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RECORDING COVER SHEET

DOCUMENT: Amended and Restated Rules and Regulations

 Coronado Condominium Association, Inc.

AMENDED AND RESTATED RULES AND REGULATIONS

Coronado Condominium Association, Inc.

EFFECTIVE JUNE 20, 2019

This is a substantial rewording of the condominium's rules and regulations. See the condominium association's official records for present text of current rules and regulations.

The Board of Directors of CORONADO CONDOMINIUM ASSOCIATION, INC. met at a duly noticed meeting of its members and voted affirmatively to adopt the AMENDED AND RESTATED RULES AND REGULATIONS to maintain the high standards, pleasant living conditions, and the common welfare and best interests of all Coronado Condominium Unit Owners, their families, tenants, and guests. Compliance with the Amended and Restated Rules and Regulations is mandatory.

The Rules and Regulations apply to and are binding upon all the Unit Owners and their families, guests, invitees, licensees, tenants, occupants, employees, agents, and all other such persons. Unit Owners are responsible for the compliance of all persons on the Condominium Property for purposes related to that Unit Owner or their Unit's Occupant.

The Rules and Regulations supplement the Declaration of Condominium for Coronado, a Condominium (and all amendments thereto), which is filed in Book 8794 at Page 0157 of the Official Records of Miami-Dade County.

GLOSSARY

"Association" means Coronado Condominium Association, Inc., the corporation statutorily charged with operating Coronado.

"Common Area" means the all areas of the Condominium Property that are accessible or may become accessible to residents and visitors; all Common Areas are Common Elements.

"Common Element" means all Coronado real property, and the improvements thereon, not contained within a Unit.

"Condominium Property" means all real property submitted to the condominium form of ownership for Coronado, including Units and Common Elements.

"Coronado" means the Florida condominium identified as "Coronado Condominium, a Condominium," the real property of which is in Aventura, Florida.

"Declaration" means the Declaration of Condominium for Coronado, a Condominium, the primary document that governs the relationship by and between the Association, its members, the other residents, and visitors on the Condominium Property.

"Guest" means persons visiting a Unit Owner or Occupant for a period less than 30-days in any 12-month period (in the aggregate) while the Unit Owner/Occupant is present in the Unit and where the Unit Owner does not benefit from compensation of any kind. Notwithstanding the foregoing, an immediate family member as defined in the Declaration may reside without

the Unit Owner for up to 60-days with board approval.

“Invitee” means family members of Unit Owners, invitees, licensees, tenants, employees, agents, Guests, Occupants, and all other individuals on the Condominium Property at the behest of a Unit Owner or Occupant.

“Occupant” means those persons living in a Unit for greater than 30-days in any 12-month period (in the aggregate), or persons who intend to live in a Unit longer than 30-days, or persons residing in a Unit where the Unit Owner is receiving compensation of any kind from for occupancy (i.e., a rent paying tenant), or if the Unit Owner is not residing permanently in the Unit. The term Occupant shall always include tenants paying rent to Unit Owners.

“Unit” means a residential condominium unit that is part of Coronado.

“Unit Owner” means a member of the Association by owning a Unit, together with an undivided share of the Common Elements, and all appurtenances thereto.

The foregoing definitions shall apply to the plural form of each term as well. If a capitalized term is disputed or not included in the foregoing list, the definition ascribed to the term in the Declaration shall apply. If there are similar headings for different rules in the Rules and Regulations, both rules shall be applied to the extent possible, with the exceptions of any that create conflict or a direct inconsistency. Any direct conflict between the Rules and Regulations and the Declaration will be settled in the Declaration’s favor. Any direct conflict between the Rules and Regulations and the Association’s Bylaws will be settled in the Bylaws’ favor. The Association shall not bear any liability for the consequences of the Rules and Regulations’ imposition on the Unit Owners. The Invitees of the Unit Owners shall hold the Association harmless and shall indemnify the Association from and against all claims for damages, costs, sums, expenses, liabilities, judgments, fees and costs (including attorney’s fees and costs through trial and all appeals) in connection with the enforcement of the Rules and Regulations.

