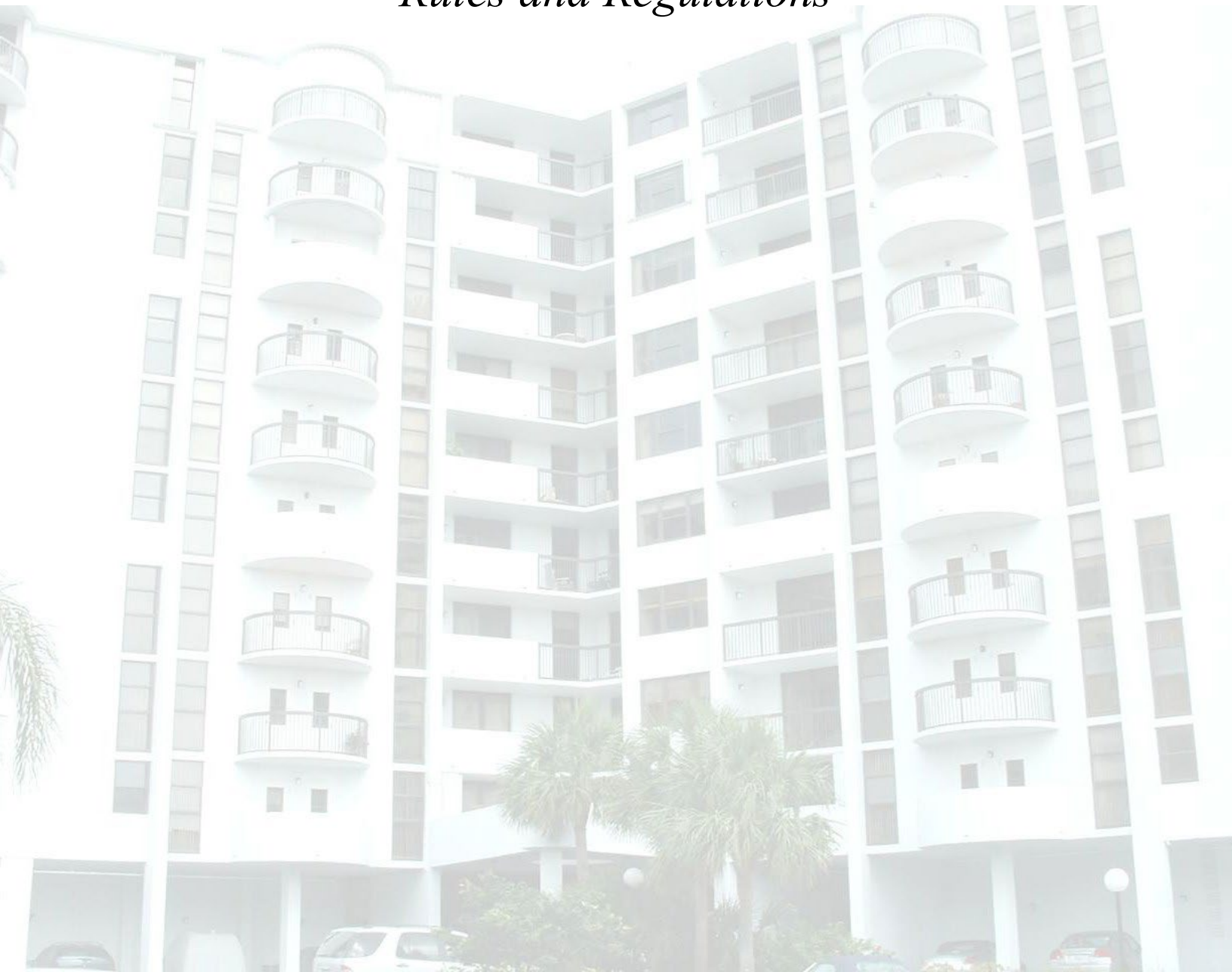


RENAISSANCE III CONDOMINIUM

Rules and Regulations



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INTRODUCTION

Objective. The objective of this document is to better inform our residents of the rules and regulations that govern our condominium association. This document will also set forth additional rules and regulations not found within our governing documents.

All Renaissance III residents are responsible for, and required to abide by, all of the rules and regulations set forth by this and other governing documents.

Definitions. As used in this document, the term:

- (1) “*Apartment Unit*” means a part of the condominium property which is subject to exclusive ownership.
- (2) “*Association*” means the Renaissance of Pompano Beach III, Inc.
- (3) “*Common Elements*” means the portion of the condominium property not included in the units.
- (4) “*Guest*” means a person, or persons, to whom an owner has granted permission to occupy his/her unit over a limited period of time.
- (5) “*Lessee*” means a person, or persons, who enter into a written agreement (lease) for use and occupancy of a unit over a specified period of time.
- (6) “*Limited Common Elements*” means those common elements which are reserved for the use of a certain unit to the exclusion of other units.
- (7) “*Owner*” means a record owner of legal title to a unit.
- (8) “*Resident*” means an owner, lessee or guest that resides at an apartment unit.
- (9) “*Unit*” means an Apartment Unit.
- (10) “*Visitor*” means one who comes to see a resident for a period of time that does not include an overnight stay.

