

JEFFERSON SOUTH SHORE CONDOMINIUM ASSOCIATION

RULES & REGULATIONS

Under the condominium documents, the Board of Directors of JEFFERSON SOUTH SHORE CONDOMINIUM ASSOCIATION, INC. has the responsibility and authority for the operation of the Association, management of the Condominium Property and for the establishment and enforcement of Rules and Regulations.

These Rules and Regulations may be modified, added to or repealed at any time by Board. Any consent or approval given by the Association under these Rules and Regulations shall be revocable at any time, except for its approval of re-sales or leases. These Rules and Regulations and all other hereinafter promulgated shall apply to their best efforts to see to it that they are faithfully observed by their families, guests, invitees, servants, lessees and other persons over whom they exercise control and supervision. Said Rules and Regulations are as follow:

1. The entrances, passages, if applicable, stairways, corridors, hall and all of the Common Elements must not be obstructed or encumbered or used for any purpose other than ingress and egress, to and from the premises; nor shall any carriages, plants, bicycles, shopping carts, chairs, benches, tables or any other object of similar type and nature be stored therein. Children shall not play or loiter in hall, stairways, open garage or other public areas. For security purposes, all doors leading from building to the outside or stairways shall be closed at all times and shall not be blocked open.
2. All violation of the above rule will be subject to the immediate removal of property (carriages, bicycles, shopping carts, chairs, benches or any object of a similar nature). All Bicycles not parked inside the owners unit will be parked in areas designated by the Board of Directors
3. Exterior apartment doors must not be blocked or otherwise left open
4. The personal property of all Unit Owner shall be stored within their Condominium Units or assigned storage areas outside the Condominium.
5. No garbage cans, supplies, Cartons or other articles shall be placed in the halls, on the balconies, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken of hung from any of the window, corridors, doors or balconies, or exposed on any part of the Common Elements. Fire exit shall not be obstructed in any manner, and the Common Elements shall be kept free and clear of the rubbish, debris and other unsightly material.

6. No Owner shall allow anything whatsoever to fall from windows, corridor, balcony or doors of the premises; nor shall he sweep, mop, pour water and chemicals or throw from the premises any dirt or other substance into any of the corridors, hall or balconies, elevator, ventilator, or elsewhere in the building or upon the grounds.
7. Refuse and bagged garbage shall be deposited only in the areas provided therefore. In this regards, all refuse must be bagged in sealed garbage bags. The Condominium is following a single stream recycling program. The following materials can be disposed in the recycling trash such as aluminum cans, flattened cardboard, plastic bottles & containers, papers/magazines, glass bottles and jars. FOOD WASTE, PLASTIC BAGS OR POLYSTYRENE FOAM CUPS & CONTAINERS can be not be disposed in the recycling trash bin. Any violation will be subject to a fine from the City of Miami Beach. The Board of Directors shall rebill the violation's fee to the corresponding Unit Owner and/or resident.
8. Large items, such as furniture, mattresses or large amounts of empty boxes (from moving) must not be left on property. YOU MUST ARRANGE TO HAVE ALL LARGE ITEMS HAULED AWAY. Any violation will be subject to a fine of US \$100 per day.
9. Laundry Room – All Unit Owners or Resident must follow the rules & tips of the laundry room displayed on the wall. Commercial washers and dryers are not designed to accommodate the following and may cause damage to your clothes as well as the machine : No washing rubberized or foam material, no use of the dyes, no cleaning tar, grease or oil from clothing, no attempting to wash RUGS or LAGE COMFORTERS, no use of foreign coins.
10. Water apparatus and plumbing facilities on the Condominium Property shall not be used for any purpose other than those which they were constructed. Any damages resulting from issue of any of such items in the Condominium Unit or elsewhere shall be paid for by the Unit Owner in whose Unit it shall have been caused or by the Unit Owner whose family, guest, invitee, servants, lessee or other person who is on the Condominium Property pursuant to the request of the Unit Owner shall have caused such damage.
11. No wind chime, no satellite dish and/or building antenna shall be placed in the balcony/patio areas of the Condominium.
12. Employee of the Association (cleaning lady). No Unit Owner or resident shall direct, supervise or in any manner attempt to assert any control over the employee of the Association.
13. The parking facilities shall be used in accordance with the regulations therefore adopted from time to time.

