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June 2, 2020

VIA REGULAR U.S. MAIL

Bayshore Towers of Fort Lauderdale, Inc.
c/o Board of Directors
511 Bayshore Dr. - Office
Fort Lauderdale, FL 33304

Re: Recorded Certificate of Recording

Dear Members of the Board:

Enclosed please find the original recorded Certificate of Recording the Amended and Restated Rules and Regulations, recorded in Broward County.

Please be sure to file this document in a safe place with the permanent records of the Association.

Should you have questions, please email or call me.

Sincerely,

A handwritten signature in black ink that reads "Robert Rubinstein".

Robert Rubinstein
For the Firm
RR/asm

Enclosure (as stated)

This instrument was prepared by:
Robert Rubinstein
Becker & Poliakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401

This document was e-recorded by:
Becker & Poliakoff, P.A.
625 N. Flagler Drive, 7th Floor
West Palm Beach, FL 33401
ID: #116513459 PAGE 1-20
DATE: 5/21/2020

**CERTIFICATE OF RECORDING
THE AMENDED AND RESTATED RULES AND REGULATIONS FOR
BAYSHORE TOWERS OF FT. LAUDERDALE, INC.**

WE HEREBY CERTIFY THAT the attached Amended and Restated Rules and Regulations, an Exhibit to the Declaration of Condominium for Bayshore Towers of Ft. Lauderdale, Inc., as recorded in Official Records Book 4791 at Page 287 of the Public Records of Broward County, Florida, were duly adopted in the manner provided in the governing documents of the Association, at a Board of Directors meeting held on March 4, 2020.

IN WITNESS THEREOF, the Association sets its hand and seal on this 6th day of MAY, 2020, in FT. LAUDERDALE, Florida.

WITNESSES:

**BAYSHORE TOWERS OF FORT
LAUDERDALE, INC.**

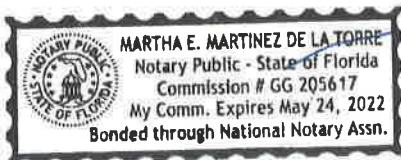
[Signature]
Print Name: LYNDA T. Smith

By: [Signature]
John D'Angelo, President

[Signature]
Print Name: George Mallios

**STATE OF FLORIDA:
COUNTY OF BROWARD:**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 6th day of May, 2020, by John D'Angelo, as President of Bayshore Towers of Fort Lauderdale, Inc., a Florida not-for-profit corporation, on behalf of the Corporation. He is personally known to me or has produced Driver Lic (type of identification) as identification and did take an oath.



[Signature]
Notary Public
MARTHA E. MARTINEZ DE LA TORRE
Printed Name

My Commission Expires: 5/24/2022

**BAYSHORE TOWERS
RULES AND REGULATIONS
AMENDED & RESTATED
MARCH 4, 2020**

These rules and regulations are designed to make living for all residents pleasant and comfortable. These restrictions are imposed for the mutual benefit of all. Violations of these rules are to be reported to Manager, who will contact the violating owner, lessee or guest and if necessary the Board of Directors for corrective action.

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General Provisions

All unit owners are responsible for their tenants and guests. Unit owners and their family, tenants, guests, licensees, invitees and unit occupants can be fined for any violation of the Rules and Regulations.

All residents and guests are required to keep all noise or sound producing equipment at a reasonable level during the daytime and at a lower level after 9 p.m. as a courtesy to your neighbors. Noise travels throughout the building, units, balconies, catwalks and the pool area.

Unit owners will be held responsible for any damage to the Association's property caused by owners, lessees, or guests.

Physical or verbal abuse directed to any individual that includes residents, guests, and employees is prohibited.

Additional use restrictions that are contained in the Rules and Regulations may be amended from time to time by the Board of Directors.

Access Control

Building Entry Devices

Entry devices for the common areas of the building and the garage are limited to residents only.

Each unit owner will be able to receive up to two (2) entry fobs and two (2) guest cards for the common areas of the building. For **SECURITY PURPOSES** unit owners that allow an individual to use their guest card will need to register their guest with the office and sign a guest form giving them permission to access the building. If guest cards are used by unregistered guest they will be deactivated. If an additional guest fob is required it will be programmed for the length of the guests stay and a \$100 deposit will be required if the guest fob is not turned in at the time of departure the \$100 **WILL BE FORFEITED**.

