

The Standard

RESIDENCES

MIDTOWN MIAMI

SALES APPLICATION PACKAGE

**Incomplete or illegible applications will not be accepted.
DO NOT FAX APPLICATIONS.**

UNIT _____

NOTE: After closing, please provide the Management Office with a copy of the Warranty Deed and Closing Statement.

Date received: _____ By: _____

Welcome to The Standard Residences, Midtown Miami - 3100 NE 1st Avenue Condominium Association! We're delighted you've chosen to make this community your home. Our team is committed to ensuring a smooth, efficient application process. To avoid delays, please complete all required forms thoroughly — incomplete or illegible applications cannot be processed.

The Association will provide written notice of approval or denial within 14 days of receiving a complete application. Once approved, a Screening Committee member will contact you to schedule a brief interview.

A \$150 application fee for each applicant, married couple, or parent/dependent child, **made payable online when the screening link is provided after completion of the application.**

Applicant Checklist	APPLICATION FORMS	Office Checklist
	1. Application Forms Checklist - ALL DOCUMENTS MUST BE LEGIBLE	
	2. Application for Occupancy Procedures Form (initialized)	
	3. Owner Notice of Sale (Must be Notarized)	
	4. Legible, executed sales contract	
	5. Articles of Incorporation if a Corporation with Board Resolutions	
	6. Applicant Acknowledgment Form (Must be Notarized)	
	7. Photo Identification for each adult and applicant	
	8. Unit Owner Information Form	
	9. Confidential Resident Information Sheet (1)	
	10. Confidential Resident Information Sheet (2)	
	11. Parcel Receipt Authorization Form	
	12. Acknowledgment and Pet Registration	
	13. Voting Certificate	
	14. Consent Form for Electronic Voting and/or Electronic Notice	
	15. Elevator Reservation Request Form	
	16. Unit Owner Insurance Acknowledgement Form	
	17. Rules and Regulation (Initialized Each Page by Each Applicant)	

Orientation Process (Office Use Only)	
New owner has made the necessary arrangements to obtain access fob(s).	
Certificate of Approval & Welcome Package completed.	

APPLICATION FOR OCCUPANCY PROCEDURES

To help ensure a smooth and efficient screening process, please review the following information carefully. All steps must be completed prior to scheduling your move-in.

1. Please make sure the Application for Occupancy is filled out thoroughly and accurately. Incomplete or illegible applications will not be processed. Failure to provide all required information will delay both the screening process and the issuance of the Certificate of Approval.
2. A screening link will be provided once the application has been properly completed.
 - The application fee is \$150 per individual, married couple, or parent/dependent child.
 - All fees are non-refundable and must be paid online when the screening link is issued.
3. After the Association receives the screening report, you will be contacted to schedule an orientation with the management office. Please note: Screening reports are typically received fifteen (15) days after the applicant completes all required steps. Delays may occur if applicant information is incomplete or incorrect.
4. A legible copy of the executed Sales Contract must be submitted along with the application in anticipation of approval and for scheduling a move-in date.
5. Elevator reservations for move-in cannot be scheduled until the applicant has been interviewed and approved. Move-ins are permitted Monday through Friday, 9:00 AM – 4:30 PM. Please refer to the attached Elevator Request Form for additional information.
6. All required agreements and acknowledgments must be signed and submitted with the screening package to ensure timely processing.

We hope this information assists you with the screening and approval process. If you have any questions or need assistance completing the application, please contact the Management Office at:

Phone:(786)693-4705

Thank you,

The Board of Directors

3100 NE 1st Avenue Condominium Association - The Standard Residences, Midtown Miami

Applicant Initials: _____

Applicant Initials: _____

OWNER NOTICE OF SALE

To: The Board of Directors

From: Current Owner of Unit _____

Date: _____

In accordance with the provisions of 3100 NE 1st Avenue Condominium Association Declaration of Condominium, I/We _____ as owner(s) of Unit # _____ hereby serve notice to 3100 NE 1st Avenue Condominium Association that I/we have placed the condominium unit for sale.

In accordance with the provisions of 3100 NE 1st Avenue Condominium Association Declaration of Condominium, I/We _____ as owner(s) of Unit # _____ hereby serve notice that I/we desire to accept a bona fide offer made to me/us by _____ to purchase Unit # _____. I/we understand the Association has approximately 14 days from the receipt of a completed application to approve or disapprove this application.

I/we agree to provide the prospective purchaser with a copy of the most current Rules & Regulations, Condominium Documents, and any other printed materials requested by the purchaser. I/we understand that if these documents are unavailable, the purchaser may obtain copies from the Association at the current fee(s).

To facilitate consideration of my/our application for the sale of the above-referenced unit, I/we have caused the prospective purchaser to complete the attached application. I/we understand that any falsification or misrepresentation of facts in the application may result in the automatic rejection of this application. I/we consent that the Association may make further inquiry concerning this application, including contacting the references provided.

I/we understand that it is our responsibility to send separate written notice to the Association to discontinue any automatic debit payments previously authorized on our homeowner account.

I/we further understand that we must make arrangements to purchase new transponder garage opener(s) and/or building access fob(s).

I/we have attached a copy of the executed Purchase Contract that accurately reflects the terms of the offer we wish to accept.

Unit Owner Signature: _____

Witness: _____

Unit Owner Signature: _____

Witness: _____

Legible Executed Sales Contract

Articles Of Incorporation, Organization & Board Resolution

(If the sales agreement is
signed
by a corporation or company)

APPLICANT ACKNOWLEDGMENT FORM

In submitting this application, I/We, the undersigned applicant(s), hereby represent to the Board of Directors of 3100 NE 1st Avenue Condominium Association Miami that the purpose for the purchase of the unit listed below is as follows:

☐ Permanent Residence ☐ Seasonal Residence ☐ Investment Unit #: _____ Date: _____

1. I/We understand and agree that, if approved for ownership, all persons who occupy the unit will comply with the Declaration of Condominium, Bylaws, and all Rules, Regulations, and Policies established by 3100 NE 1st Avenue Condominium Association.

Failure to comply may result in fines or other enforcement action as permitted by the Association's governing documents.

2. I/We understand that the Association will provide written notice of approval or denial within 14 days after receipt of a complete application. Occupancy prior to approval is strictly prohibited.

3. I/We acknowledge that pets are permitted in accordance with the Association's current Rules & Regulations and agree to comply with all registration and vaccination requirements. A Pet Registration Form with updated veterinary records must be submitted prior to move-in.

4. I/We agree to submit an executed closing statement prior to move-in and provide the Association with a copy of the recorded warranty deed within 45 days of closing.

5. I/We affirm that the information provided in this application is true and accurate. Any misrepresentation or falsification of information may result in automatic rejection of the application.

6. I/We authorize the Board of Directors or its designated screening vendor to conduct such background checks or verifications as deemed necessary. I/We release and hold harmless the Association, its officers, directors, agents, and employees from any claim arising out of the use of this information in connection with the screening process.

7. I/We understand that the decision of T 3100 NE 1st Avenue Condominium Association Board of Directors is final, and no explanation or reason is required for any action taken on this application. I/We agree to abide by the determination of the Board of Directors.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

**Photo
Identification For
Each Adult and
Applicant**

UNIT OWNER INFORMATION FORM

Unit #: _____ Date: _____

Owner's Name: _____ Owner's Email: _____

Home Phone #: _____ Cell Phone #: _____ Work Phone #: _____

Owner's Name: _____ Owner's Email: _____

Home Phone #: _____ Cell Phone #: _____ Work Phone #: _____

PLEASE FILL IN THE APPROPRIATE NAMES OF THE PERSONS RESIDING IN THE UNIT

Resident Name: _____

Relationship: _____

Resident Name: _____

Relationship: _____

Resident Name: _____

Relationship: _____

Resident Name: _____

Relationship: _____

****Emergency Contact:****

Name: _____

Relationship: _____

Phone #: _____ Email: _____

****Mailing Address (if different from above):****

In care of: _____ City: _____ State: _____ Zip: _____

Country: _____

****Billing Address (if different from above):****

In care of: _____ Contact Person: _____ Phone #: _____

City: _____ State: _____ Zip: _____ County: _____

Email Address: _____

****Pet Information:** (Please provide full description including size, color & breed)**

Type of Pet(s): _____

****Authorized Access to Unit/Building:****

Family Name(s):

Guest(s):

Housekeeper(s):

****Access Devices:****

Number of Key Fobs:

CONFIDENTIAL RESIDENT INFORMATION FORM

To help maintain accurate resident records and ensure effective communication between the Association, FirstService Residential, and residents, please complete and return this form promptly via email or in person.

****Owner Information:****

Owner's Name(s): _____

Unit Number: _____

Is the unit listed under a corporation or company? ☐ Yes ☐ No

If yes, please provide name, address, and state of incorporation/organization:

Is this your primary residence? ☐ Yes ☐ No

****Forward all Association mailings to (official billing/ mailing address):****

City: _____ State: _____ Zip: _____

****Secondary Address (if applicable):****

City: _____ State: _____ Zip: _____

****Name(s) of all persons who will occupy the unit full time (children, family members, or significant others):****

1. _____ Relationship: _____

2. _____ Relationship: _____

3. _____ Relationship: _____

4. _____
Relationship: _____

CONFIDENTIAL RESIDENT INFORMATION FORM (EMERGENCY CONTACT)

IMPORTANT! Please indicate the primary telephone number(s) you wish to be notified in the event of an emergency or non-emergency through our automated Resident Alert System. You may select both emergency and non-emergency for each number. Timely automated messages recorded by the Management Office will be broadcast to the number(s) you select.

☐ Emergency ☐ Non-Emergency Home Telephone: _____

☐ Emergency ☐ Non-Emergency Secondary Telephone Number: _____

☐ Emergency ☐ Non-Emergency Work Telephone: _____

****In Case of Emergency, please contact:****

Name: _____ Relationship: _____ Phone: _____

Email: _____

Are you or anyone in your household in need of special medical attention or have restricted mobility that would require additional assistance in the event of an emergency? (circle one) YES NO

If yes, please describe any special needs (e.g., oxygen, wheelchair, visual/hearing impairment, etc.):

I authorize 3100 NE 1st Avenue Condominium Association Management Office to alert the phone number(s) listed above for urgent and timely notifications.

In the event of an emergency, a key to your unit must be provided to the Management Office. This key will be securely stored and used only in the event of an emergency.

Is an emergency key on file with the Management Office? (circle one) YES NO

Owner's Name & Signature: _____ Date: _____

Owner's Name & Signature: _____ Date: _____

PARCEL RECEIPT AUTHORIZATION FOR RECEIVING/SIGNING FOR PARCELS, DELIVERIES, OR MAIL ADDRESSED TO THE UNIT

TO: 3100 NE 1st Avenue Condominium Association

FROM: UNIT OWNER _____ UNIT#: _____

The undersigned, the owner(s) of the Unit listed above (the "Unit") of 3100 NE 1st Avenue Condominium Association (the "Association"), hereby authorizes the personnel employed by the Association to accept, receive, and sign for any parcels, deliveries, or mail addressed to the Unit, without imposing any liability thereon for the condition or substance of any such parcels so received.

Understanding that this Authorization is solely for the benefit of the undersigned, we hereby release the Association, its employees, and agents from any liability arising from this Authorization, including, without limitation, liability arising from the misplacement of parcels and/or the negligence of the Association, its employees, or agents in such regard.

The undersigned agrees to indemnify and hold harmless the Association, its directors, officers, employees, and agents from and against all claims, damages, losses, and expenses, including consequential damages and attorney's fees and costs at both the trial and appellate levels, and in any proceedings to determine entitlement to or amounts of attorney's fees owed, arising out of or resulting from the Association's acceptance, receipt, or signing for any parcels, deliveries, or mail addressed to the Unit.

The undersigned shall pay to the Association all attorney's fees and court costs, at both the trial and appellate levels and in any proceedings to determine entitlement to or amounts of attorney's fees owed, incurred in connection with the enforcement of this Agreement.