1. SALES AND LEASING

- 1.1. Pursuant to Article X at Section A.1. of the Declaration, the Association has the right to approve or deny the sale or lease based on the following factors:
 - 1.1.1. Whether the applicant and other potential Occupants are of good moral character.
 - 1.1.2. Whether the transaction will violate any provision of the governing documents.
 - 1.1.3. Whether the applicant has the financial ability to timely pay assessments or rent.
- 1.2. The Association has the absolute right to approve or deny any sale or lease. Further the Association has the right to approve any Occupant whether or not such person is leasing a Unit and such approval may be withheld in the Association’s sole discretion.
- 1.3. Before anyone may purchase, lease, reside in, or otherwise occupy a Unit, such persons must obtain the written approval of the Association in accordance with

the Governing Documents.

- 1.4. All potential Unit Owners and Occupants over the age of 18 must apply for the Association's approval before finalizing any transaction and/or moving into a Unit.
- 1.5. Before processing an application, the applicant must submit to the Association:
 - 1.5.1. A completed and executed application form, provided by the Association.
 - 1.5.2. A complete, accurate, and legible copy of any contract or agreement for sale or lease.
 - 1.5.3. All other documents required by the application.
 - 1.5.4. All fees for processing the application.
 - 1.5.5. The Owner, tenants and occupants acknowledge and agree that the Association is not liable for any denial of an owner, tenant or occupant or the time the Association may take to review such application and no application is considered complete without all of the requirements having been met.
- 1.6. All potential Unit Owners and Occupants the age of 18 or over shall be included in any application for occupancy. Prior to any decision, these individuals will be screened by the Association or a contractor authorized to conduct background searches and credit checks and no such person may occupy any Unit unless they have been screened and approved. Each individual to be screened shall pay a non-refundable screening fee to the Association to cover the costs of the background check, credit check and approval process. The fee must be paid before the approval process may commence..
- 1.7. Any Unit Owner or Occupant seeking to extend or renew an existing lease shall submit the lease, the amendment, or other documentation relating to the extension or renewal for approval. Approval may be withheld in the Association's sole discretion. Approvals are required annually even if the lease is for a greater period. In addition to other requirements for approval, no lease or rental arrangement of any kind shall be approved without payment by the Unit Owner of all deposits and monies owed to the Association, including, but not limited to:
 - 1.7.1. A security deposit equal to the maximum allowed by law and no less than one month's rent, shall be conveyed to the Association prior to any person beginning occupancy.
 - 1.7.2. All fines levied by the Association.
 - 1.7.3. All repair costs to the Common Elements for damage caused by a Unit Owner and/or the owner's tenant, Occupant, Guest, or Invitee.
- 1.8. The balance of the security deposit not deducted may be refunded within 30-

days of the subject tenant vacating the Unit. To obtain the refund, if one is applicable, the tenant must provide a forwarding address to the Association, in writing. Proof of payment of the security deposit to the Association will be required if it's not already on file. Occupants, tenants and owners shall be jointly and severally liable for any amount in excess of amounts held.

- 1.9. Expired leases are not permitted to continue. Any renewal of any lease must be submitted to the Association for review and approval at least 30-days prior to the expiration of the existing lease.
- 1.10. No Unit may be leased for a term less than what is permitted under the Governing Documents whether for consideration or otherwise. No Unit that has been leased may be sublet/subleased to another person without express written approval from the Association.
- 1.11. No Unit Owner may maintain personal property (including items related to selling a Unit) on the Common Elements without the express prior written consent of the Association. All personal property shall be removed, and any expense related to such action shall be charged to the Unit Owner.

2. PETS AND OTHER ANIMALS

- 2.1. The Declaration prohibits Unit Owners and Occupants from keeping pets in Units or walking them on the Common Elements.
- 2.2. To the extent an animal is on the Condominium Property pursuant to federal, state or, local laws, the following restrictions apply.
 - 2.2.1. The only permissible location to maintain or keep an authorized animal is a Unit. For those animals that require routine walks, any ingress or egress across the Common Elements that is necessary for these walks shall be permitted strictly limited to that function.
 - 2.2.2. Animals are prohibited from all Common Areas, unless they are on their way to a Unit or exiting the Condominium Property.
 - 2.2.3. All animals must be registered and approved by the Association in accordance with the Association's procedures and requirements. FAILURE TO COMPLY WITH REGISTRATION SHALL BE GROUNDS FOR THE ASSOCIATION TO TAKE ANY AND ALL ACTIONS AND REMEDIES AVAILABLE IN LAW OR EQUITY AND ALL AT THE EXPENSE OF THE OWNER.
 - 2.2.4. All animals authorized by law to be maintained in any Unit prior to the effective date of these Rules and Regulations shall be registered with the Association within 30- days of the effective date of these Rules and Regulations. Failure to register may result in the consequences set forth above.
- 2.3. All animals and their owners and/or caretakers shall comply with the Declaration and the Rules and Regulations.

