AVENTI

Aventi at Aventura Condominium Association, Inc.

RULES AND REGULATIONS

Last Updated: 08/14/2025

Pursuant to the authority vested in the Board of Directors of Aventi at Aventura Condominium Association Inc., the following rules and regulations of Aventi at Aventura, a Condominium Association (the "Association"), have been adopted by the Board of Directors of the Association to govern the use of the Property as defined in the Articles of Incorporation of the Association. Each of the rules and regulations shall be in accordance with all applicable federal, county and state codes, ordinances, and regulations, and shall not conflict with the Declaration of Condominium of covenants.

Owner/Resident Responsibility:

1. Owners are responsible to abide by the Rules and Regulations and to ensure that the Rules and Regulations are enforced with anyone staying in or visiting their unit or the Aventi at Aventura property, including but not limited to Guests, Lessees, Occupants, relatives, contractors, and service personnel.

2. Owners are expected to regulate the occupancy and use of their unit or common facility as not to disturb others unreasonably or unnecessarily.

3. Owners are expected to be honest in all dealings with the Association.

4. Any violations of these Rules and Regulations observed by an Owner or resident should be reported to the Manager in person, through email, or by written notification to the Association Office; except for a situation that involves danger to persons or property, any violation or incident that is reported anonymously or based on hearsay will be ignored.

5. ENFORCEMENT. All violators of these rules and regulations shall be reported immediately to a member of the Board, an Association office and/or the management agent for the Association. If any person, firm, or entity subject to these rules and

regulations, fails to abide by them, as they are interpreted by the Board, such person, firm, or entity shall be liable to be fined by the association for each such failure to comply or other violation of these rules and regulations. Such fines shall not exceed $100.00 per violation or $100.00 per day for up to 10 days (or the maximum amount permitted by Florida Statues).

General Conduct:

6. The walkways entrances, driveways and streets shall not be obstructed or used for any purpose other than ingress and egress to and from the Dwelling Units and Boat Slip Units and the other portions of the Condominium Property.

7. All draperies, curtains, shades, other window, or door coverings installed within a Dwelling Unit which are visible from the exterior of the Dwelling Unit or other portions of the Condominium shall have a white backing unless otherwise approved. Such items as sheets, boxes and bags etc. are not permitted to cover windows.

8. No article, including but not limited to cloth, comforters, clothing, rugs, or mops shall be hung or shaken from the doors or windows of the Dwelling Units or placed upon the outside windowsills of the Dwelling Units. No clothesline or other similar device shall be allowed on any portion of the common elements.

9. Holiday decorations are permitted under the following conditions:
   a. No holes are to be made in Association property including exterior walls and grounds.
   b. No electrical cords are to be used. Battery operated decorations are permitted.
   c. All exterior holiday decorations must be removed within forty-eight hours of the holiday passing.

10. No personal articles shall be allowed to stand on any portion of the Common Elements except for unobtrusive mats in front of the front door of each dwelling unit. All chairs, plants, BBQ, statues etc. shall not be permitted to remain outside of a unit, BBQs are permitted but must be used only on driveway pavers 10ft away from building and placed back inside garage after cooling. BBQ charcoal must NOT be disposed of on the

ground or anywhere on the condo property.

11. Butts of smoking materials must be disposed of in the appropriate disposal containers. Throwing of cigarette or cigar butts or any other smoking material on the ground anywhere on the condo property is strictly prohibited.

12. No Owner/Resident shall make or permit any noises that will disturb or annoy the occupants of any of the Dwelling Units or permit anything to be done which will interfere with the rights, comfort or convenience of other Owner/Residents or violates any City noise ordinances. This includes motorcycles and vehicles that make loud muffler sounds. No loud music in the gym is allowed; must use headphones.

13. Each Owner/Resident shall keep each Dwelling Unit in a good state of preservation, repair, and cleanliness. Each unit is responsible for the immediate repair of any leaking or constant running water with appliances or toilets. These must be repaired as soon as possible as this can cause excessive billing. Owner/Residents are responsible for power washing driveways, garage door repairs including dents and missing screens on ventilation, and replacement of any damaged or missing window screens.

