

EXHIBIT "A"
AMENDMENT
TO
THE RULES AND REGULATIONS
OF
CHANTILLY CONDOMINIUM, INC., MIAMI-DADE COUNTY, FLORIDA
(Additions shown by underlining; deletions show by "---")

RULES AND REGULATIONS
FOR
CHANTILLY CONDOMINIUM, INC

Section A. Type of Residents, Occupancy & Use Restrictions

a) Owner:

A condominium unit owner is defined as a declarant or other person who owns their unit, (a single property within a condominium project) within a larger complex or building. Condominium owners are required to make monthly payments to the condominium association in charge of property upkeep, and are the only ones entitle to vote on any election of the condominium.

b) Tenant:

Person(s) leasing, or otherwise occupying any portion of the Property under a Lease or other occupancy agreement. The lease agreement must be submitted once every twelve (12) months to Chantilly for records.

c) Guest:

Individual(s) who visits a registered Tenant and/or Unit owner of Chantilly Condo. A guest may stay up to fourteen (14) days within a month period and/or thirty (30) days combined within a twelve (12) month period.

d) Long-term Guest:

Individual(s) that are not registered nor have a valid permit decal, and stay within a property over fourteen (14) days within a one (1) month period, and/or thirty (30) days combined within a twelve (12) month period. A guest staying over this period of time will be considered a tenant and will be required to register/apply and be approved by the Association, submit a background check, and purchase a third parking decal at the office in the event that there is a car utilizing a parking space, whether is parked on an Owners/Tenant registered space or a guest space.

e) Special Guest:

A non-registered person that is the immediate family of an owner, defined as children, grandchildren and parents of the owner, shall be exempt of registration and background check, but must request the extra car decal if there is an extra car that requires a parking space.

All guest (s) must observe and obey all terms and conditions contained in Chantilly Rules & Regulations. In the event of a default, the Association may have the guest removed from the premises.

Except as otherwise herein expressly provided, each Residential Unit shall be used for residential purposes only. No business, profession or trade of any type shall be conducted on any portion of the Residential Units. Notwithstanding the foregoing, the Commercial Units may be used for any lawful purpose, and may be used by the Owner(s) thereof and their guests, lessees, tenants and invitees. This prohibition shall not be applicable to the Developer with respect to its development of the Condominium Property, its construction, repair, decorating, administration, sale rental or lease of Units, or its use of Units as models, V.I.P. or guest suites, or for sales offices or management services. Nothing herein shall be construed to prohibit ownership of a Unit by a corporation, domestic or foreign, provided that the residential nature of the Condominium is not disturbed.

Occupancy in Units, except for temporary occupancy by visiting guests shall not exceed two (2) persons per bedroom and one (1) person per den (as defined by the Association for the purpose of excluding from such definition living rooms, dining rooms, family rooms, country kitchens and the like). The provisions of this Rule shall not be applicable to Units used by the Developer for model units, VIP suites, sales offices or management services.

Unless otherwise determined by the Board of Directors, and except as otherwise provided in Rule 2, a person(s) occupying a Unit for more than one (1) month without the Unit Owner or a member of his family being present shall not be deemed a guest but, rather, shall be deemed a lessee for purposes of these Rules and Regulations (regardless of whether a lease exists or rents paid) and shall be subject to the provisions of these Rules and Regulations which apply to lessees. The purpose of this paragraph is to prohibit the circumvention of the provisions and intent of these Rules and Regulations and the Board of Directors shall enforce, and the Unit Owners comply with, same with due regard for such purpose.

Depending on the unit type and its maximum occupancy allotment, property owners may add a family member of the same last name by completing an Occupancy Form and paying the \$150 processing fee (background check included). Such family member is not required to provide financials and or meet with the board for approval.

Section B. Sales and Leases.

Sales and Leasing of Residential Units shall be subject to the prior written approval of the Association. All leases shall be for a term of at least twelve (12) months, with a maximum of twenty-four (24) months. Leases must be renewed annually and approved by the board. Lease of units is not permitted until after one (1) year of ownership.

