

RULES AND REGULATIONS

EFFECTIVE DATE NOVEMBER 2023

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The following forms are referenced in this document. The forms can be obtained from your Building Manager or downloaded from the *Forms and Documents* section of our management website located at <https://groveisle.connectresident.com>

- Antenna and Satellite Dish Installation Rules and Guidelines
- Work Authorization Package
- Agreement for Use of Social Room
- Agreement for Personal Use of the Association Tiki Hut and Beach Common Area
- Rules Regulating Assistance Animals

Introduction

Condominium living may be a new lifestyle for some of us. Each resident is entitled to the quiet enjoyment of his/her apartment as well as the outside and common facilities. Therefore, certain standards for individual behavior are necessary to assure harmonious living. Owners should have a sense of pride in ownership and an obligation to respect the rights of others. Residents who are not owners, and guests, have an equal obligation.

Owners or tenants who violate the Rules and Regulations of the Association may be liable for payment of any damages incurred or charges assessed including legal and administrative expenses. Repeated or flagrant violations of the Rules and Regulations will not be tolerated. The Association will, as a last resort, institute formal action against such resident.

Please note that the terms “common area” and “common element” are used interchangeably throughout these Rules and Regulations.

Rule Changes

A new edition of the rules and regulations is to be issued each year in electronic form, to assure owners that a complete and comprehensive document reflecting current association rules is available to them. Check the date in the footer to ensure you are reading the current version.

The Directors of the Association have the right to change or revoke existing rules and regulations and make such additional rules and regulations from time to time as in their opinion shall be necessary or desirable for the safety and protection of the property and its occupants, to promote cleanliness and good order of the property and to insure the comfort and convenience of owners. Advanced notice will be provided to all unit owners prior to amendment of rules. The State of Florida has enacted legal obligations on the part of condominium associations and provides oversight.

1. Condominium Association

A. General Structure

The Association is governed by a Board of Directors, as set forth in the condominium documents. Each building has three representatives on the Board, and all nine members of the Board are elected by a vote open to all owners. The Annual Meeting takes place in December of each year and the owners are provided notice well in advance of the meeting as required by Florida State law.

Owners and residents should be aware that the Association has engaged a property management company, for the operation of the property and utilizes third-party vendors for services not directly offered by the property management firm. Reference to “employees” is not a reference to individuals employed directly by the Association but of our property management company or any of the third-party vendors we have contracts with for services.

B. Association Communications

- 1) Grove Isle is a community and the more informed and more active its owners and residents are in maintaining the quality of the property and the life style that Grove Isle has to offer the better it is for the entire community.
- 2) To communicate with all the residents and non-resident owners the Association’s Board of Directors and management will primarily rely on e-mail. Every Owner and resident is asked to provide their Building Manager with their current e-mail address and to notify the Building Manager of any change.
- 3) E-mail communication from the Association will come to you from First Service Residential.
- 4) The Management Company also maintains a web site for easy access by owners in which you can make your monthly general assessment payments, review Association records, e.g. committee minutes, Board minutes, financial statements etc. Currently the URL to reach this website is <https://groveisle.connectresident.com>.
- 5) Florida Statute requires that certain information be mailed i.e., election ballots, notices of the annual meeting etc. Those types of communications governed by Florida State law will be sent to you in a manner that complies with the law. Just as with e-mail addresses should you have a different mailing address than the unit you own at Grove Isle please notify your Building Manager.
- 6) Unit Owners requesting copies of Association documents should make the request in writing or by e-mail to the Managing Director. Under Florida Statute the Association

has ten (10) working days after receipt of the request to provide the documents. The cost of making copies may be subject to a fee.

- 7) The Board of Directors and respective Board-designated committee chairs will post notices of meetings on bulletin boards located near the mailboxes and through electronic communications (i.e., websites and/or e-mail notification).

C. Association Daily Management

1) Managing Director's Office

- a) It is the duty of the Managing Director to conduct the day-to-day business of the Condominium as directed by the Board of Directors.
- b) The Managing Director's Office is located off the lobby of Building I (One Grove Isle Drive).
- c) Office hours are Monday through Friday, 9:00a.m. to 5:00p.m. The office is closed on Saturdays, Sundays and Holidays.
- d) Emergency phone numbers for 24-hour security personnel are: Security Central Control: (305) 858-4771 and Front Gate Security: (305) 858-9432. Security Central Control watches the security monitors and will have most information about issues within the buildings.
- e) There is a directory for the Managing Director and the various departments available on the Association's secured website, which will be updated from time to time as necessary.

2) Building Managers

- a) Each building has its own Building Manager. Residents are to contact their corresponding Building Manager for all matters concerning their apartment unit and building issues before pursuing the matter with the Managing Director.
- b) Offices are in the lobby of each building and are open Monday through Friday, 9:00 a.m. to 5:00 p.m.

3) Association Personnel

- a) Property management employees are assigned to specific duties and are limited to such duties unless they have a work order issued by their Department Head. Requests for any service work should be directed to the Building Manager's office.
 - b) Security Officers shall not leave their post except in emergencies.
 - c) Registered or certified mail for residents shall not be accepted by Building Managers or their staff.
- 4) Feedback Related to Personnel
- a) The Managing Director is responsible for the supervision of all Association employees. Any issues regarding Association employees shall be reported to the Building Manager. Owners or residents should direct issues with their Building Manager directly to the Managing Director. No resident is authorized to verbally reprimand any employee of the Association.
 - b) Any comments and/or suggestions should be addressed in writing or by e-mail to the Managing Director and signed by the commenting person. No action will be taken on unsigned letters. Owners or residents may bring a matter in person to a Building Manager however owners are encouraged to put their complaints in writing.

2. Security

A. General

- 1) Residents may not give common area keys to tradesmen, real estate agents or other persons seeking entry into the Association's property. Any resident responsible for violating this rule could be charged for the cost of installing new tumblers in the locks of entry doors and the making of new keys for all building residents. Common area keys are available to residents only in their Building Manager's Office. There is a charge for each key provided to the resident.
- 2) Residents are responsible for locking all doors which should be locked and turning off lights (e.g. storage rooms, gym, teen room/ playroom, etc.).
- 3) Telephone numbers will not be given out by management or security unless an owner has consented to the disclosure of his/her telephone number in writing.