14. The agents and employees of the Association and any other contractor or workman authorized by the Association may enter any Dwelling Unit at any reasonable hour of the day for any purpose permitted under the terms of the Condominium Documents. Entry will be made by pre-arrangement with the Owner/Resident.

15. All Owner/Residents shall provide a copy of each access key to the Association office, for use in the event of an emergency and the Owner/Resident cannot be reached in a timely fashion. If there is an emergency and we do not have an access key, the Owner/Resident will be responsible for any damage done to gain access.

16. The association is not responsible to police neighbor to neighbor conduct under any circumstances. If the association becomes aware of discriminatory conduct as caused by one neighbor to another, the association may consider taking remedial action with its legal counsel to the offending Owner/Resident.

17. Dog waste stations are not to be used for household trash.

18. No Owner/Resident shall use or permit to be brought into the Dwelling Unit or Boat Slip area any flammable oils or fluids, such as gasoline, kerosene, naphtha, or benzene, or other explosives or articles deemed extra hazardous to life, limb, or property. No open fires shall be permitted on any Vessel, or anywhere within the Condominium Property, except in any areas which may be approved for such use by the Board of Directors.

19. Any damage to the Condominium Property or equipment of the Association caused by any Owner/Resident, family member, guest, invitee, lessee, or service personnel. shall be repaired or replaced at the expense of such Owner/Resident. Each Owner shall be held responsible for the actions of his/her family members, guests, invitees, lessees, and service personnel.

20. Any complaints, feedback, or concerns regarding the management of the Condominium Property, staff or actions of other Owner/Residents shall be made in writing to the Association.

21. An Owner/Resident shall show no sign, advertisement or notice of any type on the Common Elements or in or upon his/her Dwelling Unit to be visible from the Common Elements, or any public way.

22. Owner/ Residents are not permitted to conduct any businesses out of their home or garage. The garage is for vehicles and not primarily for storage.

23. The exterior of the Dwelling Units, including the garage door exterior and all other areas appurtenant to a Dwelling Unit shall not be painted, decorated, or modified by any Owner/Resident in any manner. An Owner/Resident shall not install any screen doors, awnings, hardware, or the like without the prior written approval of the board as to design and color and, in any event, Board approval shall not be granted unless such items substantially conform to the architectural design of the building and the design of any of such items which have been previously installed at the time Board approval is requested. Board approval, however, does not and shall not be construed to constitute

approval or compliance with all applicable governmental and quasi-governmental agencies. Unit Owners must obtain the appropriate permits prior to installation of any of the afore-mentioned items or where otherwise required by law.

24. Smart doorbells with or without cameras are allowed next to the unit entry door, and/or next to the garage door. The doorbell can be located on the left or right side of the front door, on the same side of the door as the handle, and opposite from the hinges. Normally it shouldn't be on the trim surrounding the door, but rather on the wall next to the trim. Doorbells must be mounted between 40 and 44 inches off the ground. When the doorbell is removed, it will be the owner's responsibility to fix any hole or damage done to the wall.

25. For the safety of all residents and guests, the use of bicycles, scooters, rollerblades, skateboards, and similar recreational equipment is permitted in common areas only when operated safely and responsibly. The streets within the community are primarily intended for vehicular traffic; therefore, all individuals using these areas must exercise caution.

    Anyone who is unable to safely use such equipment or navigate the common areas independently must be accompanied by a responsible person at all times. No individual should be left unsupervised in common areas if they are unable to ensure their own safety or follow community rules.

    The Association assumes no responsibility for injuries, accidents, or damages resulting from the use of recreational equipment or lack of supervision in common areas.

26. Smoking or vaping marijuana is prohibited in common areas. Odor that enters a neighboring unit or common areas is deemed a nuisance and a violation, subject to enforcement and fines under Florida Statute 718.