Every lease shall provide (or, if it does not, shall be automatically deemed to provide) that: (I) a material condition of the lease shall be the tenant's full compliance with the covenants, terms, conditions and restrictions of the Declaration of Condominium (and all Exhibits thereto), the Declaration of Restrictions, with these Rules and Regulations and any and all other rules and regulations adopted by the Association from time to time (before or after the execution of the lease); (ii) and that a tenant may not, under any circumstances, sublet the Unit (or any portion thereof) to any other person or permit occupancy by any person. For clarification purposes, Owner and/or Tenant may not, under any circumstances, rent/sublet a Residential Unit in an online marketplace for short-term homestays. The Unit Owner will be jointly and severally liable with the tenant to the Association for any amount which is required by the Association to repair any damage to the Common Elements for any amount which is required to repair any damage to the Properties resulting from acts or omissions of tenants (as determined in the sole discretion of the

applicable association) and to pay any claim for injury or damage to property caused by the negligence of the tenant and a special Charge may be levied against the Unit for any such claim. All leases are hereby made subordinate to any lien filed by the Association or the Master Association, whether prior or subsequent to such lease.

The Association may charge a reasonable fee, not to exceed the maximum amount allowable' under the law, to defray the expenses of the Association in investigating and making any approval or disapproval provided for hereunder. See Fees Below.

Owner shall provide the following documentation to the Association prior selling/leasing his Unit:

1. A fully completed application for residency signed by the applicant and owner.
2. Processing an application takes approximately (30) days after a complete application is submitted to the Board of Directors. Any uncompleted application will be returned and only when the completed application is received will the (30) day period start.
3. Application fee is payable to Condominium & Homeowners Association Consulting LLC.
4. \$150.00 Non-refundable Processing Fee (\$200 per married couple)
5. The following documents must accompany the application:
 - Copy of Sale/Lease Agreement
 - Completed Background checks per applicant:
 - Copy of driver's License or another picture ID.
 - Copy of the social security
 - Copies of all Vehicle Registration.
 - Copy of last 2 years tax returns. (Only for Buyers)
 - Copy of last 2 months' bank statements.
 - Last 3 months' paystubs
 - Application for Occupancy (One-bedroom units are limited to 2 persons and two-bedroom units are limited to 4 persons.)
 - Documentation of up-to-date animal vaccinations (if applicable).
 - 680+ Credit score
6. For alien people please provide a copy of their passport, and a background check or police report from their original country.
7. Three (3) separate personal letters of reference are required per applicant.
8. Personal Interview is required with all prospective owners/renters.
9. Once the application is completed, it shall be addressed to CHANTILLY CONDOMINIUM, INC via certified mail. Additionally, the application can be sent via email at chantilly900@gmail.com. Subject: Application Unit [Number].
10. Occupancy may not occur until screening has been completed and a Certificate of Approval has been issued.

(To apply go to the following link: <https://www.applyfastnow.com> Code: Chantilly)

The following is applicable only for the sale of units:

1. A clear readable copy of the purchase agreement must accompany the completed application
2. Fees must be paid on any DELINQUENT maintenance or assessment account before the closing
3. Only Conventional Loan are allowed.
4. Once the application is approved, we will email the Title Company a copy of the Certificate of Approval (if the email is provided). The original will be provided after the Title Company forwards a copy of the HUD Statement (reflecting the 20% minimum deposit) and Warranty Deed.

5. After the sale, the closing statement must be forwarded to the Management Copy so the record can be updated.
6. Seller will provide buyer copy of Condominium Documents, otherwise it will be provided by the Condominium Association for a cost of \$100.00.
7. The Condo Questionnaire Fee is \$250.00.