I agree that if I am not present to sign for a Certified Letter, the Association will not sign on my behalf unless I designate the Association in writing to do so, without imposing any liability thereon for the condition or substance of any such parcels so received.

EXECUTED this _____ day of _____, 20_____

Applicant's Signature

Print Applicant's Name

Applicant's Signature

Print Applicant's Name

ACKNOWLEDGMENT OF PET RULES & PET REGISTRATION FORM

3100 NE 1st Avenue Condominium Association warmly welcomes responsible pet owners. To maintain a comfortable and harmonious living environment for all residents, please review and complete the following acknowledgment and registration form.

Pet Rules

- A veterinary certification must be submitted with this form confirming the pet's current weight and estimated full-grown weight for the breed.
- Pets must remain under control at all times in common areas and may not create noise or sanitation issues.
- Owners must promptly clean up after their pets in all areas of the property.
- Violation of these policies may result in fines or loss of pet privileges in accordance with Association Rules & Regulations.

By signing below, I acknowledge that I have read and agree to comply with 3100 NE 1st Avenue Condominium Association's Pet Rules and Regulations.

Owner's Signature: _____ Unit #: _____ Date: _____

Owner's Signature: _____ Unit #: _____ Date: _____

Pet Registration Information

Unit #: _____ Date: _____

Owner(s) Name: _____

Please attach copies of the following documents:

☐ Current vaccination records ☐ Rabies certificate ☐ Miami-Dade County pet registration ☐ Photo of pet

Type of Pet: ☐ Dog ☐ Cat ☐ Other

Pet's Name: _____ Age: _____ Sex: _____ Weight: _____ License/Tag #: _____

Breed (include color and distinguishing features):

By signing below, I/we confirm that all information provided is accurate and that I/we agree to abide by all **pet-related rules and regulations** of 3100 NE 1st Avenue Condominium Association. I/we understand that failure to comply may result in fines or additional action as deemed appropriate by the Association.

Owner's Signature: _____ Date: _____

Thank you,
The Board of Directors
3100 NE 1st Avenue Condominium Association

VOTING CERTIFICATE

3100 NE 1st Avenue Condominium Association

RE: **UNIT NO.** _____ in 3100 NE 1st Avenue Condominium Association (the "Unit")

THE UNDERSIGNED, being (mark X where applicable):

() an authorized individual of the legal entity that owns the Unit, designates the following officer, partner, or employee to vote on behalf of the entity; OR
() all the owners of the Unit designate the following owner to vote on behalf of all the owners.

Sign and Print Name (and Title, if applicable) of person designated as the Voting Member

The above designation shall continue in effect unless and until such designation is revoked in writing and such written revocation is delivered to the Secretary of the Association.

DATED this ____ day of _____, 20____.

Multiple Owners of the Same Unit (if applicable):	Entity of the Unit (if applicable):
_____ (Signature)	_____ (Print Full Name of Legal Entity)
_____ (Print Full Name)	_____ (Signature of Authorized Officer)
_____ (Signature)	_____ (Print Name and Title of Authorized Officer)
_____ (Print Full Name)	

NOTE: THIS FORM IS NOT A PROXY AND SHOULD NOT BE USED AS SUCH. PLEASE BE SURE TO DESIGNATE A DULY AUTHORIZED REPRESENTATIVE OF THE CORPORATION/ENTITY AS THE VOTING MEMBER. IF YOU HAVE ALREADY FILED A VOTING CERTIFICATE AND DO NOT WISH TO CHANGE YOUR VOTING MEMBER, THEN A NEW CERTIFICATE IS NOT REQUIRED.

CONSENT FORM FOR ELECTRONIC VOTING AND/OR ELECTRONIC NOTICE

a. CONSENT FORM TO AUTHORIZE EMAIL NOTICE AND PUBLICATION OF EMAIL ADDRESSES

In order to receive Association notices by email instead of certified mail or hand delivery, the undersigned unit owner(s) of **Unit No. _____** at 3100 NE 1st Avenue Condominium Association (the "Association") must **INITIAL** **HERE _____** and execute this form below.

By consenting to receive notices electronically, you authorize the Association's use and disclosure of the designated email address provided below for official purposes. If you also consent to participate in electronic voting, the designated email address will be used for voting-related communications. By signing this form, **YOU ACKNOWLEDGE THAT THE EMAIL ADDRESS PROVIDED WILL BECOME AN OFFICIAL RECORD OF THE ASSOCIATION.** By checking YES below, you authorize the Association to publish or disclose additional email addresses you provide and release the Association from any claim relating to such dissemination.

Per Florida Statutes, your approval is required for electronic notice and disclosure.

The following email address(es) shall be designated for notice purposes:

Authorize publication of any other email addresses on file to members:

(Please check one) ☐ YES ☐ NO

b. CONSENT FORM TO PARTICIPATE IN ELECTRONIC VOTING

The undersigned unit owner(s) of **Unit No. _____** at 3100 NE 1st Avenue Condominium Association (the "Association"), pursuant to Florida Statutes, hereby consents to participate in electronic voting. By **INITIALING** **HERE _____**, the undersigned consents to electronically cast votes in all meetings and elections of the Association's membership in accordance with the Board's **"Online Voting Resolution."**

By consenting to electronic voting, you agree that the email address designated for notice purposes above may be used for communications related to online voting. If you wish to designate a separate email address for voting purposes, please provide it below:

Designated Email for Voting Communications:

This Consent Form authorizes participation in electronic voting at membership meetings and elections, in accordance with the Board's Online Voting Resolution, the Association's governing documents, and applicable Florida law. To be valid, this form must be signed and received by the Association **at least two (2) business days prior to any online voting** event, unless a different deadline is specified.

This Consent Form shall remain valid until withdrawn in writing by the owner(s) or voting representative. By signing below, you acknowledge that the Association may disclose limited identifying information to an online voting vendor as necessary to enable electronic voting. You agree to assume all risks associated with online voting and to release and hold harmless the Association, its members, directors, officers, and agents from any claim arising from participation.

PLEASE PRINT NAME, DATE, AND SIGN BELOW:

Name(s): _____

Unit Owner(s) / Voting Representative Signature: _____

Date: _____

ELEVATOR RESERVATION REQUEST FORM

Date Needed: _____ Unit #: _____

Resident Name: _____ Phone #: _____

☐ Move-In ☐ Move-Out ☐ Furniture Delivery ☐ Construction / Material Delivery

Will someone be present at the unit? ☐ Yes ☐ No If yes, Name: _____

Company Accessing Elevator: _____

License #: _____ ☐ Proof of Insurance Attached

****Note:** A current Certificate of Insurance naming 3100 NE 1st Avenue Condominium Association as additional insured must be provided and attached before the elevator may be reserved.**

Time Elevator Needed: _____ AM / PM Estimated Duration: _____

Additional Information or Instructions: _____

****Rules & Requirements****

- Moves require at least 2 weeks' notice; all other deliveries require at least 48 hours' notice.
- A refundable \$500 damage deposit (subject to adjustment) must be submitted before moving.
- Moves and deliveries allowed Monday–Friday, 9:00 AM–4:00 PM only. None on weekends or holidays.
- Only licensed, insured movers permitted. Proof of insurance required naming 3100 NE 1st Avenue Condominium Association as beneficiary.
- Residents and contractors must clean up daily. Damages to common elements are the resident's responsibility.
- Trucks must park in the Loading Zone only (space permitting). After 4:30 PM, towing is enforced.

Resident Acknowledgment:

I, _____, resident of Unit # _____, have read and agree to comply with the Elevator Reservation Rules & Regulations.

Signature: _____ Date: _____

UNIT OWNER INSURANCE ACKNOWLEDGMENT FORM

This acknowledgment confirms that the undersigned Unit Owner(s) understand and agree to maintain adequate homeowner's (HO-6) insurance coverage as required by the **Declaration of Condominium of 3100 NE 1st Avenue Condominium Association** and **Florida Statute §718.111(11)(g)**.

- **Proof of Insurance:**

Each Unit Owner must maintain and provide proof of current **Homeowner's Insurance (HO-6 Policy)** to the Management Office upon request and at each renewal period.

- **Coverage Requirements:**

The policy must include:

- ☐ Coverage for the **contents, improvements, and personal property** within the Unit.
- ☐ **Liability protection** for damage caused to neighboring Units or Common Elements.
- ☐ Any other coverage as may be required by the Association's governing documents or state law.

- **Responsibility for Damage:**

The Unit Owner acknowledges full financial responsibility for any and all damage to their Unit, neighboring Units, or portions of the building that are their responsibility to maintain and repair — whether or not such damage is covered or reimbursed by insurance.

- **Ongoing Compliance:**

The Unit Owner agrees to:

- ☐ Provide a copy of their current insurance declaration page to the Association annually or upon renewal.
- ☐ Immediately notify Management of any lapse, cancellation, or change in policy coverage.
- ☐ Maintain compliance with the insurance requirements outlined in **Section 718.111(11)(g), Florida Statutes** and the Condominium Declaration.

By signing below, I/We acknowledge and agree that I/We have read, understand, and will comply with the insurance requirements stated above, and provided a copy of the insurance.

I/We further acknowledge that failure to maintain proof of adequate insurance may constitute a violation of the Association's governing documents and subject the Unit to enforcement action.

Unit No.: _____ Date: _____

Owner Name(s):

Owner Signature(s):

Date: _____

Date: _____

Association Use Only

☐ Insurance Declaration Received

☐ Renewal Verified

☐ Verified by: _____

☐ Date of Review: _____

Rules and Regulations

(each page initialized by each applicant)



R E S I D E N C E S

MIDTOWN MIAMI

GENERAL RULES AND REGULATIONS

3100 NE 1ST AVENUE CONDOMINIUM ASSOCIATION, INC

Welcome	3
Definition of Terms	4
Use of Units	4
Owner Responsibility	6
Pets	8
Amenities	9
Fines and Suspensions – Enforcement Procedures	16
Leases, Sales and Transfers of Units	17
Parking and Vehicle Guidelines	20
Guest and Visitor Policies	21
Move-In / Move-Out Procedures	23
Deliveries, Contractor, and Vendor Access Control	26
Access Credentials and Identification	28
Building Operations and Maintenance Requests	30
Waste Management and Recycling	34
Insurance Requirements	36
Renovations and Interior Work Guidelines	37
Weight, Sound, and Other Restrictions	41
Hurricane and Emergency Procedures	43

Welcome to The Standard Residences, Midtown Miami

Welcome to **The Standard Residences, Midtown Miami** — where elevated design, thoughtful service, and a curated lifestyle come together in the heart of one of Miami’s most dynamic neighborhoods.

As a resident, you are part of a vibrant and refined community that reflects the iconic *Standard* ethos: comfort, creativity, and connection. This Welcome Book has been designed to guide you through all aspects of condominium living at The Standard Residences, Midtown Miami, providing essential information, building policies, and helpful tips to ensure that your residency experience is effortless and enjoyable.

Your condominium is under the professional management of **FirstService Residential**, operating under the guidance and direction of **3100 NE 1st Avenue Condominium Association, Inc.** The Association’s Board of Directors oversees the governance and wellbeing of the community, supported by the management team and on-site staff who are here to assist you with all operational and resident service needs.

These Rules and Regulation summarize key policies and procedures from The Standard Residences, Midtown Miami - 3100 NE 1st Avenue Condominium Association, Inc. **Declaration, and Bylaws**. While every effort has been made to make this information complete and user-friendly, please note that the governing documents of the Association remain the ultimate authority in all cases of interpretation or conflict.

Thank you for being a part of our community at The Standard Residences, Midtown Miami, where urban living meets modern hospitality — and every detail is designed with your comfort in mind.