Lease/Sale:

27. No Owner/Resident shall sell/lease unit without notifying the Association in advance to complete the application process and then to schedule an orientation of the new

Resident prior to moving in. Owner/Resident must submit a copy of the lease/deed for records to the Association. A $1,000.00 common area security deposit made payable to the association is required prior to tenant move in. At the end of tenancy, security deposits will be refunded to forwarding address provided; security deposit will be used for any balance of fines and all common area damages incurred during tenancy. Copy of all lease renewals must be sent to the Management office.

28. Violators of any Association rules are subject to termination of their lease and/or eviction.

Moving In/Out:

29. You must notify the Association office in writing before all moves (either move in or move out) take place, you will not be allowed to move in if this is not done. If you expect an oversized truck, all gates must be opened manually either by the office or maintenance to avoid damage to the gates and gate arms. For this reason, oversized trucks will only be allowed during regular office hours.

30. Moving in or out is permitted Monday through Friday 8 A.M. – 6 P.M. and Saturday 8 A.M. – 3 P.M. There is NO moving on Sundays or Legal Holidays.

31. All new Aventi New Owners/Residents must attend a brief orientation with Management prior to moving in.

Deliveries:

32. Deliveries are only allowed Monday through Friday 9 A.M. – 6 P.M. and Saturday 9 A.M. – 1 P.M. There are NO deliveries on Sundays or Legal Holidays. You must inform the office if you expect delivery with an oversized truck during business hours, as all gates must be opened manually to avoid damage to the gate and gate arms.
    The exception to this rule is FEDEX, UPS, USPS, Amazon, and other carrier package delivery services.

Trash:

33. Trash pickup occurs 7 days a week. All trash must be placed in regular-sized garbage bags and secured inside the receptacle—no small grocery bags (e.g., Publix, Target, Walmart) are permitted. Only one additional regular trash bag may be placed on top of the receptacle. Bins may be placed outside no earlier than 5:00 p.m. on pickup day; pickup begins at 7:00 p.m. Bins must be returned inside by 10:00 a.m. the following day.

34. Recycling: All carboard boxes must be folded, neatly tied, and left on the side of your container. Packaging material and Styrofoam are not recyclable and must be placed with regular trash.

35. Raw or loose trash is not permitted to be in the receptacle. Receptacle must be kept clean and sanitary, free from maggots and any other biohazards. No construction material or bulk items are allowed in the trash at any time. You must make other arrangements for the disposal of prohibited items.

36. All trash receptacles must be removed from sight by 10:00 A.M. the next morning. Containers left out on the driveway/street area on non-pickup days or outside of the collection hours will be subject to a fine of $100.00 per occurrence.

37. If you need to take trash out during the day or outside of the regular scheduled days or hours, you can bring it to the dumpster area where there is a trash chute available for use; however, if the bin is full, additional trash bags may not be left in the area. Please also note that recycling boxes are not permitted to be placed outside the trash chute area.

Gates:

38. Gate transponders and resident pedestrian gate keys must be purchased from the Association.

39. As each unit Owner/Resident is only allowed a limited number of remotes, no Owner/Resident shall give the entry gate remote to any non-Owner/Resident.

40. All Owner/Residents shall be wary in identifying their guest and invitees before allowing access through the entry gates.

41. Walking through the main gates is not permitted.

42. Additional pedestrian gate keys are available from the office for a $25 refundable deposit. Keys are limited to one per household resident listed on the lease or application. The deposit will only be refunded upon move-out if the key is returned in good condition. It is non-transferable and will be forfeited if the key is lost, damaged, or not returned.

    Homeowners are responsible for retrieving any previously issued keys from their tenants.

    Please note: This policy applies only to pedestrian gate keys. Gate remotes are not subject to a refundable deposit but are still limited per household, based on the community's current remote distribution policy

Real Estate Agents/Realtors:

43. It is the responsibility of the Owner/Residents to allow their realtors access onto the property via the callbox or by making other arrangements.
44. Realtors must park in guest parking or the Owner/Resident's driveway/garage but may not block another resident's driveway or use the parking space by the office for showing units.
45. Showing hours are limited daily from 9A.M. – 8 P.M.