Governing Documents. In addition to the rules and regulations cited in this document, our condominium is also governed by: Declaration of Condominium; Articles of Incorporation; and, Bylaws of the Renaissance of Pompano Beach III, Inc. Further, the use of the Renaissance III recreational facilities, are governed by the laws of the State of Florida and the requirements of local government agencies.

Rule Changes. The Rules and Regulations set forth by this document can be modified, amended or revoked by the Board of Directors of the Association. Such action by the Board of Directors may occur whenever necessary or desirable for the safety and protection of the building and its occupants; to promote cleanliness and good order of the property; and, to assure the comfort and convenience of the residents.

No rule may be enacted or revised so that it unfairly discriminates against a unit owner or his/her family; or any class of unit owners; or, which violates any law or regulation of any public governing body.

The unit owners reserve the right to amend or revoke all or any portion of these Rules and Regulations in the manner provided for under Article X, Section E of the Renaissance of Pompano Beach III, Inc. Declaration of Condominium. This provision does not apply to Rules and Regulations relating to the use of recreational facilities or where necessary to conform to the laws or regulations of any government agency.

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1.00 COMMON ELEMENTS

The areas of the Renaissance III designated as common elements, include:

- Front Lobby
- Service Entrance
- Hallways/Stairways
- Elevators
- Exercise & Sauna Room
- Game Room
- Riverview Room
- Bicycle Room
- Luggage Storage Rooms
- Storage Bin Rooms (1st floor)
- Bathrooms (1st floor)
- Pool Deck
- Swimming Pool
- Whirlpool
- Tiki Huts
- Barbecue
- Courtyard
- Roof
- Parking Lot
- Trash Chutes
- Mail Alcove
- Card / Media Room

1.01 Attire. All residents and visitors must wear proper attire when in, or on, the common areas. While on the pool deck, residents and visitors must, at a minimum, wear proper bathing attire. While in all other common areas, residents and visitors must wear upper torso, lower torso and foot covering.

1.02 Obstructions. Sidewalks, entrances, driveways, passages, elevators, vestibules, stairways, corridors and hallways must be kept open and unobstructed.

1.03 Smoking. Smoking of tobacco, marijuana and vaping products are not permitted in any common area located within the building and on the pool decks and dock areas. The discarding of the above items is prohibited.

1.04 Solicitation or Announcements. No solicitation, announcements, political signs or real estate signage of any kind are permitted upon the Renaissance III property for any purpose, cause, or charity. The only exception to this rule is that residents may exclusively place their business cards or announcements on the Resident's Bulletin Board located in the mail alcove.

These announcements can include notices for advertising personal services, the sale of personally owned property, the sale or lease of units, or posting "wanted" notices for the purchase of personal services or property. Notices must be printed on 3"x 5" cards dated and submitted to the Board.

The distribution of any material directly to residents' doorsteps or affixed to the official bulletin board or in the elevators is not permitted without the authorization of a Board member.

1.05 Children. Unless stated otherwise in other parts of this document, children under the age of 16 are not allowed in, or on, a common area except when accompanied and supervised by an adult. In addition, children are subjected to other rules and restrictions applicable to specific common elements.

1.06 Pets. All pets must be carried or on leash when taken from the apartment and are not allowed to run loose while in the Renaissance III property. Dog owners must use the service entrance located on the ground level to exit and must take their pets outside the gated perimeter of the Renaissance III property to relieve itself. If the pet does so before it is off the property, the owner must clean

up the urine and/or feces immediately.

1.07 Front Lobby. Carriages and shopping carts may not be brought into the front lobby. Items such as luggage or cartons are not permitted in the front lobby unless they can be carried in a manner that does not allow them to touch the floor. Pets may not be carried or walked through the front lobby. Persons carrying food or beverages to the pool or barbecue area are not allowed through the lobby. Persons returning from the pool area may not use the lobby entrance.

1.08 Elevators. The service elevator must be reserved 24 hours in advance for a resident's use for delivery of furniture, appliances, large packages, or when moving in, out or within the building, by notifying the Front Desk no less than 24 hours in advance. The Service elevator may be reserved between: 8:00 A.M. and 5:00 P.M., Monday through Friday. No Weekend or Holiday reservations are allowed. (See Section 4.03 – Deliveries)

Bicycles may not be brought into the elevators.