Sincerely,
The Board of Directors
The Standard Residences, Midtown Miami - 3100 NE 1st Avenue Condominium Association, Inc
Managed by FirstService Residential

General Rules and Regulations

The following rules are designed to ensure the safety, comfort, and harmony of all residents while maintaining the architectural and aesthetic integrity of **The Standard Residences, Midtown Miami**. These policies summarize the official restrictions contained within the *Declaration of Condominium for 3100 NE 1st Avenue Condominium Association, Inc* and the Association's adopted Rules and Regulations. In the event of any discrepancy, the recorded governing documents shall prevail. **Rules and Regulations may be adopted, updated, or modified from time to time by the Board of Directors and Management to ensure safe, efficient, and orderly operation of the community.**

DEFINITION OF TERMS AS USED HEREIN:

Association: 3100 NE 1st Avenue Condominium Association

Unit: An apartment residence in The Standard Residences, Midtown Miami

Owner: The person(s) or entity holding legal title to a Unit. If a corporate entity, the person(s) serving as legal representative of the Owner.

Tenant: The person(s) leasing/renting a Unit from an Owner, as approved by the Association.

Resident: An Owner or Tenant residing in The Standard Residences, Midtown Miami. All Residents must be approved by the Association.

Guest, Visitor: Person(s) visiting The Standard Residences, Midtown Miami Resident on a temporary basis (less than 48 hours).

House Guest: Person(s) visiting The Standard Residences, Midtown Miami Resident longer than 48 hours, and subject to approval.

Use of Units

- Residential units shall be used solely for residential purposes and/or home offices, consistent with city regulations and building approvals.
- Commercial Units (CUs) may be used for lawful commercial purposes as outlined in the Declaration. Activities related to these commercial uses, including those that may generate odors or noise within permissible limits, are not considered nuisances under the Declaration.
- No resident may use a unit or any portion of the common elements for illegal purposes or for any activity that violates local ordinances or Association rules.

Nuisances

- Owners and residents must refrain from actions that disturb other occupants' comfort or interfere with the peaceful enjoyment of the property.

- The normal operation of the building's commercial components — including cafés, restaurants, or other approved uses — shall not be deemed a nuisance, provided they remain in compliance with applicable laws and approvals.
- Odors, smoke, dust, or vibrations from residential units must be controlled to prevent impact on neighboring units.
- Miami-Dade County Noise Ordinance for quiet hours are from 11:00 PM to 7:00 AM

Balconies, Terraces, and Exterior Appearance

- Balconies and terraces are intended for quiet enjoyment and may not be used for storage or display of unsightly items such as bicycles, laundry, or furnishings inconsistent with building standards.
- No items, including towels or clothing, may be hung or draped over balcony railings.
- All visible window coverings must be **white or off-white** and consistent with the building's uniform appearance.
- Any modifications or alterations to the exterior of the unit (such as lighting, signage, or decorative attachments) require **prior written approval** from the Association.
- Open flames, barbecues, or cooking appliances are **strictly prohibited** on balconies and terraces.
- No Unit Owner may install, affix, attach, hang, display, or place any item on the exterior walls, doors, balconies, lanais, or windows of the Building without the prior written consent of the Association. This prohibition includes, but is not limited to, awnings, signs, storm shutters, satellite dishes, screens, window tinting, lighting fixtures, furniture, fixtures, and equipment.
- Unit Owners are likewise prohibited from altering the appearance of any exterior wall or balcony face, whether by painting or other modification, or from changing or modifying the exterior wall system, handrails, balcony walls, or railings, unless expressly approved in writing by the Association.
- Each Unit Owner may display **one portable, removable United States flag**, provided it is displayed **in a respectful manner**.
- Unit Owners may attach a religious object to the mantle or frame of their Unit door, provided the item does not exceed **3 inches in width, 6 inches in height, and 1.5 inches in depth**.
- On the following national holidays, Unit Owners may also display **portable, removable official flags** (not larger than **4.5 feet x 6 feet**) of the:
 - United States Army
 - Navy
 - Air Force
 - Marine Corps

- Coast Guard
- The Association permits the display of a military flag on the following additional holidays: **Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day.**

Mitigation of Dampness and Humidity

- Unit Owners may not install non-breathable wall coverings or low-permeance paints within their Unit, on the Common Elements, or on any portion of the Association Property.

Temperature & Humidity Control

- All Unit Owners, whether or not occupying the Unit, must:
 - **Regularly run the Unit's air conditioning system**
 - Maintain the Unit's interior temperature at **78°F or less**
 - This is required **even when the Unit is unoccupied**, to minimize humidity.
- Conditions that contribute to mold, mildew, fungus, or spores include:
 - Leaks, leaving exterior doors or windows open, and wet flooring or excess moisture

Owner Responsibility

- Each Unit Owner is solely responsible, at their own expense, for maintaining their Unit in a clean, dry, well-ventilated condition and for ensuring that it remains free of moisture intrusion and related contamination. Unit Owners acknowledge that the complete prevention or elimination of mold, mildew, fungi, or mycotoxins cannot be guaranteed, and the Developer provides no representations or warranties regarding the existence, absence, or future development of such conditions. Accordingly, each Unit Owner hereby waives and releases any claims, demands, or rights to recover damages arising from or related to the presence, growth, or development of mold or mycotoxins within the Unit.

Association's Right to Enter and Operate A/C

- If the Association reasonably determines that a Unit is not being maintained in accordance with required temperature or humidity standards, the Association may, but is not obligated to, enter the Unit without the Owner's consent to operate the air conditioning system. All resulting utility charges shall be the sole responsibility of the Unit Owner. If electrical service to the Unit is inactive, the Association may likewise activate such service and assess all related costs to the Unit Owner. Any amounts advanced by the Association shall be promptly reimbursed and shall constitute Charges under the governing documents.

Access to Units

- To ensure the Association can perform its duties, all Unit Owners are required to provide the Association with a working set of keys to their Unit or otherwise ensure access is available when needed.
- Unit Owners may not change locks or take any action that restricts the Association's access without first notifying the Association and providing a new set of keys or an alternative method of access.
- These access requirements do not apply to Commercial Units, to the extent permitted by law.

Pets

- Domesticated pets may be kept in a Unit only if:
 - They are permitted by applicable laws and regulations.
 - They are **not left unattended** on balconies, terraces, patios, or lanai areas.
 - They are **not a nuisance** to residents of other Units or neighboring buildings.
 - They are **not a breed** prohibited by law or considered dangerous or a nuisance by the Board of Directors (in its sole and absolute discretion).
- Any occupant violating pet rules must **indemnify and hold harmless**:
 - The Developer, Developer's Affiliates, The Board of Directors, All Unit Owners, The Condominium Association.
- The Association may establish additional **rules and regulations** regarding pets brought onto the property by:
 - Owners' guests, Tenants, Invitees.
- Each Owner or person with a pet on the property must:
 - **Pick up and properly dispose** of all pet waste.
 - Promptly repair any **landscaping or property damage** caused by their pet.
 - Understand that the Association may repair such damage and **charge the Unit Owner** accordingly.
- All dogs must be kept on a **leash with reasonable control** at all times when outside the Unit or patio.
- Pets may **not** be kept on patios or balconies when the Owner is not in the Unit and be taken in elevators **except** those specifically designated for pets.
- Pets are prohibited in amenities unless designated otherwise.

- Violations of these provisions grant the Association the right to impose **fin**es (as provided in the Bylaws and applicable rules) or require **permanent removal** of the pet from the Condominium Property.
- Owners keeping or maintaining a pet must indemnify and hold harmless the Association, all Unit Owners, the Developer, and Developer's Affiliates, including their directors, officers, agents, employees, managers, contractors, and attorneys, from any loss, claim, or liability arising from the pet.
- Any damage to the Common Elements caused by a pet may be repaired by the Association **at the pet owner's expense**, and the Association may charge the Owner for such repairs.
- The Association may:
 - Require **registration of all pets**.
 - Establish **reasonable fees**.
 - Require **security deposits** for pet ownership.

All pet-related fees, including registration fees or deposits, shall be established solely at the discretion of the Board of Directors. The Board reserves the right to implement, adjust, or amend these fees as it deems appropriate, and all pet owners must comply with the fee amounts set forth by the Board.

Amenities

Pet Washroom

- The Pet Washroom is intended exclusively for residents and registered pets of The Standard Residences, Midtown Miami. Guests and outside animals are not permitted to utilize the facility.
- Two washing stations are available within the room and are offered on a first-come, first-served basis. Residents are asked to be courteous of others and limit use during periods of high demand.
- Pets must remain under the owner's control at all times while within the facility. Animals displaying aggressive or disruptive behavior should not be brought into the space.
- Residents are responsible for cleaning the washing station and surrounding area after each use. This includes removing pet hair, drying excess water, disposing of waste properly, and ensuring the station is left in a clean and orderly condition for the next resident.
- Only pet-safe shampoos and grooming products may be used. The disposal of chemicals, dyes, or non-pet grooming substances is strictly prohibited.
- The washing stations are intended solely for pet bathing and light grooming. Personal laundry, equipment washing, or any non-pet-related use is not permitted.

- Residents assume full responsibility for the supervision and safety of their pets while using the facility and are responsible for any damage caused to the equipment or surrounding area.
- Management reserves the right to temporarily close the Pet Washing Station for maintenance, repairs, or operational needs as required.

Bike Storage

- Bicycles must be registered with Management, stored in the assigned areas and be clearly labeled with the owner's name and unit number. Space in the designated area is allocated on a first-come, first served basis.
- Non-motorized bicycles may be stored inside units with prior written approval from Management.
- In the event approval is issued by management to store a bicycle inside a unit it cannot be stored on the balcony.
- Bicycles must be brought into the building through the designated elevators and be carried from the elevator to the unit door. Owners are responsible for the cost of any repairs to the Common elements due to storing a bicycle inside a unit.
- Residents, their children, and guests transporting their bikes or wheeled items are required to properly register bicycles and store them in the bicycle room.
- A decal will be issued and attached for identification purposes. Storage of "cycles" is determined by the Association. References to bicycles in this section include tricycles, skateboards, nonpowered scooters, roller blades and the like, which will not be stored in the bicycle room.
- No "cycle" may be parked in a manner that blocks the passage of walkways, cars, and other "cycles."
- The Association will assume no responsibility or liability for "cycles" parked anywhere on the common elements as all "cycles" are to be parked in the bicycle room or inside the unit owner's apartment.
- Bicycles are not to be stored in non-designated areas, including (but is not limited to), balconies, foyers, hallways, stairwells, landings, entry/exit pathways, driveways, garages, stairwells, meter rooms, storage rooms, or any other non-designated common and/or limited common areas.
- Residents are responsible for securing their bicycles in the Bicycle Storage area and the Association will not be responsible for the security of the property. No bicycle may be parked in a manner which blocks the ingress or egress of other bicycles, vehicles, or pedestrians.
- Only bicycles or related items can be stored in the bicycle room. Storage for bicycle car transport racks will be approved at the discretion of the Board of Directors.

Storage Units

The Standard Residences, Midtown Miami | 3100 NE 1st Avenue Condominium Association, Inc

Managed by FirstService Residential

- All storage units must be registered and assigned through the Management Office.
- Storage units are available on a first-come, first-served basis.
- Unauthorized use or occupancy of any storage space is strictly prohibited and may result in removal of items.
- Storage units are intended for the storage of personal, non-hazardous household items only.
- All items must be stored entirely within the boundaries of the assigned storage cage/unit.
- Flammable, combustible, or hazardous materials (including chemicals, gasoline, propane, or similar substances) are strictly prohibited.
- Construction materials, equipment, or renovation-related items are not permitted.
- Any item deemed unsafe, unsanitary, or a nuisance by Management is prohibited.
- Items may not be stored outside of the assigned storage unit, including:
 - On top of storage cages
 - Above or beyond designated racks
 - In common areas, corridors, or walkways
- Storage must not obstruct access pathways, ventilation, or life-safety systems.
- The Management Office will conduct quarterly inspections of all storage units.
- Any items found to be in violation of these rules may be:
 - Removed without prior notice, and
 - Disposed of or donated at Management's discretion
- Any costs associated with removal or disposal may be charged back to the unit owner.
- Residents are responsible for maintaining their storage unit in compliance at all times.
- Failure to adhere to these rules may result in revocation of storage privileges and/or additional charges.
- All items are stored at the sole risk of the unit owner or resident.
- The Association and Management are not responsible for loss, theft, damage, or deterioration of any items stored within the storage units, regardless of cause.
- The Association does not provide insurance coverage for stored items; residents are encouraged to maintain appropriate personal insurance.
- The Association and Management reserve the right to access storage units as necessary for inspections, maintenance, safety concerns, or enforcement of these rules.