Vehicles:

46. Parking shall only be in designated parking spaces. Any vehicle not parked in a designated parking spot will be removed from the premises immediately, with no warning. This includes parking in the street and/or blocking neighboring driveways.

47. Guests are required to always register their vehicle while parked in guest parking with the Parking Boss system. Each unit is allocated 120 hours per month to use exclusively for registering their guests.

48. Residents are permitted to park in their unit's garage or their unit's driveway. Parking is not permitted in unoccupied units' driveways unless a written authorization is given to the office from both unit parties. Residents are allowed to temporarily use the guest parking spots, if they have previously registered their vehicles with the office and obtained a decal. A limit of 10 hours per unit, per month, may be used to register resident's cars parked in a guest spot via Parking Boss.

49. All Owner/Resident vehicles are required to register with the Association by obtaining a decal. This decal must be displayed on the inside window of your vehicle either back or front whichever is not tinted.

50. One-bedroom units permit a maximum of two (2) vehicles (one in the garage and one on the driveway), two/three-bedroom units permit a maximum of three (3) vehicles (two in the garage and one on the driveway). Anything with a license tag that is operated on the roads of the state is considered a vehicle.

51. Vehicles of a 2–3-bedroom unit must have at least three (3) wheels on the driveway pavers and cannot obstruct street traffic. Only (1) one vehicle shall be parked in this manner, no double parking is permitted. This action will result in an immediate tow away. No vehicle can be parked in such a way that obstructs the garage door operation.

52. No vehicle or other possessions belonging to a resident, guest or invitee shall be positioned in such a manner as to impede or prevent ready access to another unit's driveway or garage ingress or egress. This action will result in an immediate tow away.

53. Owner/Residents, their family members, guests, invitees, and lessees must obey all the parking and traffic regulations posted throughout the community, for the safety, comfort, and convenience of the Owner/Residents.

54. No commercial vehicles are allowed after 6 P.M. The exception to this rule is emergencies, i.e., plumbing, A/C, electrical work, or water/mold damage repair. You must notify the office of your emergency.

55. If an Owner/Resident has a commercial vehicle, it must be stored in the garage after 6 P.M. If it does not fit in the garage, it must be removed from property by 6 P.M. No commercial vehicles allowed on property during the weekends or legal Holidays.

56. Any vehicle not registered to a unit is considered a guest.

57. Any guest vehicle in violation of the vehicle/parking policy, will be subject to the following:
    - On 1st violation a warning will be issued.
    - On subsequent violations it will be immediately towed.

58. Any resident vehicle (registered to a unit) in violation of the vehicle/parking policy, will be subject to the following:
    - On 1st violation the resident will be issued a warning. This warning will be reset after 6 months.
    - On subsequent violation it will be booted.

59. Any vehicle that remains booted over 72hrs will be towed.

60. Tailgating, defined as following another vehicle through the community gates without using your own access device, is strictly prohibited. Any resident, guest, or vendor found engaging in tailgating will be subject to a violation notice and a fine in accordance with Florida Statute 718 and the Association's governing documents.

61. Electric Vehicle (EV) Charging Station Use

The designated electric vehicle charging space is to be used exclusively by electric vehicles that are actively charging. Any vehicle parked in this space without actively charging will be towed immediately at the owner's expense.

FS 366.94(3)(a) It is unlawful for a person to stop, stand, or park a vehicle that is not capable of using an electrical recharging station within any parking space specifically designated for charging an electric vehicle.

Construction and Power Tool Use:

62. Construction Work is permitted Monday-Friday, 8 A.M. – 6 P.M., Saturday 9 A.M. – 3 P.M. only. No work is to be done or scheduled on Sundays or Holidays.