The Association may decline to approve the lease until the approval fee established by the Association has been paid by the party requesting the Association's approval. Any one or more of the following factors may be deemed to constitute good cause for disapproval:

1. The credit score for the purchaser(s) and/or tenant of a Unit is less than 680.
2. The purchaser(s) or lessee(s) have a history of evictions or other indicia of financial irresponsibility.
3. The monthly income of the purchaser(s) and/or tenant(s) is less than \$ 5,000.00 and for two purchasers and/or tenants is less than \$ 5,000.00.
4. The person(s) seeking approval (which shall include all proposed occupants) has been convicted of a crime involving physical violence or the sale, manufacture or delivery of illegal drugs or possession of illegal drugs with intent to sell, manufacture or deliver the same; or
5. The prospective purchaser or lessee takes possession of the premises prior to receiving approval from the Association; or
6. The person(s) seeking approval has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his or her conduct in other social organizations, communities, or by conduct in this Association as a tenant, Unit Owner or occupant of another property; or
7. The person(s) seeking approval failed to provide the requested documentation or information to the Association, or to pay the required fee or to appear at the screening interview in a timely manner; or
8. The person(s) seeking approval gave false or misleading information to the Association; or;
9. Maintenance or special assessments or any other sums due to the Association for unpaid fines or otherwise have not been paid in full, provided that the Association may grant conditional approval subject to receipt of payment of all outstanding sums at the time of closing of the sale or commencement of the lease term.

Section C. Parking Space.

Residents are to park in their assigned parking spaces. It is mandatory to place the Chantilly auto decal on the inside back of your vehicle. If a vehicle is not registered with the association and has no visible decal on it, the vehicle will be towed 6 hours after a warning violation has been placed. Guests or visitors shall drive directly to entrance and receive a pass. It shall be the duty of the host resident to make sure that their guests park in a guest parking space only. Guests or visitors shall have a paper permit and has to be visible on the vehicle. If the vehicle has no visible decal on it, the vehicle will be towed 2 hours after a warning violation has been placed. The parking spaces on the property are for conventional passenger vehicles only. Specifically excluded are trailers, mobile homes, campers, boats, motorized two-wheel vehicles. Commercial vehicles and any form of transportation deemed not to conform to the spirit and intention of this regulation. The foregoing shall not apply to vehicles while in the course of making deliveries or performing work on the premises. A maximum of one automobile per driver permanently residing in a unit is permitted to occupy a space in the parking lot. Unit Owners may purchase an extra permit decal for a third car for an extra of \$500.00 per year, paid in a single check to the Association. No auto repairs, except those of an emergency nature, shall be permitted. The speed limit of 5 miles per hour must be maintained in the condominium grounds. For safety reasons, play of any kind is not

permitted in the parking area. The directional arrows and signs have been established for everyone's safety and must be observed. Professional car washing service will be permitted in your parking spot before 9 AM. After 9 AM, such services are to be accomplished at the east end of the building near the trash room. A disabled vehicle (one that cannot be operate under its own power) may not remain on the lot more than 24 hours. Luggage and grocery carts are not permitted to be taken beyond the ramp area. The Board of Directors may decide to provide space for an excluded vehicle if special circumstances exist. A written explanation of need is required.

Upon confirmation by the unit owner, a person who has not been registered to live in Chantilly Condominium and is visiting a registered unit owner/tenant) may request a seven (7) day permit parking pass. Such pass may be renewed up to 2 times but it will be limited to a maximum of thirty (30) days combined within the same twelve (12) months period. The unit owner at that point may request a special green decal permit pass for \$500 per year.

Section D. Pets.

Pets or animals shall mean dogs and cats. Owners of pets are required to adhere to Florida and Miami Dade County Laws and General Ordinances specifically pertaining to pets the number of pets allowed per household is one (1) dog or one cat. Each pet shall weigh 15 lbs. or less. Each pet must properly display a current license and rabies tag at all times when outside of the living unit. No other animals are permitted A Chantilly's PET REGISTRY FORM listing the type, breed and name of the pet must be completed, kept current as changes occur and provided to the Association upon acquisition of said pet or after the unit owner moved in to Chantilly Condominium. Owners/Tenants shall pay the Pet Registration Fee of \$100.00, to register his pet within the Association. Each year a copy of the veterinary report that all shots/immunizations are current. All pets walking on the Association's Common Areas must be in a stroller or cover. Pets are not allowed to walk on Association's Common Areas. All pets outside of the living unit must be leashed and kept under control at all times by the handler. Under no circumstances shall a pet be allowed outdoors unleashed or unsupervised. All pets must be housed in their respective Owner's home and may not be housed, kenneled or in any way kept on the common elements or limited common elements unless accompanied by the Owner the entire time. Pet owners are responsible for cleaning and removal of any animal waste deposited on the common elements by their pets or the pet of any occupant or guest of his/her unit. Pet owners shall be financially responsible for all damage to the