- 4) Decals (barcode) for access to the island for resident's vehicles may be applied for at the Building Manager's Office. All vehicles belonging to residents parked on the Association's property must display the decal. Bar codes are issued to: 1) resident owners; 2) tenants with approved leases; 3) non-owner permanent residents; 4) where the unit is owned by a corporation or other business entity, the individuals given occupancy rights by the corporation or other business entity.
- 5) The agents of the Association's contractors and/or workers authorized by the Association may enter any apartment at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of Condominium, the By-Laws and as permitted by law. Except in cases of emergency, entry will be made through a pre-arrangement with the resident and escorted by security personnel whenever possible. Penthouse residents will permit access to scaffold wells when necessary.
- 6) No one will be permitted into any apartment without authorization of the resident except as referenced in previous section(s). Any resident having work done to their apartment must leave authorization at the Building Manager's office, relieving the Association of any responsibility due to loss or damage. The resident assumes responsibility for any damage to the association's property caused by contractors they engage.
- 7) Each Building Manager maintains a list of approved visitors for each unit, allowing the named visitor to be admitted without informing the unit owner. This list is presented to unit owners for confirmation and updating once a year. Residents may proactively inform management of changes to this list at any time throughout the year. To admit visitors on short notice or the same day of arrival, unit owners should contact the Front Gate Security by phone, (305) 858-9432, to enter visitors' information into Security information systems. Prior notice may also be given through Building Manager security information systems.

B. Guests

- 1) Guests, trades people, contract employees and the like may be authorized by residents, either permanently or temporarily, through the Building Manager's office during normal business hours. During other than normal business hours, temporary authorizations may be made through the Front Gate (see Security – General page 4). Unexpected persons will be cleared with the resident by Front Gate security before being allowed onto Association's property. Guests may not bring animals onto Grove Isle. Disabled guests with assistance animals shall be permitted, provided evidence of the disability and the need for the assistance animals have been provided to the Association prior to the guest's arrival for disabilities that are not readily apparent or in the instances where the need for the accommodation is not readily apparent.
- 2) Upon the completion of the Vita project, guests of Vita residents and the Club will access the property through the Front Gate. The new Club will include a restaurant

and the tennis facility. Guests will be permitted to enter on verbal request. Guests of the Club are restricted to using only the facilities and property of the Club.

C. Emergencies

- 1) The Front Gate should be notified immediately of any emergency or security violations.
- 2) Should the fire alarm sound in a building, the front door of the apartment should be closed immediately and prior to evacuation, if possible. Each floor has "Smoke Doors" to isolate sections of the floor to minimize smoke. These doors are not barriers to residents evacuating the floor. When evacuating, use the stairway nearest to your apartment. DO NOT USE THE ELEVATORS as they are programmed to go automatically to the first floor when the alarm is activated. Each building is equipped with a public announcement system that will be used to notify residents of any change in the alarm status.
- 3) The Association has a fire guide and all residents should have a copy which can be obtained through their building manager. All residents should familiarize themselves with the details provided in the fire guide.

NOTE: Please advise the appropriate Building Manager of persons who have a problem walking down several flights of stairs. This is to enable the Association to have a comprehensive list of individuals that can be provided to the fire or rescue departments in case of an emergency.

- 4) Each unit has a fire detection system and residents are prohibited from tampering with the system in any unit that would make it inoperable.

D. Legal

- 1) All Federal Agents, Process Servers and Law Enforcement Officers will be directed to the Security Director.
- 2) Florida Statutes require that all Federal, State, County and City Law Enforcement Officers and process servers be allowed access at any time, as required by law, and residents may not be contacted or notified prior to such access being granted.

3. Common Areas

A. Smoking

Smoking Prohibited: On October 1, 1992, the Florida Clean Indoor Air Act was amended to prohibit smoking in Public Places, which include (but not limited to) the following areas:

- Elevators
- Recreational Facilities, including Social Rooms, Gym, etc.
- Places of Employment, including offices, etc.
- Public Meetings, i.e., Board and Annual Meetings, etc.
- All common areas of condominium, including lobbies, hallways, etc.

B. Clothing

Shoes and upper-body coverings must be worn in lobbies and elevators at all times. Wet bathing attire may not be worn in lobbies and elevators.

C. Exterior Appearance (of Buildings)

- 1) No radio, television aerial, satellite dish, or antenna shall be attached to, or hung from, the exterior of the apartments or roof, except in accordance with the Antenna Installation Rules and Guidelines for the Association. Residents are prohibited from drilling holes in the exterior walls of the condominium building. (See “Antenna and Satellite Dish Installation Rules and Guidelines”).
- 2) No sign, notice, advertisement or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Association’s property or the common elements by any resident.
- 3) No awning, shutter, canopy or other projection shall be attached to or placed upon the outside walls, doors or roof of the buildings without the written consent of the Association.
- 4) No resident shall make any addition or alteration to the common areas without written consent of the Association.
- 5) Window and door coverings shall be limited to prescribed type (curtains, blinds, shades, etc.). The use of sheets, blankets, aluminum foil, newspaper, interior window film and similar item is prohibited.
- 6) The washing of balcony glass doors is the responsibility of the resident. All other windows are washed by Association contracted window washers semi-annually.
- 7) It is the desire of the Association to have a cohesive exterior look to the buildings. Windows and doors should appear, to the extent possible, like the original windows

and doors in style, frame and window tint color to provide for ongoing continuity in appearance. Owners installing impact resistant windows and/or hurricane shutters are required to contact their Building Manager for specifications and must submit the final specifications from their vendor of their new doors and windows to the Building Manager for approval by the Association and its engineer. The size, specifications and other requirements are to meet the Florida Building standards and the standards directed by the Board to provide for a cohesive look for the property can be obtained from the Building Manager ("Window Installation" in "Work Authorization Package"). In addition to the Association approving the specifications the installation of new doors and windows will be subject to all permits required by the City of Miami.

- 8) To ensure the cohesiveness of the exterior look, owners are prohibited from changing the color of the framing of the sliding glass doors. The door frames must comply in color with the specifications approved by the Board of Directors.
- 9) Owners who have installed impact resistant sliding doors and/or windows may remove shutters on the windows and/or doors at the owner's expense once their impact resistant windows and/or doors have been installed. Owners will be responsible for repairing any damage to the building, including but not limited to stucco, in that process and to have those areas painted. Owners are required to contact their Building Manager to review any repairs to the outside of the building.