- 2.4. All animals and their owners and/or caretakers shall comply with all applicable laws relevant to them. Occupants who keep an animal in a Unit shall be jointly and severally liable with the Unit Owner for the costs and damages associated with any noncompliance. Pets may not be a nuisance to Owners or Owner's Invitees.
- 2.5. An animal's current vaccination and weight records must be provided to the Association as the same may be requested.
- 2.6. All animals must be carried, caged, or always kept on a short leash (less than six feet) when outside a Unit, including on the elevators, Common Areas, and the parking lot. Animals shall not be allowed to jump on or bother other Unit Owners, Occupants, Guests, or Invitees.
- 2.7. All animals must be taken off the Condominium Property to areas designated by the city or county for the animals to urinate or defecate, except for the areas designated by posted signs. Animals shall not be allowed to urinate or defecate on any patio or balcony. Defecation must be collected from all places at all times.
- 2.8. Animals shall not be allowed on the balcony of a Unit unless accompanied by their owner or caretaker.
- 2.9. All animals are prohibited from creating a nuisance on the Condominium Property. Nuisances shall include, but will not be limited to unreasonable noise, smells, and unwanted interaction with other residents.
- 2.10. Guests are not permitted to bring animals to the Condominium Property, except as required by federal, state or local law.

3. MOVING AND USE OF ELEVATORS

- 3.1. Before moving into or out of any Unit, the individual moving must:
 - 3.1.1. Obtain approval from the Association at least 48 hours in advance.
 - 3.1.2. Pay a \$500 refundable moving deposit and a \$100 nonrefundable elevator usage fee, all by check or money order. The refundable deposit will be returned if the Condominium Property is free of any damage related to the move.

If the deposit is insufficient to cover the repairs or cleaning of the Common Elements, the Association may pursue a legal action or other means to be reimbursed for any damages caused by the move, including without limitation retaining some or all of any deposits held by the Association related to the offending person and/or Unit, fines, injunctive or other relief, in addition to deducting the deposit.

- 3.2. Only the service elevator may be used when moving any furniture, appliances, or large objects.
- 3.3. Elevator pads must be used when moving furniture, appliances, or large items

in the elevator. Approved pads may be installed and removed by the Association or a designated agent.

- 3.4. The moving of furniture, appliances or large items shall not be allowed without appropriate padding in place. All persons shall ensure that all Common Areas shall be protected by a rubber mat or other suitable device to keep the floor from being scratched or damaged during any move.
- 3.5. The Owner or Occupant shall ensure that the entire lobby floor and any upper floor (if applicable) party ensure that all Common Areas shall be protected by a rubber mat or other suitable device to keep the floor from being scratched or damaged during moves. the move.
- 3.6. Moving into or out of any Unit shall only be allowed on nonholidays, Monday through Friday between the hours of 9:00 a.m. and 4:00 p.m. If the move is not completed within the specified time, there shall be an additional charge of One Hundred Dollars (\$100) for each extra hour (or portion thereof) and; however, this does not mean that an Owner or Occupant may continue after such hours, only that in addition to a violation there will be a charge for the additional costs to the Association. There shall be no deliveries or move at unauthorized times.
- 3.7. All moving in or out of a Unit is prohibited on the weekends or legal holidays.
- 3.8. Moving shall be done through service elevators at the ground floor level and not the main lobby area. No moving shall be allowed through any other doorway unless approved by the Association in writing.
- 3.9. No one may leave personal property or garbage on any portion of the Common Areas following a move. A violation may result in a minimum fine of \$100 per violation or more.

