

RULES AND REGULATIONS

Brickell Terrace Condominium Association, Inc.

The following Rules and Regulations supplement those contained in the Declaration of Condominium for Brickell Terrace a Condominium. They are applicable to all occupants of Units as well as to Unit Owners.

- Association Employees.
 - The Management Company engaged by the Association, shall be solely responsible for directing and supervising the Association's employees.
- Balconies.
 - No cloth, clothing, laundry, rugs, storage boxes, cleaning material, mops or any other article(s), shall be hung upon, or shaken from doors, windows, balconies, terraces or exterior walls.
 - No one shall throw cigars, cigarettes or any other object from balconies
 - Cooking is not permitted in balconies
 - Balconies shall not be used for storage of any items, including but not limited to bicycles or exercise equipment.
- Commercial Vehicles.
 - No boats, boat trailers, campers, motor homes, vans, motorcycles, bicycles or recreational vehicles are permitted to be parked on the Condominium property.
- Children.
 - Playing shall not be permitted in any of the lobbies, hallways, stairways, elevators, and lobby areas, and loud noise will not be tolerated.
- Compliance by Unit Owners.
 - Every Unit Owner and occupant shall comply with these Rules and Regulations
- Destruction of Property.
 - No one shall mark, damage, destroy, deface or engrave any part of the Condominium property.
- Door Locks.
 - Unit Owners must abide by right of entry into Units in emergencies.
- Elevators.
 - Elevators shall not be held or delayed by a Unit Owner.
- Exterior Appearance
 - Exterior shall not be painted, decorated or modified.
 - No awnings, canopy, screens, air conditioning unit, glass enclosures, fans or other projections shall be attached to, hung, displayed or placed upon the outside walls, doors, windows or to the balcony.
- Garbage Fee
 - A non-refundable fee of **\$75.00** shall be pay to the Management Office at the time of scheduling a moving in/out of the property.
- Hurricane Preparation
 - Each Unit Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to departure.
 - Each Unit Owner must provide an emergency contact phone number for this season specifically.
 - Hurricane Shutters may only be closed within seventy-two (72) hours of when a hurricane or tropical storm watch or warning is posted. Shutters must be opened within forty-eight (48) hours from the passing of a storm or the removal of a hurricane watch or warning. At no other time may shutters be up or closed.
- Leasing
 - Unit owner shall occupy the unit for a period of one year before he/she is allowed to rent such unit.
- Lobby, Elevator Attire.
 - No persons wearing bathing suits shall be allowed in the lobby or the elevator.
 - All persons must wear shirts and shoes and cover ups in the lobby and the elevator.
 - No wet persons shall be allowed in the lobby or the elevator.
- Moving and Deliveries
 - Moving in/out and deliveries is only permitted between the hours of 9:00AM to 4:00PM Monday to Friday and scheduled with the Manager office at least 48 hours prior.
 - A refundable check of **\$500.00** is required for moving in and moving out.
- Noise.
 - Disturbing noises are not allowed in the Condominium.
 - No unit resident shall disturb by playing out loud any musical instrument, phonograph, television, radio or the like in a way that unreasonably disturbs or annoys other Unit Owners or occupants.
 - All other unnecessary noises such loud conversations in the hallways and slamming doors between the hours of 10:00 pm and 8:00 am should be avoided.

- Nuisance.
 - A Unit Owner shall not permit anything to be done or kept in his Unit, which will increase the insurance rates.
 - A Unit Owner shall not commit or permit any nuisance, immoral or illegal act.
- Obstructions.
 - The entranceways, passages, vestibules, elevators, lobbies, halls must be kept open and must not be obstructed, littered, defaced or misused in any manner.
 - No carts, bicycles, carriages, chairs, decorative holiday items, tables or other objects shall be stored in these areas and rugs or mats must not be placed outside of doors in corridors.
- Odors.
 - No noxious or unusual odors shall be generated in such quantities that they permeate.
- Parking:
 - No vehicles in inoperable condition or with expired licenses shall be parked in the property
 - Only one vehicle is allowed per residential unit.
 - Parking decals must be displayed in all vehicles parked in the property (residents and visitors).
 - Overnight parking is not permitted in the visitor spaces.
 - During the hours of 8am – 6pm parking in the visitor's spaces is permitted for periods that may not exceed 2 hours.
- Pets
 - New pets are not allowed; existing ones are grandfather in.
- Pool
 - Rules are displayed in pool area and must be obeyed.
- Roof.
 - No one is permitted on the roof for any purpose (except to service A/C units)
- Plumbing
 - any plumbing contractor that requests to shut the water off as part of their scope of work it must include cleaning out all the filters that correspond in the line of apartments after the service is complete.
- Rules and Regulations Enforcement.
 - Rules and Regulations will be enforced.
- Signs.
 - No signs or advertisements are permitted.
- Solicitation.
 - There shall be not solicitation by any person anywhere in the building.
- Trash.
 - All refuse, waste, cans, bottles, etc. placed in the trash chute, shall be securely wrapped in a plastic garbage bag and send down. Such bag must not exceed the size of the chute opening.
 - Trash chute may be used between 7:00 a.m. and 10:00 p.m.
 - Our garbage service does not cover any construction material, old furniture, cabinets, blinds, appliances or oversize items. (if you need any of these items removed please contact the manager's office for other arrangements)
 - All boxes must be collapsed and taken down to the garbage room and neatly placed in the container.
- Use and Occupancy.
 - All Units and their Parking Spaces shall be used for residential purposes only.
- Vendors
 - All vendors servicing common areas and/or individual units must be notified to Manager within 24 hours prior to service.
 - All vendors must provide prior to service a copy of Certificate of Liability Insurance including Brickell Terrace Condominium information at the certificate holder section.
- Weight Limitations. No Unit Owner shall cause to be placed any weight on any portion of his Unit, which shall interfere with the structural integrity of the building.
- Bicycles
 - All bicycles, scooters, skateboards and similar, such as electric bikes must be brought in through the designated path at the north side of the parking lot. They are not permitted in the lobby.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____