D. Roof

Residents are not permitted on the roof for any purpose and shall be responsible for keeping their families, guests and employees off the roof. Roof doors are alarmed and Security will respond.

E. Balconies

- 1) No rugs, clothing, towels or other objects may be shaken, dusted or hung from the balconies.
- 2) Nothing may be left on a balcony that may detract from the appearance of the building. This prohibition shall include, but not limited to, statuary, laundry, bathing suits, towels, beach mats and mops.
- 3) Balconies may not be used as storage areas.
- 4) Objects may not be placed on balconies that may create a risk of injury should they fall.
- 5) Nothing (including water and cigarettes) may be dropped, thrown or poured from balconies.

- 6) The watering of plants on balconies and sweeping and/or mopping shall not be done in a manner which unreasonably disturbs persons residing in other apartments.
- 7) The hosing of balconies and screens is not permitted.
- 8) No barbecue, open fire or cooking is permitted on balconies (or within the unit). The Beach area provides sufficient barbecues for resident's safe enjoyment.
- 9) Waterproof dishes/containers must be placed under all plant and flower pots on the balconies.
- 10) Built-up decks are not permitted on balconies.
- 11) Neither carpeting (indoor/outdoor or any other) nor Chattahoochee (pebbled surface) may be installed on balcony floor surfaces.
- 12) Balcony floor surfaces may be covered by tile or a similar product set upon a waterproof base.
- 13) Approval for child and small pet protection barriers will be considered upon written request to the Board of Directors with a detailed description of the product and method of installation.
- 14) The balconies were built to withstand a maximum weight of 40 lbs. per square foot. Weight calculation includes items such as a container with soil (wet) and plantings. Therefore, planters and planting pots must not be concentrated in a small area. Additionally, planters are not to be closer than 2 feet to the balcony's edge.
- 15) The balconies shall not be used to store materials or as a work area for cutting tile etc. during renovations.
- 16) Generators are prohibited on the balconies and inside condominium units.

F. Hallways and Lobbies

- 1) No garbage bags, shoes, boxes, or other articles may be placed in the hallways or on staircase landings.
- 2) Fire exits may not be obstructed in any manner or used for storage. Doors must remain closed.
- 3) No resident may change, alter or remove any furniture, furnishings or equipment from hallways or lobbies. Decorative vases are not to be used for trash disposal.

- 4) Residents and guests may not tamper with air conditioning vents in hallways or lobbies.
- 5) No items may be left or stored in the hallway outside of a unit. Hallways and stairways may not be used to store, size, or cut any material or object. All such work must be completed within the unit and the unit door must remain closed.
- 6) Soft sided carts are available to transport small luggage, shopping bags, dry cleaning and groceries through the lobbies. The building concierge or valet can make these available to residents. Bulk items should not be transported through the lobbies. Residents can take bulk items through the Loading Dock. The use of grocery carts in the lobbies is not permitted.
- 7) Boxes and furnishings, etc. should be transported through the Loading Dock and not through the lobbies.
- 8) Smoking is not permitted in any of the common areas.
- 9) Meter rooms are not to be used for storage.
- 10) Outside contractors (e.g. a/c repairmen, debris haulers, delivery companies, etc.) must use protective covering on the hallway carpeting to transport dirty, dusty materials, effect dirty/dusty repairs or deliver heavy items.
- 11) Nothing (luggage, boxes, etc.) may be dragged over the lobby floors.
- 12) No skating or riding of scooters, bicycles is permitted in the lobby.

G. Holiday Décor

During the holidays the Association will allow for some hallway décor to celebrate the season. Please be thoughtful of your neighbors when picking your holiday design. We are an eclectic community and should be inclusive and respectful. Between November 20th and January 10th residents may display holiday décor in their doorway niche following the below requirements:

1. Holiday décor items may not extend into the hallway beyond the doorway niche of the apartment. Holiday décor is **not** allowed on secondary doors.
2. A resident may not tack, tape or paste a decorative item on the door or wallpaper. If you use a wreath hanger, please make sure that it will not damage the exterior surface of the door. A resident will be obligated for the cost of repair or replacement of a damaged door.
3. Noise devices are not allowed.
4. Lighting devices must be battery operated and blinking lights are prohibited.

5. Live plants/flowers are not allowed. **Anything that requires water is prohibited.** A significant investment has been made in our new hallway design, including the rugs, and any potential for water leaks needs to be avoided so only artificial plants are allowed.

6. **All holiday décor must be removed by January 10th and can't be installed prior to November 20th.** Any décor items that do not conform to the parameters listed above will be removed.

H. Elevators

- 1) Smoking is not permitted in the elevators.
- 2) Damage to elevators by moving or carrying any article shall be the liability of the resident.
- 3) Residents are responsible for any pet mishaps.
- 4) Residents should refrain from wearing wet bathing suits that can cause puddles in the lobbies and elevators.

I. Walkways

- 1) The walkway around the island is for emergency and fire department vehicles.
- 2) Residents should be aware that the Association is not responsible for the walkway that begins at the start of the Vita property on the open bay side of the island and ends at the exit from the island on the marina side of the island.
- 3) Common areas shall be kept free and clear of rubbish, debris and other unsightly material.
- 4) The walks and building entrances may not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.
- 5) Walkways are for pedestrian use. Any resident or their guest who operates a bicycle, skateboards, rollerblades, or any other type of recreational toy/vehicle on the walkways should be considerate of walkers.
- 6) Residents and personal trainers are prohibited from using the trees to hang equipment or any apparatus on any of the trees on the property.

J. Driveways

- 1) Posted speed limit of 19 miles per hour (cars) and 10 miles per hour (trucks) must be always obeyed.
- 2) Parking is not permitted in driveways, but in designated areas only.
- 3) Restricted areas must be clear of vehicles or vehicles may be towed at owner's expense.

K. Garden Decks

- 1) The Garden Decks are for the use and enjoyment of residents and their guests. Social gatherings involving food and beverages are not permitted on Garden Decks.
- 2) Residents shall be liable for the expense of any maintenance, repair or replacement of the common elements damaged because of behavior of the resident, his/her family, guests or employees.
- 3) The decks are not a playground area. Bicycles, roller blading/skating and ball games are not allowed on the decks.