4. ENTERING AND LEAVING THE CONDOMINIUM PROPERTY

- 4.1. The exterior doors to the main building on the Condominium Property shall always be kept locked. To enter the building all Unit Owners or Occupants must have an entry fob key or electronic keypad code for the exterior doors. These may be purchased from the Association.
- 4.2. No one is to be allowed on the Condominium Property unless they are a Unit Owner, an Occupant, a Guest, or an Invitee No persons who are not Unit Owners or current Occupants may possess entrance keys, entry fob keys or have any other access to the building.
- 4.3. Unit Owners or Occupants shall meet all Guests at the front door or buzz them in after the Guest contacts them through the intercom/telephone.
- 4.4. No one shall be admitted on the Condominium Property by anyone who is not an Occupant or Owner and who does not have a key, entry fob or other lawful means of gaining access to the Condominium Property.

- 4.5. The Association may require identification upon entering the Condominium Property. All Unit Owners, Occupants, Guests, and Invitees must comply with security procedures established by the Association. Persons not complying with such requirements may be prohibited from entering the Condominium Property.
- 4.6. Unit Owners and Occupants are responsible for all actions of Guests and Invitees. Any Guest or Invitee who fails or refuses to abide by the Rules and Regulations may be escorted off the Condominium Property as a trespasser, A trespasser may be permanently banned from the Condominium Property.

5. CONSTRUCTION OR MODIFICATION INSIDE UNITS

- 5.1. No construction, remodeling, or other related activity shall be allowed in any Unit at any time except Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m. The only exception to this rule will be in the event of an emergency, as determined by the Association.
- 5.2. All workers shall be licensed, insured, and have permits to perform work on the Condominium Property. Proof be provided to the Association. If a Unit Owner or Occupant is performing his or her own repairs, such repairs must be minor, and not require permits. The Association shall not require a Unit Owner or Occupant to have a license for such work, but approval is nevertheless required.
- 5.3. Construction, remodeling, alterations, repairs, or other related activity of any kind shall not be allowed in any unit without the the prior written approval of the Association, payment of a \$500 refundable construction deposit, and copies of all required permits and insurance naming the Association as an additional insured in amounts requested by the Association.
 - 5.3.1. The deposit shall be refunded if no damage has been caused to the Condominium Property, or if the Unit Owner has repaired all such damage at the time specified by the Association and to the Association's complete satisfaction.
 - 5.3.2. The failure to repair such damage shall, as the Association may determine, cause the deposit to be forfeited. To the extent such damage is not repaired or Owner or Occupant fail to follow the Rules and Regulations of the Association, the Unit Owner and Occupant shall be jointly liable for the difference between the actual cost of the damages and the deposit, together with other damages, costs, expenses, fees, and amounts as the Association may incur.
- 5.4. Other than on the ground floor, Unit Owners shall install underneath hard surface floor coverings (i.e., tile, marble, hardwood floors) an accepted and approved material (for example, without limitation, cork of appropriate thickness) so the floors will be adequately soundproofed.
- 5.5. Installation of any tile, marble, wood or other non-carpeted floor covering must be approved in advance and in writing by the Association for issues such as, but not limited to, soundproofing.

- 5.6. All garbage and waste related to any construction, alterations, renovation, repairs or remodeling shall be removed from the hallways and other Common Areas immediately. The Unit Owner or the Occupant may be charged and/or fined for any cleanup that is required.
- 5.7. The interior of a Unit may not be remodeled or otherwise altered in a manner inconsistent with the relevant terms of the Declaration.

