



THE FOLLOWING REQUIREMENTS MUST BE MET IN ORDER TO OCCUPANCY A 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:
 - Letter Stating relationship of occupant to Owner.
 - Completed Background checks per applicant:
(To apply go to the following link: <https://www.applyfastnow.com> Code: **Chantilly**)
 - 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).
 - 700+ 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, please send it scanned 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.



BUYERS AND RENTERS:

DAWN PAYMENT: \$20% REQUIRED

CREDIT 700+

NO FHA ALLOWED

FINANCIAL PER PERSON \$4000 INCOME PER PERSON

RENTALS MUST SHOW LETTER & STATEMENT OF FIRST + LAST + DEPOSIT

NON-REFUNDABLE:

CONDO QUESTIONARE FEE: \$ 250

NEW APLICANT FEE PER PMARRIED COUPLE OR SINGLE ADULT: \$ 150

CONDO DOCS FEE: \$ 125

PET REGISTRATION: \$100

KEYS FRONT DOOR FEE: \$ 50

REFUNDABLE:

MOVING ELEVATOR PADDING RESERVE FEE: \$ 150

BBQ GRILL RESERVATION CLEANING FEE: \$ 125

ARCHITECTURAL MODIFICATIONS: \$ 125

ROOF ACCESS FEE: \$ 125

MOVING RESERVATION: \$250



CHANTILLY CONDOMINIUMS
at the California Club

APPLICATION FOR OCCUPANCY

SELLER/UNIT OWNER: _____ UNIT #: _____
 Residence Address : _____
 Tel # _____ Email Address: _____
 PARKING SPACE _____ MAINT. PMT: \$ _____ SPEC. ASSESS.: \$ _____

 Signature of Current Owner

Dated _____

APPLICANT INFORMATION

Name: _____
 Social security: _____ Date of birth _____
 Applicant Driver License # : _____
 Present address : _____ Cell # _____
 Email Address: _____ Other Tel#: _____
 Employment History
 Current Employer: _____ Phone# _____
 Address : _____ Supervisor Name: _____
 Position: _____ Length of employment _____ Monthly Salary _____
 Previous Employer _____ Phone # _____
 Position: _____ Length of employment _____ Salary per month _____

Co-Applicant #1

Name: _____
 Social security: _____ Date of birth _____
 Applicant Driver License # : _____
 Present address : _____ Cell _____
 Email Address: _____ Other Tel#: _____
 Employment History
 Current Employer: _____ Phone# _____
 Address : _____ Supervisor Name: _____
 Position: _____ Length of employment _____ Monthly Salary _____
 Previous Employer _____ Phone # _____
 Position: _____ Length of employment _____ Salary per month _____



APPLICATION FOR OCCUPANCY

Co-Applicant #2

Name: _____
 Social security: _____ Date of birth _____
 Applicant Driver License # : _____
 Present address : _____ Cell # _____
 Email Address: _____ Other Tel#: _____

Employment History

Current Employer: _____ Phone# _____
 Address : _____ Supervisor Name: _____
 Position: _____ Length of employment _____ Monthly Salary _____
 Previous Employer _____ Phone # _____
 Position: _____ Length of employment _____ Salary per month _____

Co-Applicant #3

Name: _____
 Social security: _____ Date of birth _____
 Applicant Driver License # : _____
 Present address _____ Cell _____
 Email Address: _____ Other Tel#: _____

Employment History

Current Employer: _____ Phone# _____
 Address : _____ Supervisor Name: _____
 Position: _____ Length of employment _____ Monthly Salary _____
 Previous Employer _____ Phone # _____
 Position: _____ Length of employment _____ Salary per month _____

ANYONE OTHER THAN THE ABOVE LISTED INDIVIDUAL/S WHO INTENDS TO RESIDE IN THE UNIT.

Name: _____
 Social security: _____ Date of birth _____
 Applicant Driver License # : _____
 Present address _____ Cell # _____
 Email Address: _____ Other Tel#: _____



APPLICATION FOR OCCUPANCY

Name: _____
 Social security: _____ Date of birth _____
 Applicant Driver License # : _____
 Present address _____ Cell _____
 Email Address: _____ Other Tel#: _____

Name: _____
 Social security: _____ Date of birth _____
 Applicant Driver License # _____
 Present address _____ Cell _____
 Email Address: _____ Other Tel#: _____

Name: _____
 Social security: _____ Date of birth _____
 Applicant Driver License # : _____
 Present address _____ Cell _____
 Email Address: _____ Other Tel#: _____

PERSONAL REFERENCES

Name: _____	Relationship _____
Address : _____	Cell # _____
Name: _____	Relationship _____
Address : _____	Cell # _____
Name: _____	Relationship _____
Address : _____	Cell # _____

IF YOU ARE REPRESENTED BY AN ATTORNEY IN PROPOSED TRANSACTION (PURCHASE/SALE OF THE SUBJECT UNIT) , PLEASE PROVIDE THE FOLLOWING INFORMATION.