In addition, a garage entry device will be provided to residents only that is to be attached to your registered personal vehicle(s) headlight. Vehicle(s) headlight stickers for tenants and replacement stickers for owners will need to be purchased for \$25 from the manager.

It is the responsibility of the unit owner to provide a entry device to your lessee's/tenants. Entry devices will be programmed for the lease time-frame.

Contractors and service persons including outside cleaning personnel are prohibited from having entry devices for access to the building.

In the case of lost or stolen entry device, the unit owner or resident is to immediately notify the Manager. A lost replacement device may be purchased for \$50 from the office. A replacement device that no longer works will be replaced at no charge. When an entry device is reported lost or not working, it will be deactivated immediately.

Access to Units/Vehicles

Every owner must provide a key or entry code to the Manager to their unit to enable the association to enter the unit as permitted by Florida law. In addition, a key to your vehicle(s) must be left with the Manager for emergency purposes. All keys are maintained in the office in a lockbox.

No unit owner, resident or guest may leave their personal unit key with Bayshore Towers' employees for the purposes of giving access to another party.

For any individual(s) to gain access to your unit with the key/code that is maintained in the office you will need to notify the office in writing giving them permission to enter your unit that includes the individuals name and date of entry. In addition, an indemnification form will also need to be completed.

Unit owners that have a need for individuals to access their unit on a recurring schedule will need to complete a unit access authorization form and indemnification form that will be maintained in the office. No entry will be allowed without written permission or a signed completed form on file.

Guests

Unit Owners are responsible for their guests. Provide instructions and the Rules and Regulations to your guests.

Registration of Guests

All guests must be registered with the office prior to their arrival as follows:

- Staying only one (1) night no registration is required
- Two or more nights registration is required

Guests are allowed to stay up to a maximum of thirty (30) days. A "Guest" is defined as a person who enters upon the Condominium Property at the invitation of a Unit Owner or Tenant, (or their respective families) for the purpose of visiting the Unit Owner or tenant (or their respective families), occupying the Condominium Unit for less than thirty (30) days during any calendar year, or utilizing the Condominium Property. Any person occupying a Unit for more than thirty (30) consecutive days regardless of whether any consideration is paid, shall not be considered a Guest, and may be considered a Tenant, if deemed appropriate by the Board. In addition, all guests staying over 30 days must complete an application, pay the application fee, and be screened by the Association.

Tenants are not permitted to have overnight guests (related or non-related) in the absence of the tenants' simultaneous residence.

Forms to register overnight guests and their vehicles may be obtained from the office.

Guest vehicles must be registered with the office. A guest vehicle registration card with an expiration date must be displayed on the dashboard.

Guests are to park in the upper parking deck. Guest parking is not allowed in the garage.

The maximum number of guests that are permitted to occupy a unit overnight is as follows:

- One bedroom unit Two (2) guests
- Two or three bedroom unit: If there are two (2) or less permanent residents, four (4) guests are allowed. If there are three (3) or four (4) permanent residents, two guests are allowed.

Guests must follow the unit owner's instructions for opening and closing the unit. Including, but not limited, to the following:

- Set A/C to original settings
- Turn-off main water valve
- Lock all doors and windows

Common Areas

Mail Room/Lobby/Office

The Association will not assume any responsibility for items (including personal items, packages and/or deliveries) left in any of these areas.

Social Room

The social room is available for the use of all residents. Guests may also use the social room when accompanied by an owner.

Do not enter the carpeted area of the social room in wet clothing or place wet towels/clothing on the chairs or sofas.

Do not attempt to clean spills or stains on the carpet. Notify the Manager to make arrangements for clean-up.

The social room may be reserved for private use by unit owners subject to the following:

- Three (3) day minimum notice to the Manager
- Completion of the Common Area Reservation Request
- A security deposit as established by the board is required to secure a reservation

- The security deposit will be refunded in its entirety if there has been no damage to the room, carpet, or furniture and that the entire area is cleaned
- The pool area and pool furniture cannot be reserved
- The grill cannot be reserved
- Entertainment must be terminated by 10:30 p.m. and the area clean and vacated by 11:00 p.m.
- The unit owner is responsible for clean up and any damage or breakage
- The unit owner is responsible for any deliveries, catering personnel, and removals connected to their event.
- The Association is not responsible to provide parking for any owner's event.
- The social room may not be reserved for private use for the Boat Parade, Air & Sea Show, and any major holidays that includes but not limited to the following:

New Year's Day
 Memorial Day
 July 4th
 Labor Day
 Thanksgiving Day
 Christmas Day

Non-residents may **not** reserve the social room for private use.

