

RULES AND REGULATIONS
OF
SAMARI LAKE EAST CONDOMINIUM
(A Florida Corporation Not For Profit)

NOTE: Unless otherwise stated, all terms used herein shall have the same meanings respectively ascribed to them in the Declaration of Condominium of Samari Lake East, a Condominium. In the event of any conflict between the terms of the Declaration of Condominium and these following Rules and Regulations, the provisions of the Declaration of Condominium shall govern.

1. Before bringing any pet permitted by Section 14 of the Declaration of Condominium onto the Condominium Property, the Unit Owner shall give the Association written notice of the type of pet and any other information relating to the pet which the Association deems necessary (including name, age, breed and a recent photograph of the pet). Each Unit Owner keeping or harboring any pet on the Condominium Property shall indemnify the other Unit Owners and the Association and hold them harmless against any loss or liability of any kind whatsoever arising from or growing out of having such pet on the Condominium Property.
2. No radio, television, CB or other type of aerial shall be attached to or hung from the exterior of any Unit.
3. No awnings, window boxes, ventilators, fans or air conditioning devices shall be used in or about the buildings or the Units.
4. No sign, notice, advertisement, flag, banner or the like shall be inscribed or exposed on or at any window or other part of any buildings, nor shall anything be projected out of any window in the Units.
5. Sidewalks, stairways, corridors and landings which are a part of the Common Elements shall not be obstructed in any way or manner whatsoever and shall be used exclusively for ingress to or egress from the Units. By way of illustration and not limitation, no baby carriages, shopping carts, bicycles, toys, trash cans, garbage cans, chairs, benches, tables, or other articles will be allowed to stand in said areas nor shall children be permitted to play or loiter in or on said stairways, halls, corridors or landings.
6. Children shall not be permitted to play on or about the roadways, or parking areas situate upon the Condominium Property.
7. No bicycles, toys, chair, barbecues, or any other

items of personal property shall be left on or about the Common Elements when not in use. Barbecuing shall be limited to areas which are designated from time to time by the Association.

8. No dirt or other substance or material shall be swept or thrown into or onto any stairways, corridors or landings which are a part of the Common Elements. No clothes shall be hung from any window or balcony, nor shall any rugs, mats, bedding or other item be shaken from any window, door or balcony.

9. No personal property other than outdoor balcony furniture shall be permitted to be kept in or on any balcony or patio, nor shall any decoration be permitted to any balcony or patio, if, in the opinion of the Condominium Association, said property or decoration would create an unsightly appearance.

10. All trash, refuse and garbage from the Units shall be deposited with care in trash chutes or containers intended for such purpose only at such times and in such manner as the Condominium Association shall direct. No litter or other trash shall be placed as left upon the Common Elements, except in containers provided for such.

11. No disturbing noises, either within the Units or in or on the Common Elements, which would interfere with the rights, comforts or convenience of other Unit Owners, shall be permitted or allowed.

12. The toilets, sinks, garbage disposer units, baths, showers and other water apparatus within the Units shall not be used for any purpose other than that for which intended, and no sweepings, rubbish, rags or any other improper articles shall be deposited into them. Any damage to the Common Elements resulting from misuse thereof shall be borne by the Unit Owner of the Unit where the misuse occurred.

13. No inflammable oil or fluid, such as gasoline, kerosene, carbon tetrachloride, naptha or benzine, or explosives, fireworks or articles extra-hazardous to life, limb or property, shall be used or brought into any Unit.

14. Without the prior permission of the Condominium Association, no contractor or workman employed by a Unit Owner other than Developer shall be permitted to do any work in any Unit (except for emergency repairs) between the hours of 6:00 p.m. and 8:00 a.m., or on Saturday, Sunday or legal holidays if such work is likely to disturb other Unit Owners.

15. All appliances and electrical equipment of any kind and all appliances of every kind, however powered, installed or used in a Unit shall comply with all rules, requirements, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction.

16. All parking regulations and traffic regulations from time to time posted by the Condominium Association shall be obeyed. The parking of commercial vehicles such as trucks, truck-trailers, semi-trailers or similar vehicles, mobile homes, house trailers or recreational vehicles or boat or boat trailers on the Common Elements is prohibited except for loading and unloading of trucks making deliveries; provided, however, that a unit owner may park a van truck or pick-up truck on designated portions of the Common Elements if the unit owner customarily uses such vehicle for transportation between his Unit and his place of employment.

17. No vehicle horn shall be blown upon the Condominium Property except for the purpose of preventing an accident.

18. No employee of the Condominium Association or of the Condominium Manager shall be requested or required by any Unit Owner to perform any personal service for any Unit Owner not in the line of duties prescribed for such employee by the Condominium Association or the Condominium Manager.

19. The Condominium Association may retain a passkey to each Unit so that access thereto can be obtained in case of emergencies. No Unit Owner shall alter any lock or install a new lock on any door leading into his Unit without the prior consent of the Condominium Association. If such consent is given, the Unit Owner shall provide the Condominium Association with a key for such lock.

20. If any Unit Owner desires to plant, at his own cost and expense, any additional trees, shrubs or plants in his patio or upon any portion of the Common Elements, the Unit Owner may do so only with the prior written consent of the Condominium Association and in accordance with such standards as the Condominium Association shall specify. If the Condominium Association permits any additional plantings pursuant to the previous sentence of this paragraph 20, the Condominium Association will not be responsible to replace any such additional plantings, and if such additional plantings materially increase the Condominium Association's maintenance costs, the particular Unit Owner will be responsible to reimburse the Condominium Association for such increased cost.