Cinema & Lounge

The Standard Residences, Midtown Miami | 3100 NE 1st Avenue Condominium Association, Inc

Managed by FirstService Residential

- The Cinema & Lounge is reserved exclusively for residents of The Standard Residences, Midtown Miami and their accompanied guests. Residents are responsible for the conduct of their guests at all times.
- Use of the space may be subject to reservations as determined by Management. When not reserved for private use or Association programming, the Cinema & Lounge is available on a first-come, first-served basis.
- Residents are expected to maintain a respectful noise level at all times. Movies, music, and other media should be played at reasonable volumes so as not to disturb neighboring residences or other amenity users.
- Food and beverages are permitted; however, residents are responsible for cleaning the seating areas, tables, and surrounding space after use. All trash must be disposed of properly, and the room should be returned to its original condition.
- Furniture, audiovisual equipment, and décor may not be removed, relocated, or modified without prior approval from Management. Residents assume responsibility for any damage caused during use of the space.
- The Cinema & Lounge is intended for entertainment and social enjoyment. Commercial activities, unauthorized events, or business operations are not permitted without prior written approval from Management.
- Smoking, vaping, and the use of illegal substances are strictly prohibited within the amenity and all interior common areas.
- Management reserves the right to temporarily close the Cinema & Lounge for maintenance, private Association events, or operational needs as required.
- Failure to comply with these guidelines may result in suspension of amenity privileges in accordance with the Association's governing documents.

Kitchenette

(Located within the Cinema & Lounge)

- The Kitchenette is reserved exclusively for residents of The Standard Residences, Midtown Miami and their accompanied guests while utilizing the Cinema & Lounge amenity. Residents are responsible for the conduct of their guests at all times.
- The Kitchenette is intended for light food preparation, serving, and reheating only. Cooking methods that generate excessive smoke, strong odors, or grease buildup are not permitted.
- Residents are responsible for cleaning all surfaces, appliances, sinks, and surrounding areas immediately after use. All food items, personal belongings, and supplies must be removed upon completion of use.
- Trash and recyclables must be properly disposed of in designated receptacles. Residents should ensure the space is returned to a clean and orderly condition for the next user.

- Appliances and equipment must be used only for their intended purpose. Equipment may not be removed, altered, or tampered with. Residents assume responsibility for any damage caused during use.
- Food and personal items may not be stored in refrigerators or cabinets overnight unless otherwise authorized by Management. Unattended items may be discarded during routine cleaning.
- Open flames, personal cooking equipment, or unauthorized appliances are not permitted within the Kitchenette.
- Smoking and vaping are strictly prohibited within the Kitchenette and all interior amenity areas.
- Management reserves the right to temporarily close the Kitchenette for maintenance, sanitation, private Association events, or operational needs as required.
- Failure to comply with these guidelines may result in suspension of amenity privileges in accordance with the Association's governing documents.

Social Lounge Room

- The Social Lounge Room is reserved exclusively for residents of The Standard Residences, Midtown Miami and their accompanied guests. Residents are responsible for the conduct and supervision of their guests at all times.
- Use of the Social Lounge Room may be subject to reservations as determined by Management. When reserved, access may be limited to the reserving resident and approved guests. When not reserved for private use or Association programming, the space is available on a first-come, first-served basis.
- Residents are expected to maintain a respectful noise level at all times to ensure the comfort of neighboring residences and other amenity users. Loud music, amplified sound, or disruptive behavior is not permitted.
- Food and beverages are permitted; however, residents are responsible for cleaning tables, seating areas, countertops, and surrounding surfaces after use. All trash and personal items must be removed upon departure, and the space must be returned to its original condition.
- Furniture, décor, and equipment may not be removed from the Social Lounge Room or rearranged in a manner that obstructs access or creates safety concerns. Residents assume responsibility for any damage caused during use of the amenity.
- Decorations, signage, or temporary installations may not be affixed to walls, ceilings, furniture, or fixtures without prior written approval from Management.
- The Social Lounge Room is intended for personal enjoyment and social gatherings. Commercial activities, promotional events, ticketed functions, or business operations are not permitted without prior written approval from Management.

- Children under the age of sixteen (16) must be supervised by an adult resident while utilizing the amenity.
- Personal belongings may not be left unattended or stored within the space. Management is not responsible for lost or unattended items.
- Smoking, vaping, and the use of illegal substances are strictly prohibited within the Social Lounge Room and all interior common areas.
- Residents must comply with all applicable Miami-Dade County noise ordinances and Association quiet hour policies.
- Management reserves the right to temporarily close the Social Lounge Room for maintenance, private Association events, cleaning, or operational needs as required.
- Failure to comply with these guidelines may result in suspension of amenity privileges in accordance with the Association's governing documents.

Board Room / Zoom Rooms

- The Board Room and Zoom Rooms may be used for Association business, including Board, committee, or membership meetings, as well as for resident meetings, professional meetings, or remote work, subject to availability and approval. Commercial events, political activities, or events open to the general public are prohibited unless expressly approved by the Board.
- Use of the Board Room or Zoom Rooms requires advance reservation through Management. Association business has priority over all other reservations. The Board reserves the right to cancel or reschedule any reservation if the space is required for Association purposes.
- The Board Room and Zoom Rooms may be used only during hours established by Management, unless otherwise approved by the Board. After-hours use may be restricted or denied at Management's discretion.
- Use of the facilities is limited to Unit Owners, residents, and their invited guests. Guest attendance must be reasonable and appropriate to the size and purpose of the space. The reserving resident is responsible for the conduct of all guests.
- All users must conduct themselves in a quiet, orderly, and professional manner. Excessive noise, disruptive behavior, or activities that interfere with nearby units or common areas are prohibited. Food and beverages may be restricted at Management's discretion.
- Zoom Rooms, audiovisual equipment, and furnishings must be used properly and only for their intended purpose. Users may not alter, disconnect, or reconfigure equipment. Any damage caused by misuse will be charged to the responsible Unit Owner.
- The Board Room and Zoom Rooms must be left in a clean and orderly condition after use. Trash must be removed, furniture returned to its original placement, and equipment powered down. Failure to clean may result in cleaning charges or suspension of amenity privileges.

- Use of the Board Room and Zoom Rooms is at the user's own risk. The Association is not responsible for lost, stolen, or damaged personal property. Any damage to the facility or equipment will be charged to the responsible Unit Owner.
- The Board or Management may suspend or revoke amenity privileges for violation of these Rules, misuse of the space or equipment, or failure to comply with Management instructions.
- These Rules and Regulations may be amended, supplemented, or repealed by the Board of Directors at any duly noticed meeting.

Pool Deck and Lounge

- The swimming pool may be used from dawn until dusk, subject to change without notice.
- All persons using the swimming pool or spa do so at their own risk. It is suggested that no one use the pool or spa unless another person is present.
- Chaise lounges may not be reserved at any time.
- Pool and patio furniture or equipment may not be removed from the pool area under any circumstances.
- Glass bottles, glass containers, ceramic or china glassware, and other breakable items are strictly prohibited in the pool area.
- Smoking is prohibited in all Common Element areas, including, but not limited to, the Pool Deck and Lounge.
- The pool area and all other Common Areas may not be used for activities involving running, throwing balls, roller skating, skateboarding, or any other boisterous activity or disorderly conduct. Such conduct may result in removal from the pool area.
- Guests must be accompanied by a resident at all times while using the pool facilities.
- Residents and guests must comply with all posted safety regulations and must shower before entering the pool.
- Children in diapers or training pants are not permitted in the swimming pool or spa. All children who are not potty-trained must use swim diapers (waterproof diapers designed for swimming) if using the pool with a parent. Children under Sixteen (16) years of age are not permitted to use the spa.
- Management reserves the right to temporarily close the pool for maintenance, weather conditions, or scheduled events.
- Failure to comply with these Rules and Regulations may result in suspension of pool privileges or other enforcement action as permitted by the governing documents.

Sauna Rules and Regulations

- Use of the Sauna is at the user's own risk. Residents are encouraged to consult a physician prior to use, particularly if pregnant, elderly, or experiencing heart, respiratory, blood pressure,

The Standard Residences, Midtown Miami | 3100 NE 1st Avenue Condominium Association, Inc

Managed by FirstService Residential

or other medical conditions. The Association, Board of Directors, Management, and their agents assume no responsibility for injury, illness, or health conditions arising from Sauna use, except as required by law.

- The Sauna is reserved exclusively for Unit Owners, residents, and their accompanied guests. Guests must remain accompanied at all times. Minors under sixteen (16) years of age are not permitted to use the Sauna under any circumstances.
- All users must shower prior to entry and wear appropriate attire at all times; nudity is strictly prohibited. A clean towel must be used as a barrier between the user and seating surfaces. Individuals with open wounds, contagious conditions, or visible skin infections are prohibited from use.
- Food, beverages, glass containers, oils, lotions, or personal grooming products that may damage surfaces or create unsafe conditions are not permitted. Electronic devices must remain silent and may not disturb other users.
- Users must exercise caution when entering and exiting, as surfaces may be hot or slippery. Pouring liquids on heaters or equipment, tampering with controls or safety devices, or obstructing sauna doors is strictly prohibited.
- Quiet, respectful conduct is required at all times. The Association is not responsible for lost or damaged personal property. Any damage resulting from misuse or violation of these Rules shall be repaired at the expense of the responsible Unit Owner.
- The Association reserves the right to temporarily close the Sauna for maintenance, cleaning, safety concerns, weather conditions, or emergencies without prior notice. Violations may result in removal from the facility, suspension of amenity privileges, fines, or other enforcement actions in accordance with the Association's governing documents and applicable law.

Sweat Room (Fitness Center)

- Residents should always use due care and caution when using the facilities and do so at their own risk. It is suggested that no one use the facilities unless another person is present.
- Use of the Sweat Room is limited to Unit Owners, residents, and their permitted guests. All users must comply with posted rules, signage, and Management instructions at all times.
- Any person under the age of sixteen (16) must be accompanied by an adult resident at all times when using the Sweat Room and its facilities.
- The Association reserves the right to close the Sweat Room temporarily for maintenance, repairs, cleaning, or safety concerns without prior notice.
- Smoking is not permitted under Florida law.
- The use of a cellphone in the Sweat Room for conversing is strictly prohibited, except in the event of an emergency involving another person. Any individual who needs to use a cellphone shall step outside the Sweat Room area.
- All persons using the Sweat Room shall obey all posted Sweat Room Rules and Regulations.

The Standard Residences, Midtown Miami | 3100 NE 1st Avenue Condominium Association, Inc

Managed by FirstService Residential

- Residents using the Sweat Room must have a towel, and all machines and equipment must be wiped down with a towel after every use.
- Free weights must be placed back on their racks after use. Dropping exercise weights on the floor is strictly prohibited, as it may damage the flooring or cause injury. Management reserves the right to remove any person from the Sweat Room for inappropriate behavior or misuse of equipment.
- Personal trainers must be registered with the Association and shall provide proof of insurance in an amount no less than Five Hundred Thousand Dollars (\$500,000.00). Facetime or other virtual training must be conducted using headphones and must not be audible to other persons using the facilities.
- Appropriate attire is required at all times. Athletic footwear and proper workout clothing must be worn. Food, glass containers, vaping, and illegal substances are prohibited.
- Users must conduct themselves in a respectful and orderly manner. Excessive noise, disruptive behavior, or misuse of equipment is prohibited. Equipment must be used only for its intended purpose and may not be altered, removed, or adjusted beyond normal use.
- The floors inside the sauna may be slippery when wet. Users must exercise caution at all times when using these facilities. The use of soap or similar substances in the sauna is prohibited.
- Personal belongings must not be left unattended or stored in the Sweat Room. The Association is not responsible for lost, stolen, or damaged personal property.
- Any damage to equipment or the facility caused by misuse, negligence, or violation of these Rules shall be charged to the responsible Unit Owner. Repeated violations may result in suspension or revocation of amenity privileges.
- The Association, Board, and Management assume no responsibility for injuries, accidents, or health conditions arising from use of the Sweat Room. Users are encouraged to consult a medical professional before engaging in strenuous activity.