Sauna

Use at your own risk.

Children under the age of 14 must be accompanied by an adult.

Observe the posted rules.

Billiard Room

Children under the age of twelve (12) must be accompanied and continuously supervised by an adult when using the billiard supplies (pool cues, balls, etc.).

Unit owners(s) and/or resident(s) will be responsible for reimbursing the Association for any damages and/or replacement of the billiard table or the equipment caused by them and/or their guests.

No food or drinks are permitted on the Billiard Table.

Exercise Room

Use at your own risk.

The exercise room is open every day 24 hours

Observe the posted rules

Children 12 years of age and under are not permitted in the exercise room unless they are accompanied by an adult.

Teens between the ages of 13-16 may use the exercise room when accompanied by an adult.

Proper attire: No sandals, open-toed shoes or bare feet. Shirts and athletic shoes must be worn. No metal riveted jeans or shorts.

Grill Area

The grill area is available for use between the hours of 9:00 a.m. and 9:00 p.m. The area is to be vacated no later than 11:00 p.m.

Grills are available are on a first-come/first serve basis.

When finished with the grill be sure to **turn off the gas**, clean the grill, and the surrounding area.

No glass of any kind is permitted in the grill area.

Only unbreakable dishes and glassware is permitted.

Pool and Pool Deck

Use at your own risk

"No Life Guard on Duty"

Pool hours are from 6:00 a.m. to 11:00 p.m.

Observe the posted rules

Shower before entering the pool. This is a requirement of the Florida State Board of Health Regulations.

Children under the age of twelve (12) and any person that cannot swim must be accompanied by an adult at all times.

Any person, regardless of age, who is incontinent or who cannot control their bodily waste functions must wear a swim diaper.

Glass of any kind is not permitted in the pool area. Only unbreakable dishes and glassware are permitted. Failure to observe this rule that results in having to empty, refill, replace chemicals, and that will incur pool company charges will be billed to the unit owner.

Close umbrellas before leaving the pool area.

Use the receptacles for trash.

Cover patio furniture with a towel when using.

Return patio furniture to its original location.

Do not enter the social room, lobby, mail room, or the elevators in wet clothing.

Roof

Unit owners, residents, and guests are **not permitted** on the roof for any purpose whatsoever, except for the designated roof patio and kitchen.

Roof Patio and Kitchen

The roof patio and kitchen is available for the use of all residents. Guests may also use the roof patio and kitchen when accompanied by an owner. Non-residents may not reserve the roof patio and kitchen for private use.

The roof patio and kitchen may be reserved for private use by unit owners subject to the following:

- Three (3) day minimum notice to the Manager
- Completion of the Common Area Reservation Request
- A security deposit as established by the board is required to secure a reservation.
- The security deposit will be refunded in its entirety if there has been no damage to the room, carpet, or furniture
- Entertainment must be terminated by 10:30 p.m. and the area clean and vacated by 11:00 p.m.
- The unit owner is responsible for clean up and any damage or breakage
- The roof patio and kitchen may not be reserved for private use for the Boat Parade, Air & Sea Show, and any major holidays that includes but not limited to the following:

New Year's Day

Memorial Day

July 4th

Labor Day

Thanksgiving Day

Christmas Day

Docks

The common dock space at the northeast end of the docks is reserved for all residents for mooring only to drop-off and pick-up of passengers. Launching of paddle boards and kayaks is permitted from the common dock only at your own risk. Use at your own risk. The remaining mooring dock space is limited to the individual Unit Owner exclusively.

Balconies

Unit Owners are prohibited from installing any flooring, tile, stone or coverings on balconies. No metal posts are allowed to be installed on the balconies. No umbrellas are allowed on the balconies.

No rugs, towels, laundry, or any other article(s) may be hung on the balconies, rails, exterior walls.

Grills and generators are **not** allowed on the balconies as per Broward County fire code.

Satellite dishes, sun shades or any other type of addition that exceeds the boundary wall of the building are prohibited. Unit owners that want to install sun shades within the boundaries of the building require prior approval by the Board and must meet specifications approved by the Board.

Throwing items such as cigarettes or cigar butts, paper, trash, liquids, or food off the balconies is prohibited.

Catwalks

Catwalks, elevator landings, stairwell and storage areas are to be kept un-obstructed at all times. Shopping carts may not be left un-attended at any time. Return carts and luggage rack back to the garage storage room immediately after use. **Ft. Lauderdale fire regulations require unobstructed catwalks and elevator landings.**

Throwing items such as cigarette or cigar butts, paper, trash, or food off the catwalks is prohibited.