21. All swimming pool regulations and restrictions from time to time posted by the Association shall be obeyed. Without limiting the effect of the preceding sentence, (i) no swimming or occupancy of the poolside area shall be permitted between the hours of 9:00 p.m. to 9:00 a.m. other than Association sponsored events, without the prior written consent of the Association, (ii) no children under the age of 12 are permitted to use the swimming pool or occupy the poolside area unless accompanied by an adult and (iii) no pets are allowed in or near the swimming pool or the poolside area.

22. Each Unit Owner shall be held accountable for any violation of these rules by the family members, guests, tenants, agents or employees of the Unit Owner.

23. Complaints regarding the management of the Condominium Property or regarding actions of other Unit Owners shall be made in writing to the Condominium Association through the Manager.

24. Any consent or approval required of the Condominium Association by these Rules and Regulations must be in writing to be effective, and shall be revocable at any time.

The foregoing were duly adopted as the Rules and Regulations of Samari Lake East Condominium Association, Inc., a Florida corporation not for profit, at the first meeting of the Board of Directors.

SAMARI LAKE EAST CONDOMINIUM
ASSOCIATION, INC.

(Corporate Seal)

BY:

President

ATTEST:

Secretary

STATE OF)
COUNTY OF) SS

BEFORE ME, the undersigned authority, personally appeared Samari Lake East Condominium Association, Inc. and Samari Lake East Condominium Association, Inc. to me known to be the President and Secretary of SAMARI LAKE EAST CONDOMINIUM ASSOCIATION, INC., who, after being duly cautioned and sworn, depose and said that they executed the foregoing Rules and Regulations for the purposes therein expressed.

SWORN TO AND SUBSCRIBED before me this day of , 197 .

Notary Public,

(SEAL)

My Commission Expires:
Notary Public, Florida
My Commission Expires

PENALTIES

1. Upon the determination that a violation of this rules and regulations is ongoing or has been committed by a resident on more than one occasion, the offending resident shall be given written notice of the violation. The notice shall give the resident five days (5) to cure or cease any ongoing violation and notice of the imposition of a penalty should the resident fail to cure or cease the violation. The notice shall also include a schedule of penalties to be imposed by the Board in the event the violation is not cured or should the resident commit a similar violation after this notice.

Should the Owner have begun the process to cure the violation but the cure shall take longer than five days (5), the Board of Directors, as governing body for the Association, shall have the sole authority to delay the imposition of the penalty. The below noted penalties for continued or repeat violations of a similar nature may have same initiated by the Association without further notice of said violation or penalties to the Owner.

2. The following schedule of penalties is adopted by the Board of Directors:

a. \$50.00 penalty for any violation.

b. \$100.00 penalty if the resident has failed to cure or cease the violation five (5) days after notice, or for a second violation after notice of a violation of a similar type has been furnished to the resident.

c. \$150.00 penalty in addition to the foregoing penalty if the resident has failed to cure or cease the violation fifteen days (15) after notice, or for a third violation after notice of a violation of a similar type has been furnished to the resident.

d. \$200.00 penalty in addition to the foregoing penalties if the resident has failed to cure or cease the violation thirty (30) days after notice and a similar amount for each successive thirty (30) day period the violation continues. A \$200.00 penalty may be assessed for a fourth violation and a similar amount for each successive violation after notice of a violation of a similar type has been furnished to the resident.

3. Payment of any monetary penalty is due upon notice from the Board or the property manager that the penalty has been imposed. Failure of the resident to pay the penalty within thirty (30) days of notice shall result in a lien being placed on the resident's property for the penalty and any costs associated with the collection of the penalty including reasonable attorney's fees.

4. The Board reserves to itself the right to seek any other remedies available to it under the covenants or at law to enforce the covenants of the Association and does not waive any such rights or limit those rights by the adoption of these penalties.

5. The Board of Directors of the Association and the Administration of Samari Lake East Condominium reserve the right to assess the amount of the fine, daily and consecutively if they consider to be, from the day the penalty was imposed for the violation, up to the day the violation is corrected.

The Board of Director reserves the right, in its sole
These rules and regulations replace and supersede the original rules and regulations found in the Samari Lake East book of Condominium Documents.

SAMARI LAKE EAST
CONDOMINIUM ASSOCIATION, Inc.

BY:


President

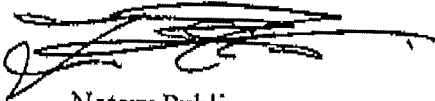
Secretary

(Corporate Seal)

STATE OF: Florida)
County OF miami-DADE) SS

BEFORE ME, the undersigned authority, personally appeared Jorge A. Gutierrez and Maryam Khan to me known to be the President and Secretary of SAMARI LAKE EAST CONDOMINIUM ASSOCIATION, INC., who, after being duly cautioned and sworn, depose and said that they executed the foregoing Rules and Regulations for the purposes therein expressed.

SWORN TO AND SUSSCRIBED before me this 10 day, of APRIL 2009



Notary Public,

(SEAL)

My Commission Expires:



LUIS FIGUEIRAS
Notary Public, State of Florida
Commission #00778872
My Commission Expires Apr 14, 2012