L. Lockers and Storage

- 1) No items which create a risk of fire, explosion, leakage or odor shall be stored anywhere in the storage rooms. No oil-based paint, volatile or combustible substances permitted.
- 2) The Association shall not be responsible for loss of or damage to any property in the storage rooms from any cause whatsoever.
- 3) Items may be stored only in designated storage areas. Residents storing goods in unauthorized areas, including but not limited to lobbies, hallways, or other portions of the common areas, shall have twenty-four (24) hours to remove goods after receiving notice from the Building Manager. Goods that have not been removed by the resident within twenty-four (24) hours after receiving notice shall be removed and disposed of.
- 4) Confiscated goods whose ownership cannot be determined shall be disposed of in ten (10 days).

4. Recreational Facilities

For events above a certain size and/or involving outside visitors, common areas may be reserved for exclusive use for a period of time; the Beach Barbeque/Hut area and three Social Rooms may be used for these purposes, after completing the required forms and according to rules and procedures described below. See "Agreement for use of Social Room" and "Agreement for Personal Use of the Association Tiki Hut and Beach Common Area".

A. Swimming Pools and Adjacent Areas

- 1) Swimming pools may be used only by residents and their guests and caregivers.
- 2) Pool hours are from 8:30 a.m. to 10:00 p.m. Lap swimming and exercise is permitted outside of pool hours as long as silence is strictly maintained at all times.
- 3) Persons of all ages who are not in control of their bladder and/or bowels are not permitted in the pools or Jacuzzis, unless they wear water- proof pants or water-proof garments when utilizing the pools or Jacuzzi's.
- 4) Use of pools by employees of residents is prohibited, other than those employees which are authorized residents or employees accompanying residents as part of their job responsibilities.
- 5) GLASS BOTTLES AND CONTAINERS, CERAMIC OR CHINA DISHWEAR AND OTHER BREAKABLE ITEMS ARE NOT PERMITTED ANYWHERE IN THE POOL DECK AREA. Drinks are permitted in the pool deck area only in plastic or unbreakable containers. Food and beverages are not permitted in the pool or Jacuzzi. Food is not permitted within 10 feet of the pool or Jacuzzi. Residents must dispose of all litter before departing the pool decks.
- 6) Surfboards, floats and other large inflatables are not permitted in or near the pools. The use of inflatables by a resident working with a physical therapist should be considerate of others who may be using the pool.
- 7) Toys, bicycles and similar items are not permitted in or near the pool areas.
- 8) The pool area as well as other public areas shall not be used for games which involve running, playing ball or other boisterous activity. Disorderly conduct is not permitted.
- 9) Animals, except for assistance animals, are not permitted in the pool areas. No animals are permitted inside the pool.
- 10) Changes or additions to rules regarding pool areas will be posted at the pool areas.

- 11) The Jacuzzi is not to be used by anyone under the age of thirteen (13), unless accompanied by at least one adult 18 years of age or older.
- 12) No noise is permitted after 10:00 p.m.

B. Saunas and Rest Rooms

- 1) Saunas are reserved for use by residents and their guests.
- 2) Children are not permitted in the saunas.
- 3) Saunas and restrooms, after use, are to be left uncluttered and in a sanitary condition.

C. Social Rooms

- 1) The Social Rooms in each building may be reserved by residents for their exclusive use. Residents may reserve Social Rooms in buildings other than where they reside A) if desired or B) to resolve scheduling conflicts.
- 2) Reservations for the Social Rooms (or any of the common areas) must be made by contacting the respective Building Manager.
- 3) The use of the Social Rooms is governed by Rules and Regulations specific to that facility and may be subject to a fee for the purpose of post-event cleaning. See "Agreement for use of Social Room".
- 4) Residents and their guests are expected to comply with the Rules and Regulations presented at the time the room is reserved.

D. Teen/Play Rooms

- 1) There is a teen room located in the Pool Longe area of Building Two and a children's play room located on the Pool Lounge Area for Building One.
- 2) The rooms are key pad locked and the code can be obtained from the Building One and Two Lobby Security Officers.

E. Beach Barbecue/Hut Area

- 1) Reservations for use of the Beach Barbecue/Hut Area and the Bayside Tiki Hut must be made by contacting the Building One Manager. See "Agreement for Personal Use of the Association Tiki Hut and Beach Common Area".
- 2) The use of the Beach area is governed by Rules and Regulations specific to that facility and may be subject to a fee for the purpose of post-event cleaning. See "Agreement for Personal Use of the Association Tiki Hut and Beach Common Area".
- 3) For safety reasons people 12 years of age or younger must be accompanied by at least one person 18 years of age or older.
- 4) NO GLASS IS PERMITTED IN THE BEACH AREA.
- 5) No animals except service, emotional support and assistance animals, are permitted in the area.
- 6) Hours are 9:00 am to 10:00 pm for the beach Tiki Hut and 9:00 a.m. to dusk for the Bayside Tiki Hut.
- 7) Use of the area may not interfere with the rights of other residents (no loud music or noise, etc.).
- 8) Residents are required to clean up after use. The actual cleaning of the grills will be done by Association personnel.
- 9) No watercraft of any kind is permitted on the beach, including but not limited to, powerboats, sailboats, and personal watercraft. Kayaks, windsurfers and stand-up paddle boards belonging to residents or their guests are permitted on the beach. Prohibited watercraft may not pick up or drop off passengers on the beach.

F. Kayaks

The Association has limited space for the storage of kayaks. Residents should contact Building One manager to be assigned a space or to be waitlisted if none are available.

G. Playground

- 1) The Playground may be used from dawn to dusk.
- 2) For safety reasons people 12 years of age or younger must be accompanied by at least one person 18 years of age or older.

- 3) Animals, except for service, emotional support and assistance animals, are not permitted in the play area.
- 4) Additional rules are posted in the play area.