Common Areas and any owner's unit caused by any animal kept by Owner including, but not limited to, feces removal, carpet, vegetation or turf damage and damage to any owner's unit caused by invading animals. Pet owner shall assume full responsibility for personal injuries or property damage caused by said pet and shall be responsible to defend, indemnify and hold harmless the Association, its Board of Directors, Management and Owners and Occupants of the various units against loss, claim or liability of any kind or character arising from or growing out of any act of said pet including reasonable attorney's fees. The Owner of any pet that causes excessive noise from 9PM to 9AM for unreasonable periods of time, whether the Owner is or is not present, shall be given a warning and may be fined in accordance with the Association's Nuisance Rule and Regulation. Should subsequent incidents occur, the pet owner may be required to move the pet from the community

Section E. Service Animals.

Under the ADA, a service animal is defined as a dog that has been individually trained to work or perform tasks for an individual with a disability. The task(s) performed by the dog must be directly related to the person's disability. Any unit owner claiming the right to have a service animal within the Chantilly Condominium, in accordance with the ADA, must provide the Association:

- a) Written documentation of the Owner's specific disability and that said disability is covered by the ADA.
- b) Letter from the Owner's doctor stating how the pet is used to alleviate the condition that forms the disability.
- c) The ADA Certified Animal must have the proper service vest harness displayed at all times within the condominium.

Section F. Violations to Pet Restrictions.

All violations of the rules and regulations shall result in the Unit Owner being fined \$100 per occurrence for so long as the violation continues, up to a maximum of \$1,000 for a single violation. Unit owners found to be harboring a pet or any other unauthorized animal in violation of the rules and regulations shall be penalized \$100 per day for so long as the violation continues, up to a maximum of \$1,000 for a single violation. Unit Owners may be requested to remove any pet kept in violation of these rules and regulations. All complaints regarding alleged violations of these rules and regulations shall be submitted in writing (anonymous complaints will not be considered) to the Association's Manager, who will investigate. If the manager has reasons to believe a violation has occurred, he/she shall refer the matter to the grievance committee for further consideration. The Unit Owner will be notified of the reported violation(s) in writing including the date and time of the alleged activity complained of and any costs associated with the repair, maintenance or cleanup resulting from such violation(s). The offending owner shall then have 14 days from the date of the notice to appear before the grievance committee to explain or provide written evidence as to why a fine should not be levied against him/her. The board will consider the said complaint and any refuting evidence provided by the pet's owner and issue a finding to both the dog's owner and the complaining party within 30 days of receiving any refuting evidence or a hearing to consider the matter. If the fining committee determines not to impose a fine, no fine may be imposed. If the committee votes to fine an offending owner, the said owner shall have 60 days to pay the said fine. If, however, the said owner fails or refuses to pay the fine, the association shall file a claim for damages in small claims court against the said owner. If an owner continues to refuse to abide by the rules, the Board may file an action for injunction against the non-complying owner

Section G. General Rules:

