Any long term overnight guest (anyone who stays more than 18 consistent nights in any calendar month) will be considered a resident and required to register with the Management Office.
2. No short-term rentals allowed. Only one (1) year lease. Failure to comply with this condo rule the Association will send the matter to the Association Attorney for legal action.
You will also be reported to Miami Beach City for short term rental, which can start with a fine of \$1,000 +.

UNITS

1. You **MUST** advise the board and management company of any work to be done in your unit ahead of time unless it is an emergency repair. You must provide deposit, permits, insurance, license, certified contractor information and a notice of commencement to management company before commencing work that requires city permitting. You must maintain cleanliness of the common areas used during the process and **ONLY** use service elevator protecting floor and cabin. The owner will be charged directly for any cleaning fee or damage derived from the work.
2. All work in the apartments, which are not an emergency repair, must commence from 9 AM and must be completed by no later than 5 PM EST. **MONDAY – FRIDAY ONLY AND NOT PERMITTED ON SATURDAY'S OR SUNDAY'S.**
3. No washer and dryers are allowed to be installed in the apartments. Building pipes are not prepared for it.

GARBAGE

1. **NO** debris can be thrown via trash chute. Any costs incurred if the chute clogs or any other damage derived from not following will be charged to the owner.
2. No boxes or folded paperboard can be left on the Trash Chute Room or be thrown via trash chute.
3. All cardboard boxes **must be flattened/broken down** before disposing them in the ground floor container disposed for that by the garbage room. Note please that boxes **must be clean**.
4. Recyclable items must be brought **CLEAN** and placed inside the recycling bins on each floor **WITHOUT ANY PLASTIC BAGS**.
NOTE: Please do not contaminate the recycling throwing non-recyclable items or plastic with food / fat / grease, etc.
5. **NO DUMPING** household items, furniture, appliances, construction materials, plumbing fixtures or any bulk garbage can be left in the building or around it. Violators will be fined and charged a trash pick-up fee.

KEYS

The following can be purchased from the Association and prices are subject to change without notice:

- Building entry key: \$50.00
- Parking garage remote (1 per assigned parking spot): \$50.00

If you are a renter please check with your Landlord specifically for him to give you the parking garage remote & must return it when your lease ends.

For the full list of rules, regulations and condo bylaws you can ask the Association for a copy.

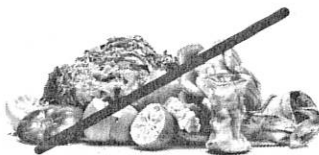
MOST COMMON CONTAMINANTS

Keep these common contaminants OUT of your recycling bin.



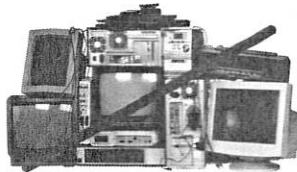
NO RECYCLABLES IN PLASTIC BAGS

Empty recyclables directly into your bin and leave the plastic bag out.



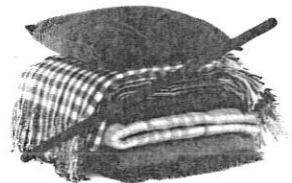
NO FOOD & LIQUIDS

Compost instead! Otherwise it belongs in the trash.



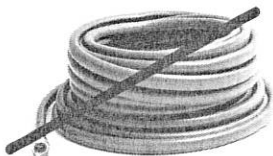
NO ELECTRONICS & SMALL APPLIANCES

Donate if in good condition, or schedule a bulky item pickup, if available. **Check earth911.com** for a local drop-off site.



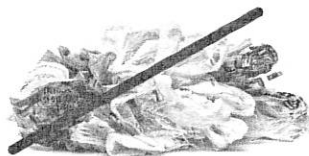
NO TEXTILES, BEDDING, RUGS & CARPET

Donate these items if they are in good condition. Large quantities may require special disposal.



NO TANGLERS, HOLIDAY LIGHTS, HANGERS & EXTENSION CORDS

They wrap around equipment and can shut down an entire facility! They all go in the trash.