1.09 Exercise & Sauna Room. The Exercise and Sauna Room are open from 7:00 A.M. to 9:00 P.M. and the use thereof is restricted to residents and visitors. Unless accompanied by an adult, no one under the age of 16 is permitted in this facility.

Anyone using the Exercise & Sauna Room does so at their own risk. The Association is not responsible for injuries incurred by anyone using this facility.

Except for bottled water, food and drinks are not permitted. Headphones are to be used when listening to music so as not to disturb others. Proper workout wear and shoes are required when using any of the exercise equipment. Machines/benches must be wiped down after each use. Before leaving the Exercise or Sauna Room, users must ensure that power to the equipment, air conditioner, and lights are turned off.

1.10 Media/Game Room. The Media/Game Room is open from 9:00 A.M. to 11:00 P.M. No person under the age of sixteen (16) is permitted into this room, unless accompanied by an adult.

1.11 Card/TV/Book/Library Room. The Card/TV/Book/Library Room is open from 9:00 A.M. to 11:00 P.M. No person under the age of sixteen (16) is permitted into this room, unless accompanied by an adult.

1.12 Riverview Room. Subject to the Board of Directors approval, owners or lessees may reserve the Riverview Room for social functions. A refundable \$500 damage deposit, made payable to The Renaissance of Pompano Beach III INC, is required when reserving this room and is payable at the time a written application to the Board of Directors is made.

Furniture is not to be moved into or from this room without explicit authorization from a member of the Board of Directors.

It is the responsibility of the person reserving this room to clean it, dispose of litter, and restore it to its previous condition immediately after use. Upon satisfaction of these requirements, the Board of Directors will refund the \$500 damage deposit.

- 1.13 Bicycle Room.** For the convenience and use of all residents, bicycles may be stored in the room located on the ground level of the building, next to parking space #42. All bicycles must be property registered and tagged. Only bicycles and bicycle accessories are to be stored in this room. Residents that utilize the bicycle room do so at their own risk and acknowledge and agree that the Association assumes no liability, financial or otherwise, for the theft, conversion, disappearance, loss of, or damage that may occur.
- 1.14 Luggage Rooms.** Luggage may be stored in the luggage rooms located on the second through tenth floor. Each luggage room is available to all owners and lessees of the corresponding floor. Luggage rooms are only accessible by a key maintained by the Front Desk. The Board of Directors reserve the right to remove and discard items that are not permitted to be stored in the luggage room.
- 1.15 Pool Deck and Courtyard.** When using the swimming pool, whirlpool or barbecue, residents and visitors must enter and exit the pool deck and courtyard through the pool entrance door in the Northwest hallway, to the left as you exit the elevators.

Children under the age of sixteen (16) are prohibited from being in the Pool Deck or Courtyard without the presence and supervision of an adult. Pets are not permitted in the Pool Deck or Courtyard.

All persons using poolside furniture must use a towel when sitting or reclining in bathing attire on said furniture. After relocating poolside furniture, the same must be returned to its proper place.

Food and beverages may be consumed at the pool deck but not within four feet of the pool or whirlpool. Glass containers or accessories are not permitted on the lower pool deck.

- 1.16 Swimming Pool.** The Swimming Pool is open from 8:00 A.M. to 10:00 P.M. and the use thereof is restricted to residents and visitors.

All persons using the Swimming Pool do so at their own risk. The Association is not responsible for injuries incurred by anyone using this facility. Children under the age of sixteen (16) are prohibited from using the Pool without the presence and supervision of an adult. Children under the age of three (3) are allowed in the Swimming Pool under adult supervision and if wearing proper swimming diapers and/or waterproof diapers. Pets are not permitted in the Swimming Pool.

All persons using the Swimming Pool must shower before using said pool. After using the Swimming Pool, all persons must dry off sufficiently so as not to trail water into the building. The State of Florida and the Board of Health require that persons with open blisters, cuts, skin abrasions, or with any communicable disease must not use the Swimming Pool.

No food, beverages, glass objects, play-toys, balls, scuba equipment or smoking are permitted while in the Swimming Pool. Boisterous conduct, the use of loud electronic equipment, screaming, running, diving or jumping into the Swimming Pool, or unnecessary splashing are prohibited.

Kick-Boards for exercise purposes are allowed. Rafts and other flotation devices are allowed when there are no more than eight persons in the pool.

- 1.17 Whirlpool.** The Whirlpool is open from 8:00 A.M. to 10:00 P.M. and the use thereof is restricted to residents and visitors.

All persons using the Whirlpool do so at their own risk. The Association is not responsible for injuries incurred by anyone using this facility. Under no circumstances are children under the age of fourteen (14) permitted to be in the Whirlpool. Pets are not permitted in the Whirlpool.