6. BALCONIES, WINDOWS, AND EXTERIORS

- 6.1. No exterior walls, windows, doors, or other surfaces of a Unit adjacent to Common Elements may be painted, decorated or modified in any manner without the Association's prior written approval.
- 6.2. Nothing may be done which causes damage to the concrete flooring of any Unit's balcony.
- 6.3. The exterior face of all window decorations (e.g., draperies, shades, blinds, etc.) must be a neutral color (limited to shades of white or light beige). No reflective material of any kind (e.g., aluminum foil, reflective tint) are permitted on the windows or glass doors without written permission of the Association.
- 6.4. No masking tape or other tape may be placed on the windows at any time unless it is contemporaneous with a hurricane warning and provided that such tape is removed immediately after the hurricane warning is lifted.
- 6.5. Balconies must always be kept clean and in good appearance. Balconies are not to be used as storage units and shall not appear cluttered. No tables or other furniture, which extend higher than the railing or side of the balcony, may be placed on a balcony.
- 6.6. No linens, cloths, clothing, curtains, rugs, mops, laundry or other items may be hung or placed on balconies or railings where they may be visible from the street below.
- 6.7. Nothing may be thrown, poured, swept, shaken or allowed to fall from the balconies or windows toward the ground, other balconies, or property below. Cigarettes, cigars, and matches are particularly dangerous, and **MUST NEVER** be tossed over balconies.
- 6.8. No cooking or grilling is allowed on the balconies at any time.
- 6.9. No signs (except small security signs from a recognized security company), advertisements, or notices shall be exhibited, displayed, inscribed, painted or affixed in or on any part of the Common Areas without the approval of the Association.
- 6.10. In the event of a hurricane warning, all items must be removed from the patios and balconies. The same applies to any Unit left vacant at any time between July 1st and November 30th of each year.

- 6.11. Hurricane shutters may be installed by any Unit Owner pursuant to Section 718.113, Florida Statutes and with written approval from the Association. All shutters shall be white in color and shall substantially conform to those already installed by other Unit Owners.
- 6.12. Unit Owners and Occupants shall not cause or allow any nuisance on a Unit's balcony. Whether conduct or possession of items constitutes a new shall be decided at the Association's discretion.
- 6.13. A Unit Owner or Occupant is permitted to respectfully display the flag of the United States of America.
- 6.14. All Unit Owners and Occupants are prohibited from painting, decorating, altering, or modifying any portion of the Common Elements
- 6.15. The exterior surfaces of the unit doorway opening into the common hallway, including without limitation to peepholes, door handles and locks, shall not be painted, modified, changed or altered in any way without express written permission from the Association. No door or doorway decorations are permitted without express written permission from the Association, except as specifically required to be permitted by law.
- 6.16. Nothing, including without limitation, radio or television aerials or antennas, satellite dishes, wires or cables, notices or advertisements, awnings, curtains, shades, window guards, light reflective materials, fans, awnings, canopies, air conditioners or other items shall be affixed or attached to any portion of the Common Elements (without the Association's prior express permission) or to exterior walls, balconies, windows or doors without the prior written consent of the Association.
- 6.17. No one may alter the outside appearance of any window of any Unit without the prior written consent of Association, which may be withheld in the Association's sole discretion.
- 6.18. Cables, satellites and other such communication equipment shall be located only in areas designated by the Association.
- 6.19. Proper clothing attire should always be worn in any area of a Unit or the Condominium Property while on is visible to others.

7. NOISE IN THE BUILDING

- 7.1. Noises that create a disturbance or nuisance to other residents are prohibited.
- 7.2. All residents shall comply with all applicable noise laws and ordinances.
- 7.3. Unless required by law to be earlier, noises coming from a Unit should not be audible outside of a Unit at the times posted in the office of the Association.
 - 7.3.1. The initial times shall be Sunday through Thursday after 10:00 p.m. through 9:00 a.m. of the following day and on Fridays and Saturdays

after 11:00 p.m. through 9:00 a.m. on the following day.

8. BUILDING INTERIORS, HALLWAYS, DOORWAYS, STAIRWAYS, FIRE EXITS, AND ENTRANCES

- 8.1. Sidewalks, doors, entrances, passages, elevators, stairways, hallways and all the Common Areas shall not be obstructed, encumbered or used for any purpose other than ingress and egress to and from a Unit or for the purpose for which it was intended (by way of example only, the pool or gym). Doorways to individual Units shall not be blocked or obstructed in any way. Fire exits shall not be obstructed in any manner. BUILDING INTERIORS, HALLWAYS, DOORWAYS, STAIRWAYS, FIRE EXITS, AND ENTRANCES SHOULD BE KEPT CLEAR AT ALL TIMES.
- 8.2. The personal property of all persons must be stored within a Unit or assigned storage area. All Unit doorways, hallways and other Common Areas must be kept free of debris, trash, and other items or material. No one shall sweep or throw from their Unit any dirt, trash, debris or other substance into any of the doorways, hallways, stairwells, balconies, elevators, parking areas or other Common Areas.
- 8.3. No door mats, area rugs, decorations, figurines or similar items are permitted in hallways. No mail or trash may be left in the hallways, on the floor, common area tables or furniture at any time.
- 8.4. Playing or loitering is not allowed in the hallways, doorways, stairways, fire exits, entrances, or common areas.
- 8.5. No one is allowed to keep, maintain, store or place – either temporarily or permanently – any personal property or other item in or on the Common Areas.
- 8.6. These provisions shall not apply to Unit Owners or Occupants while moving into or out of a Unit with notice and consent from the Association.