14. The exterior of the Condominium Units and all other exterior areas appurtenant to a Condominium Unit, including, but not limited to, balcony walls, railings, ceilings or doors, shall not be painted, decorated or modified by a Unit Owner in any manner without the prior written approval of the Association.
15. Other than an United States flag respectfully displayed, nothing, including, but not limited to, radio or television aerals or antennas, signs, notices or advertisements, awnings, curtains, shades, windows guards, light reflective materials, hurricane or storm shutters, ventilations, fans or air conditioning devices, or other items shall be attached or affixed to the exterior of any Unit or balcony or exposed on or projected out of any window, door or balcony of any Unit without the prior written approval of the Association. No one shall alter the outside appearance of any window of any Unit without the prior written approval of the Association. The approval of the Association to all or any of the above may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors of the Association. In addition, pursuant to 718.113(4), Florida Statutes, which was amended by Chapter 2003-23, Laws of Florida, effective July 1, 2003, a unit owner on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day is permitted to display in a respectful way, portable, removable official flags, not larger than 4-1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.
16. No interior of a Condominium shall be altered in any manner as such would have any effect on the structural elements of the building or its electrical, mechanical, plumbing or air conditioning systems or on any of the Common or Limited Common Elements without the prior written consent of the Association, except that, to the extent permitted by law, this rule shall not apply to the Developer.
17. No Unit Owner shall make or permit any disturbing noises in the building by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comfort or convenience of the Unit Owners. No Unit Owner or occupant shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated a phonograph, television, radio or sound amplifier in his Unit in such manner as to disturb or annoy other occupants of the Condominium. All parties shall lower the volume as to the foregoing after 11:00 p.m. of each day. No Unit Owner nor its occupant shall conduct or permit to be conducted vocal or instrument instruction at any time.
18. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium Unit or Elevators or Condominium Property by any Unit Owner or occupant without written consent of the Board of Directors of the Association. The exterior appearance of all window coverings shall be white in color.

19. No awning, canopy, shutter or other protection shall be attached to or placed upon the outside walls or doors or roof of the building without the written consent of the Board of Directors of the Association. The exterior appearance of all window covering shall be white in color.
20. The Association may retain a passkey to all Units. In lieu of a passkey, the Association shall have a duplicate key. In the event the Unit Owner fails to supply either a pass-key or duplicate key, and entry into the Unit by the Association is permitted in accordance with the Declaration, Articles, By-Laws or these Regulations, the Association shall not be responsible for any costs or expenses incidental to a forced entry into the Unit. The agents of the Association and any contractor or workman authorized by the Association may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of Condominium or By-Laws of the Association. Entry will only be made after pre-arrangement with the respective Unit Owner or the occupant of the Condominium Unit. Nothing herein shall relieve the Association of its duty of ordinary care in carrying out its responsibilities, nor from its negligence or willful activities that caused damage to a Unit Owner's property.
21. Complaints regarding the service of the Condominium shall be made in writing to the Association.
22. No flammable, combustible or explosive fluid, chemical or substance shall be kept in any Unit or Limited Common Element assigned thereto or storage area, except such as are required for normal household use. This means no generators or gas powered scooters may be kept or used in the Unit.
23. Payments of monthly assessments shall be made to the Association or other designated addressee. Payments made in in the form of checks shall be made to the order of Jefferson South Shore Condominium Association. Payments of regular assessments are due on the first (1st) day of each month, and if such payments are ten (10) days or more late, they are subject to charges as provided in the Declaration of Condominium.
24. The Condominium Unit shall be used solely for purposes consistent with applicable zoning laws. No trade business, profession or other type of commercial activity may be conducted in or from any Condominium Unit.
25. A Unit Owner shall not permit or suffer anything to be done or kept in his Condominium Unit which will increase the insurance rates on his Unit, the Common Elements or any portion of the Condominium or which will obstruct or interfere with the rights of other Unit Owners of the Association

26. Advance arrangements shall be made with the Association before moving furniture or bulky personal belongings into or out of the building. The Unit Owner or occupant shall notify three (3) days prior to the moving the Association and made a check deposit for the service elevator use.
27. No solicitors are to be permitted on the Condominium Property at any time except by individual appointment into or out of the building
28. The use of gas-fired or charcoal-fired or electrical cooking grills is prohibited. There is no cooking allowed of any type on balconies.
29. Unit Owners or occupants are responsible for any damages to the Common Elements or Limited Common Elements caused by themselves, their family, guests, invitees, servants, lessees and persons who are on the Condominium Property because of such Unit Owner.
30. Provisions in the nature of Rules and Regulations are specified in the Declaration of Condominium.
31. The Board of Directors of the Association reserves the right to make additional Rules and Regulations as may be required from time to time. These additional Rules and Regulations shall be as binding as all other Rules and Regulations previously adopted.
32. Each numbered garage space is assigned to a Unit. PLEASE DO NOT PARK IN SOMEONE ELSE'S PARKING SPACE. Under no circumstances can you park in another owner's space without written permission from the Association or the Owner. Parking spaces may be used for parking automobiles and/or motorcycles that are in operating condition and for no other purposes. Owners must vacate their space when the unit is rented or vehicle does not comply with the operating condition. Owner must provide parking for renter. Otherwise, the renter must park outside in the street. Any guest must park their vehicle outside the Condominium in the street or public parking lot. Trucks, commercial vehicles, campers, recreational vehicles, trailers or any vehicle susceptible to registration by the State of Florida as an "automobile" may not be parked in parking spaces and may not be kept on the common property. Scooters, motorcycles and moped registered with the Association may be parked in the designated Unit parking as long as it does not interfere in any way with other owners vehicles. All violations will be subject to the same parking violation charges and cures as noted in this paragraph. Driving and parking violations are subject to a fine. Commercial vehicles of any type are not permitted to park overnight in any parking area or on premises. A fee of US \$100.00 will be charged per day for any parking violation. This charge will be billed directly to the Unit Owner. If the vehicle is not moved within three (2) days after violation, it will be towed at the vehicle owner's expenses.