All persons using the Whirlpool must shower before using said whirlpool. After using the Whirlpool, users must dry off sufficiently so as not to trail water into the building. The State of Florida and the Board of Health require that persons with open blisters, cuts, skin abrasions, or with any communicable disease are not to use the Whirlpool.

No food, beverages, glass objects or smoking is permitted while in the Whirlpool.

- 1.18 Barbecue Grills.** The Barbecue Grills are available from 9:00 A.M. to 10:00 P.M. and the use thereof is restricted to residents and visitors.

All persons using the Barbecue Grills do so at their own risk. The Association is not responsible for injuries incurred by anyone using this facility. No person under the age of eighteen (18) is allowed to use the Barbecue Grills.

All users of the Barbecue Grills must clean the grills after each use and ensure that the gas valves are properly shut off.

- 1.19** (Section Intentionally Left Blank)

- 1.20 Roof.** Except when inspecting or conducting maintenance of their air conditioner equipment, owners and residents are not permitted on the roof and are responsible for keeping their families, guests and visitors off the roof. Contractors are permitted on the roof while conducting maintenance or repair services.

- 1.21 Parking Lot.** All vehicles must enter the property via the south entry and exit via the north exit. Driveways are one-way and drivers must obey the posted speed limit.

All vehicles entering the property must be properly registered and have a current license plate (tag). Guests, visitors and contractors, regardless of the length of their stay, must register at the Front Desk and provide their name, the name of the resident being visited, make of the vehicle, license plate number, and length of the stay.

Boats, boat trailers, motorcycles, motorbikes, trailers, campers, recreational vehicles, commercial vehicles, or any type of vehicle that exceeds 220 inches in length, are not permitted in the Parking Lot. Residents or Visitors who drive a pick-up truck are allowed to park at the parking facilities providing that the bed of said pick-up truck is empty or fully covered.

In addition, no items of any nature (snow or water ski's, wind or surf boards, bicycles, etc.) may be affixed to the front, top or back of a parked vehicle. Signs of advertisement, supplies or material of a commercial nature, must not be placed on any open area of a parked vehicle. Contractor, service, delivery, or utility vehicles entering the property in the course of conducting their respective business, are exempted from the restrictions cited on this paragraph.

Assigned parking spaces identified by parking bumpers painted white and marked “Private” are to be used only by residents. These parking spaces are considered Limited Common Elements and subject to rules and regulations as described on the Limited Common Elements section of this document.

Visitors are to use parking spaces identified by parking bumpers painted yellow and marked “Guest”. Residents who own a second vehicle may park their second vehicle in a “Guest” space, providing, their first vehicle is already parked in their designated parking space. Under no circumstances may a Resident occupy more than one “Guest” parking space.

Parking spaces identified by parking bumpers painted blue and marked “Service” are to be used by contractors to park their vehicles while performing their services. Unless authorized by the Front Desk Attendant, residents’ second vehicle or visitors’ vehicle, are not allowed to be parked in the “Service” parking spaces.

The space #37, located next to the Service/North Entrance, may be used by residents on a time-limited (fifteen minutes, maximum) basis, while loading or unloading goods between their vehicles and a carrying cart. Under no circumstances may a vehicle remain parked or left unattended in this space while items are delivered to the Resident’s unit. Items may be left in the service lobby while the driver parks the vehicle in the appropriate space.

Parking is not permitted, at any time, in the area designated as “Car Wash”. The use of this facility is restricted to residents. After use, users of the “Car Wash” facility are expected to shut-off the water valve and coil the hose around the hose holder.

All vehicles must park well within the designated lines of the parking spaces, and close to the parking bumpers. No back-in parking is permitted.

Except for minor repair work of an emergency nature, no major repair work on vehicles is permitted within the premises. Vehicles which are disabled, inoperative, unlicensed, or with expired registration may not remain at the premises for more than 48 hours.

Unregistered, unapproved, illegally parked vehicles or any vehicle that is in violation of this rule may be towed at the owner’s expense and the Association will bear no liability whatsoever, financial or otherwise, for such towing.

- 1.22 Trash Rooms and Chutes.** All trash, including food items, bottles, cans, etc., must be placed in a tightly closed bag and deposited in the trash chute between 8:00 AM and 10:00 PM. Except for newspapers, magazines, catalogs, phone books and office papers, which are to be placed in the recycling basket located on the floor of the storage rooms, nothing may be left on the floor of the trash rooms Floors 1 through 10).

Any article too large to fit into the trash chute must be taken to the trash room on the ground floor and deposited in the designated area. Residents are required to break down cardboard boxes before depositing them in the dumpster. The trash room is only accessible by a key maintained by the Front Desk. Large items, such as carpet, padding, appliances, furniture, cabinets, crates, etc., must be removed from the premises by the unit owner, resident or contractor.