5. Event Guidelines

The following guidelines shall apply to events held in the Beach Barbeque/Hut area or in any of the three Social Rooms:

- 1) A resident must request and reserve the desired common area in advance.
- 2) A guest list of non-residents must be provided to the Building Manager in advance for the purpose of expediting the arrival of guests on the island. The manager will give a copy to gate security. A Security Officer will refuse admittance to any individual not on the guest list.
- 3) A resident booking the Social Rooms will receive the Rules associated with using this common area at the time of booking. See "Agreement for Use of Social Room".
- 4) A non-refundable fee will be charged for the use of the Social Rooms. A refundable deposit will be required, and any damage to the common areas will be assessed to the event sponsor and deducted from the deposit. Posting or tacking items on the walls can only be done with removable tape.
- 5) No private party shall interfere with the rights of other residents.
- 6) No more than 100 guests are permitted (as per the Fire Code) in the Social Rooms.
- 7) Parties in the Social Rooms must end by 11:00 p.m.
- 8) The party will be restricted to the Social Room only (no loitering in the lobby, etc.).
- 9) Smoking is not permitted in the Social Rooms, lobbies, hallways, or elevators.
- 10) No alcohol may be served to persons under Age 21. For any gathering or event in which people under 21 years of age may be present, a sufficient number of resident adults must be in attendance for the duration of the event. For parties at which alcoholic beverages will be served, a sufficient number of resident adults must carefully supervise and monitor the party for the duration of the event.

- 11) Residents are responsible for paying for additional valet and security. The need for additional personnel will have to be determined by management. Management can provide a current fee schedule at the request of the resident.
- 12) Pool area gatherings have additional restrictions: (see Swimming Pools and Adjacent Areas Page 13). No glass or other breakable items will be permitted, parties shall not be held on weekends, and parties must end no later than 10 p.m.

6. Exercise Facilities

A. Gym

- 1) The Gym is located in Building One. The use of the Gym is restricted to residents, their approved trainers and guests of residents. Gym rules are posted in the gym. Access to the gym is through security code which may be obtained through Building Managers.
- 2) Smoking is not permitted in the Gym.
- 3) For safety reasons, no one under the age of 12 is permitted in the Gym room without being accompanied by an adult 21 years and older. Ages 13-18 may use the Gym or equipment if supervised by a parent or legal guardian.
- 4) The door is to be locked while exercising and when leaving the room.
- 5) The Gym and equipment are to be used in an appropriate manner. All weights are to be replaced to their proper storage rack and left in a condition in which it may be conveniently and safely operated by the next user.
- 6) Proper exercise dress and shoes are required at all times.
- 7) Electronic devices, radios and tape players are prohibited unless they are used with earbuds.
- 8) Gym rules curtail the use of cellphones in consideration of others.
- 9) Users are encouraged to report any equipment failures, maintenance problems or violation of these rules to security.
- 10) Use of the Gym and any of its equipment is solely at the risk of the user.

- 11) Personal trainers and therapists must comply with requirements set forth by the Gym Committee before access to the gym is allowed. All personal trainers must be insured. See your Building Manager for details.
- 12) The Gym will be available for use 24 hours per day, however, no free weights or Nautilus (weight) equipment may be used between the hours of 11:00 p.m. and 5:30 a.m.
- 13) Hand towels are provided for your convenience. Please deposit the towels in the receptacle provided by the door before leaving the room.
- 14) The fire exit is not used as a normal egress. It should only be opened in case of a fire.

B. Exercise Room

- 1) The Exercise Room is located in Building Three. Use of the room is restricted to residents, their approved trainers and guests of residents. Classes are posted on bulletin boards and on the Association website.
- 2) Personal trainers and therapists must comply with requirements set forth by the Gym Committee before access to the Exercise Room will be granted. All personal trainers must be insured. See your Building Manager for details.
- 3) Smoking is not permitted in the Exercise Room.

7. Parking and Vehicles

A. Parking

- 1) Parking of vehicles within the garages is to be done only by the valets as set forth in the condominium documents.
- 2) Parking vehicles in unauthorized areas is prohibited. Any vehicle in violation of the Association's Rules and Regulations and/or the Association's governing documents may be towed and stored at the vehicle owner's sole cost and expense. Unit owners shall be responsible for compliance and for ensuring that their employees and guests comply with the Association's Rules and Regulations and governing documents.
- 3) No vehicle may be parked in a manner which blocks the ingress or egress of other vehicles.
- 4) All resident's vehicles, parked on Grove Isle, must have a decal (barcode) attached to the rear passenger side window. Failure to comply could result in the vehicle being towed away at the vehicle owner's expense.

- 5) The Association will not be responsible for any items left in automobiles. Please take precautionary measures with your valuables.
- 6) There are not assigned spaces for resident's cars.
- 7) Vehicles can only utilize one parking space. Vehicles that are parked using more than one space are subject to towing.
- 8) Electric Vehicles charging facilities are available for residents and guests to use. These are located on the L-deck underneath the canopy and valets can assist. The EV charging units are managed by ChargePoint and require a ChargePoint card for usage.
DO NOT PARK IN THESE SPACES IF YOU ARE NOT CHARGING A CAR.

B. Automobiles/Motorcycles

- 1) Excessive noise, slamming of doors, racing of engines and the use of horns and car alarms should be avoided on the Association's property and common elements, including the garage.
- 2) Only emergency car repairs may be done anywhere on the Association's property or common elements.

C. Bicycles

- 1) No riding of anything with wheels except medical devices inside the building. Residents, their children and guests transporting their bikes or wheeled items are requested to use the loading dock and the designated freight elevator. If the loading dock and freight elevator are unavailable, residents may walk bicycles or other wheeled recreational items through the lobby and common areas but must use the designated service elevator.
- 2) Other than bicycles parked within the units, bicycles may be parked or stored only in the areas designated for Bicycle Storage. Residents are responsible for securing their bicycles in the Bicycle Storage area and the Association will not be responsible for the security of the property. No bicycle may be parked in a manner which blocks the ingress or egress of other bicycles, vehicles or pedestrians.
- 3) Bicycles may not be parked or stored in hallways, balconies, driveways, garages, stairwells, meter rooms or any other non-designated common areas.
- 4) References to bicycles in this section include tricycles, skateboards, scooters, roller blades and the like.

D. Other

- 1) Semi-trailer trucks are not permitted onto the bridge and island.
- 2) Buses used to transport guests and parked adjacent to the buildings will not be allowed to run their engines while waiting.
- 3) Recreational vehicles include, but are not limited to, campers, trailers, boat and jet-ski trailers etc. No recreational vehicles shall be allowed to remain on the Association property longer than one night.
- 4) The Valet Service in each building will direct guests with motorcycles to motorcycle parking.