Garbage and/or trash is not to be left on the catwalks or in front of unit entry doors.

No skateboards, in line skates or roller skates are allowed on the catwalks or elevator landings.

Bicycles may not be left on the catwalks.

Elevators

No more than two (2) grocery carts are allowed in the elevator cab at any time.

No bikes are permitted in the elevators. No paddle boards or kayaks are permitted in the elevators. Skateboards, in line skates, or roller skates are to be carried in the elevators.

All tradesmen, workers, and contractors must use the west elevator which is padded for the protection of the cab.

Smoking

Smoking is not permitted in any of the "indoor" and "outdoor" common areas. This includes, but not limited to the following areas:

- Front entrance
- Drive-ways
- Garage
- Docks
- Elevators
- Lobby
- Social Room
- Billiard Room
- Kitchen
- Exercise Room
- Pool Deck and Grill Area
- Roof Patio and Kitchen

Electronic cigarettes and similar devices are subject to all smoking restrictions.

Anyone found to be throwing cigarette butts off the balcony or catwalks will be reported to the Fire Department, and be subject to fines by the Association.

Trash Chutes/Dumpsters/Recyclables

Trash Chutes

All garbage must be bagged and tied.

No construction **debris of any type** is to be placed down the trash chute.

No glass or bottles are to be placed in the trash chutes.

Items too large for the trash chute are to be brought to the dumpsters or to the re-cycle bins. Cardboard cartons must be flattened before being placed in the dumpsters or the re-cycle bins.

Dumpsters

Dumpsters are for routine trash. The dumpster in the southeast corner of the garage may not be used for appliances, flooring, plumbing, and construction debris without the approval of the Manager. Any costs for removal of such items will be charged to the unit owner.

Recyclables

Recyclable items includes: but not limited to, glass, metal containers, aluminum, plastic bottles, card board (flattened), and newspapers. These items are to be placed in the designated receptacles in the garage.

Laundry Rooms

There is a laundry room on every floor that may be used by unit owners, residents, and guests.

- Hours of operation are 7 a.m. to 10 p.m.
- A laundry room schedule by unit number is posted on the wall

Unit Owners Storage Area

Each unit shall have the exclusive right to use one (1) storage cage, having the same number as the unit owned.

The Association assumes no liability for lost, damaged, or stolen property.

It is the responsibility of the unit owners to protect and secure with their own key their storage area.

Property must be inside the boundary of each unit owner's storage area. No items may be left in the hall of the storage areas. The Association has the right to remove and dispose of any property stored outside of the area.

Nothing flammable, combustible or toxic in nature may be left in the storage area.

No food or garbage may be stored in the storage area.

Utility Closets

Utility closets may not be used for any purposes other than those for which they are constructed.

Water Shut-Off

When leaving the unit unoccupied for more than twenty-four (24) hours the main water valve must be turned to the off position.

It is each unit owner's, resident's, and guest's responsibility to be familiar with the location of the main water shut-off valve located in their utility closet.

It is recommended that a water alarm be placed in the utility closet and inside the unit.

Garage/Upper Parking Level

- Be alert
- Make a stop at the locations indicated by the red stop signs.
- The speed limit in the garage is 10 MPH.

Each unit has the exclusive right to use one (1) assigned parking space in conjunction with their unit. Any vehicle parked in another's owner's parking space without permission will be towed at the owner's expense.

Only unit owners and residents may park and operate a vehicle in the garage.

Vehicles may not back into their parking spaces. Vehicles in violation of this rule will be towed at owner's expense.

Parking spaces may not be used for storage of non-vehicles, including but not limited to storage containers, bikes, paddle boards, kayaks, etc. Any items stored in a parking space will be removed and discarded by the Association.

Any vehicle parked in a space not specifically designated for parking vehicles will be towed at the owner's expense.

Unit owners, residents, and guests are allowed to park on the upper parking level.

Unit owner parking spaces can only be rented to another resident. The manager is to be notified of any rental or use agreement and to be provided with a copy of the agreement signed by the owner and the renter that includes the renter's unit number, vehicle make, model, and tag number. Non-unit owners/residents are not allowed to rent or park in the garage.

The Association may lease unassigned parking spaces to owners or other residents, pursuant to rules and regulations enacted by the Board of Directors from time to time.