Fines and Suspensions – Enforcement Procedures

Notice of Proposed Fine

Before a fine (or a suspension tied to a fine) is imposed, the affected party must receive written notice of at least 14 days.

Under current Florida Statute 720.305, no fine may exceed \$100 per violation, or \$1,000 in the aggregate.

Separate and Continuing Violations

- Each individual incident may be treated as a separate violation. For continuing violations, each day—or continued occurrence—after notice is given may be treated as a new violation and

fined separately.

Payment and Allocation of Fines

- Fines must be paid within five (5) days after the committee upholds the Board's decision.
- Fines may not become a lien against the Unit.
- All fine proceeds will be allocated as directed by the Board.

Non-Exclusive Remedy

- Fines are not the Association's only remedy. They exist in addition to all other legal rights available to the Association. Any fine paid must be credited or offset against any damages the Association may be entitled to recover for the same violation.

Exception – Fines for Nonpayment

The notice and hearing procedures do not apply when a fine is imposed for failure to pay monetary amounts owed to the Association.

In these cases:

- The Board must impose the fine or reasonable suspension at a properly noticed Board meeting.
- The Association must then notify the Owner and any applicable occupants by mail or hand delivery.

Suspension of Use Rights

- The Association may suspend, for a reasonable period, the right of a Unit Owner or the Unit's tenant, guest, or invitee to use the Common Elements, common facilities, or any other Association Property for failure to comply with the governing documents.
- For monetary delinquencies exceeding 90 days, the Association may suspend use rights until all amounts are paid, without the notice and hearing requirements described above.

Suspension of Voting Rights

- The Association may suspend voting rights if the Owner owes the Association more than \$1,000, and the obligation is more than 90 days delinquent.

The Standard Residences, Midtown Miami | 3100 NE 1st Avenue Condominium Association, Inc

Managed by FirstService Residential

- The suspension ends immediately upon full payment of all obligations.
- These suspensions do not require a hearing and must be approved at a properly noticed Board meeting, followed by written notice to the Owner.

Leases, Sales and Transfers of Units

Lease Requirements

Each lease must (or is automatically deemed to) include:

- Tenant's full compliance with the Declaration, all exhibits, and all Association rules (existing or future).
- The Association's right to terminate the lease, or restrict the tenant's use of the Common Elements for violations.
- The Unit Owner is jointly and severally liable with the tenant for any damage to Common Elements, injury or property damage caused by the tenant's negligence, and any charges assessed for repairing such damages.
- All leases are subordinate to any lien filed by the Association.
- Units may only be leased in their entirety. Partial or room-by-room rentals are not permitted under any circumstances.

Association Approval

- All leases must be submitted for approval to the Association before occupancy begins.
- A completed lease application, background screening, and any associated fees must be submitted in advance.
- Tenants may not occupy the unit until written approval has been granted.

Application Fee and Security Deposit

- A non-refundable Application Fee of One Hundred Dollars (\$150.00).
- A security deposit equal to one month's rent must be provided to the Management Office. The check must be made payable to **3100 NE 1st Avenue Condominium Association**.

Lease Duration

- No residential lease may be for a period of less than thirty (30) days or one calendar month, whichever is less.

- No Unit may be rented through swap or vacation-rental services while the Initial Brand Agreement is in place.

Tenant Compliance

- All tenants must comply with the Declaration, Bylaws, and Rules and Regulations.
- Owners are fully responsible for the actions of their tenants and guests.
- Violations by tenants may result in the suspension of privileges or enforcement action against the unit owner.
- Tenants are required to obtain and maintain renter's insurance covering the contents of the unit. The Association and/or Owner is not responsible for any loss or damage to personal property.

Owner Delinquencies

- Owners who are delinquent in the payment of assessments or fees may be prohibited from leasing their unit until all balances are paid in full.

Use Rights During a Lease

- While a Unit is leased, the tenant receives all rights to use the Association Property and Common Elements for the duration of the lease. During this time, the Owner relinquishes these use rights and may only access the property as a guest, unless the tenant provides a written waiver allowing the Owner continued use.
- Owners retain their access rights as landlords under Chapter 83, Florida Statutes.
- The Association may adopt rules prohibiting dual usage (Owner and tenant using facilities at the same time) at any time.

Sale and Transfer of Units

- When a unit is sold, the owner must notify management and provide the buyer with the Association's governing documents.
- Resale applications and estoppel requests must be submitted through the management office.
- Transfer of ownership is not effective until all requirements are fulfilled and the Association has issued its acknowledgment.

Realtor Policy

- Property showings are permitted Monday through Saturday, from 9:00 AM to 8:00 PM, excluding Federal Holidays. All photography and drone activity require prior approval from the Management Office at least seventy-two (72) hours in advance.
- A copy of the Multiple Listing Service (MLS) listing for all sales or leases must be provided to Building Administration at the time the unit is listed. Failure to provide the MLS listing at the time of listing may result in denial of access to the property.
- Realtors must provide a copy of a valid government-issued photo identification and a business card to Building Administration prior to or upon arrival for showings, open houses, or related activities.
- Lockboxes of any kind are strictly prohibited. The listing agent is solely responsible for providing access to the unit and coordinating all showings.
- Business or business-casual attire is required for all Realtors and prospective residents visiting the property. If any member of a visiting group is inappropriately dressed, access to the property may be denied.
- Open houses or Realtor-hosted showings require prior Board approval and advance coordination with Management. Coordination requirements include, but are not limited to:
 - Submission of a guest list
- Open house signs are not permitted on sidewalks, common elements, or limited common elements.
- Sale and Lease packages may be picked up Monday through Friday, excluding Federal Holidays, between 9:00 AM and 5:00 PM, from the Management Office.
- All Sale or Lease applications must be fully completed and legible and submitted directly to the Management Office. Incomplete or illegible applications will not be accepted or processed.
- Realtors are responsible for consulting with the listing agent or Unit Owner regarding any applicable maintenance or assessment fees. Management does not provide fee estimates verbally.
- All requests for documents must be submitted in writing. Verbal requests will not be processed.

Parking and Vehicle Guidelines

No On-Site Condominium Parking

- The Condominium Property at **The Standard Residences, Midtown Miami**, does **not include parking spaces** for residents or guests. This unique design supports the building's urban, pedestrian-focused lifestyle and its integration within the Midtown Miami neighborhood.

- Owners and occupants are responsible for arranging their own parking accommodations through **off-site parking facilities or third-party providers**. Parking spaces, if available, are not part of condominium ownership and must be secured through separate agreements.

Off-Site and Third-Party Parking

- Residents may obtain parking through nearby garages, valet programs, or other approved parking vendors.
- Terms, availability, and fees for off-site parking are established by the parking provider, not by the Association.
- The Association bears no responsibility for off-site parking management, security, or costs.
- There is a parking garage located adjacent to the property where monthly rental of parking spaces is offered. The applicable fees are as follows:
 - \$105 per month, per parker
 - \$15 one-time activation fee, per parker
 - \$3.50 monthly maintenance fee, per account

Contact information: Contact information:

midtownmiami@universalparking.com

Universal Parking www.universalparking.com

Loading, Drop-Off, and Deliveries

- Temporary loading and unloading zones are provided for **move-ins, deliveries, and ride-share services**.
- Vehicles must follow posted signage and instructions from building staff.
- Double parking or blocking fire lanes is strictly prohibited.

Mobility Devices

- Bicycles, scooters, and similar devices must be stored in designated areas, if available.
- These items may not be left in hallways, stairwells, or other common elements, as doing so violates fire and safety codes.

Vehicle Restrictions

- Oversized vehicles, trailers, recreational vehicles (RVs), and commercial trucks are not permitted to load or idle on the property without prior authorization.

- Residents must comply with all city parking regulations and neighborhood enforcement rules.

Guest and Visitor Policies

Guest Registration and Access

- All guests must be **announced and registered** with the Front Desk before arrival.
- Guests are required to present valid **photo identification** upon entry and will be verified with the resident prior to access.
- Residents are responsible for ensuring that their guests comply with all Association rules, including noise, dress, and conduct standards.
- Management reserves the right to **deny or revoke guest access** for failure to follow established procedures or disruptive behavior.
- For safety, guests will not be issued building access devices or keys unless expressly authorized by Management.

Overnight Guests

- Residents may host overnight guests for a reasonable period, provided the stay does not exceed **thirty (30) consecutive days**, unless written authorization is granted by Management.
- Any guest staying beyond this duration must be **registered as an occupant** of the unit and approved under the same conditions as a resident.
- Residents must remain in good standing with the Association to host overnight guests.
- **Short-term rental or transient occupancy arrangements (Airbnb, VRBO, etc.) are strictly prohibited.**
- Owners are liable for any property damage or nuisance caused by their guests.

Amenity Use by Guests

- Registered guests may use the amenities only when accompanied by a resident, unless otherwise approved by Management.
- Guests must follow posted rules and instructions from Management or security personnel at all times.
- Amenity rules, hours, and access limitations may vary and are subject to change without notice.
- The number of permitted guests per unit in amenity areas may be limited during high-demand periods or special events.

- Guests may not reserve amenity spaces independently or host private events.

Conduct and Responsibility

- Residents are fully responsible for the behavior, actions, and compliance of their guests.
- Guests who violate rules, engage in disruptive behavior, or act in a manner inconsistent with community standards may be asked to leave the property.
- Residents are liable for any fines, damages, or costs incurred as a result of their guests' actions.
- Smoking, excessive noise, and inappropriate attire in common areas are prohibited.
- Guests must respect the privacy and comfort of neighboring residents at all times.

Vendor, Service, and Delivery Personnel

- All vendors, domestic workers, and service providers entering the building must be **pre-registered** with Management or Front Desk.
- Deliveries, maintenance visits, and contractor appointments must occur during authorized hours unless otherwise approved.
- Vendors must present proper identification and sign in upon arrival.
- Residents are responsible for the conduct and supervision of any vendors working within their unit.
- Vendors found violating building policies may be barred from future access.

Unaccompanied Minors and Family Visitors

- Minors under **16 years of age** must be accompanied by an adult resident at all times in common areas and amenities.
- Family members and long-term visitors may be granted extended access privileges upon written request to Management.
- Such access will remain at the discretion of the Association and may be revoked if misused or if rules are violated.

Special Events and Guest Lists

- Residents hosting private events within their units or approved amenity areas must provide a **guest list** to Management or Security at least **72 hours in advance**.
- Access will be limited to the names provided.
- Event hosts must ensure that guests remain within designated areas and comply with all Association policies.

- Management reserves the right to assign additional security or staff for larger gatherings, with costs billed to the hosting resident.

Liability and Enforcement

- Residents are financially and legally responsible for any violations, damage, or disturbances caused by their guests.
- The Association may assess fines, suspend amenity access, or pursue further action for non-compliance.
- Continued or serious violations may result in permanent revocation of guest privileges.
- Enforcement of guest policies will be consistent with the Association's adopted violation procedures and due process requirements.

Move-In / Move-Out Procedures

- All move-ins and move-outs must be **scheduled at least five (7) business days in advance** through the Management Office.
- Reservations are made on a first-come, first-served basis, subject to elevator and dock availability.
- Moves are permitted **Monday through Friday, between 9:00 a.m. and 4:30 p.m.**, excluding weekends and holidays.
- Unscheduled or unauthorized moves may be denied access or result in a violation fine.

Move-In Requirements

- Prior to moving in, new residents must complete all required registration forms, and update emergency contact details.
- Owners or tenants must provide the following documents prior to the **Move-In**:
 - Copy of the executed lease or closing documents (if applicable)
 - Certificate of insurance from the moving company
 - Signed acknowledgment of Association rules and procedures
- Access fobs will be issued upon completion of the registration process.