8. Moves and Deliveries

A. Loading Docks

- 1) The use of the Loading Dock for move in/move out and deliveries must be scheduled in advance through the Building Manager.
- 2) Loading Dock hours are Monday through Friday, 9:00 a.m. to 4:00 p.m.
- 3) For unusual circumstances, special arrangements may be made with the Building Manager for use of the Loading Dock on Saturday, Sunday or weekday evenings (until 8:00 p.m.).
- 4) Use of the Loading Docks in non-business hours will require a loading dock officer to be in attendance and the resident is subject to a fee to cover this expense.
- 5) Residents must make arrangements with the Building Manager for Catering/Party deliveries. Catering deliveries and pickups are to be done exclusively using the loading dock. These deliveries are not permitted through the lobbies. No pickup or delivery is to occur after 10p.m. Any items not picked up by 10:00 p.m. may be picked up the following day. Residents should be considerate of subsequent events in the room when arranging the time for such pick-ups.
- 6) The use of the Loading Dock for move in/out and deliveries must be scheduled in advance through the Building Manager and are subject to the operating hours of the Loading Dock.
- 7) There are separate restrictions and requirements for outside contractors available at each Building Manager's office and Loading Dock (receiving areas). See "Work Authorization Package".

B. Move Ins/Outs

- 1) Moving shall be done by professional movers only maintaining insurance and naming the Association as additional insured. All movers for intrastate moves must be registered with the Florida Department of Consumer Services. All movers for interstate moves must be registered with the U.S. Department of Transportation. Moving shall be scheduled through the Building Manager's office. Evidence of insurance coverage for damages may be required by the Association of companies providing moving or delivery services.
- 2) For a move in/out scheduled through the Building Manager's office, Association employees shall protect the hallway carpeting with removable boards. Under all other circumstances, outside contractors should use their own protective covering on the hallway carpeting (e.g. plant deliveries, debris removal, air conditioning repairmen, etc.). If an outside contractor does not have their own protective covering, a resident shall contact the Building Manager in advance and request the use of the Association's removable boards.
- 3) Residents will be responsible for any damage to the common areas that are incurred in this process.
- 4) Refer to "Loading Docks" page 20 for hours and rules.
- 5) The Bridge's maximum weight capacity for 2-way traffic is 30 tons.

9. Resident Responsibilities

A. Garbage and Trash

- 1) Trash rooms are located adjacent to the elevators on each floor. Instructions are posted in the Trash room on each floor. Trash chutes are only to be used between 7:30 a.m. and 10:00 p.m.
- 2) Deposit sealed trash bags directly into the trash chute. DO NOT LEAVE TRASH ON THE FLOOR.
- 3) Boxes must be broken down and brought down to the main trash room on the ground floor (by loading dock).
- 4) There is a recycling bin for clean recyclable paper and a recycling bin for glass bottles, plastic bottles and cans (combined). Newspapers must be clean and dry, bottles and cans rinsed with no food residue.

- 5) No flammable or volatile liquids, lighted cigarettes, cigars, etc. may be thrown down the chutes.
- 6) Mid-size kitchen trash bags are the appropriately sized bags to fit in the trash chute opening. Large yard-type bags will not fit in the chute and must be brought down to main trash room on the ground floor. All bags must be sealed closed.

B. Guests

- 1) Residents are responsible for their guest's adherence to the Rules and Regulations of the Association.
- 2) Residents are to notify the Building Manager in advance of guests intending to use their apartment during the resident's absence and the length of stay.
- 3) Guests of residents shall not be permitted to bring animals. Disabled guests with assistance animals shall be permitted, provided evidence of the disability and the need for the assistance animals have been provided to the Association prior to the guest's arrival for disabilities that are not readily apparent or in the instances where the need for the accommodation is not readily apparent. If the guest's disability is not readily apparent or the need for the accommodation is not readily apparent, Security and/or property management personnel will require reliable-disability information that is necessary to (1) verify that the guest meets the Fair Housing Act's definition of disability (2) describes the needed accommodation and (3) shows the relationship between the guest's disability and the need for the requested accommodation.
- 4) Guests of residents must have residents' written permission prior to inviting others to share the apartment or use the Association's facilities.
- 5) Unit owners shall not have prospective tenants stay unaccompanied in the apartment as guests prior to Association approval.

C. Contract workers and employees

- 1) Contract workers, employees and all other workers are to enter and leave the buildings via the service entrance (Loading Dock) so that a record may be kept of their arrival and departure, except those who are authorized by arrangements between the Building Manager and the residents or those accompanying residents as part of their job responsibilities.
- 2) Contract workers, employees and all other workers may not lounge or gather in the public areas of the buildings, grounds, pool or recreational facilities, except when accompanying residents as part of the job responsibilities.

D. Animals and Pets

- 1) See “Rules Regulating Assistance Animals”; rules governing animals and pets apply to owners and renters alike.
- 2) In addition to those owners requiring assistance animals, unit owners shall be permitted only one (1) pet weighing no more than twenty-five (25) pounds after reaching maturity. The only permissible type of pet is of the usual domestic variety (cat, dog, etc.); other animal species require approval.
- 3) Unit owners and renters are required to register their animals with their Building Manager. If their animal is an assistance animal, it must be declared to the Building Manager and an application given to the owner or renter by their Building Manager must be completed and returned to the Building Manager for review by the Association's attorney.
- 4) Renters shall be permitted to have assistance animals or a pet (as permitted for owners). Registration of assistance animals or pets by the qualified renter must be made in accordance with owner rules.
- 5) The Association has made available a Dog Park for the benefit of the residents and their animals. Each owner is responsible for the actions of their animals while in the Dog Park. Rules associated with the Dog Park are located within the park. This park is also available to guests of residents requiring an assistance dog.
- 6) Persons who walk animals using the walkways are responsible for the animal's actions and must be considerate of other residents. All animals must be leashed at all times in Common Areas, other than inside the Dog Park. If the animal cannot be on a leash due to the owner's disability, such animal must be under the owner's control at all times.
- 7) Animals, including assistance animals, may not be kept unaccompanied on balconies where they may disturb other residents by barking, etc.
- 8) The owner of pets and/or assistance animals shall assume full responsibility for any damage to persons or property caused by their pet and/or assistance animal.
- 9) In the event an animal should defecate and/or urinate in the elevator, hallway or any other public area, it is the owner's responsibility to clean-up the soiled area. Animal owners who consistently fail to take responsibility to clean-up after their animal may be subject to a fine. Residents assume responsibility for informing and assuring that any domestic help adheres to this rule.