Attorney's Name: _____ Phone: _____ Email Address _____



APPLICATION FOR OCCUPANCY

REALTOR'S INFORMATION

Realtors 'Name: _____	Cell # _____
Present address : _____	Email: _____

I hereby agree to provide the Board of Directors of Chantilly Condominium ("Board") any additional information and/or documents the Board may deem necessary to assist in its consideration of the instant Application. I understand that failure to promptly and fully cooperate with any request of the Board regarding this matter, may result in the denial of this Application

VERIFICATION

Under the penalties of perjury, I declare that I have read and fully understand the foregoing and that the facts stated herein are true and correct.

Signature of Applicant

Dated _____

Printed Name of Applicant

Signature of Co-Applicant #1

Dated _____

Printed Name of Co-Applicant #1

Signature of Co-Applicant #2

Dated _____

Printed Name of Co-Applicant #2

Signature of Co-Applicant #3

Dated _____

Printed Name of Co-Applicant #3



RULES AND REGULATONS
FOR
CHANTILLY CONDOMINIUM, INC

Section A. Occupancy and Use Restrictions.

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.

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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.

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- 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 package.
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

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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

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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 guest may request a seven (7) day permit parking pass. Such pass may be renewed up to 3 times but it will be limited to a maximum of thirty (30) days combined. 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

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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

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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 pets' 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. 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

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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. Guests occupying any unit in the absence of an owner may reside in the unit for a period not to exceed thirty (30) days in any twelve (12) month period. The immediate family of an owner, defined as children, grandchildren and parents of the owner shall be the exception to this rule.
24. No food or beverage will be served in the recreation room except when reserved in advance for special occasions.

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25. Bulletin board is to be used only for condominium business and social announcements approved by the president of the board.
26. Bicycles may not be brought in or out of building. They must be left by bicycle rack. They may be locked and covered.
27. The condominium will not be responsible for any damaged and/or stolen bicycle and/or kids' car, whether it has a lock or no.
28. Owners, Tenants or visitors are not allowed to enter or leave the building through any of the porche 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.
29. Keys Front Door Fee \$50.00.
30. Moving Elevator Padding Reserve Fee \$ 150 (Refundable)
31. Moving Reservation \$250.00 (Refundable)
32. Architectural Modification Fee \$125 (Refundable)
33. Roof Access Fee \$125 (Refundable)
34. 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.
35. Private parties in the meeting room must come to a close by 1 AM.
36. 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.
37. No carpeting on balconies.
38. Cleaning or brushing of rugs or mops is prohibited on terraces of stairwells.
39. 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.
40. 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.
41. 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

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- 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

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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:

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- 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

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- 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 48hour notice (Mon.-Sun), between 10:00am-6:00pm and until 8:00pm during summer months and weekends/holidays. A refundable deposit in the amount of \$125.00. is required.
3. The guest list for private reservation must not exceed ten (10) 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. No additional BBQ equipment (portable or other) is allowed.
7. 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.
8. 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.

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Section K. Trampoline.

1. The use of the Trampoline is at Owners/Tenants own risk.
2. No more than two (2) person to jump at time.
3. Total weight must be less than 300 lbs.
4. All children must be under adult supervision.
5. Children age 5 and under are not permitted on a trampoline.
6. The 3 buckles must be closed prior using it.
7. Not allowed gymnastic exercises or stunts, such as somersaults or flips.
8. Trampoline can't be used if pregnant, under the effect of a medication, or under the influence of alcohol.
9. Limitation of 15 minutes maximum per person.

Section L. Records Request.

The official records of the association are open to inspection by any association member or the authorized representative of such member at all reasonable times. The Records Request must be in writing, mail it certified return receipt requested to the Association Registered Agent. The Association will only accept Records Request sent via Certified Mail.

Section 718.111(12) of the Condominium Act Florida Statute §718.111.12(c) explicitly authorizes the association to “adopt reasonable rules regarding the frequency, time, location, notice, and manner of record inspections and copying.” Therefore, if a unit owner(s) were allowed access to official records or given responses to inquiries, the Unit Owner or Unit Owner(s) in attendance at such document production or inquiry could not again request any additional documents or inquiry for a ninety (90) day period of time from the date of production or inquiry. If such Unit Owner(s) have made a request they will only be able to review their own personal financial/accounting ledger within ten (10) days but must wait an additional 90 days to request any other document from the date of last production or inquiry. When requesting paper records, there will be a charge of \$.25 per black & white page with such expense to be paid by the unit owner.

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