1. No smoking is permitted anywhere on the common elements within the building.
2. All appliances and electrical equipment of any kind to be installed and used in a unit shall comply with all rules, requirements, regulations and recommendations of all public health authorities and Boards of Fire Underwriting having jurisdiction.
3. No immoral, improper or offensive use shall be on condo property nor any part thereof. All laws, zoning ordinances and regulations of all governmental authorities have jurisdiction of the condo shall be reserved. No unit owner shall permit the apartment to be used for transient, hotel or commercial purposes.
4. No unit owner may cover a window within his or her unit with any paper or aluminum foil or other such non-permanent window treatment.
5. No barefoot or improperly clothed person will be permitted to enter the lobby. This means shirts and shoes and cover-ups in the recreation room also.
6. No food or beverage is permitted in the lobby or common elements except the recreation room.
7. The association and its agents shall have the irrevocable right to have access to each unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any common elements therein or accessible therefrom or for making emergency repairs therein to prevent damage to the common elements or to another unit. To this end, the association must receive a pass key to each apartment.
8. Radios, stereos and television sets should be turned down to minimum (non-disturbing) level of volume between the hours of 11 PM and 9 AM.
9. Carpentry, carpet laying and hammering of any kind must be done between the hours of 9 AM and 5 PM, from Monday thru Friday. A refundable deposit of \$50 is required prior to the start of any tiling or carpeting installation. The carpet of the hallway must be covered by the hired contractor of such a unit owner, in case there will be demolishing, or risk of debris. If such protocol it is not followed the condominium may keep the deposit for breaking the rules.
10. No industry, business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the property or in any unit.
11. Common elements shall not be obstructed, littered or damaged.
12. No articles shall be placed in halls. Fire exits shall not be obstructed in any manner and common elements should be free and clear of rubbish, debris or other unsightly materials.
13. In conformity with county recycling laws, newspapers (not magazines) are to be spaced on the benches in the trash room. Thoroughly washed bottles and cans (lids removed) are to be placed with plastic in the special containers on the trash room. All other trash is to be placed in a plastic bag, tied securely and put down the trash chute.
14. Use trash rooms only between 7 AM and 11 PM.
15. Unit owners cannot use the trash cans to dispose of electrical equipment and/or furniture including, but not limited, to: fans of any kind or size, televisions, microwaves, printers, computers, flammable equipment, tires or paint, couches, chairs of any kind, tv stands, bedside table, bed frames, pillows or mattresses of any kind or size.
16. There shall be no private solicitation of funds in the building.
17. The community room cannot be reserved for private use during holidays including but not limited to: Christmas, Passover, New Years Eve, October 31st and 4th Of July.
18. The Association pays for monthly pest control to service every unit and the perimeter of the building any other In-depth services for pests of any kind, must be paid by the unit owner.
19. No unit owner shall install any alarm system or other sounding device on or about the premises unless such system is equipped with cutoff device, which will cause the alarm system to discontinue after 15 minutes.
20. No flammable oil or fluid such as gasoline, kerosene, carbon-tetrachloride, naphtha or benzene

- or explosives, fireworks or articles hazardous to life, limb or property shall be used or brought into any unit or stored anywhere on the common elements.
21. Occupants of apartments shall keep and maintain their assigned storage bin in a neat and sanitary condition at all times. All belongings are to be kept in the bin and not on the floor of the storage room.
 22. Apartment doors are not permitted to remain open.
 23. No food or beverage will be served in the recreation room except when reserved in advance for special occasions.
 24. Bulletin board is to be used only for condominium business and social announcements approved by the president of the board.
 25. Bicycles may not be brought in or out of building. They must be left by bicycle rack. They may be locked and covered.
 26. The condominium will not be responsible for any damaged and/or stolen bicycle and/ or kids' car, whether it has a lock or no.
 27. Owners, Tenants or visitors are not allowed to enter or leave the building through any of the porch doors of the first floor. Main door of the building must be used. Failure to use it will result in a \$250 fine per incident.
 28. Keys Front Door Fee \$50.00.
 29. Moving Elevator Padding Reserve Fee \$ 150 (Refundable)
 30. Moving Reservation \$250.00 (Refundable)
 31. Architectural Modification Fee \$125 (Refundable)
 32. Roof Access Fee \$125 (Refundable)
 33. Use and occupancy of meeting room: the meeting room may be reserved for private use by contacting the calendar chairperson who will explain financial arrangements. Host/hostess must provide the front desk with a list of guests to be admitted to the function. The room must be left in good order so it will be available for use in the evening by other residents.
 34. Private parties in the meeting room must come to a close by 1 AM.
 35. Use of the billiard room: the balls and key for the room will be available at the front desk. Any resident wishing to use the room will obtain both from the front desk and leave a \$5 deposit. The deposit will be refunded when the balls and key are returned.
 36. No carpeting on balconies.
 37. Cleaning or brushing of rugs or mops is prohibited on terraces of stairwells.
 38. No painting or structural changes are to be made to the terrace, except by written permission of the Board of Directors. This includes disclosure of patios, outside shutters, awnings and jalousie doors.
 39. Milk bottles, storage items, mops, brooms, freezers etc. shall not be placed on the terrace. In general, the terraces are to be kept clean and neat.
 40. Terraces must be clear of all items during hurricane season (May to November). Should any resident fail to do so in the face of a hurricane, the Association will perform the task and bill the violator a fee of \$100.

