

RIO CRISTAL CONDOMINIUM ASSOCIATION

Rules and Regulations

This is an Amendment to the Rules and Regulations of Rio Cristal Condominium Association, Inc., located at 453 S.W. 2 Street, Miami, Florida 33130. This Amendment was passed on April 29, 2018. Every Owner, Tenant and Resident must review, understand and acknowledge receipt of the Rules and Regulations

Purchase and Lease of a Unit:

1. Every adult who will be purchasing, leasing and/or residing in a Unit, must apply to the Association and go through a thorough criminal background check. _____, _____, _____, _____.
2. A Lease cannot be longer than one year and must be renewed by submitting a Renewal Addendum to the Association for approval. _____, _____, _____, _____.
3. Any adult that moves in with a Resident during the Lease period must apply to the Association for approval. _____, _____, _____, _____.
4. No subleasing is allowed. _____, _____, _____, _____.
5. Each owner and tenant, their families and guests must abide by the Association's Rules and Regulations. _____, _____, _____, _____.
6. Any Resident found to be in violation of the Rules and Regulations may receive a Violation warning letter, which may result in a monetary fine of \$100.00 per day up to \$1,000.00 per Violation. _____, _____, _____, _____.
7. A Tenant that receives more than two (2) Violations during their Term of Lease will not be allowed to renew the Lease and must move out at the expiration of the Lease. If a violation is given to a Tenant and includes a fine, it must be paid by the Tenant within thirty (30) days. If the tenant does not pay the Fine imposed, the Owner is ultimately responsible to pay the Fine. If the Fine is not paid, a Lien may be placed on the Unit and a future Lease or Sale may not be approved. _____, _____, _____, _____.

Balconies:

1. Only customary lawn or patio furniture is good condition and reasonably sized and well tended plants may be placed on the balcony. Only a patio table and two chairs are permitted on the balcony. No balcony shall be used as a storage area for items such as boxes, storage chests, bicycles, antennas, Barbeques, appliances or any other items. _____, _____, _____, _____.

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2. No loud music or sound is allowed on the balcony that may disturb surrounding residents. _____, _____, _____, _____

Discarding Trash & Toiletries:

1. No paper, pampers or sanitary napkins are allowed to be thrown in or flushed down your toilets. _____, _____, _____, _____

2. Only regular household garbage is to be thrown through the trash chute. No boxes, sticks, furniture or other household items are allowed. _____, _____, _____, _____.

3. No trash of any kind is to be thrown or left in any area of the common areas. _____, _____, _____, _____.

Pool and Pool Area Use:

1. Pool hours are from sunrise to sunset. _____, _____, _____, _____.

2. Children must be accompanied by an Adult at all times. _____, _____, _____, _____.

3. No one under the age of 18 is allowed in the pool area without an adult. _____, _____, _____, _____.

4. Guests of Residents must be accompanied by the Resident at all times. _____, _____, _____, _____.

5. No liquor or glass items are allowed. _____, _____, _____, _____.

6. No food is allowed _____, _____, _____, _____.

7. No trash is allowed. _____, _____, _____, _____.

8. All items must be picked up before leaving the area. No items may be left in the pool area for any reason. _____, _____, _____, _____.

9. Everyone must dry off before entering the lobby area and elevator. _____, _____, _____, _____.

10. No loud music or loud noise is allowed in the pool area. _____, _____, _____, _____.

Pets:

1. No pets are allowed in the building. _____, _____, _____, _____.

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2. According to the Americans with Disability Act, a pet for the purpose of emotional support is allowed. If you have a Permitted support pet, you must submit the county or city permit to the association before the pet moves into the building. _____, _____, _____, _____.

3. While walking a permitted pet, it must have a collar and leash at all times in the common areas. The pet must be taken outside the common areas of the building to do the necessities. _____, _____, _____, _____.

General:

1. Dealing in or use of illegal drugs anywhere on the premises will result in immediate eviction of the tenant(s). _____, _____, _____, _____.

2. Loud noise, music or yelling of any kind is not allowed in the common areas. All noise must be contained to the Resident's unit. _____, _____, _____, _____.

Parking:

1. Every unit has assigned parking space(s). _____, _____, _____, _____.

2. Residents must park in their unit's assigned space(s). _____, _____, _____, _____.

3. All vehicles must be registered with the Association and have a parking sticker affixed to their windshield and visible at all times. _____, _____, _____, _____.

4. All other residents and guests must park in the Visitor designated spaces, first come first served. _____, _____, _____, _____.

5. All vehicles must have a valid license plate and registration. _____, _____, _____, _____.

6. Mechanical and repair work will not be allowed in the parking areas or anywhere in the common areas. _____, _____, _____, _____.

7. Vehicles not in compliance may be towed away at owner's expense. _____, _____, _____, _____.

Entrance / Exit Gates and Doors:

1. All Residents approved by the Association must purchase a vehicle clicker for each vehicle that is registered. The cost of each clicker may be \$35.00. _____, _____, _____, _____.

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2. All Residents approved by the Association that will be using the entrance/exit walk in gates located at the front and back of the property, must purchase a Gate Key, the costs may be \$25.00. _____, _____, _____, _____.

3. All Gates must be closed and locked at all times. _____, _____, _____, _____.

4. No one is allowed to leave the Gates open or unlocked for any reason at any time. _____, _____, _____, _____.

Amendment to the Rules and Regulations: Effective September 1, 2023

1. Section: Purchase and Lease of a Unit was Amended to read:

a. All individuals that Purchase or Lease a Unit must meet with one of the Board members before final approval is given. _____, _____, _____, _____.

2. . Section: Pets

a. Pets are not allowed in any Unit or common areas of the condominium according to the Condominium Documents. Emotional Support Animals are allowed according to Federal Law. An emotional support animal that provides comfort to a person with an emotional or mental disability. _____, _____, _____, _____.

b. The Resident must obtain a Permit issued by the City or County prior to the pet moving into the unit. _____, _____, _____, _____.

c. Provide permit to the Association. _____, _____, _____, _____.

d. Pets cannot be loose at any time in the common areas. _____, _____, _____, _____.

e. Pets may not be left on the balcony during the day or night. _____, _____, _____, _____.

f. Pets must be on a leash at all times in the common areas. _____, _____, _____, _____.

g. Pet owners must pick up after their pets at all times. _____, _____, _____, _____.

h. Pet owners must take the pet outside the gates of the common areas to do the necessities. _____, _____, _____, _____.

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Amendment to the Rules and Regulations Approved on June 26, 2025, Effective June 27, 2025

Section: Security Deposit of Units

1. Security Deposit: A \$250 security deposit must be submitted by the tenant at the time of application. Payments from unit owners will not be accepted. _____, _____, _____.
2. Violations: If there are any violations, both the tenant and unit owner will be notified. A portion of the deposit may be used to cover the violation, and the tenant must replenish the deposit to maintain the \$250 balance. Failure to do so may result in lease termination and eviction. . _____, _____, _____.
- 3.
4. Refund: The security deposit will be reimbursed within 7–10 business days after the tenant vacates the property, provided there are no outstanding violations, damages, or unpaid balances. . _____, _____, _____, _____.
- 5.