- 1.23 Responsibility for Damages.** Unit owners are liable, financially and otherwise, to the Association for any damage to, or any defacing of, the common elements which they, their

children, visitors, guests, lessees, mechanics, contractors, workmen, delivery men, movers, or pets, may cause.

2.00 LIMITED COMMON ELEMENTS

The areas designated limited common elements, which are reserved for the use of a designated unit resident, include:

- Balconies
- Storage Compartments (1st.Floor)
- Roof space for A/C equipment
- Docks
- Parking Spaces

2.01 Balconies. Cigarettes, ashes, debris, pet waste, water overflow or objects of any kind, cannot be thrown or be permitted to escape to the exterior of the building from the balconies.

Residents must refrain from loud, and/or unnecessarily boisterous conversations on the balcony. No television, radio or speakers are permitted on the balconies. No food may be cooked on the balconies. Generators, cook-outs, and/or fires of any kind are not permitted.

Except for holiday decorations, nothing may be attached to the railings, outer wall or ceiling of a unit balcony, either temporarily or permanently. Holiday decorations may be placed on a balcony railing or outer wall no early than November 15 and the same must be removed no later than the following January 15.

One compact satellite dish may be attached to the balcony walls. Said dish may not project beyond the perimeter of the balcony and be no more than 39.4 inches (1 meter) in diameter.

Flower pots may be placed on a balcony providing a dish suitable to hold water overflow is placed under said pots. Bicycles, storage containers, litter boxes or any other item that detracts from the uniform appearance of the building may not be placed or stored on the balconies. Towels are not to be draped over railings to dry. Screens or umbrellas are not permitted.

Pets are not to be left unattended nor allowed to relieve themselves on the balconies. Birds must not be fed from the balconies.

Subject to the approval from the Architectural Committee, balcony floors may be painted. Carpeting of any kind is not permitted.

Uniform exterior colors of the building shall not be altered. Likewise, lighting fixtures and doors visible from the outside must not detract from the uniform appearance of the building.

During periods of imminent threat of severe tropical storm or hurricane, everything must be removed from the balconies. Likewise, residents who plan to be absent for more than seven (7) days, must remove everything from their balconies.

2.02 Storage Compartments (1st Floor). A Storage Compartment is assigned to each apartment for its exclusive use. The compartments are located on the first floor of the building and each resident is responsible for the maintenance and proper security of the assigned compartment. The Association is not responsible for any loss or damage of the goods stored in the Storage Compartments.

Flammable or volatile products, lacquers, paints, and their by-products (thinners, removers, brush cleaners, etc.) are not to be kept in the Storage Compartments. Items placed outside the Storage Compartment or the aisle of the storage room are considered to be abandoned, and will be discarded.

- 2.03 Roof Space for A/C Equipment.** A designated space on the roof of the building is assigned to each Apartment for the placement of an air conditioner (A/C) unit. Each owner is responsible for the maintenance, replacement and strap-down of the A/C unit. The Association is not responsible for the maintenance, care or security of an A/C unit, nor is it liable for any damage a unit may cause.

- 2.04 Docks.** A dock space may only be owned by an owner of an apartment unit. A dock space owner may only lease his/her dock space to another apartment unit owner or lessee. Only boats owned or leased by the dock owner or dock lessee are allowed to dock on the premise.

No docked boat may be utilized for the purpose of living quarters for the owner, family, guests or lessees.

No major repair work is to be performed on a boat other than what is considered general maintenance. Except for emergencies, repair and maintenance work may only be performed between the hours of 8:00 AM and 5:00 PM Monday- Friday.

Boats moored at a dock must carry public liability insurance.

- 2.05 Assigned Parking Spaces.** Each apartment has an assigned parking space that must be used by its resident(s) to park their vehicle. Residents who own more than one vehicle must utilize the assigned parking space first before parking in an alternate location.

Any owner may give permission to another owner, lessee or guest to use the assigned parking space on a temporary basis. This permission, addressed to the Board of Directors, must be in writing and state: The name and unit number of the Grantor; The name and unit number of the Grantee; The number of the assigned parking space; and, the duration the permission is granted.

- 2.06 Responsibility for Damages.** Unit owners are liable, financially and otherwise, to the Association for any damage to, or any defacing of, the limited common elements which they, their children, visitors, guests, lessees, mechanics, contractors, workmen, delivery men, movers, or pets, may cause.

3.00 APARTMENT UNITS

- 3.01 Use.** Apartments are to be occupied only by a single family for residential purpose. A “family” is defined as one or more persons related by blood, marriage, or adoption; or, no more than two (2) persons living together as a single housekeeping unit.

No business that generates traffic from clients, customers, and/or business associates, is to be conducted in any apartment.