- 10) Animals other than assistance animals are not permitted in public rooms at any time. Residents may walk their pets through the lobby areas, but it is preferred that residents use the loading dock entrance and exit with their pets.
- 11) The Association provides disposable scoopers at the Dog Park and in other locations on the property. Persons walking pets are required to properly dispose of the animal's waste. To the extent that the person requiring an assistance animal is unable to properly dispose of the assistance animal's waste due to such person's disability, please contact the management office to discuss possible alternate arrangements.

E. Damage

- 1) Residents shall be liable for all damage to building and grounds caused by deliveries or pickups, or moving/removing furniture or possessions to and from the building.
- 2) Residents shall be responsible for damage inflicted by their automobiles to automobiles in adjacent spaces or driveways when not driven by a valet.
- 3) Residents shall be responsible for themselves, their agents, contractors, lessees, and/or their guests for damage to individual units, common elements and recreation areas.

F. Hurricane and Tropical Storms

- 1) Hurricane season is designated as June 1st through November 30th.
- 2) Hurricanes may result in evacuation orders applying to all residents. Occupants must comply with emergency contingency plans and all instructions issued by government authorities, the Managing Director, and/or Building Managers. Occupants who fail to comply with such instructions do so at their own risk.
- 3) Kerosene lighting or other open flame devices are strictly prohibited.
- 4) Generators are prohibited on the balconies and inside condominium units.

G. Hurricane Preparedness

- 1) The Association requires that all windows and sliding glass doors have approved hurricane shutters and/or be impact resistant. As noted, ("Common Areas" Section 4.) replacement impact resistant windows and sliding glass doors must meet the specifications of the Association and the standards set forth in the applicable building code(s). Prior to any replacement, glass specifications must be submitted to the Building Manager for submission to the Association's engineer to ensure compliance

with the Association's specifications. This review is subject to a fee. Impact resistant windows and doors must be inspected and approved by Miami-Dade County. Owners who have installed impact resistant windows and doors may remove the shutter doors.

- 2) Residents who will be absent during the hurricane season must prepare their unit prior to departing by:
 - a) Removing all furniture, plants or other objects from the balcony,
 - b) Closing their shutters or designating a responsible firm or individual to close/open shutters and otherwise care for their unit in case of a storm.
- 3) It is the resident's responsibility to notify the Building Manager of the name of the firm or individual designated to care for the unit.
- 4) Shutters shall be the property of the unit owner and it shall be the unit owner's responsibility to maintain, repair, replace and insure these improvements.
- 5) Owners with shutters are responsible for maintaining them in good working order. Inoperable shutters at the time of a hurricane could pose a hazard for the property. Unit owners shall contract a reputable shutter company for inspection and service of the shutters prior to the onset of the official Hurricane Season (June 1st) each year and provide to their Building Manager evidence that the shutters have been serviced and are in operable order.
- 6) In order to harmonize and improve the appearance of our buildings, shutters shall be opened and remain open except during hurricane season (i.e. December 1st through May 31st) of each year. It is the responsibility of the unit owner to open shutters by the end of each hurricane season (i.e., on or immediately after November 30th).

H. Vermin and other Non-Domestic Animals

- 1) Notify the Building Manager immediately upon appearance of any kind of insect or vermin.
- 2) Treatment for fleas and termites within the condominium unit is the unit owner's responsibility.

- 3) Residents are asked not to feed the pigeons or any other birds that may land on their balconies. Residents may not leave cat food or other animal feed in any common area.

I. Safety

- 1) Residents are required to have at least one fully-functional fire extinguisher in their units at all times.
- 2) Do not throw anything from your balcony (e.g. refuse, cigarettes, etc.).
- 3) Fire (exit) doors leading to staircases must be kept closed at all times. There are hallway doors designed to close automatically in case of fire.
- 4) Fire apparatus (extinguishers/hoses) in buildings are for emergency use only and not to be used for any other purpose.
- 5) No person shall play or loiter in the hallways, stairways, lobbies elevators and other public areas.
- 6) For safety reasons, persons 12 years of age and younger shall not be permitted to utilize the swimming pools and/or recreation facilities without the supervision of an adult 18 years of age or older.

J. Conduct

- 1) No person in a private dwelling or in a common area of the Association's property shall engage in loud, boisterous or disorderly conduct.
- 2) The Owner of an apartment unit shall be held liable and responsible for their actions and conduct and that of their lessees, guests, children and invitees.

K. Nuisance

- 1) Residents shall not make or permit any loud noises, nor permit family, domestics, contractors, agents, visitors, etc. to make any loud noises that could unreasonably disturb other residents.
- 2) Residents shall not play or permit loud music or voices that could interfere with the rights and comforts of other residents. This shall include radios, musical instruments, televisions, parties, stereos, sound amplifiers, etc. Sound intensity (volume) shall not

at any time exceed 80 decibels (dB). If complaints are made volume must be reduced to less than 60 dB

- 3) Residents are also subject to the City of Miami ordinance providing governance on this issue.
- 4) No nuisances (as defined by the Association) shall be allowed on the Condominium or Association Property, nor shall any use or practice be allowed which is a source of annoyance to occupants of Units or which interferes with the peaceful possession or proper use of the Condominium and/or Association Property by its resident's occupants or members.

L. Alterations and Improvements

- 1) Owners who are making modifications to their units that in any way alter any of the floors, windows, walls, electrical or plumbing are required to complete a "Work Authorization Package" and provide plans to the Building Manager for approval by the Association's Engineer. Owners and/or their General Contractor are responsible for obtaining the appropriate insurance and building permits from the City of Miami and providing the documentation to the Building Manager before starting any work. See "Work Authorization Package".
- 2) Flooring: Grove Isle Community and the owners are entitled to a peaceful quiet living environment.
 - a) Hard Floors (wood, stone, marble, tile, laminate or luxury vinyl) as well as carpeting are permitted for installation in the condominium units. However, the association does not advise using hard flooring in the bedrooms. The Association shall not be liable for any injury, damage, or nuisance caused by any reason whatsoever in connection with the installation of hard surface flooring in the bedrooms by or on behalf of any unit owner.
 - b) Sound complaints from neighbors may require the owner to add carpeting and / or rugs to the bedrooms or areas of insufficient sound proofing to abate excessive or unreasonable noise and / or sound transmission. Failure to do so may result in a determination that a nuisance is being created and result in the imposition of penalties according to provisions Florida Statute Section 718.303 (see Compliance with Rules page 28).
 - c) The Association requires that an approved sound control membrane be installed under all hard-surface flooring materials and approved padding under carpeting. An Association-appointed engineer shall ensure that owners and their contractors comply with Sound Insulation specifications. Owners who are contemplating a new floor product shall contact their Building Manager for the specifications associated with the product they want to install; in the event that

the Building Manager needs clarification, an Engineer shall be consulted. See “Work Authorization Package”.