Section H. Pool Area:

1. All persons using pool do so at their own risk. Owners or Directors are not responsible for accidents or injuries of any kind.
2. Beverages shall be permitted but only in plastic containers. No food is permitted. No floating objects such as rafts, floats, balls etc. are allowed in the pool area. Swimming aids attached to the body of a swimmer are permitted.
3. As required by Florida State Law, all persons must shower before entering pool.

4. No running, ball playing or other such dangerous activities are permitted in or near the pool area.
5. All smoking material and litter must be placed in the proper receptacles. Everyone is responsible for keeping and leaving the area clean.
6. Children under ten (10) years of age using the pool and recreation area must be accompanied and supervised by an adult who is responsible for their safety and behavior.
7. Children in diapers are absolutely not permitted in the pool or jacuzzi by order of the health department.
8. Only children who are toilet trained will be allowed in the pool providing they are wearing appropriate swimwear.
9. Person using chairs must spread protective covering or towel on chair or lounge before using them.
10. Persons opening and using outdoor umbrellas should close them before leaving the pool area to prevent damage by the elements.
11. Radios or tape recorders may be placed only if they do not disturb other unit owners, residents and guests.
12. The pool may be used by residents and guests between the hours of 9 AM and 10 PM all week long.
13. The facilities of the pool are for the use and enjoyment of the residents, their families and guests. The unit resident remains responsible at all times for their guests' conduct, which must be in conformity with the rules and regulations as stated.

Section I. Association Meetings.

1. General. All meetings of Board of Directors at which a quorum is required shall be open to attendance by all Members or to any person with a power of attorney from a Member, authorizing him/her to be that owner's representative. Members or designated representatives so desiring shall be permitted to attend, listen and speak on **any item on the agenda** at an appropriate time during the deliberations and proceedings
2. Time Restrictions. A Member of a Member's designated representative shall be permitted to speak before the Board takes formal action on an item under discussion in addition to any other opportunities to speak and the Board shall provide for a reasonable number of persons to speak on each side of an issue. Unless otherwise determined by the President or active char, the **time limit will be three (3) minutes per Member**. Speakers may not allot their time to others. The chairman shall, to the best of his/her ability, allocated time to each Member for comment so as to allow as many Members as possible to speak within the time permitted
3. Agenda. "The right to attend meetings includes the right to speak at such meetings with reference to all designated agenda items." Florida Statute 718.112(2)(C). The President of the Board of Directors and, in his/her absence, the Vice President shall be chairman of all meetings. The agenda shall be available to all unit owners attending. Any item that will be discussed by the board at a meeting must be listed on the agenda. The agenda for all meetings shall follow the order of business determined by the Board, which shall include a Member *Open Discussion* during which any Member or Member's designated representative who wishes to speak will have the opportunity to do so, subject to the remaining provisions of this policy. Each Member will only be allowed to speak more than once during Open Forum at the discretion of the Board. No Member may speak a second time until all Members wishing to speak have had an