9. VEHICLES AND PARKING

- 9.1. Each Unit has one assigned parking space.
- 9.2. No one may park in a parking space unless it is specifically assigned to their Unit.
- 9.3. Parking spaces may not be used for anything other than parking of private vehicles assigned to that Unit.
- 9.4. Vehicles shall be parked within the painted lines of a space.
- 9.5. No vehicles may be parked in such a manner that impedes access to or use of another parking space.
- 9.6. No vehicle shall be parked anywhere on the Condominium Property other than in its designated parking space.

- 9.7. Any vehicle parked inappropriately or otherwise not in conformity with the Rules and Regulations and the Declaration may be towed away at the vehicle owner's expense and without notice.
- 9.8. Unit Owners may authorize another resident to use their Unit's assigned space, if:
 - 9.8.1. Prior written notice is given to the Association.
 - 9.8.2. Use of the space will not be permanent.
 - 9.8.3. The Association approves a Unit Owner to authorize such use.
- 9.9. Commercial vehicles such as pick-up trucks, vans, or cars each bearing advertising, or any trailers or recreational vehicles shall not be parked in any parking space at any time and must instead be parked on the street or another location designated by the Association, as the Association may determine.
- 9.10. A vehicle that cannot operate under its own power shall not remain on the Condominium Property and shall be removed immediately. No service or repair of any vehicle shall be performed on the Condominium Property.
- 9.11. Vehicles may not exceed the speed of five miles per hour when on the Condominium Property.
- 9.12. The lobby level entrance and driveway in front of the building are for loading and unloading passengers only. Vehicles shall not be left unattended on this driveway. Any vehicle violating this provision may be towed without warning at the vehicle owner's expense.
- 9.13. The parking facilities shall be used in accordance with the regulations adopted from time to time by the Association, including without limitation the requirement of a parking decal.
- 9.14. All vehicles that have assigned parking spaces must have the decal provided by the Association conspicuously displayed on each vehicle which shall be governed by the procedures provided by the Association.
- 9.15. Parking must be head in only; backing into a space is not permitted, unless Association approves an exception.
- 9.16. Any violation of this section's provisions may result in the loss of parking privileges and/or the offending vehicle being towed at the vehicle owner's expense, in addition to any other available remedies such as fines, injunctive relief or other remedies available to the Association by the Declaration.
- 9.17. Parking on the Condominium Property is at your own risk. The Association is not responsible for damage, theft, or vandalism of any vehicle or its contents.

10. SWIMMING POOL AND AREA

- 10.1. There is no lifeguard on duty at the pool. All persons using the swimming pool and swimming pool area do so at their own risk.
- 10.2. Persons who are not proficient swimmers cannot swim in the community swimming pool without the supervision of a proficient swimmer or a responsible adult. The pool may only be used during the hours posted. The pool deck and pool area shall be closed to everyone when the pool is closed.
- 10.3. All persons are required to shower pool side before entering the pool.
- 10.4. Bathers must be dry before entering the building.
- 10.5. Children or adults who are not toilet trained are not allowed in the pool.
- 10.6. All persons must wear proper attire and must be able to exercise proper control of their urination and defecation or wear the appropriate garment to save the same from entry into the pool.
- 10.7. Anyone using suntan oils or other lotions is required to protect pool furniture by covering it with a towel.
- 10.8. No glass of any kind is permitted anywhere in the pool area or deck.
- 10.9. Running and diving is prohibited in the pool area.
- 10.10. No loud noises, shouting, radios, stereos, boom boxes, musical instruments, games, or similar activities are allowed in the pool area, at any time, at a level that disturbs or annoys others or at times not permitted by the Association. Disorderly, inappropriate or vulgar conduct of any kind is not allowed in the pool area or on the Condominium Property.
- 10.11. A resident of one Unit may not have more than six Guests at the pool area at any time without written permission from the Association. Guests must always be accompanied by the Unit Owner or Occupant while using the pool and pool area.
- 10.12. Any Unit Owner or Occupant desiring to have more than six total Guests in the pool or pool area at any one time shall pay a \$250 refundable deposit and shall obtain the written permission from the Association at least 24 hours in advance. The deposit shall be returned if the pool area is left clean, in proper order, without damage and without a violation of Rules and Regulations. Any required cleaning or repair shall be deducted from the deposit. If the deposit is not enough to repair any damage or cure any violation, the Unit Owner and Occupant shall be treated accordingly, and if they fail to pay the difference within 30-days of written demand from the Association, the Association may pursue an action in law or equity and or exercise the Association's enforcement powers under Section 718.303, Florida Statutes.
- 10.13. Any person hosting or attending a party in the pool area shall obey the Rules and Regulations. Unit Owners and Occupants are responsible for educating their

