

RULES AND REGULATIONS.

GENERAL.

1 To sell, transfer or lease a unit it is mandatory to obtain the approval of the Board of Directors. An application form must be fully completed and sent by regular mail service to the mailing address of the condominium.

All requested documents must be sent together.

The fee for the application for sale, transfer or lease is \$ 100.00 and the notarization of documents is \$ 10.00.

2 The unit owners will guarantee units will not have a use other than family dwellings. (Spouses and children). (Brothers). (Parents and sons). Any other relationship will only be approved at the discretion of the Board of Directors.

3 Units are not to be rented to more than two people per bedroom. Exceptions at the discretion of the Board of Directors.

4 For any sale, transfer or lease the unit must have all the payments from your account (monthly maintenance) without arrears.

5 When closing a sale or transfer, a transfer fee of \$ 125.00 must be paid.

6 A transfer fee of \$ 80.00 must be paid upon approval of a lease.

7 Movements, both in and out, are allowed from Monday to Friday between 8:00 AM and 5:00 PM. There is no authorization to move in after 5:00 PM, Saturdays, Sundays, and Holidays.

8 Departure moves must be communicated 72 hours in advance and before the unit is occupied it must be inspected by the Management Company.

9 Entrance moves can only be made after the unit has been inspected by the Management Company and must be notified 24 hours in advance.

10 Damages that may be caused in the common areas or in the units during a move will be the sole responsibility of the owner and / or lessee of the unit, having to assume the costs that such damages generate.

11 Any person (guest) who is going to stay in a unit for a limited period of time but longer than 72 hours must be reported to the Management Company.

In case of long or permanent stays of new tenants, these must be approved by the Board of Directors of the Condominium.

12 The procedure for requesting approval for an additional occupant is similar to that of a lease. Request for the application for the additional occupant, complete it completely and send it to the Management Company. Approval is after an interview with the new occupant.

13 The units must be maintained in compliance with sanitary hygiene standards that guarantee the well-being of their residents and the environment. They must, at all times, be kept clean, free of vectors and odors.

14 Owners and / or residents will not use or allow the use of the unit in a way that annoys other owners and / or residents with unreasonable and unnecessary noise. City of Miami ordinances prohibit loud noises and volumes from stereos, televisions, radios, musical instruments, etc. between 11:00 PM and 7:00 AM.

15 It is required that all waste and garbage be removed from the units, to be disposed of in appropriate, safe, waterproof bags. On the way to the chutes or garbage dump, any leaks or spills should be cleaned up immediately.

Accidents, falls, damages, etc. produced by this cause will be the entire responsibility (monetary and moral) of the owner and / or lessee from where said waste comes from.

16 Only unit owners are allowed to keep one and only one pet in their unit.

17 Only in exceptional cases and at the discretion of the Board of Directors of the Homeowners Association will tenants be authorized to own one and only one pet as a COMPANY OR SERVICE ANIMAL.

18 Pets may in no case weigh more than 25 pounds.

19 Miami Dade County and Miami City Ordinances provide that all dogs, cats and ferrets must have the certificate of having received the rabies vaccination and its annual renewal. The license plate is required for all dogs. (Code of Miami Dade County. Chapter 5. Sec. 5-6; 5-7).

20 Pets are not allowed to roam, exercise or walk in the interior corridors of the buildings.

21 During the entire time that a pet remains outside a unit, it must be attached by a leash, a collar or harness, no more than 8 feet long, and accompanied by its owner or caretaker.

22 Pets to travel in an elevator must do so in the arms of their owner.

23 Pet owners are required to prevent and avert their pets from defecating or urinating in hallways, elevators, stairs, etc. Failure to comply with this delicate aspect can be sanctioned, from the first time, with a fine of \$ 100.00.

24 All pet waste must be properly collected and the area must be cleaned.

25 Only remodeling, alterations, repairs, etc. will be approved. inside a unit to the owners. No other person is authorized to carry out tasks of this type. Some examples and not limited to these: floor changes, bathroom or kitchen remodeling, A/C equipment changes, etc. Doors and / or windows changes that are visible from the outside of the unit must maintain the same appearance as the originals.

The owner must request approval in writing for any of these tasks.

26 Prior to starting any work described in the previous paragraph, the owner must present a copy of the City License Certificate for the Company or builder, the Certificate of Liability Insurance and for many of these tasks the City Permit is also required.

27 Any work to be done within a unit must be between 8:00 AM and 5:00 PM from Monday to Friday, holidays are excluded. Building materials cannot be stored outside the unit. Rubble and

debris cannot be thrown in the garbage containers or left in any area of the condominium. It is the owner's responsibility to properly arrange for the disposal of these wastes.

28 No plumbing or electrical work is permitted within a unit without the written approval of the Board of Directors. In all cases, they will have to be carried out by qualified and certified personnel. All plumbing and / or electrical repairs to a unit are the financial responsibility of the owner and must bear the costs.

29 Any remodeling, alteration, repair, design change, etc. of the common areas, limited common areas and exteriors of the condominium is prohibited.

30 No business of any kind is allowed on the condominium property. No soliciting, of any type are allowed in any area of the condominium.

31 The concept of a family condominium is enforced at all times. Decency, respect, decorum and honesty are required of all owners, relatives, guests, servants, tenants and visitors. Attire, language, and individual behavior must be appropriate in all common areas and limited common areas.

Obscenities, harassment of any kind, profanity, etc. are prohibited.

The use of illegal substances and / or alcoholic beverages is prohibited in all common areas and limited common areas.

32 The doors of the units to the corridor of the building must remain closed, must only be opened when are used to enter or exit the unit.

33 Reasonable use of water is required within the unit and common areas. Owners and / or tenants must not allow unnecessary or irrational use of water.

It is forbidden to use outlets (electrical plugs) in common areas for private use in a unit.

The electricity of the common areas and the water are services paid between all the owners within their monthly maintenance payment. The unnecessary expense of these utilities hurts the entire H.O.A.

Sanctions may be imposed to recover the cost for the abuse in the consumption of water and / or electricity caused by a unit.

34 The storage of liquids or other highly flammable or explosive materials inside the units is prohibited.

35 Closets containing A / C equipment should not be used as storage.

36 Smoking is prohibited in all closed common areas of the condominium.

37 The plumbing and electrical systems of the condominium are not designed for the installation of washing machines and / or dryers inside the units. These machines are not allowed.

38 Rates:

Electronic entry gate card. 2 units \$ 15.00 each, replacement \$ 50.00.

(Only to owners)

Building entrance key. 2 units \$ 150.00 each, replacement \$ 150.00.

(Only to owners)

Pool key. 1 unit \$ 150.00, replacement \$ 150.00.

(Only to owners)

Visitor Parking Card. 1 original unit \$ 50.00, replacement \$ 70.00

(Only to owners)

Stickers Parking Permits up to 2 units to owners, upon presentation of updated Registration, \$ 5.00 each.

Stickers Parking Permits up to 2 units to previous tenants, presentation of updated Registration, \$ 5.00 each.

39 All the restrictions, limitations and obligations of the members as mentioned in the Declaration of the Condominium, remain incorporated in these Rules and Regulations.

40 Failure to comply with any aspect contained in the DEFINITION or any of the REGULATIONS may be classified as VIOLATION of the documents that govern the Condominium and penalized with WARNINGS, for the first time and subsequently FINES of \$ 100.00 or more, according to the severity and recidivism of the violation.