Move-Out Requirements

- Residents planning to vacate must notify Management **at least seven (7) business days in advance** to schedule elevator and loading dock access.
- All access fobs must be returned to the Management Office at the time of move-out.
- Any unpaid balances, fines, or damages must be cleared prior to release of deposits or final account closure.

The Standard Residences, Midtown Miami | 3100 NE 1st Avenue Condominium Association, Inc

Managed by FirstService Residential

- Residents must ensure that no trash, packing materials, or furniture are left in hallways, loading areas, or elevators.

Move-In/ Move-out Deposits and Fees

- A **refundable deposit of \$500** is required for all move-ins and move-outs to cover potential damage to common areas.
- Deposits will be refunded within three (3) business days after the move, provided no damage or cleaning costs are incurred.

Elevator and Loading Area Access

- Moves must be conducted through **designated service elevator and loading areas only**.
- Protective padding will be installed on elevator walls before each move and must remain in place for the duration of activity.
- Furniture and boxes may not be transported through the main residential lobby or passenger elevators.
- Loading dock doors will be opened only by authorized staff.
- Residents and movers must follow staff instructions at all times to ensure safety and efficiency.
- Improper use of elevators or damage to finishes will result in repair charges billed to the responsible party.

Moving Company Requirements

- Only **licensed and insured moving companies** are permitted to perform moves in the building.
- Certificates of Insurance must list **3100 NE 1st Avenue Condominium Association** as additional insureds, with minimum coverage requirements established by Management.
- Moving personnel must check in before beginning work and display company identification at all times.
- Moving companies are responsible for removing all packing materials and debris from the premises daily.
- The Association reserves the right to deny entry to unapproved or uninsured movers.

Resident Responsibilities

- Residents must ensure that movers handle all property carefully and avoid blocking hallways, elevators, or fire exits.

- Furniture, artwork, and flooring should be protected to prevent scratches or damage.
- Residents are responsible for any property damage caused by their movers or guests.
- All move-related trash, boxes, and packing materials must be properly discarded in the designated refuse areas — not in hallways, trash chutes, or amenity spaces.
- Any violation of moving procedures may result in fines, repair charges, or suspension of future move privileges.

Special Circumstances and Exceptions

- Management may adjust move procedures during high occupancy periods, renovations, or emergencies to maintain building operations.
- The Association reserves the right to modify move-in/move-out schedules for major events, construction activity, or weather disruptions.
- Exceptions may be considered for medical conditions, accessibility needs, or other extenuating circumstances upon written request to the Board.

Enforcement and Liability

- Failure to comply with move-in/move-out rules may result in fines, forfeiture of deposits, or suspension of building access privileges.
- The Association may recover costs for any damage or cleaning resulting from non-compliant moves.
- Residents are responsible for ensuring that all moving activities adhere to these procedures.

Deliveries, Contractor, and Vendor Access Control

- Regular deliveries are permitted **Monday through Friday, 9:00 a.m. to 4:30 p.m.**, excluding holidays.
- Deliveries outside these hours require prior written authorization from Management and may incur additional staffing or security fees.
- All large deliveries must be **scheduled in advance** through the Front Desk or Management Office to reserve the service elevator and loading dock.
- Unscheduled deliveries may be denied entry or delayed until availability permits.
- Small parcel deliveries (e.g., Amazon, UPS, FedEx) will be accepted by the Front Desk or package concierge system during posted hours.

Access and Check-In Procedures

- All vendors, delivery personnel, and service providers must **check in with Receiving or the Front Desk** upon arrival.
- Valid **photo identification** and company credentials must be presented for verification.
- Vendors will be issued a **temporary access badge** and are required to use **service elevators and loading areas only**.
- Under no circumstances may delivery or vendor personnel use residential lobbies or passenger elevators for transport.
- Management reserves the right to deny access to any unregistered, uninsured, or unauthorized individuals.

Approved Vendors and Insurance Requirements

- All vendors performing work or services in the building must maintain valid **general liability and workers' compensation insurance**.
- Certificates of Insurance must name **3100 NE 1st Avenue Condominium Association, Inc.** as additional insured.
- Minimum coverage limits will be established by the Association and updated periodically.
- Vendors failing to provide valid documentation will not be permitted entry or will be asked to leave the premises.
- Home-based vendors, personal service providers (cleaners, decorators, etc.), and delivery companies must comply with these same access and insurance standards.

Food, Grocery, and Courier Deliveries

- Food delivery personnel (e.g., DoorDash, Uber Eats) must check in with the Front Desk for verification before being granted access.
- Management may require that all food deliveries be picked up in the lobby or designated delivery area to maintain cleanliness and security.
- Grocery delivery services (e.g., Instacart, Amazon Fresh) are permitted and will be logged by Security for resident notification.
- Residents must collect perishable items promptly upon arrival to prevent spoilage.
- Delivery bags or carts must not be left unattended in hallways or amenity areas.

Furniture, Appliance, and Large Item Deliveries

- Large deliveries (furniture, appliances, artwork, etc.) must be **scheduled in advance** with Management.
- Delivery trucks must use the **loading dock entrance** and adhere to posted clearance limits.
- Protective padding must be installed on elevator walls before large deliveries.

- Residents are responsible for ensuring delivery companies remove all packaging materials from the premises immediately after the delivery is complete.
- The Association will not accept deliveries on behalf of residents.

Elevator Usage

Scheduling for large deliveries (furniture, oversized items) will require a service elevator reservation and have priority use over pedestrian (workmen) traffic. Please contact the management office.

IT IS RECOMMENDED THAT ALL UNIT OWNERS, VENDORS, DESIGNERS, AND CONTRACTORS COORDINATE & SCHEDULE THEIR DELIVERIES WITH 72 HOURS IN ADVANCE TO AVOID DELAYS.

Contractor and Service Access

- Contractors, maintenance personnel, and other service providers must obtain **prior approval** from Management before entering the property.
- Work must be conducted only during authorized hours and under the conditions established by the Association.
- Residents must accompany or supervise contractors performing work within their units.
- Service providers are not permitted to use amenity areas or store materials on-site.
- Unapproved contractors may be denied access or removed by Management.

Temporary Access and One-Time Visitors

- Residents expecting one-time vendors (cleaning staff, deliveries, repairs, etc.) must register them in advance through the Front Desk or Management.
- Repeated access for regular services (e.g., weekly housekeeping) requires Management approval and insurance documentation.
- Residents are responsible for the behavior and compliance of all individuals entering under their authorization.

Package Handling and Notification

- The Front Desk will receive, log, and store packages for residents during normal business hours.
- Residents will be notified electronically when packages arrive.
- Oversized or perishable items must be picked up promptly.
- Packages not claimed within five (7) business days may be returned to sender.
- Management is not liable for lost, stolen, or damaged packages once they have been released to residents.
- Residents may authorize a representative to pick up packages on their behalf by providing written authorization.

Violations and Enforcement

- Any violation of delivery or vendor policies may result in suspension of access privileges or fines assessed to the responsible unit owner.
- The Association reserves the right to deny or restrict access to vendors who fail to comply with established procedures or create safety hazards.
- Repeated non-compliance may result in permanent revocation of building access authorization.

Access Credentials and Identification

- Each unit owner, resident, and authorized occupant is issued **access credentials** in the form of a key fob, access card, or digital credential linked to their unit.
- Access credentials are **non-transferable** and may not be shared, duplicated, or lent to unauthorized persons.
- Lost or stolen access devices must be reported immediately to Management for deactivation and replacement. Replacement fees may apply.
- Residents must escort their guests at all times in secure-access areas, including elevators, amenities, and hallways.
- The Association and Management reserve the right to deactivate or restrict access devices in the event of a security issue, delinquency, or policy violation.
- Owners are responsible for providing keys to their guests. The Management Team will not open a Unit for guests or visitors. Emergency lock-out service will be provided for **\$50.00** per incident, with a one-time courtesy opening per calendar year.

Security Procedures and 24-Hour Monitoring

- The Standard Residences, Midtown Miami, maintains **24-hour security coverage**, including front-desk/concierge personnel and video surveillance in all key areas such as lobbies, entrances, elevators, and amenities.
- Security personnel are trained to assist with emergencies, verify guests and deliveries, and ensure compliance with building policies.
- Surveillance footage is the property of the Association and may be reviewed by management only when necessary for safety or enforcement purposes.
- Residents should report any suspicious activity or unauthorized persons immediately to the Front Desk or the Management Office.

Emergency Protocols Include:

- Fire or medical emergencies: Dial **911** first, then notify Security or Management.
- Suspicious persons or incidents: Contact the Front Desk or Security staff immediately.
- Building-wide alerts: Notifications may be distributed via the Resident Portal or emergency text alerts.

Emergency Access and Key Policy

The Standard Residences, Midtown Miami | 3100 NE 1st Avenue Condominium Association, Inc

Managed by FirstService Residential

- Each owner must provide a **key or access method** to Management for emergency use only, as required by the Declaration.
- Keys are securely stored and used solely for emergency or maintenance-related entry when the resident is unavailable.
- Failure to provide access may result in forced entry in emergencies, at the owner's expense.
- The Association is not liable for any incidental damage resulting from emergency entry conducted in good faith.

Confidentiality and Privacy

- Resident information, access records, and visitor logs are treated as **confidential** and maintained in accordance with privacy laws and Association policy.
- Building staff are trained to uphold resident confidentiality and are prohibited from disclosing personal information.
- Security recordings are retained for a limited time and used solely for investigative or safety purposes.

Process Server Access

- The Association shall permit duly licensed process servers ("Process Servers") reasonable access through the common elements of the Condominium solely for the purpose of attempting lawful service of process upon a specific unit. Under no circumstances shall a Process Server be permitted to enter a unit.
- All Process Servers must register at the front desk prior to accessing the property, sign the visitor log, present valid government-issued identification, and provide proof of licensure authorizing the service of process. The Process Server must identify the unit to which service is directed. The Association, its Board of Directors, management, and security personnel shall not request to inspect the documents being served or inquire into the nature or contents of such documents.
- Upon compliance with the registration requirements set forth above, the Process Server shall be permitted access to the common elements and applicable hallways under the supervision or escort of building security for the sole purpose of attempting service at the exterior entrance of the unit. At no time shall the Association, management, front desk personnel, or security notify the unit owner, occupant, or resident of the Process Server's presence.
- Where access to a unit entrance requires passage through a limited common element hallway or foyer assigned to the unit, the Process Server may be escorted through such area solely for the purpose of attempting service at the unit entrance. The Association reserves the right to implement reasonable, non-arbitrary access procedures for such areas to ensure safety and security.
- If a unit is accessible only through a private or direct-entry elevator with no intervening common element or limited common element hallway, the Process Server shall not be permitted access to such elevator for purposes of attempting service at the unit. In such circumstances, the Process Server may attempt service only within the common elements of the Condominium.

- A Process Server may remain within the lobby or parking garage for the purpose of attempting service in the common elements for a reasonable period not to exceed two (2) hours per day. Process Servers who are unable to access a unit entrance due to the conditions described in Section 5 above may remain in the common elements for a reasonable duration, provided their presence does not interfere with the use, operation, maintenance, ingress, or egress of the Condominium.
- All Process Servers must conduct themselves in a professional manner and shall not obstruct, interfere with, or disrupt residents, guests, staff, or the normal operation of the Condominium. Failure to comply with these Rules may result in removal from the property.