- 3.02 Alterations.** In general, any alteration or improvement of an apartment unit that affects the integrity or appearance of the building, or the safety and comfort of the residents, requires

approval from both the Architectural Committee and the Board of Directors. The following is a representative list of alterations or improvements that require said approval:

- Hard surface flooring such as marble, ceramic tile, wood, etc.
- Electrical system
- Plumbing system
- Fire sprinkler system
- Ceiling fans
- Windows and exterior doors
- Water heater
- Air conditioner system
- Balcony lights
- Dish antennas
- Any work that requires a permit from the City of Pompano Beach Building Department

Before proceeding with an alteration or improvement that requires approval, the unit owner is required to submit an Architectural Modification Request Form to the Renaissance III Architectural Review Committee. The forms are available at the Front Desk or on Buildinglink. Upon receipt of the required paperwork, the Architectural Review Committee will review the application to insure the requested modification is in keeping with the building standards. Once approved by the Architectural Review Committee, the paperwork will then be forwarded to the Board of Directors for their approval. Failure to obtain approval from the Architectural Committee and the Board of Directors will prevent service personnel from entering the building and may result in the required removal of all said improvements at the unit owner's expense. All permits are required to be provided to the Association prior to commencement of any work.

Hot tubs or water beds are not permitted within an apartment unit.

- 3.03 Hurricane Protection.** Hurricane shutters and/or impact resistant glass may be installed to protect the windows and exterior doors of an apartment providing that their use does not detract from the overall appearance of the building. The hurricane shutters and/or impact resistant glass must be approved by Broward County, permitted by the City of Pompano Beach, and subject to the review and approval by the Renaissance III Architectural Review Committee.

Wrap-around shutters mounted next to the railing or outer wall of the balcony, and shutters mounted next to the windows or sliding glass doors, must be the accordion type and white in color. It is preferable that hurricane shutters remain in the open position except when hurricane conditions warrant, they shall be closed and properly secured.

- 3.04 Utility Closet.** The utility closets, adjacent to each apartment unit entrance, are intended to house the hot water heater and the air handler portion of the air conditioner system. Nothing else should be placed or stored in said utility closets.

The Association has placed "Flood Buster" alarms in the pans under the water heaters. The alarms, whose purpose is to detect a water heater leak or an air conditioner drain blockage, will go off should either of these conditions exist. When a leak occurs, the resident must shut off the water and/or the air conditioner and empty the pan under the water heater before it overflows and causes damage to the unit below. The existence of an activated alarm should be reported immediately to the Front Desk or in their absence, to a member of the Board of Directors (954-696-9437).

Residents are not to remove, relocate or tamper with the alarms

- 3.05 Floors.** Apartment unit floors may be finished with hard surface materials such as marble, ceramic tiles, wood, etc. laid over sound-absorbing material with an Impact Insulation Class (IIC) of no less than 50 (i.e. ¼" cork). Approval required from the Architectural Review Committee and a photo of the sound-absorbing material documenting it has been installed are required prior to installing a hard surface. Should the resident below an apartment unit with hard surface floors laid over sound-absorbing material complain to the Board of Directors about noise, the Board will require that 80% of the open floor surface, excluding kitchen and bathrooms, be covered with carpet or rugs laid over 40 oz. hair-felt or foam rubber padding.

Residents of apartment units with hard surface floors must refrain from wearing hard-soled shoes or dragging furniture, especially during the evening.

- 3.06 Noise.** Residents are required to refrain from loud, and/or unnecessarily boisterous conversations. Sound equipment must be played at a moderate volume so as not to become a nuisance or source of annoyance to other residents, or interfere with the peaceful possession and proper use of their apartment units. Loud music, excessive noise, barking dogs, late night parties, etc. are not allowed. Noise levels in excess of 50 dB(A) during the daytime or 40 dB(A) between 10:00 PM and 8:00 AM, when measured from an adjacent dwelling or hallway, are considered excessive and not permitted.

- 3.07 Pets.** The only pets which may be kept in an apartment are one (1) domestic dog weighing no more than 25 pounds at maturity, or one (1) domestic cat. No other pet is to be kept in an apartment.

The only pets allowed are those owned by the owner of an apartment. Lessees, guests or visitors are not allowed to bring any pet into the premises. All pets kept at the Renaissance III must be registered with the Board of Directors, and be licensed by the proper authority. Every year the owner is to provide the Board of Directors with the then current license/registration number.