Vehicle Requirements

All vehicles must be currently licensed as a passenger vehicle that is used for personal transportation such as an automobile, sport/utility vehicle, pick-up truck, van or a motorcycle.

All vehicles must be in working order, registered, and insured. Vehicles not meeting these requirements will be towed by the Association at owner's expense.

All vehicles must be properly maintained and free of oil, transmission, other fluid leaks. Owners are responsible for the cost of cleaning any fluid leaks.

Prohibited Vehicles

Any vehicles not specifically permitted are prohibited. Any prohibited vehicles will be towed by the Association at owner's expense.

Vehicle Washing, Maintenance and Repairs

Vehicle maintenance or repairs are not permitted on the property, except washing of resident vehicles as follows:

Vehicle washing is permitted on a first-come first-served basis, only in the designated vehicle washing area adjacent to the south gate entrance.

The vehicle and all cleaning rags and other equipment must be removed from the wash area immediately upon completion of cleaning. The hose is to be returned to its storage area.

Deliveries/Move-In/Move-outs

Furniture, large appliance, etc. deliveries must be scheduled with the office. You must notify the office three (3) days in advance of the expected delivery date. Delivery hours are from 9:00 a.m. and must be completed by 4:00 p.m.

A security deposit in an amount determined by the Board is required before moving any furniture or large items into the elevators and/or stairwells. The deposit will be returned if there is no damage to the elevator, walls, and pads. **No weekend or holiday deliveries.**

Moving is required to comply with the move-in/move-out procedures enacted by the Board. All move-ins and /or move-outs must be scheduled with the office at least three (3) days in advance. All moving personal must use the west elevator which is padded for the protection of the cab. A security deposit is required before moving any furniture or large items into the elevators. The deposit will be returned if there is no damage to the elevator, walls, and pads. In the event that a move-in or move-out cannot be completed by 4:00 p.m. the Manager has the authorization to extend the time to 5:30. Any additional time requires the approval of a Board member.

Recreational Items

Bicycles

Bicycles must be registered with the office.

The Association assumes no liability or responsibility for the storage of bicycles.

Bicycles are to be kept in the designated bicycle storage area located in the garage.

Bicycles are not allowed to be stored on the balconies.

The bicycle storage area must be kept locked at all times.

No more than two (2) bicycles per unit may be stored in the bicycle storage area.

Only bicycles may be stored in the bicycles storage area.

All bicycles must have their own locks and secured.

Large Recreational Items

Any large recreational items must be kept in the owner's unit or in an area designated by the Manager/Board of Directors.

These items are not allowed on the elevators and may not be stored on the balconies.

Pets and Animals

Animals of any nature or kind are prohibited, except a unit owner/tenant can have one (1) canary, one (1) finch, or one (1) parakeet in a cage or a fish tank up to 75 gallons. Guests and visitors are prohibited from bringing any animal of any nature or kind onto the condominium property.

Hurricane Preparations

Unit owners, residents, or lessees are responsible for removing all items from their balconies when leaving during hurricane season or when a hurricane watch has been issued.

Every unit owner, resident, or lessees that plans to be absent from their unit during the hurricane season must prepare their unit prior to departure. These preparations include, but are not limited to:

- Removing all furniture, plants, and any other moveable or hazardous objects from the balcony
- Shutting off the main water valve
- Closing hurricane shutters if applicable

Unit owners, residents, or lessees residing in their unit when a Hurricane Watch or Warning is issued must remove all furniture and plants from the balcony.

In the event that objects have not been removed from a balcony the Manager is authorized (but not required) to remove any items from the balconies during hurricane season. The unit owner will be charged a removal fee in an amount determined by the Board for the removal of any items. The Association is not liable for any damage that may arise by entering the unit to the property or the unit arising out of or concerning the removal of any item from the balcony.

Management has been instructed by the Board that they cannot put up or take down unit owner's hurricane shutters.

Changes to Exterior

Windows

Any installation of windows, doors, frames and/ or sliding glass doors must comply with the current code and conform to the building exterior and require board approval.

Doors

Any installation of an entry door must comply with the current code and conform to the building exterior.

Changes to Interior

Flooring

Any owner planning to install flooring other than carpeting in the unit must submit sound proofing and material specifications in writing to the Board of Directors. The approved soundproofing material is on file in the office. Hard flooring within the Unit may be installed once the Board of Directors or its designee has inspected the soundproofing materials for compliance with current specifications.