63. All Contractors must remove all materials from the Common areas daily. Garbage and construction waste cannot be disposed of in any of the common areas of the property, including surrounding landscaping. All construction debris must be disposed offsite.

64. Any replacement A/C's must fit on the concrete pad already in existence. It is required that the Association is notified of all new A/C installations and the company completing the installation must provide their license, insurance, and city permit information prior to the start of any work. An architectural modification approval is required for a permit with the City of Aventura.

Pets:

65. Owner/Residents may have a maximum of two (2) pets, being limited to dog(s) and/or cat(s) and weighing no more than seventy-five (75) pounds each. Under no circumstances shall Pit Bulls, exotic pets, such as birds or snakes and other reptiles, be permitted on the Condominium Property.

66. Any pet must be kept on a leash when outside of a Dwelling Unit and in the common areas. No pet shall be kept tied outside.

67. Owners/Residents must immediately pick up and dispose of any solid waste deposited by their pet on Condominium Property. Failure to do so may result in a $100 fine per occurrence, plus processing fees for sample testing, charged back to the Owner's account

68. The Owner/Resident shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or resulting from the owner having any animal in the Condominium. If a pet becomes obnoxious or nuisance to other Owner/Residents by barking or otherwise, the Owner/Resident thereof must cause the problem to be corrected; and if it is not corrected, the Owner/Resident, upon written notice by the Association, will be required to permanently remove the animal from the Condominium Property.

69. All pets, emotional support animals (ESAs) and service animals are to be registered with the Association, via DNA registration of cheek swab including photo and vaccination records. These records must be updated annually; a current copy must be given to the office. Failure to do so will result in a violation against the unit and possible fine of $100.00.

70. The Owner/Resident must schedule an appointment with the office to create their dog's DNA profile and the dog must be swabbed by the Owner/Resident, in the presence of the manager or a member of the board. There is a one-time DNA testing fee of $65.00 per registration.

71. No animals are allowed in the club house, gym, or pool areas.

72. There are designated pet waste stations throughout the community with bins and bags provided by the association.

Pool:

73. ALL PERSONS USING THE POOL AND OTHER RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK.

74. The swimming pool may be used from dawn till dusk.

75. No topless or nude bathing will be permitted in the Pool Area.

76. Glass bottles or glass containers shall not be permitted in the pool area.

77. You must rinse off before entering the pool.

78. The pool, deck and boardwalk are to be left in clean condition for the mutual benefit of all. All pool furnishings are to be kept on the pool deck.

79. All children under the age of 13 must be always accompanied by an adult.

80. Owners, Residents and Guests are expected to observe and abide by the posted pool rules.

81. No oversized floats shall be used in the pool area.

Gym:

82. Children under the age of 15 are not permitted in the Gym, without adult supervision.

83. Proper Gym attire is always required (sneakers only, no sandals or flip flops).

84. Only Unit Owners, Tenants and their authorized Guests may use the Gym.

85. No animals are allowed in the Gym.

86. Damage to exercise equipment will be paid for by the individual who has caused the damage. Owners will be ultimately responsible for any damage caused by their tenants and/or guests.

87. Use equipment at your own risk. The Association is not responsible for any injuries or accidents.

88. Food or drinks are not allowed in the gym at any time, except for plastic water bottles.

89. Limit equipment use to 30 minutes if others are waiting.

90. Sanitize equipment before/after use.

91. Personal speakers, radios and loud telephone conversations are prohibited in the gym. Headphones must be used.

92. $100.00 fine may be applied for non-abidance by the above rules.

93. Gym is under camera surveillance 24 hours a day.

Docks and Boats:

94. Vessels may be charted by their Owner or the applicable lessee(s), but no activities relating to the charter of Vessels (including, without limitation, the embarking and disembarking of passengers) shall be conducted within the Association property. Boat Slip Units may be leased for periods of not less than thirty (30) days. No one may sleep on a Vessel for more than one Consecutive night. Only pleasure and leisure Vessels in seaworthy condition and under their own power may be moored in the Association Property. All operators of Vessels shall observe all posted speed limits and other rules and all "rules of the road" when in the canal where the Boat Slip Area is located.