Invitees regarding the rules.

- 10.14. The Unit Owner or Occupant hosting a party is responsible for providing liability insurance for the party and naming the Association as an additional insured. The Association shall not be responsible for accidents or injuries to anyone attending the party for any reason.

11. GYM

- 11.1. The gym is to be used at the user's own risk.
- 11.2. Only Owners, Occupants and their authorized Guests may use the gym.
 - 11.2.1. Guests must always be accompanied by the Owner or Occupant.
- 11.3. Gym users should consult with their doctor for weight limitations and exercising with gym equipment. No one may use the gym unless such person is a proficient user of gym equipment.
- 11.4. Food and drinks are not allowed in the gym at any time, with the exception of water.

12. GUESTS AND OTHERS

- 12.1. Unit Owners and Occupants shall notify the Association in writing when Guests have their permission to use their Unit in their absence (in accordance with the governing documents concerning Guests and Occupants) and shall identify each Guest by full name and telephone number, as well as year, make, model and tag of any vehicle which may be parked in the Unit's designated parking space. Strangers may be asked to leave the Condominium Property and the police may be notified.
- 12.2. It is the Unit Owner's responsibility to familiarize their Occupants, Guests, and Invitees with these Rules and Regulations. All persons entering the Condominium Property are governed by the Rules and Regulations and must always abide by them. Unit Owners and Occupants are responsible for the conduct and actions of their Guests and Invitees.
- 12.3. Guests are not allowed to invite other Guests to stay overnight or to use the facilities such as the pool and the gym.

13. GENERAL

- 13.1. Shoes and shirts must always be worn in the Common Areas when one is not within a Unit.
- 13.2. Units are to be used for residential purposes only.
- 13.3. Unit use shall be consistent with the applicable zoning laws.
- 13.4. No commercial or business activity shall be conducted in any Unit or on the Condominium Property without prior written approval from the Association.

- 13.5. Occupancy of a Unit is restricted to the occupancy requirements of local laws and ordinances.
- 13.6. Damage to any Unit, the Common Elements, or other property located on the Condominium Property caused by a Unit Owner, Occupant, Guest, or Invitee shall be the responsibility of the subject Unit Owner and/or Occupant. Unit Owners and Occupants shall be responsible for all damage to other Units and the Common Areas resulting from the misuse, negligence or failure for any reason of any plumbing, electrical, mechanical system, any appliance or personal property, any fixture or any other item belonging to Unit Owner or Occupant or any of their Guests and Invitees.
- 13.7. Air conditioning filters in each Unit must be replaced or thoroughly cleaned at least every 30-days.
- 13.8. A Unit Owner shall not permit or suffer anything to be done or kept in their Unit which will increase the insurance rates on their Unit or the Common Areas or any portion of the Condominium Property or which will obstruct or interfere with the rights of the other Unit Owners, Occupants or the Association.
- 13.9. Bathrooms or other water apparatus and plumbing facilities on the Condominium Property shall not be used for any purpose other than those for which they were constructed and intended. Any damage resulting from misuse of any of such items shall be paid for by the associated Owner and Occupant who shall have caused such damage or whose Owner's Invitee caused such damage. Where the Association installs leak alert units, the Unit Owner shall always maintain such units and keep them in operating condition. Among other rights of access, access to Units must be provided to the Association upon reasonable notice to conduct inspections of the leak detectors and issues relating to plumbing and reduction of utility bills and hazards.
- 13.10. No Unit Owner, Occupant or director not acting on behalf of the Association shall direct, supervise, or in any manner attempt to assert any control over any employee or contractor of the Association.
- 13.11. Smoking is not allowed in any part of the enclosed Common Areas on the Condominium Property. Cigarettes and cigars must be properly discarded in ashtrays or other fire-proof receptacles. Cigarette butts and ashes may not be discarded on the ground or in any trash receptacle. No smoking is permitted in a Unit bathroom.
- 13.12. Each Unit Owner must provide the Association with one or more keys, the keypad pass-codes or other item/information to allow the Association access to the Unit. Any Unit Owner or Occupant requiring the Association to open their Unit using shall pay the Association a fee for each such incident, in an amount determined by the Association.
- 13.13. Each Residential Unit must have at least one smoke detector. Smoke detectors must be functional and repaired/replaced as appropriate.
- 13.14. Among other rights of access, access to Units must be provided to the