- d) Determination of the AIIC rating of a floor and its assembly that is conveying disturbing audible impact sounds may require an independent Acoustical Sound test to determine the “Apparent Impact Insulation Class” (AIIC) of that flooring and assembly conducted by parties in dispute.
- e) Meeting the AIIC rating in no way guarantees the flooring does not transmit unacceptable noise. Considerate behavior such as wearing soft soled shoes or going barefoot or not dragging furniture or creating sounds on the floor or walls is recommended.

Note: standards are based on Grove Isle Condo Acoustical Sound Report of December 20, 2018 by RML Acoustics.

- f) The Association requires that, at the beginning of the installation process, the sound control membrane and flooring materials are inspected by the Engineer to ensure compliance with the specifications.
 - g) With the right to have choice of apartment flooring comes the responsibility to be a considerate neighbor. Walking softly, keeping the volume down, not bouncing balls or walking in high heels, etc. will go a long way to having happy neighbors.
- 3) Cutting of slab or ceiling may not be done without the written approval of the Association.
 - 4) There are separate requirements for outside contractors available at each Building Manager’s office.
 - 5) Loading dock personnel are authorized to inspect construction equipment prior to admitting Contractors into the building and to prohibit jackhammers from the buildings.

M. Compliance with Rules

- 1) Residents shall comply with the Rules of the Association, all rules and regulations which from time to time may be adopted, the provisions of the Declaration By-Laws and the Articles of Incorporation of the Association as may be amended from time to time.

- 2) Failure of a resident to comply shall be grounds for action which may include, without limitation, recovery of sums due for damages, injunctive relief, the imposition of fines and/or other actions.
- 3) The Association shall deliver written notice of any violation to the unit owner and/or lessee containing the date, time and place of the meeting of the Board that will hear from the defaulting unit Owner and/or lessee, concerning the violation.
- 4) Actions taken by the Association must comply with Section 718.303 of the Florida Statutes. If any term or provision of the Rules is found to be void, invalid or unenforceable, the remaining terms and provisions shall remain in full force and effect.

10. Fines

- A. Fines may be levied by the Board and imposed in accordance with Section 718.303, Florida Statutes, as amended from time to time.
- B. If the Board elects to levy a fine, the violation will be presented to a committee. The committee will hear from the violator, if the individual attends, deliberate, and either confirm or reject the fine proposed by the Board. If the committee does not approve the proposed fine by majority vote, the fine may not be imposed. Notice of the committee hearing will be provided in accordance with Section 718.303, Florida Statutes, as amended from time to time.
- C. Committee members are appointed by the Board, and may be removed or replaced at any time by the Board in its sole discretion. The committee may not consist of less than 3 committee members. Committee members must be individuals who are authorized to serve on the committee in accordance with Section 718.303, Florida Statutes, as amended from time to time.
- D. The imposition of fines shall not be deemed an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association may be legally entitled.

11. Leasing

- A. A lessee or buyer of an apartment may not take possession prior to obtaining the written consent of the Association. The Association will require certain documents from the Owner and tenant. Owners should work with their Building Manager.
- B. A unit Owner may not lease an apartment or an interest therein for a term of less than six months.

C. Association Approval of the tenant and/or a lease shall be effective for no more than 12 months beginning at the commencement date of the lease. Upon the expiration of the twelve (12) month period, the Association shall review the tenancy and shall again decide whether to approve or disapprove the tenant. If the Association disapproves the tenant, the tenant shall vacate and surrender possession of the rented apartment to the unit Owner at the expiration of the twelve (12) month period. The Association shall not be liable to either the tenant or the unit owner in the event it disapproves the tenant at the expiration of the event, the remaining portion of the lease shall be null and void and there shall be no liability between the unit owner and/or the tenant, and/or the Association.

D. The Association shall be provided the authority to evict and remove tenants from rented apartments in the event the tenant fails to comply with the Declaration of Condominium and the Rules and Regulations of the Condominium. Eviction is subject to the laws of the State of Florida.

E. When a unit is leased, the unit owner transfers all rights to the common areas (i.e. pools, gym room, card rooms, etc.) to the lessee for the duration of the lessee's occupancy of the unit.

12. Removal of a Tenant

A. In the event a tenant is dispossessed and/or evicted from an apartment and any property of the tenant is placed upon the common element of the condominium, is the responsibility of the unit owner to dispose. Owners should act promptly upon notification from management to remove the items from Association property and common elements.

B. Prior to a tenant taking occupancy, the tenant shall execute a Covenant Not to Sue the Association because of the removal and/or storage of the tenant's property which has been placed upon the common element.

C. A copy of these Rules and Regulations must be incorporated into every lease between a unit Owner and a tenant.

13. Resale and Transfer

Rules and Regulations regarding the resale and/or transfer of apartments are set forth in the Declaration of Condominium and the Condominium screening procedures. Forms and information regarding the approval process are available from the Sales and Lease Coordinator in Building II.

14. Prohibited Activities

A. Helicopters

Helicopters are not permitted to land at or upon Grove Isle except for emergency medical evacuation. Emergency helicopters shall land and take off at their own risk and the operator shall be strictly responsible for all damage caused.

B. Water Beds

The use of water beds is prohibited, and residents may not place a waterbed or any other floatation device in their apartment at Grove Isle.

C. Drones

- 1) The use of recreational drones is prohibited on the Association property and common elements.
- 2) Any request for the use of a drone for commercial purposes, i.e. the filming of the property for real estate sales purposes, permission must be obtained from the Managing Director.

15. Enforcement

These Association Rules and Regulations will be enforced. Violations of these Rules and Regulations should be reported to the Managing Director, acting as the Association Board designee in such matters. Unit owners in violation of these Rules shall receive written notice from the Managing Director or applicable Building Manager identifying the rule and violation, including date, time and place of any violation, as discussed in "Resident Responsibilities" Page 21. If required, a meeting of the Association Board will be convened to hear from the defaulting unit Owner and/or lessee, concerning the violation.