The access door from the catwalk to the bedroom facing the front exterior of the building **CANNOT** be obstructed by construction inside the Unit. Any owner that plans to close this opening must follow specifications available in the Office to comply with the Fire Safety Department and the City of Ft. Lauderdale.

Construction

All construction that includes but not limited to plumbing, electrical wiring, air conditioning, ventilation ducts, water heater, and air conditioning equipment must be done to the then-current code. All individuals performing construction work in the units must be licensed and insured contractors.

Outside Personnel

Contractors, tradesmen's, and vendors will not be permitted to enter a unit in the absence of the owner or lessee. The Association or any of its employees are not allowed to grant entry to any individuals/contractors to a unit. Unit owners are responsible to make arrangements for the entry of their units by any individual.

Contractors

Contractors and trade personnel are not permitted to work in units before 8:30 a.m. and after 4:30 p.m. No work is allowed on Saturday, Sundays or holidays. This provision does not apply to emergency work to prevent further property damage.

Service Personal

Contractors, tradesmen, housekeeping, personal aids or caretakers employed by residents must sign in at the designated sign in sheet located by the office.

Realtors

Notify the Manager in writing the name of the listing broker.

Lock boxes are not permitted anywhere on the property and if installed they will be removed by management or Board of Directors.

When a unit is shown, the listing broker or associate must provide access to the unit/common areas and accompany non-associate realtors and prospective clients at all times. The listing broker must register in the office to obtain a fob for the sole purpose of showing the amenities.

Bayshore Employees

Employees are not allowed to work for unit owners, lessees, or guests on the condominium property. This restriction applies to regular working hours as well as after working hours.

The Manager under the supervision and direction of the Board shall be solely responsible for directing and supervising all employees and other contracted service providers.

Commercial Use

Units may not be used for commercial or business purposes.

Solicitation

No solicitation is permitted by any person anywhere in the Common elements for political, charity, cause, or for any other purpose whatsoever, unless specifically authorized by the Board. All items of solicitation anywhere in the Common elements will be removed by management.

Advertising

Bulletin-boards in the mailroom and lobby cannot be used for advertising.

Political and religious advertising of any kind is not permitted.

No sign, advertisement, notice or other lettering may be exhibited, inscribed, painted or affixed by any resident on any part of the outside of a unit or the inside of a unit that is visible from the outside without approval from the Board.

No sign, advertisement, notice or other lettering may be exhibited, inscribed, painted or affixed to any of the common elements.

Transfer of Unit by Lease

Approval Process/ Disapproval

The lease of a Unit is defined as occupancy of the Unit by any person other than the Unit Owner where said occupancy by the non-owner involves consideration (the payment of money, the exchange of goods or services, or any other exchange of value). The term “leasing” and “renting” shall be used interchangeably for the purpose of this Declaration. The term “Tenant” and “Lessee” shall likewise be used interchangeably. All leases must be in writing. Should a Unit Owner wish to lease his/her Unit, he/she shall furnish the Association with a copy of the proposed lease, the name of the proposed Lessee, the names of all proposed Occupants, and such other information as the Association may reasonably require. Any person occupying the Unit after initial approval shall be subject to a separate application and approval process. The Association shall have thirty (30) days from the receipt of notice and all required information within which to approve or disapprove of the proposed lease or proposed Lessees or Occupants. The Association shall give the Unit Owner written notice of its decision within said period. No individual rooms may be rented and no transient tenants may be accommodated. Listing, advertising, or noticing the Unit for transient occupancy or short-term leasing is prohibited. “Rent-sharing” and subleasing are prohibited. All leases shall be for a minimum period of four (4) months. Only one (1) lease shall be permitted during each twelve (12) month period. Leases may not be extended or renewed, without Board approval. A new lease is required each year and must be approved by the Board of Directors. Without a new lease all access devices will be deactivated. This shall apply to all Unit Owners, regardless of when the Unit was purchased or title acquired.

No individual rooms may be rented and no transient tenants may be accommodated. Listing, advertising, or noticing the Unit for transient occupancy or short-term leasing is prohibited. “Rent-sharing” and subleasing are prohibited.

Transfer of Unit by Sale

It is the seller's responsibility to provide the prospective buyer a copy of the Condominium documents which includes the Articles of Incorporation, By-Laws, and Declaration of Condominium. A fee as determined by the Board to replace these documents will be charged to the owner. A copy of the warranty deed and closing statement must be submitted to the building manager after the closing takes place in order to have access devices activated.