

Longwood House Rules and Regulations

Establishment of Rules and Regulations

Certain rules and policies are also contained in the Declaration of Longwood House Condominium Association (The Association) and are automatically accepted by each owner upon purchase of a condominium. These Rules have been adopted by the Board of Directors of the Association and are effective as of the adoption date. These Rules apply to all owners, Tenants, and Lessees. It is the unit owner's responsibility to ensure that any tenant or lessee complies with the Declarations and Rules. It is also the responsibility of the unit owner to ensure that all guests and/or contractors (such as, but not limited to, dogs walkers, cleaning services, or babysitters) comply with the Declaration and Rules and Regulations.

The Board of Directors requires unit owners to provide the name of the Condominium Owners, numbers of family members living in the household, home phone number, emergency contact information, and any other pertinent information, which will help the board fulfil its responsibilities on a daily and emergency basis.

The Board of Directors requires this information to carry out its responsibilities, including emergency access to units.

Enforcement of Rules

The Rules and Regulations shall be liberally construed to ensure their reasonable application and to avoid unduly burdening or restricting anyone's use and enjoyment of the property. The board is authorized to enforce the Rules and regulations and may assess reasonable fines upon unit owners for violations. Fines levied against the Association may be assessed upon the responsible unit owner(s).

Severability:

Should any part of these Rules and Regulations be rendered or declared invalid by a court of competent jurisdiction, such invalidation of such part or portion of these Rules and Regulations should not invalidate the remaining portions thereof, and they shall remain in full force and effect.

Changes and Exceptions:

Unit owners may petition the Board in writing to propose changes to the Rules. Unit owners may petition the Board in writing to request exceptions to the Rules. Exceptions may be granted by the Board individual's circumstances warrant and without undue burden to the Association or its members. All formal correspondence to the Board Should be submitted in writing to:

Margarita Gru – Lcam
Property Manager for
Longwood House Condominium
786-553-6414
833-692-6462
longwoodhousecondo@gmail.com

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Assessment Collections:

Assessment are due on the 1st of the month and considered past due after the 10th of the month.

Applicable late fees are assessed on the 11th of the month.

Commencement of action is authorized by the Board if not paid by the end of the month. All fees and cost by the Association in an attempt to collect Association Assessments, late fees, or fines will be charged to the unit owner. Past due accounts will be verified by the accounting department.

A Non-Sufficient fund (NSF) check returned by the Association 's Bank shall immediately incur a minimum automatic \$25.00 charge to the unit owner, or charge sufficient to cover any expenses incurred by the Association. Your Assessment Statement will include any additional charges such as late payments of the Association dues, he/ she must notify the Management Company in writing no later than the 10th of the current month.

Sales and Leasing:

Any owner choosing to sell his/ her unit **must** give the Management Company seven (7) days' notice before publicizing the sale or discussing it with prospective buyers. This gives the Board adequate time to prepare information that a buyer will need from the Association. The fee for the application is \$100.00 for the family (Husband & Wife) and \$50.00 for each adult over 18 years old for background screening. A Board Member will be in contact with you when screening is completed to arrange an interview for approval. Please allow up to 10 days for the application and interview process. The prospective buyers must be provided a copy of the Association's Documents and Rules and Regulations. Prior to submitting the application for approval. A minimum of 10% down payment is required for the purchase of a unit.

Lessees must be provided the Rules and Regulations Prior to submitting the application for approval.

A lease must carry provisions allowing the extension of the lease only with the approval of the Board of Directors and submission of a new application. Application fees are not applicable.

Rentals are not permitted until an owner has owned his/her unit for five (5) years. Only one (1) rental per year is permitted.

Use of apartments:

Apartments are restricted to residential use only. No more than two (2) persons per one-bedroom apartment or four (4) persons per two-bedroom apartments are permitted. **Pets are not permitted.**

Unit owners or tenants shall not unduly interfere with any other unit owner's use and/or enjoyment of the property. To this end, unit owners shall make every effort to limit noise to not cause unreasonable annoyance and/ or disturbance to any other unit owner(s). This includes, but is not limited to, noise from heavy walking, running, parties, guests, construction, musical instruments, electronic equipment, or any illegal activity.

No owner or tenant shall permit use of the apartment or common elements in any way that will increase the cost of insurance to the condominium.

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NO unit owner or tenant may make structural modification or alterations in the apartment that affect the common elements without written permission of the Board of Directors and with applicable permits.

No unit owners or tenant may make changes or improvements to the exterior of the apartment or common elements such as painting, decorations, screens, television, antennas or anything with protrudes through the exterior wall s of the apartment without written consent from the Board of Directors.

Leaks:

If a leak is detected, first check to find out the source of the leak. if from another unit, immediately contact the owner and New Wave Management. If the leak originates in your unit call your plumber to make the repair as soon as possible. It is the owner's responsibility to act quickly to repair leaks. The Plumber must contact New Wave Management. Water heaters over 10 years old Must be checked and/or replaced if needed: this is the responsibility of the unit owner.

Cable:

If you experience cable interruption, service calls are made by the unit owner directly to the cable company at 1(800)934-6489

Keys:

Unit owners and tenants should leave keys to your unit with a neighbor when leaving for an extended period of time (i.e. vacation). It is a good idea to also leave keys to the vehicle if you intend to leave your vehicle in any parking spaces for an extended period.