33. No livestock, reptiles, insects, poultry, dogs, cats or other animals of any kind shall be kept in any Unit (and shall not be left or located on the exclusive Use Balcony Area of the Unit). No potbellied pigs, snakes, pitbull dogs, Doberman dogs or any other animals determined in the Board's sole discretion to be dangerous or a nuisance may be brought onto or kept on the Condominium at any time. If the Owner or Occupant and their families, guests and invitees, fail to do so, the Board may fine the Owner or Occupant of US \$100 and remove the animal at Owner's or Occupant expenses.
34. The Association must approve by writing any window or exterior door replacement in the Unit.
35. In the event any Rule and Regulation heretofore set forth or hereinafter promulgated, or any sentence, clause, paragraph, phrase or word thereof is determined to be invalid or unenforceable, all remaining provisions or portions thereof shall be and shall remain in full force and effect.

VENDORS RULES & REGULATIONS

CONSTRUCTION GUIDELINES

1. Vendors, movers and Cleaning Services are not permitted to work on Sunday. Work is permitted Monday thru Saturday between the hours of 10:00 a.m. to 05:00 p.m. Owner or Occupant is responsible to notify the vendor of this rule in advance.
2. Unit Access – Owner or Occupant must email and call the Association Management giving permission to allow unit access. This rule applies to family members. The Condominium is not responsible for any entry without Owner or Occupant authorization.
3. License and Insurance – License and Insurance information must be provided to the management before the subcontractors will be given permission to commence work
4. All construction must be approved by Association Management and the Board and permitted by the City of Miami Beach
5. Notification of Construction Crews to be on Site – The contractor, sub-contractors or Owner of the Unit must submit a specification plan and authorization to the Association Management at least three (3) days in advance. This will allow Management to protect elevators and to review the plans to ensure compliance.

6. Sub-contractor's parking, loading and unloading of construction materials, furniture, etc. must be done from designated area. No large moving trucks are permitted on the entrance ramps. Vendors are required to park vehicles in the street. Vendors must register by email to Association management.
7. Specifications – A copy of specifications outlining the exact procedure, color and material to use in order to remain uniform throughout the property may be obtained by Association Management and must be followed. Written approval must be obtained from Board of Directors for the following trades: 1. Hurricane Shutters/windows/Entrance Unit door, 2. Satellite Dish, 3- Air Conditioning for correct underlayment.
8. Trash Removal – Trash generated from contractors or sub-contractors may not be disposed of on the Condominium Property. Unit Owner or Occupant shall arrange in advance the trash removal with their contractor or sub-contractor. ALL DEBRIS MUST BE REMOVED FROM THE PROPERTY. If trash disposed on Condominium garbage bins, Owner or Occupant must inform contractors or sub-contractors about the Rule #7 as noted on Rules and Regulation. Owner and Occupant will be responsible for any violation that may occur with their contractors or sub-contractor on trash removal.
9. Responsibility for Damage to Building – Grout or then set may not be disposed of in the Unit Plumbing. Workers will be expected to remove their own material. Sub-contractors are not to leave or perform any work in the Common Areas. All Common Areas will be inspected at the end of the work. The cost of any repairs to the Common Areas or to the Units will be assessed to the owner/sub-contractors.

ANY VENDOR FOUND TO BE IN VIOLATION OF THESE GUIDELINES WILL NOT BE PERMITTED TO RETURN TO THE PROPERTY UNTIL THE VIOLATION HAS BEEN CORRECTED AND PAYMENT HAS BEEN MADE FOR DAMAGES.

RENTERS/RENTAL RULES

1. Leasing or renting of a Unit by an Owner, either directly or through an agent, is permitted with a minimum lease of not less than Six (6) months and a day and no more than two (2) times per year. All rental agreements along with an application and fee of US \$100 must be sent to the Association Management within fourteen (14) days in advance of the arrival for approval by management. No one other than immediate family members (Mother, Father, Sister, Brother, Children) may use your Unit if you are not occupying the Unit. These members must be listed and registered with the Association Management. They will not be let into your apartment and must have keys.

2. Prior to the arrival all Occupants (Owners, guest and renters) must register with Association Management or they will be considered as trespassers.
3. Renters have full use of facilities. Owners will be held responsible for the actions of their guests or renters. Any damage to the Property will be the responsibility of the Owner.
4. Renters and guests are subject to all Rules and Regulations adopted by the Board of Directors. It is the responsibility of the Owner to see that a copy of the Rules and Regulations is given to each renter/guest.
5. Subletting by renters is not permitted.
6. Short term rental are permitted by the Association only if Owners meet specific requirements required by the City of Miami Beach and agree with additional rules. Written approval must be obtained from Board of Directors.

_____ UNIT #

_____ PRINT NAME

_____ SIGNATURE

_____ PRINT NAME

_____ SIGNATURE