95. No Vessel shall be permitted to create any nuisance, including but not limited to, entertainment on the Vessel within the Association Property after 11:00 p.m.

96. Nothing shall be placed on the boardwalk that would impede access to the Boat Slip Units, the Dock Piers, or Boat Slip Unit Area.

97. Fishing from the dock is strictly prohibited.

98. No fish or other marine life of any kind shall be cleaned, prepared, or processed in any manner on any Vessel, the Condominium Property, or Common Elements. The dumping of remains on the Condominium Property or Association Property or in the waterway adjacent

thereto is strictly prohibited.

99. Storage of fuel or other flammables on the dock or boat slip area is strictly prohibited.

100. Gates to the boat slip/ dock area must be always locked when not in use.

Hurricane Shutters:

101. All Owner/Residents are responsible for the installation and removal of all shutters 72 hours after a hurricane has passed, once cleared by emergency personnel.

102. Only galvanized shutters like the shutters provided by the developer are allowed; no other types are permitted.

103. AVENTI does not provide this service; it is the Owner/Resident's responsibility to install and remove the shutters after the hurricane has passed.

Records Inspections

104. For purposes of the Rules pertaining to records and inquiries, the use of the term Owner includes the Owner's authorized representative and anyone else Florida's Condominium Act authorizes to inspect and/or obtain copies of the Association's official records.

105. The official records of the Association are open to inspection by any owner or the authorized representative of the said owner at all reasonable times. The right to inspect the records includes the right to make or obtain copies, at a reasonable expense, if any, to the owner.

106. Any owner who wishes to review the official records of the Association pursuant to the Florida Condominium Act shall be entitled to review all official records that are specifically identified which are not otherwise protected from inspection as set forth in §718.111(12), Florida Statutes; however, an owner may not request to review these same official records again during the next twelve (12) calendar months following the initial review of the records.

107. The renter of a unit has the right to inspect and copy the Association's declaration of condominium, bylaws and rules, and structural integrity inspection reports.

108. The Association is only obligated to accept and respond to the first two (2) records inspection requests within any thirty (30) day period. Submitted in the manner set forth herein Any additional records inspection requests will not be accepted or responded to until they are properly resubmitted and so long as they (along with any new records inspections requests) do not exceed two (2) requests within any thirty (30) day period.

109. If the Association does not have the records requested or the request is for records not considered official records of the Association, the Association will not be required to fulfill the request.

110. The request to inspect official records must be submitted in writing via U.S. Mail certified return receipt to the Board care of its Management Office. Requests by facsimile or electronic mail (e-mail) are not deemed properly written requests for inspection of official records. The official records will be made available for inspection within ten (10) working days after receipt of the written request. For purposes herein, “working days” means Monday through Friday, not including Legal Holidays.

111. The location for the inspection is the Management Office, or such other place that may be designated by the Board from time to time, during regular business hours. However, the Association, at its option, may offer the records available to a unit owner electronically via the Internet or by allowing the records to be viewed in electronic format on a computer screen and printed upon request.

112. The official records of the Association will be available for inspection for no more than four (4) hours per inspection. The Owner is not permitted to remove the official records from the inspection location nor is the Owner permitted to alter or destroy said records. A fee of $0.25 cents per page will be charged should copies be requested.

113. In order to confirm that someone has been authorized by the record title holder of the unit to make a records inspection request, the record title holder must advise the Association in writing that the person is authorized to make such request. Persons not authorized, will not be permitted to inspect Association records even if the person is an occupant of Oceanview Park Condominium Association, Incorporated.

AVENTI

Acknowledgement

I have received and read the current copy of the Rules and Regulations for Aventi at Aventura and agree to abide by them.

Unit#: _____

Signature of applicant(s): _____

Signature of applicant(s): _____

Date: _____

Association Copy