Common Areas:

No garbage shall be left standing in or on the stairwells, outside the front unit door, outside the back unit door, or any other common or limit ed common areas. This includes used cigarettes as well as ash trays.

Large Bulk items such as, but not limited to, furniture, construction debris, and household appliances, must not be disposed of in the Association's trash dumpsters, and may not be left anywhere else on the property. Unit owners must arrange pick up and disposal of bulktrash.

All fecal matter from children's diapers must be tied in plastic bags before being placed in dumpsters.

Hazardous or toxic wastes shall not be disposed of in dumpsters or anywhere else on the property, including sewer drains.

Unit owners, tenants and guests are responsible for damage caused by their negligence or breaking of the Rules and Regulations.

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Elevator:

The elevator must be used safely. No jumping, overloading, or playing in the elevator is permitted. In case of a breakdown, the unit owner or tenant should call the number posted on the bulletin board for services. Do not wait for a Board Member. The elevator is not permitted to be used in the event of a fire.

Common area parking:

Unit owners have the exclusive right to use the parking space assigned to his/ her unit. Damage to the common area parking i.e. dripping oil or other fluids by any vehicle used or permitted by the owner is responsibility of the owner or tenant. Vehicles will be towed at the owner's expense for failure to remove any vehicle causing damage to the common area parking lot. Unit owners, tenants, services vehicles, or guest s must not use parking spaces assigned to other unit owners without permission in advanced.

Pool:

Children are the direct responsibility of their parents/legal guardians. Full supervision of children is required while on the pool deck or in the pool. All persons using the pool do so at their own risk. The Association assumes no responsibility for any accident s or injury in connection with such use or for any loss or damage to personal property, except for that arising from gross negligence or intentional wrongdoing on the part of the Association.

Unit owners are responsible for the actions of their tenant, children, and guests. Children must always be accompanied and supervised by an adult age eighteen (18) or over when they are in the pool or pool areas. Children under the age of 14 must be accompanied by an adult while at the pool deck and the pool regulation s posted at poolside must be strictly observed. Uni t owners must accompany their guests to the pool.

Persons having communicable diseases, including cold s, cough, inflamed eyes, infections, and open sores, or wearing bandages shall not use the pool.

Spitting and spouting of water, the introduction of bodily fluids or waste, and similar unhygienic actions are not permitted.

Children who are not toilet trained must wear swim diapers while in the pool. Proper swimming attire is required in the pool. Street clothing and/or shoes shall not be worn into the pool.

Glass containers of any kind are not permit ted on the pool deck or in the pool. all refuse and recyclables must be placed in the containers provided for this purpose. Persons using the pool are urged to assist in keeping the pool area clean.

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No wheeled vehicles, skateboards, rollerblades, etc. (except wheelchairs, strollers, etc.) are permitted on the pool deck.

No ball playing is allowed on the pool deck.

Alcoholic beverages are not permitted on the pool deck or in the pool. Intoxicated persons will not be allowed in the pool area at any time.

No running, pushing, drinking, roughhousing, or using profane language will be permitted.

All persons are required to take a cleaning shower before entering the pool.

If Thunder is heard, the pool will be closed immediately for a full 45 minutes and remain closed until the last sound is heard. If lightning occurs, the pool will be closed immediately and remain closed for a full 60 minutes after the last flash of lightning occurs.

New regulations and other important information are posted on the bulletin board adjacent to the elevator on the ground floor. Please check the bulletin board on a regular basis.

Maintenance Payments:

Maintenance is paid monthly. Checks are to be made payable to Longwood House Condominium and mailed to:

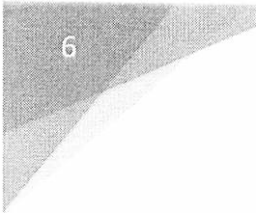
**Longwood House Condominium
P.O Box 613126
North Miami, FL 33261**

The following is included in your maintenance and provided by the Association:

Water, trash, Lawn service, cable TV, exterminator, pool service, Insurance including windstorm, property, liability, and Directors, janitorial and Property Management.

Maintenance is due on the 1st of each month. If not received by the 10th, a \$25.00 late fee will be assessed.

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General Rules and Regulations:

- Exteriors must be kept uniform with no exterior decor.
- All garbage must be in plastic bags, boxes broken down prior to placing in the dumpster.
- Mailboxes keys are the unit owner's responsibility
- Washer s and dryers are located on each floor
- The Bulletin Board is available to post anything of importance

No inside structural changes without Board of Direct or approval and proper permits

- Emergency access is permitted. All unit owners **MUST** prove keys to the Board of Directors
- Fire Code Enforcement does not permit exterior entrance security doors to have any form of locks
- Must have Homeowners' Insurance

I have read and understand the Rules and regulations of The Longwood House Condominium Association and agree to abide said Regulations. Failure to comply will result in fin es and / or tenant eviction.

Unit Owner:

BY:_____

D at e: _____

Tenant :

BY:_____

Date:_____

Board Of Directors:

BY:_____

Date:_____

BY:_____

Date:_____

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