

CORAL PLAZA OF MIAMI CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

I. GENERAL RULES

1. Owners shall be responsible for compliance by their tenants and guests with all the governing documents of the Association.
2. Common areas are to be used for their intended purposes only and shall not serve as storage for personal items.
3. All residents must leave a key with management in case of emergency or repairs.
4. Failure to comply with these Rules and Regulations shall entitle the Association to seek any and all available legal remedies, including suits for damages or injunctive relief, fines that may be imposed by the Board up to the maximum fine amount per Florida Statutes, or any combination of these types of relief, together with expenses, costs, and reasonable attorney fees
5. The passenger elevators are to be used for transporting passengers and light, hand-carried belongings only. Large/heavy items must be transported using the service elevator.

II. OCCUPANCY OF UNITS AND TENANCY

1. The number of persons who may reside in a unit shall not exceed two (2) persons for each bedroom in a unit.

III. AUTOMOBILES AND PARKING

1. Every resident must park their vehicle(s) in their assigned parking space(s). Vehicles belonging to residents that do not have an assigned parking space shall not be parked in a guest parking space.
2. Guest parking spaces are for guests only. Visitors must check in with the guard in lobby when parking in visitor's parking area/lobby level and obtain a visitors pass to display on their vehicle dashboard. Passes are valid for 24 hours.
3. No mechanical work or other repairs shall be performed on a condominium property except to change a flat tire so that vehicle can be moved offsite to make further repairs. In order to preserve and protect the condominium property, no automobile fluids shall be changed or added to a vehicle while located on condominium property.
4. Vehicles that are not operable or are derelict or do not possess a current registration may be towed away by the Association at the owner's expense.
5. No vehicle shall be parked anywhere else on the grounds other than in a designated parking space.

CORAL PLAZA OF MIAMI CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

6. No boats, campers, or trailers shall be parked anywhere on the condominium property.
7. The Association shall have the right to place a warning sticker, boot or tow away any vehicle that violates any of the foregoing parking rules at the expense of the owner of the vehicle.
8. Bicycles need to be parked/stored in the bicycle racks in the basement area.
9. Parking spaces may only be used for parking of one vehicle per space.
10. Any motorcycle that cannot park in the unit's assigned parking space must be parked next to the bike racks in basement level.

IV. NOISE

1. No person shall play televisions, stereos, radios, musical instruments, or other sound-producing devices at an unreasonable volume or create any other unreasonable loud noises so as to disturb other residents or create a nuisance.
2. No loud parties shall be permitted after 11:00 p.m. on weekdays and midnight on weekends.

V. CONTRACTOR WORK, REMODELING AND MOVE-INS & DELIVERIES

1. Contractors, moving companies and furniture/appliance delivery companies must be licensed and carry insurance. Proof of insurance and license must be provided to the management office prior to work being scheduled. The lobby Guard Staff will be informed of authorized contractors and deliveries.
2. No furniture or appliance deliveries or repairs are permitted on Saturday or Sunday.
3. Move ins/Move outs will require a refundable \$300 security deposit by check or money order and scheduling of service elevator use.
4. Any plans for remodeling work or alterations to the unit must be submitted to the management office for approval by the Board of Directors before any work can begin and must be done with permits obtained from the City of Miami.
5. Repairs and remodeling must be done Monday-Friday from 9am to 5pm.
6. Packages delivered and unclaimed for more than a week are subject to be returned to the sender.

CORAL PLAZA OF MIAMI CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

VI. DISPOSAL OF TRASH

1. No trash can be left inside the trash rooms and metal trash chute doors must be closed after use.
2. Only regular household trash placed in trash bags and recyclables may be discarded. Any large/bulky items that will not fit in regular household trash bags is considered bulk trash. Bulk trash may not be left anywhere in the common areas. Disposal of bulk trash must be arranged by residents to be removed directly off-site.
3. Cardboard boxes must be flattened and taken downstairs to the G level and left in the area behind the service elevator
4. Only cardboard and recyclable items may be left in recycling area. DO NOT INCLUDE FOOD WASTE, PLASTIC BAGS, STYROFOAM, CONTAINERS, GLASS BOTTLES OR ANY OTHER TYPE OF TRASH IN RECYCLING AREA.

VII. EXTERIOR APPEARANCE OF THE BUILDING

1. In order to ensure a uniform appearance and to preserve the value of the property, no owner shall make any alteration or modification to the exterior of the building.
2. No signs of any kind may be installed in windows or otherwise displayed on the property without prior written approval of the Board.
3. No clothing shall be hung out to dry on the railings of the terraces.
4. Hurricane shutters will be permitted but must comply with the requirements adopted by the Association.
5. Balconies are not to be used as storage or hanging clothes. No items that can damage the railing, flooring or walls can be placed on the balcony.

VIII. ROOF OF THE BUILDING

1. No unit owner, or his family members, tenants, guests, or invitees shall be permitted on the roof. Only licensed and insured contractors shall be permitted on the roof with the permission of the Association.

CORAL PLAZA OF MIAMI CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

IX. POOL

1. The pool hours are from dawn to dusk.
2. No children under the age of 16 shall be permitted to use the pool unless accompanied by an adult.
3. No glass containers or bottles shall be permitted in or around the pool.
4. Food and beverages, including alcoholic beverages, are not permitted in the pool or pool area. Only bottled water in plastic bottles is allowed in the pool area for user hydration.
5. Guests of residents shall not use the pool unless accompanied by the resident.
6. No loud music shall be permitted in the pool area
7. No pets shall be permitted in the pool area.
8. Reservations must be made for use of the BBQ area by submitting a reservation form and security deposit. The form is available along with instructions at the security front desk or through the management office.
9. ALL PERSONS THAT USE THE POOL ARE WARNED THAT NO LIFEGUARD WILL BE ON DUTY AND THAT ALL PERSONS USE THE POOL AT THEIR OWN RISK.

X. PETS

1. Pets must be leashed or carried at all times while in the halls, elevator, lobby, or elsewhere in the common areas.
2. Animals/Pets must be registered with the management office.
3. All animals must be taken using the service elevator to/from levels where service elevator functions.
4. Dogs shall be walked off the grounds of the condominium.
5. The owner of any animal/pet that defecates or urinates anywhere on the condominium grounds shall clean up after the pet and shall be responsible to pay the Association the cost of repairing or replacing any condominium property damaged thereby. The Board of Directors may prohibit any resident from having any pet that shall become a nuisance as a result of three or more such instances.