

OTHER COMMON AREAS OR ELEMENTS.

DEFINITION.

They are all the spaces and / or elements or objects over which all owners have privileges and ownership according to the Articles and By Laws of the Condominium.

For example and not exclusively: access and exit routes from the condominium, access and exit routes from buildings, streets, corridors, stairs, elevators, green areas, parks, fences and / or perimeter fences, sanitary facilities near the pool, meeting spaces, etc.

Electrical or power room (electrical meters, telephone and internet equipment, etc.), elevator room (machinery, etc.), elevator pit, roof, irrigation mechanism and installation, etc. For obvious reasons, these spaces and facilities have limited access. Only by the written approval of the Condominium Management Company could be accesses.

Only qualified personnel (with a Florida State DBPR License and Liability Insurance Certification, personnel from Companies hired by the Association or Accredited Companies such as and not exclusively: FPL, ATT, Comcast, etc. They may obtain authorization for access to the facilities mentioned in the previous paragraph and upon request of the owner of the unit where an inspection, repair or new installation of any service or equipment will be carried out. Tenants must coordinate with the owners of the unit for the installation of internet services, telephone, cable, etc.

The laundry rooms and their machines, the chute for waste disposal, the space where it is located, the room where the garbage container is, are also common elements.

REGULATIONS

1 Neither owners nor tenants of a unit may use or allow any act, action or use of any common area or element in a way that constitutes an immoral, inappropriate, offensive or illegal use; In addition, no use may be made that violates any federal, state, county or municipal law, statute, ordinance or administrative rule or regulation, or that is detrimental to the reputation of the Condominium. This includes both the closed and open areas of the property.

2 Children, whether residents or guests, cannot remain without the supervision of an adult in any common area or element of the Condominium. They will also not be able to play on the tracks, corridors, lobby, elevators or stairs. Whenever a child is outside a unit they must be under an adult supervision.

3 The common areas or elements will be used to provide the services and facilities for which they were reasonably intended, and said common areas or elements will not be mistreated, defaced, soiled or obstructed in any way. Neither unit owners, their relatives, tenants, contractors, nor guests shall mark, deface, damage, destroy or mark any part of the Condominium. The units owners will be financially responsible for such damages.

4 It is not allowed to accommodate, abandon or place belongings, furniture, toys, etc., for any period of time, in the common areas. In no case may the spaces designated as common be partially or totally obstructed.

5 The use of bicycles, skateboards, strollers, skates, or similar are not allowed on the streets inside the property, parks or in any closed common area.

6 It is not allowed to dispose or abandon any object, article, paper, container, waste or similar in any common area. Spilling liquids, staining, dirtying, etc. is prohibited in hallways, stairs, elevators, etc. Maintaining cleanliness and basic sanitary standards is the obligation of owners, tenants and everyone on the property of the Condominium.

7 All waste generated in a unit must be deposited in appropriate bags and thrown through the chute enabled on each floor or directly into the garbage container of each building. It is forbidden to throw boxes or packages down the chute, these boxes or packages must be disassembled and crushed and deposited directly in the garbage container.

8 It is prohibited to make any type of alteration, change, modification, addition, deletion, transformation, reform, etc. of the common areas and elements.

9 The owners are responsible for maintaining and ensuring that their tenants, family members and guests respect the integrity of the common areas and elements. The expenses that could be caused by damages in these areas will be the material responsibility of the owners.

10 The hours of use of the laundry room are from 8:00 AM to 10:00 PM, seven days a week.

11 The payment system in the washing and drying machines is by magnetic cards that can be obtained and recharged at the device located in the lobby at the entrance of each building.

12 Misuse of washing and drying equipment is prohibited, for example, and not limited to overloaded machines, excess of detergent, use of abrasive cleaners, etc.

13 The washing area and machines must be kept clean at all times. Spilling liquids or powders, throwing away papers, containers or containers, etc. on the ground behind or on top of the equipment is prohibited. Use the waste container in each room.

14 Failure to comply with any aspect contained in the DEFINITION or any of the REGULATIONS may be classified as a VIOLATION of the documents that govern the Condominium and sanctioned with a WARNING, for the first time and subsequently, FINES of \$ 100.00 or more, depending on the severity and recidivism of the violation.