NO PLASTIC BAGS, FILM/ SHEETING & FLEXIBLE FILM PACKAGING

Take plastic bags back to local retailers to keep them out of the recycling stream. Visit plasticfilmrecycling.org to find a drop-off location near you.



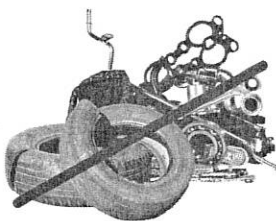
NO PAPER NAPKINS, PLATES, CUPS & TISSUES

Compost if possible, and remember to recycle the cardboard tube.



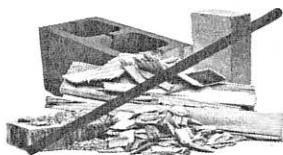
NO POLYSTYRENE FOAM

Foam and plastic containers are not recyclable curbside. Find drop-off programs for items like foam packing peanuts at earth911.com.



NO TIRES, AUTO PARTS & SCRAP METAL

[Not in recycling or trash.] All can damage equipment and are safety hazards. Contact your local scrap recyclers or retail tire stores for recycling options, or check earth911.com for a drop-off center near you.



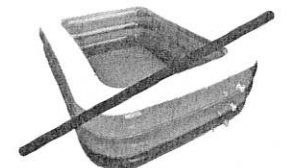
NO CONCRETE, WOOD & CONSTRUCTION DEBRIS

Can damage equipment & are safety hazards. You may be able to schedule a bulky item pickup - otherwise throw it in the trash or order a roll off bin by contacting Waste Management Customer Service.



NO YARD WASTE & WOOD

Compost or put in your yard waste cart, if available. Otherwise it belongs in the trash.



NO NON-RECYCLABLE PLASTIC

Not everything that is plastic is recyclable! Recycle only food & beverage bottles, jugs and tubes.

To learn more, visit
wm.com/recycleright



RECYCLE RIGHT

Clean bottles/ containers & cans before recycling /
Limpie los recipientes y botellas antes de reciclar

✓ ALWAYS RECYCLE / RECICLE SIEMPRE



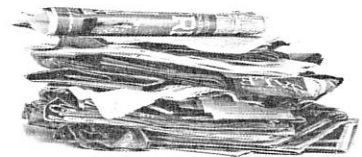
Plastic Bottles & Containers

Botellas y envases de plástico



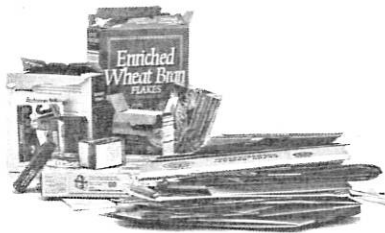
Food & Beverage Cans

Latas de alimentos y bebidas



Paper

Papeles



Flattened Cardboard & Paperboard

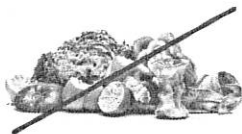
Cartón y cartulina aplastados



Glass Bottles & Containers

Botellas y envases de vidrio

✗ DO NOT INCLUDE IN YOUR MIXED RECYCLING CONTAINER / NO INCLUIR EN SU CONTENEDOR DE RECICLAJE MIXTO



NO Food or Liquids

NO comida o líquidos



NO Foam Cups & Containers

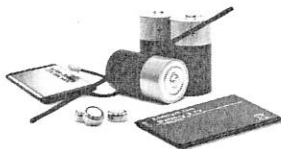
NO vasos y recipientes de poliestireno



NO Loose Plastic Bags, Bagged Recyclables or Film

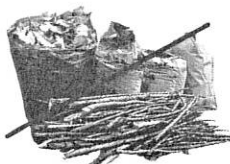
Empty recyclables directly into your bin.

NO bolsas y envolturas de plástico sueltas, o materiales reciclables embolsados
Vacíe directamente los materiales reciclables en nuestro carrito



NO Batteries – check local drop-off programs for proper disposal

NO baterías - Verifique los programas locales de entrega para su correcta eliminación



NO Green Waste

NO desechos verdes



NO Clothing, Furniture & Carpet

NO ropa, muebles y alfombras

To learn more, visit:

Para más información, visite:

wm.com/recycleright



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