Pets must be sufficiently under control at all times so as not to become a nuisance to the residents of other apartments. In the event a pet becomes a nuisance or is in violation of the Renaissance III rules, the Board of Directors has the right, and may take the following actions: (a) Issue a written notice to the pet owner, stating the specifics of the violation and allowing thirty (30) days to correct the violation; (b) If the allowable thirty (30) days transpire, and the pet owner fails to correct the violation or remove the pet from the premises, the Board of Directors may take the necessary actions to secure the removal of the pet from the premises including, but not limited to, obtaining an injunction requiring the removal of said pet; (c) In the event legal action is taken, the Association will bear no liability whatsoever, financial or otherwise, and the unit owner will be responsible to the Association for all costs, including court costs and reasonable attorney's fees.

- 3.08 Signs.** No sign, advertisement, notice, or any form of lettering, that is visible from the outside of the building, is permitted. This restriction includes exhibiting, inscribing, painting, or affixing any of the displays noted above, to any part of the outside or inside of a unit.

- 3.09 Entry to Apartment Units.** In accordance with Chapter 718 of the Florida Statutes (Condominium Act) Part I, ss. 718.111 (5), the Association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements; or to prevent damage to the common elements or unit(s). Therefore, the owner of each apartment unit must deposit a key or keys to the apartment with the Board of

Directors. The availability of a complete and correct set of keys will afford immediate access to a unit and avoids the need for an emergency forced entry.

The apartment keys provided by the owners will be kept by the Front Desk and used for the purposes noted above. When necessary for maintenance or service personnel to enter a unit while the resident is not present, they must be accompanied by a Front Desk attendant or a member of the Board of Directors. The Front Desk will not provide key(s) to owners, lessees, guests, visitors, contractors, employees, or delivery personnel.

Units undergoing renovations must permit a member of the board of directors and an ARC member to enter the unit as deemed necessary. Every effort will be made to notify the owner prior to entering the unit.

4.00 GENERAL

4.01 Front Desk. All visitors must use the main entrance to the building. Upon their arrival, visitors must register at the Front Desk and provide to the attendant on duty: their name; the make, color and tag number of the vehicle they are driving; and, the name of the resident they are visiting. The attendant will then contact the resident; announce the visiting party; and, if approved by the resident, allow the visitor to enter the building. Under no circumstances, will the Front Desk attendant allow visitors to enter the building without the resident's consent. In the event the Front Desk attendant is not present or available, visitors may utilize the Access Entry System located at the front entrance lobby to contact the resident they are visiting. The resident may then grant the visiting party access to the building. Under these circumstances, it is the resident's responsibility to collect, and provide to the Front Desk attendant, the information noted above.

Upon their arrival, all service personnel and contractors must register at the Front Desk and provide to the attendant on duty: their name; affiliation; make, color and tag number of the vehicle(s) they are driving; purpose of their visit; and, the name of the resident they are visiting. The attendant will then contact the resident; announce the visiting party; and, if approved by the resident, allow the workmen to enter the building utilizing the Service Entrance. Under no circumstances, will the Front Desk attendant allow workmen to enter the building without the resident's consent.

In order to ensure adequate security of our premises, residents and visitors are requested to keep all doors and gates closed and in their locked position. Residents are not to permit any person to enter with them unless it is known that such other person(s) is/are qualified to enter the building.

Access devices (FOBs, cards or openers) to common areas are not allowed to be given to non-residents. Replacements for lost access devices are available to residents for a fee.

4.02 Packages and Envelopes. As a courtesy, the Front Desk attendant will accept packages or envelopes addressed to residents of the building. Laundry and dry cleaning may also be left at the Front Desk. It is acknowledged and agreed by all residents, that neither the Front Desk personnel nor the Association assumes any liability, financial or otherwise, for the theft, conversion, disappearance, loss, or damage of any item received from or for a resident. All parties intended to be the recipient of items so delivered, hereby assume all risks of theft, conversion, disappearance, loss, or damage of and to such items.

4.03 Deliveries. Large items (furniture, appliances, carpet, etc.) are to be delivered between 8:00 AM

and 5:00 PM, Monday through Friday. No deliveries are permitted on Weekends and Holidays.

Deliveries must be made through the service entrance on the ground floor (“G” level) and the designated service elevator. Delivery personnel are not to use the hallways or other common areas within the building, to assemble, cut, or perform any other work.

Delivery personnel are not permitted to place any residual furniture, appliance or packing material in the garbage dumpster located on the “G” level or use the Associations shopping or luggage carts.

While delivery personnel are expected to remove from the premises any debris they generated, clean-up any soil they created, and correct any property damage they caused, it is the apartment owner’s responsibility to see that these requirements are met. In the event that timely corrective action is not taken by the delivery personnel or the apartment owner, the Association will arrange for the necessary repair work and the owner of the apartment will be billed for the cost incurred.

When a delivery takes place after 2:00 P.M., Friday, the apartment owner/resident must arrange, and be responsible for the removal of the elevator pads and their delivery to the Front Desk.