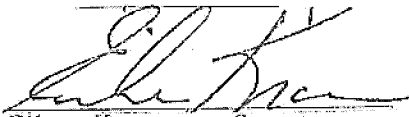
Association upon reasonable notice to conduct inspections of the smoke detectors.

- 13.15. No flammable, combustible or explosive solids, fluids or other chemicals shall be kept in any Unit or on Common Areas.
- 13.16. No waterbeds are allowed in any Unit.
- 13.17. No garbage, refuse, trash or other items, such as boxes and shipping cartons, shall be left in the hallways, on any balcony, or in any other Common Areas at any time. All household garbage refuse and other waste must be placed in an appropriate plastic garbage bag and securely tied shut before placing in the garbage chute on each floor. No liquids of any kind shall be poured into the garbage chute. No hazardous, explosive or flammable materials shall be placed into garbage chute. The garbage chute is for household garbage only. No construction debris shall be placed in the chute at any time.
- 13.18. Residents may utilize a safe and appropriate propane gas or charcoal grill for the purposes of cooking food only in designated areas of the Condominium Property, if any. Any use of grills must be done in a careful manner and so as not to endanger the safety of the other persons or to cause damage to property. When finished, all fires must be fully extinguished, and the grill must be properly stored or removed from the designated area. Unit Owners must inquire with the Association to find out what areas are designated.
- 13.19. No clothes washing machines or clothes dryers are allowed inside individual Units other than in the townhomes.
- 13.20. Unit Owners and Occupants are responsible for any damages to the Common Elements or Limited Common Elements or violations of the governing documents, including without limitation, these Rules, caused by themselves, their family, Occupants, Guests, or any other Invitees who are on the Condominium Property.
- 13.21. Food and beverages shall not be consumed outside of a Unit except in such areas as are designated for that purpose by the Association.
- 13.22. As provided by the Declaration, each Unit Owner is required to carry an HO6 insurance policy for their Unit and such coverage shall be with limits and by a carrier acceptable to the Association. Unit Owners will provide copies of the declaration page to the Association and shall name the Association as an additional insured. The Association is not responsible for damage to the interior of the Unit, regarding of the cause.
- 13.23. The Association and its agents, and any law enforcement personnel have authority to request that any individual or individuals leave the Condominium Property for violation of the Rules and Regulations, among other remedies available to the Association to enforce these Rules and Regulations, including, without limitation, are the imposition of fines, suits for damages or injunctive relief and any and all other available remedies at law or equity.

- 13.24. If legal action is required to enforce the Rules and Regulations, the Unit Owner and Occupant shall pay all reasonable attorney's fees and costs incurred by the Association that are associated with enforcing these provisions, including, without limitation, fees associated with pre-trial litigation, trial, and any and all appeals of a judgment or order concerning enforcement.
- 13.25. In the event any part of the Rules and Regulations is determined to be invalid or unenforceable, all remaining provisions or portions thereof shall remain in full force and effect.
- 13.26. The Association may post additional rules, elucidations, or requirements of the existing Rules and Regulations as the Association may determine.

Coronado Condominium Association, Inc.

By:


Eileen Kramer, as Secretary