Building Operations and Maintenance Requests

Unit Maintenance Responsibilities

- Each **unit owner is responsible** for maintaining the interior of their unit in a clean, safe, and sanitary condition.
- Owners must maintain all portions of their unit that are not considered part of the common elements, including but not limited to: interior walls, ceilings, flooring, plumbing fixtures, appliances, cabinetry, and electrical devices.
- Leaks, water intrusion, or damage originating within a unit must be repaired promptly by the owner to prevent harm to surrounding units or common areas.
- Should an owner fail to perform necessary maintenance resulting in damage to other units or common property, the Association may perform the work and charge the cost to the responsible unit owner.
- Residents are encouraged to promptly report maintenance concerns to the Management Office to ensure issues are addressed before they escalate.
- Each Unit is pre-wired for cable TV and internet service. Digital cable TV and high-speed internet service is provided to all Units through the Association's bulk agreement. For installation, repairs, and/or upgrades, call Hotwire Communications at 833-789-2002.
- When properly set, your thermostat will maintain an even temperature in your home. The recommended setting is 72° to 78° degrees for air conditioning. **DUE TO THE HUMID CLIMATE IN MIAMI, IT IS EXTREMELY IMPORTANT TO KEEP YOUR A/C ON (MAX 78°) DURING EXTENDED PERIODS OF ABSENCE TO PREVENT DETER TOXIC MOLD GROWTH.**

Vendor and Contractor Coordination

- Any third-party contractors performing maintenance inside units must be **licensed, insured, and pre-approved** by Management.
- Vendors must follow all building access procedures, including check-in with Security or Front Desk and use of the service elevator.
- Owners are responsible for ensuring compliance and for any damages caused by their contractors.

The Association reserves the right to deny access to vendors who fail to meet documentation or safety requirements.

Common Area Maintenance

- The Association is responsible for the **maintenance, repair, and replacement** of all common elements, including lobbies, corridors, amenities, mechanical systems, elevators, roofs, and structural components.
- Routine maintenance and preventive inspections are scheduled regularly to ensure building systems remain in optimal condition.
- Residents are asked to respect maintenance areas, equipment rooms, and staff workspaces — these are restricted zones accessible to authorized personnel only.
- Any damage caused by a resident, guest, or contractor to common elements will be repaired by the Association and billed to the responsible party.

Work Requests and Service Procedures

- Non-emergency maintenance requests must be submitted via the **Resident Portal** or by contacting the Management Office.
- Maintenance staff will respond in the order requests are received, prioritizing life-safety or property damage concerns.
- Emergency repairs (e.g., leaks, electrical failures, plumbing blockages) should be reported immediately to the **Front Desk** after hours.
- Management will notify residents in advance of any scheduled building-wide maintenance or temporary service interruptions.

Emergency Maintenance Procedures

- Emergencies are defined as conditions that pose **immediate risk to life, safety, or property**, such as:
 - Active water leaks or flooding
 - Fire or smoke within the building
 - Electrical hazards or sparking
 - Loss of power to essential building systems
 - Inoperative elevators trapping occupants
 - Security breaches or structural damage
- If an emergency occurs:
 - **Call 911 immediately** for fire, medical, or police emergencies.
 - **Contact the Front Desk** to notify on-site staff.

The Standard Residences, Midtown Miami | 3100 NE 1st Avenue Condominium Association, Inc

Managed by FirstService Residential

- **Notify the Management Office or the FirstService Residential Emergency Hotline** if after hours.

Management will coordinate emergency response with the appropriate contractors and communicate updates to affected residents.

Preventive Maintenance and Inspections

- The Association conducts regular preventive maintenance on all major systems, including HVAC, plumbing risers, fire suppression, and life-safety equipment.
- Annual or semi-annual inspections may require temporary access to individual units (for example, to test sprinklers or check water shutoffs).
- Residents will receive prior notice before any planned entry.
- Unit owners are encouraged to conduct **annual inspections** of plumbing fixtures, air conditioning systems, and water heaters to prevent damage and maintain warranty compliance.
- Filters and drain lines should be cleaned regularly to prevent leaks and humidity buildup.

Work Conducted by the Association

- In the event of an emergency or failure to perform necessary repairs, the Association has the authority — as provided by the Declaration — to enter a unit, perform required work, and charge the cost to the responsible owner.
- The Association will act reasonably and in good faith when exercising this authority, ensuring that property is protected and damage minimized.
- After completion, the Association will provide the owner with an itemized report and applicable charges.

Access for Repairs and Maintenance

- Management, maintenance staff, or contractors may enter units for scheduled repairs, inspections, or emergency service in accordance with the Association's right of access.
- Except in emergencies, residents will be provided **reasonable advance notice** before entry.
- For emergency access (e.g., leaks affecting multiple units), the Association may enter immediately to prevent further damage.
- All maintenance staff and contractors are required to display identification while on the property.
- Residents should ensure that keys or fob access is available for authorized personnel to perform work as needed.

Service Staff and Professional Conduct

- The Standard Residences, Midtown Miami, employs professional maintenance, housekeeping, and engineering personnel under FirstService Residential's supervision.
- Residents are expected to treat all staff members with respect.
- Requests for maintenance or assistance should always be directed through the Management Office — not directly to engineering or custodial staff.
- Staff members are prohibited from performing personal errands, accepting gratuities, or engaging in private work for residents while on duty.

Sustainability and Energy Efficiency

- The Standard Residences, Midtown Miami - 3100 NE 1st Avenue Condominium Association, Inc., is committed to environmentally responsible practices, including recycling programs, energy-efficient systems, and water conservation.
- Residents are encouraged to support these initiatives by reducing waste, reporting leaks, and minimizing energy use whenever possible.

Waste Management and Recycling

Refuse Disposal Procedures

- All residents are responsible for the proper disposal of household waste using the designated refuse chutes or collection rooms on each floor.
- Refuse should be securely bagged in leak-proof plastic bags before disposal. Loose items, liquids, and oversized debris are **strictly prohibited** from chute use.
- Disposal chutes are available for **normal household waste only**.
- Boxes, packing materials, and bulky items must be taken to the designated trash room or refuse collection area located at the loading dock level.
- Contractors performing renovations must remove all construction debris from the premises at their own expense.
- Residents must not leave trash bags or loose debris in hallways, stairwells, or service areas.
- Improper disposal may result in a fine or cleaning charge assessed to the responsible unit owner.

Recycling Guidelines

- The Standard Residences, Midtown Miami - 3100 NE 1st Avenue Condominium Association, Inc. participates in Miami-Dade County's **mandatory recycling program**, which requires the separation of recyclable materials from general waste.

The Standard Residences, Midtown Miami | 3100 NE 1st Avenue Condominium Association, Inc

Managed by FirstService Residential

- Recyclable items typically include **paper, cardboard, aluminum, glass, and certain plastics**. Residents should refer to posted signage or recycling bins for accepted materials.
- All recyclables must be rinsed clean and placed in the proper containers; contamination may result in disposal rejection by the hauler.
- Plastic bags, styrofoam, and greasy materials (e.g., pizza boxes) are **not recyclable** and should be discarded as regular waste.
- Recycling containers are provided in the designated refuse rooms or collection areas on each residential floor.
- Residents are encouraged to flatten boxes to conserve space and ensure efficient pickup.

Bulk Trash and Special Disposal

- Large items such as furniture, mattresses, appliances, or electronics must not be left in trash rooms or near chutes.
- Residents requiring bulk disposal should contact the **Management Office** to schedule pickup or coordinate with a licensed waste removal service.
- Charges for special pickups may apply and will be billed to the responsible unit owner.
- Residents vacating or renovating units must arrange for debris removal and coordinate access to the loading dock with Management.
- Hazardous materials — including paints, chemicals, batteries, and fluorescent bulbs — must be disposed of in accordance with **Miami-Dade County Environmental Regulations**. Management can provide guidance on approved disposal sites or pickup programs.

Waste Storage and Odor Control

- All refuse areas are cleaned and disinfected regularly by building staff.
- Residents are expected to maintain sanitary conditions and avoid leaving waste in corridors or service areas.
- Food waste should be double-bagged to prevent leakage and odor.
- Trash rooms are monitored for compliance; persistent violations may result in written notice and assessment of cleaning charges.
- Pest control programs are implemented routinely to maintain hygiene standards.

Sustainability and Environmental Responsibility

- The Association encourages environmentally conscious practices such as reducing single-use plastics, reusing packaging, and participating in community recycling initiatives.

- Residents are urged to turn off lights, reduce water usage, and support the building's long-term energy and waste reduction initiatives.

Contractor and Move-In Waste Policies

- Contractors and moving companies must remove all packing and debris generated during their work.
- Building staff are not responsible for contractor waste removal.
- Any materials left behind in common areas, loading docks, or service elevator will be subject to a cleaning fee or disposal charge to the responsible party.
- Cardboard from large deliveries or move-ins should be flattened and placed in designated bulk recycling areas.

Insurance Requirements

Association Insurance Coverage

- The Association maintains a **master property and casualty insurance policy** covering the building's common elements, structural components, and shared systems in accordance with Florida law and the governing documents.
- The master policy generally includes:
 - The building's structure, roof, and exterior surfaces
 - Elevators, corridors, and lobbies
 - Mechanical, electrical, plumbing, and fire suppression systems in common areas
 - Association-owned furnishings, fixtures, and equipment
- The Association also maintains:
 - **General liability insurance** for incidents in common areas
 - **Directors and Officers (D&O) liability insurance** protecting the Board and Association
 - **Fidelity bond coverage** safeguarding Association funds from potential loss due to fraud or theft

Unit Owner Insurance Obligations

- Each unit owner must obtain and maintain an individual **HO-6 condominium insurance policy** covering:
 - The interior of the unit, including walls, flooring, finishes, cabinetry, fixtures, and built-in appliances
 - Personal belongings such as furniture, clothing, and valuables

The Standard Residences, Midtown Miami | 3100 NE 1st Avenue Condominium Association, Inc

Managed by FirstService Residential

- Personal liability for injuries or damages occurring within the unit
- Additional living expenses if displacement occurs due to a covered loss
- Owners must provide **proof of insurance** upon request by the Association or Management.
- If a unit owner fails to maintain adequate insurance and a loss occurs, that owner is personally responsible for all repairs and related damages to other units or common areas.

The Association recommends reviewing coverage annually with a qualified insurance professional familiar with Florida condominium policies.

Damage Responsibility and Claims

Liability and Indemnification

- Owners are liable for any damage to the Condominium Property, other units, or common areas caused by negligence, misuse, or the actions of their occupants, tenants, or guests.
- Owners agree to **indemnify and hold harmless** the Association, Management, and their agents from claims or losses arising from such incidents.
- The Association is not responsible for:
 - Damage to personal property within units or storage spaces
 - Plumbing backups, leaks, or water damage caused by unit systems
 - Theft or loss of personal items in common areas or vehicles

Renovations and Interior Work Guidelines

Approval Process for Interior Work

- Any modification, installation, or repair that affects plumbing, electrical, HVAC, structural components, or building systems requires **written approval** from the Management Office before work begins.
- Owners must submit a **Renovation Application Package** including:
 - A detailed scope of work and contractor list
 - Architectural drawings or product specifications (if applicable)
 - Contractor licenses and certificates of insurance
 - Estimated start and completion dates

Work may not begin until written authorization is issued by the Association. Unauthorized work may result in immediate suspension, fines, or restoration at the owner's expense.

Structural Restrictions

- No Owner may drill, core, cut, or penetrate any floor slab, ceiling slab, or roof slab without:
 - Prior written approval from the Board; and
 - Review of the Building's as-built plans by the appropriate licensed professionals
- If the Building contains precast concrete or post-tension systems, Owners assume all risks associated with such construction.
- Owners are responsible for **all damages**, including consequential damages, resulting from any penetration or interference with post-tension cables or reinforcement—even if the work was previously approved by the Association.
- Owners release the Developer, its Affiliates, the Brand Owner Parties, and the Association from all liability related to any such structural impacts.

Life Safety Systems

- No Unit Owner may make any additions, alterations, or improvements to the Life Safety Systems—or to any portion of the Condominium Property that could alter, affect, or impair those systems or access to them—without first obtaining prior written approval from the Board of Directors.
- No lock, chain, device, or combination of devices may be installed or maintained on any door that requires panic hardware or fire-exit hardware. Such doors must remain fully unobstructed and operable at all times.
- Residential Unit entry systems and door hardware may not be modified without the prior written approval of the Board of Directors.
- Stairwell identification signs and all emergency signage must not be altered, removed, or obstructed by any Unit Owner under any circumstances.
- No barrier, including but not limited to personal belongings or equipment, may obstruct or impede the free movement of ingress or egress in any designated emergency passageway.