opportunity to speak once

4. Sign-Up Sheets. A sign-up sheet will be made available to Members immediately prior to the meeting. Any Member wishing to comment at the ensuing meeting may add his/her name to the sign-up sheet. Subject to the remaining provisions of this policy, Members will be recognized for comment at the meeting in the same order as their names appear on the sign-up sheet. All Members wishing to comment who have not placed their names on the sign-up sheet will nonetheless be permitted to speak; time permitting
5. Curtailment of Member Conduct. Should the President or acting chair determine that any Member has spoken for the allocated amount of time or longer, the President or acting chair shall have the authority to instruct that Member to yield the floor and that Member will be obligated to comply with the President's or acting chair's instruction
6. Disruptive or Unruly Behavior. All persons in attendance will exercise professionalism, respect, courtesy, patience and civility toward each other and the members of the Board. Conduct that impairs the ability of the Board to conduct its business will not be tolerated. If a Member refuses to stop talking after his/her allotted time has ended or, at any time, interrupts the Board or another Member, his/her behavior shall be considered by definition disruptive. In that event, or in the event a Member in any manner otherwise disrupts the meeting, which definition shall include but not be limited to: speaking out of turn or without being first recognized by the board, use of obscene gestures or language, shouting, loud and/or aggressive speech or posturing or similar behavior, the following procedure will be followed:
 - a) The President or acting chair will request one time that the Member desists from speaking or otherwise disrupting the meeting
 - b) In the event the Member continues to be disruptive or, in the event the Member at any time after the request desist is made becomes disruptive again, the Member will be asked to leave the meeting
 - c) If the Member still refuses to cooperate, the President or acting chair may choose to adjourn the meeting or call or contact the appropriate law enforcement authority to have the Member removed
 - d) After the Member is removed, whether voluntarily or otherwise, the Board shall, if it so desires, reconvene the meeting to further conduct business or, upon motion and second, the meeting may be adjourned
7. Audio and/or Video Recording. Pursuant to Florida Statute 718.112(2)(C) and Rule 61b-23.002 of the Florida Administrative Code, subject to reasonable restrictions, condo owners have the right to tape record or videotape board meetings. Accordingly, the following rules shall govern the taping/recording of open portions of the meetings of the board and the membership:
 - a) A 24 hour advance written notice shall be given to the board by any unit owner desiring to utilize any audio or video equipment
 - b) The only audio and video equipment and devices which unit owners are authorized to utilize at any such meeting is equipment which does not produce distracting sound or light emissions
 - c) Audio and video equipment shall be assembled and placed in position in advance of

- the commencement of the meeting
- d) To avoid causing unnecessary distractions during the meeting, anyone videotaping or recording a meeting shall not be permitted to move about the meeting room in order to facilitate the recording
 - e) All recording equipment shall remain off until the presiding officer calls or informs attendees that the meeting is about to be called to order and shall be turned off immediately upon adjournment
 - f) At all times video equipment must be directed at and framing the Board only. In no event shall any other person or persons in attendance be recorded by video means
 - g) The recorded meeting is not the official record of the subject meeting. The approved minutes of the meeting are the official record of the meeting
 - h) A recording of a meeting shall not be disseminated to nonmembers of the Association without the written consent of the board
 - i) A recording of a meeting shall not be posted or otherwise made available on the internet without the prior written consent of the Board
 - j) If, during the meeting, there arises an infraction (violation) of these rules said infraction shall be considered disruptive and the member or the member's representative will be requested by the presiding officer of the Board to desist and correct the infraction. If the person refuses to cooperate, the presiding officer shall temporarily adjourn the meeting and cause the recording equipment to be removed. After the recording equipment is removed the Board shall, if it so desires, reconvene the meeting to further conduct business or, upon motion and second, the meeting may be adjourned
 - k) Failure or refusal to adhere to or comply with these rules regarding recording, whether prior to, at the meeting or after shall result in an abandonment or waiver of the member's right to record future meetings for a period of six (months) from the date of the infraction

Section J. Barbeque Area Reservation.

The Condominium concept is based upon two related ideas. First, you own your apartment unit individually, as you would a single-family home. Second, in addition to owning your home, you also own an undivided percentage interest in the common areas of Chantilly, which you must respect and protect. The barbeque is part of such "common area". These Rules and Regulations have been adopted by the Board of Directors of the Association and may be amended from time to time as experience indicates a need to do so in regards to the usage of the barbeque area.

1. The BBQ area is open to all residents and to be shared at any time with no reservation.
2. Reservation of the BBQ area is available upon a 48-hour notice (Monday through Sunday), between 10:00 am and 6:00 pm, and until 8:00 pm during summer months, weekends, and holidays. A non-refundable fee in the amount of twenty-five \$25.00 is required to refill the BBQ propane gas tank and to perform the necessary cleaning required within the area for future guests; and a refundable fee of one hundred and twenty-five \$125 to prevent any damages of the BBQ.
3. The guest list for private reservation must not exceed twelve (12) persons at any given time and does NOT include reservation of any portion of the pool or pool deck areas.
4. Persons under the age of 18 years are not permitted to operate the grill and must be accompanied, at all times, by an adult.
5. There is NO GLASS permitted within the BBQ area or pool deck at any time. Alcoholic beverages are STRICTLY PROHIBITED.
6. Unit Owners are not allowed to bring any propane tanks and are not allowed to storage propane

tanks in any place within their condominium nor their allocated storage space.

7. No additional BBQ equipment (portable or other) is allowed.
8. An Owner/Legal Resident shall be liable for all personal property or condominium property damages caused by his/her guests during reservation period of the BBQ area.
9. All trash is to be properly disposed of and removed from the BBQ/Pool deck upon leaving. The Grill Area is to be left clean and all equipment, including propane tank(s), is to be turned off.

Section K. Records Request.

The official records available for inspection and copying are those designated by Chapter 718, Florida Statutes (the "Condominium Act"), as amended from time to time. Every Unit Owner or the Unit Owner's authorized representative, as designated in writing, shall have the right to inspect or copy the official records pursuant to the following rules. All references to "Unit Owner" shall be deemed to include the Unit Owner's authorized representative as designated in writing and provided to the Association.

1. A Unit Owner, or a Unit Owner's authorized representative, desiring to inspect the Association's records shall submit a written request to the Association's Registered Agent. All records inspection requests must be delivered to the Registered Agent by certified mail (return receipt requested) or by hand delivery with a signed receipt. The request must specify the particular records subject to inspection including pertinent dates or time periods. The request must be sufficiently detailed to allow the Association to retrieve the exact records requested.
2. No more than one (1) written request to inspect records shall be permitted from a single Unit Owner in a thirty (30) day period. Inspection or copying of records shall be limited to those records specifically requested. For each written request to inspect records from a Unit Owner, the inspection of all records requested shall be limited to a four (4) hour time period, to take place in one (1) single business day.
3. Unit Owners shall not be permitted to submit more than one (1) written request for inspection or copying of the same record in a thirty (30) day time period.
4. All inspections of records shall be conducted in the management office or at such other location designated by the Association. Inspections shall be scheduled and may take place Monday through Friday, except for holidays, during the hours of 10:00 a.m. through 4:00 p.m. Unit Owners shall not be permitted to remove original records from the location of inspection. Unit Owners shall not be permitted to alter original records.
5. A Unit Owner shall pay a reasonable fee, covering the costs of labor and material, per page for each copy of an official record such Unit Owner desires to copy. Payment shall be a prerequisite to delivery of photocopies to the requesting Unit Owner. As of the effective date hereof, the cost of copies per page is \$0.25.
6. The Association is not required to make and/or mail or deliver copies to the Unit Owner upon demand; but rather the Unit Owner can obtain copies or request same, as detailed herein.
7. No written request for inspection or copying shall be made in order to harass any Unit Owner, resident or Association agent, officer, director or employee. Inspection and copying requests not in conformance with these rules will be deemed to be harassment.

8. All persons inspecting or requesting copies of records shall conduct themselves in a businesslike manner, and shall not interfere with the operation of the Association's management office.
9. Any violation of these rules shall cause the immediate suspension of the inspection or copying until such time as the violator agrees in writing to comply herewith.
10. Any requests for inspection and copying not in compliance with these rules shall not be honored.
11. The Association reserves the right to amend these rules from time to time, as deemed necessary.
12. The Association may take any available legal action to enforce these rules.

Section L. Plumbing Repairs and Water Shut-Off Valves.

1. Plumbing Repair Fee:

Any unit owner requesting plumbing repairs that necessitate the shut-off of water shall incur a fee of \$125.00 per request. This fee will be billed to the unit owner upon completion of the repair and is payable within ten (10) days from the date of the billing.

2. Plumbing Repair Grant:

Any unit owner who, within their own request to shut off the water, also replaces their 4 master valves (2 located within the kitchen & two within the master bathroom) will have the \$125.00 Plumbing Repair Fee waived and will not be billed.