Combining Adjacent Units

- Owners who hold title to two immediately adjacent Units (horizontally or vertically) may combine them into a single living space, but must do so in full compliance with the Association's rules, building codes, and approval procedures.
- Written notice and prior Board approval are required before any work begins, and all work must comply with Section 9.1 of the Declaration.
- Combining Units does not change their legal status—each Unit remains a separate Unit for assessment, voting, and Declaration purposes.

The Standard Residences, Midtown Miami | 3100 NE 1st Avenue Condominium Association, Inc

Managed by FirstService Residential

- All plans and construction are subject to the **Board's prior written approval**.
- Combining Units is **not considered** a material alteration of the Common Elements.
- All work is performed at the Owner's **sole expense**.

Prohibited Impacts

Combination work is strictly limited to ensure the safety, integrity, and peaceful enjoyment of the community. Any such work may not interfere with another Owner's use or enjoyment of their Unit, impair the Building's structural integrity, alter or obstruct any Life Safety Systems, or disrupt utility services to any Unit. Additionally, combination work may not change the Building's exterior appearance or violate any applicable laws, codes, or ordinances.

Restoration Requirements

- Owners may restore the original configuration of the Units at any time with proper approval.
- Restoration is **mandatory** before selling one Unit without the other or conveying the Units to different parties.

Permitting and Licensed Contractors

- All contractors must hold current and valid State of Florida or Miami-Dade County licenses for their trade.
- Contractors are required to provide Certificates of Insurance naming both the Condominium Association as additional insureds.
- Copies of all applicable building permits must be submitted before work begins.
- Failure to obtain required permits may result in a stop-work order or administrative fine.
- Only approved contractors will be permitted on the premises, and all work must comply with applicable building and fire codes.
- Permitting is required when making any improvements involving flooring, plumbing, electrical, mechanical and/or structural modifications to your Unit. Applications for building permits are applied for through the City of City of Miami.

City of Miami Building Department

444 SW 2nd Ave, 4th Floor, Miami, FL 33130

Permit Counter hours are 8:00am to 3:30pm

Telephone: (305)416-1100

Construction Hours and Noise Control

The Standard Residences, Midtown Miami | 3100 NE 1st Avenue Condominium Association, Inc

Managed by FirstService Residential

- Construction and deliveries are permitted **Monday through Friday, 9:00 a.m. – 4:30 p.m.**, excluding weekends and holidays.
- Noisy or disruptive work (hammering, drilling, demolition, etc.) may only occur during these hours and must be coordinated with Management.
- Quiet work such as painting or decorating may be allowed with prior approval.
- Contractors must protect hallways, elevators, and doorways with proper coverings.
- Persistent noise or dust complaints may result in inspection and suspension of activity.

Contractor Conduct and Access Procedures

- All contractors must check in and out daily with Front Desk or the Management Office.
- Workers are issued temporary badges and must use **service elevators and loading areas only**.
- Contractors may not use resident amenities or common corridors for work purposes.
- Smoking, eating, or loitering on the property is prohibited.
- Management may remove any contractor who violates policies or safety rules.
- Owners are responsible for the behavior of their hired personnel.

Debris Removal and Cleaning Requirements

- Contractors must provide their own carts and remove all debris daily via the service elevator and loading zone.
- Building trash rooms and chutes may not be used for construction waste.
- Floors, walls, and common areas must be protected from dust and damage.
- Any materials left after project completion will be removed by the Association and charged to the owner.
- Management may inspect before and after work to confirm cleanliness.

Insurance and Liability

- Owners performing alterations assume full responsibility for any damage to their units, neighboring units, or common elements resulting from their project.
- The Association requires proof of general liability, workers' compensation, and property-damage insurance for all contractors.
- If documentation lapses, work may be stopped until coverage is verified.
- The Association and Management are not liable for injury, loss, or damage caused by unauthorized or negligent work.

Inspections and Project Completion

- All municipal inspections must be completed by the contractor, and signed permits or close-out approvals provided.
- Failure to submit documentation may delay refund of deposits.
- The Association reserves the right to require corrective work if the finished project fails to meet specifications or affects building systems.

Emergency Repairs and Access Rights

- In the event of a plumbing leak, electrical hazard, or other emergency, the Association may enter a unit to perform temporary repairs under its right of access.
- The owner will be notified as soon as possible and charged for costs incurred in damage mitigation or emergency restoration.
- All emergency entries are documented by Management.

Renovation Deposits and Fees

- The Association may require a **refundable security deposit** to cover potential damage to common areas of \$3,000.
- Deposits must be paid prior to approval and are refunded after satisfactory completion and inspection.
- Administrative or review fees may apply depending on project complexity.
- Deposit and fee schedules may be updated periodically by the Board.

Owner Responsibility

- Unit owners are fully responsible for compliance with all building codes, permits, and Association regulations.
- Any violation resulting in damage or non-compliance will be corrected at the owner's expense.
- Owners must ensure renovation activities do not disturb other residents.

Weight, Sound, and Other Restrictions

Restrictions on Hard or Heavy Flooring

- Hard or heavy surface floor coverings — such as **tile, marble, wood, or similar materials** — are **not permitted** in Residential Units **unless**:
 - Installed by the Developer/Developer's Affiliates, **or** they meet sound-insulation and color specifications established by the Board, **and** they are approved in writing by the Board.
- Once approved, insulation materials must be installed in a way that ensures **proper mechanical isolation** from:
 - The concrete subfloor (to prevent vertical transmission)
 - Adjacent walls and fittings (to prevent horizontal transmission)
- Flooring and insulation **must be installed before the Unit is occupied**.

Restrictions for Balconies, Terraces, Roof Decks, Patios, and Lanais

- **No floor coverings may be installed** on balconies, terraces, roof decks, patios, lanais, or Limited Common Element elevator vestibules **without prior written Board approval** (which may be denied at the Board's sole discretion).
- **Chipping, grinding, or bushing the concrete slab is strictly prohibited** unless approved in writing by the Board.
- Before installing any balcony/patio flooring, the surface must be **Waterproofed**, and **Flood tested**.
- Any approved flooring installed on balconies, terraces, roof decks, patios, or lanais:
 - **Must not exceed a thickness** that raises the finish level above the bottom of scuppers.
 - Must not cause the railing height to fall below building-code requirements.
 - Must be installed to **eliminate efflorescence**.
 - Must include an **edge stop or angle stop** at the inside of the railing.
- The Board has the right to specify the exact materials allowed, prohibit any floor covering that interferes with or blocks **weep holes** prohibit coverings that exceed sliding glass door track height, and prohibit installations that compromise **waterproofing systems**, caulking, or coatings.
- Flooring may **not** be installed in any way that compromises roofing systems or waterproofing membranes or voids vendor warranties.

Weight & Structural Restrictions

- **Any improvement or heavy object** must be submitted to the Board for review, receive written approval and be compatible with the structural design of the Building.

Waterproofing, Weep Holes, and Structural Integrity

- Any balcony or patio flooring:
 - Must not block **weep holes**
 - Must not interfere with sliding door tracks
 - Must not compromise waterproofing or structural systems
 - Must comply with good design practices and building waterproofing requirements
- Violations of these restrictions render the Unit Owner strictly liable and may result in the Association requiring the immediate removal of any unauthorized work or condition. Such violations may also void any applicable Developer warranties.

Hurricane and Emergency Procedures

Hurricane Preparedness Overview

- The **Atlantic Hurricane Season** officially runs from **June 1 through November 30** each year.
- Residents are strongly encouraged to maintain a **personal emergency plan**, including supplies, medications, flashlights, batteries, and water for at least **five (5) days**.
- The Association will issue **official notices** before and after storms via email, text alerts, lobby postings, and the Resident Portal.
- Each owner and resident must secure their unit in accordance with Association guidelines before leaving the property during an impending storm.
- Residents should remain informed through local media, the National Hurricane Center, and Miami-Dade County Emergency Management.

Resident Responsibilities Before a Storm

- **Remove all items** from balconies and terraces, including furniture, planters, and decorations. These objects can become dangerous projectiles in high winds.
- Close and lock all windows, sliding doors, and balcony enclosures.
- Ensure that hurricane-impact windows and doors are properly latched and undamaged.
- Store valuables and important documents in waterproof containers.

- Set refrigerators and freezers to the coldest settings to preserve contents during potential power loss.
- If leaving the property, inform Management of your departure and provide emergency contact information.

Association and Management Responsibilities

- The Management team, under direction of the Board, implements The Standard Residences, Midtown Miami - 3100 NE 1st Avenue Condominium Association, Inc., **Emergency Operations Plan** prior to and during major storm events.
- Essential staff may remain on-site as long as conditions are safe to monitor equipment and respond to emergencies.
- Elevators may be **secured or shut down** in advance of strong winds to prevent entrapment or damage.
- The building's **emergency generator system** will provide limited power to designated areas such as life-safety systems, emergency lighting, and fire alarms.
- Management will communicate all operational updates, closures, and reentry information through multiple channels.

Emergency Communication Plan

- Residents will receive alerts through **email, notifications, and postings** in the main lobby and elevators.
- The Association will provide contact numbers for Management, Security, and emergency response agencies prior to storm season.
- All residents should ensure their contact details in the **Resident Portal** remain current for timely alerts.
- The Association may also utilize a mass notification system to share urgent updates during and after an event.

Power Outages and Building Systems

- In the event of a power failure, residents should:
 - Use flashlights instead of candles for safety.
 - Avoid opening refrigerators unnecessarily to maintain cooling.
 - Unplug sensitive electronics to prevent damage from surges when power returns.
- Common-area lighting, elevators, and fire-safety systems may be powered by the emergency generator only.

- Building staff will monitor generator fuel levels and coordinate refueling as permitted by conditions.

Evacuation Procedures

- If **mandatory evacuation orders** are issued by Miami-Dade County, residents must comply immediately.
- The Association is not responsible for persons who remain in the building against official evacuation orders.
- During an evacuation:
 - Secure all windows and doors.
 - Shut off water valves and electrical breakers if leaving for an extended period.
 - Notify Management or Security of your departure.
- Once the County declares the area safe for reentry, Management will issue an official notice authorizing residents to return.

Post-Storm Recovery and Reentry

- After the storm, residents should **not attempt to reenter the building** until Management confirms that it is structurally safe and utilities have been restored.
- Upon reentry:
 - Inspect your unit for visible damage and water intrusion.
 - Immediately report leaks, broken windows, or flooding to Management.
 - Do not use elevators until cleared by staff.
- The Association will coordinate cleanup, restoration, and insurance claims for common areas.
- Residents should contact their personal insurance provider for unit-related claims and document all damage with photographs.

Fire, Flood, and Other Emergencies

- In any life-threatening emergency, **call 911 immediately**, then notify Security or Management.
- Residents should familiarize themselves with the building's **fire alarm pull stations, stairwell exits, and emergency lighting** locations.
- Never use elevators during a fire alarm or building evacuation.
- If water leaks or flooding occur, shut off water valves (if safe to do so) and contact Management immediately.

- The Association conducts periodic **fire drills and life-safety equipment inspections** in compliance with local ordinances.

Insurance and Liability During Emergencies

- The Association maintains building insurance covering common elements and structure.
- Each owner must maintain an **HO-6 policy** for unit interiors, contents, and displacement coverage.
- The Association is not responsible for damage to personal property or improvements within units.
- Costs for damage caused by negligence, failure to secure property, or unauthorized alterations may be assessed to the responsible unit owner.

Emergency Contacts and Resources

Miami-Dade County Emergency Management: (305) 468-5400

Miami-Dade 311 Hotline: For information on shelters, evacuation zones, and recovery resources.

Florida Power & Light (FPL): 1-800-4-OUTAGE (1-800-468-8243)

City of Miami Police/Fire/Rescue: 911 (emergency) | (305) 579-6111 (non-emergency)

FirstService Residential Emergency Hotline: (866) 378-1099