4.04 Services. Except for bona fide emergencies, services on an apartment are only permitted between 8:00 A.M. and 5:00 P.M., Monday through Friday. No service is permitted on an apartment on Weekends and Holidays.

Service personnel must utilize the Service Entrance on the ground floor (“G” level) and the designated service elevator. No work whatsoever is to take place in the hallways or other common areas within the building. Under no circumstances are service personnel allowed to plug in, and utilize the building’s electric power.

Service personnel are not permitted to place any residual material in the garbage dumpster located in the “G” level.

While service personnel hired to work on an apartment are expected to remove from the premises any debris they generated, clean-up any soil they created, and correct any property damage they caused, it is the apartment owner’s responsibility to see that these requirements are met. In the event that timely corrective action is not taken by the service personnel or the apartment owner, the Association will arrange for the necessary repair and the owner of the apartment will be billed for the cost incurred.

4.05 Shopping Carts. For the use and convenience of all residents, shopping carts are kept in the lobby of the service entrance (“G” level). Immediately after use, the carts must be returned to the “G” level and not left behind in the hallways or elevators. Repair and Service personnel, delivery personnel, or moving personnel, are not permitted to use the shopping carts.

4.06 Moving. Moving in or out of the building, must take place between 8:00 AM and 5:00 PM, Monday through Friday. Moving is not permitted on Weekends or Holidays. Departing and arriving residents must contact the Front Desk, at least 48 hours prior to their moving, to reserve and prepare the service elevator for the move.

Only one-piece, single unit moving trucks are allowed on the premises and must park in the designated truck parking space or as specified by the Front Desk attendant. Large, two-piece tractor/trailer trucks are not allowed on the premises and must park on the street to load or unload. Moving personnel must utilize the Service Entry on the “G” level. During the performance of their duties, they are not to keep the elevator door open.

While moving personnel are expected to remove from the premise any debris they generated, clean-up any soil they created, and correct any property damage they caused, it is the apartment owner’s responsibility to see that these requirements are met. In the event that timely corrective action is not taken by the moving personnel or the apartment owner, the Association will arrange for the necessary repair and the owner of the apartment will be billed for the cost incurred.

4.07 Guests. Apartment owners may grant permission to “Guests” to occupy their apartment subject to the following:

- (1) Family members or personal friends are the only persons allowed as guests. A “family” is defined as to only include: spouse, domestic partner, children, grandchildren, parents, grandparents, brothers, sisters, uncles, aunts, nephews, nieces, and cousins, related by blood, marriage or adoption.
- (2) It is the owner’s responsibility to acquaint their guest(s) with the Renaissance III Condominium Documents and the guests are required to abide by said documents. Any guest that violates the Condominium Documents (Declaration of Condominium, Articles of Incorporation, Bylaws, and/or these Rules and Regulations) may be forced to vacate and the unit owner will be responsible to the Association for all costs, including court costs and reasonable attorney’s fees. In addition, unit owners are responsible, financially and otherwise, to the Association for any property damage their guest(s) may cause.
- (3) Upon arrival, guests must register at the Front Desk and provide the attendant on duty with the following:
 - a. Name and permanent address of the guest(s).
 - b. Name of the owner and the unit number.
 - c. Relationship between the unit owner and the guest(s).
 - d. Age of minor(s) residing as guest(s).
 - e. The anticipated length of their stay.
 - f. The make, color and tag number of their vehicle, if applicable.
 - g. A statement that no money or other consideration is being paid for the use of the apartment.
- (4) In the event the owner is not in residence, the owner must submit to the Board of Directors, at least seven (7) days prior to the guest arrival, a written notice granting permission to their guest to occupy their unit in their absence. Failure to submit said notice in a timely manner will result in guest(s) not being allowed to enter the building.
- (5) Renaissance III personnel are not responsible for providing keys to a guest. A written authorization and waiver form is required, and must be completed by the owner, before key(s) are handled by the Renaissance III personnel.
- (6) No guest(s) under eighteen (18) years of age are permitted to occupy a unit unless accompanied and supervised by the owner or an adult guest.
- (7) Guests are not permitted to bring pets of any kind onto the premises.
- (8) Guests may reside at the building for up to thirty (30) days. Guests who have been in residence in excess of thirty (30) days must apply for residency to the Board of Directors; pay the applicable processing fee; and, undergo the screening, interview and approval customary for all new residents.

4.08 Lessees. Apartment owners may lease their units subject to the requirements as stated in the Administration section of this document, and the following:

- (1) It is the Lessor's (unit owner) responsibility to provide to, and acquaint the Lessee with the Renaissance III Condominium Documents, and the lessees are required to abide by said documents.
- (2) Violation of the Condominium Documents (Declaration of Condominium, Articles of Incorporation, Bylaws, and/or these Rules and Regulations) by a Lessee may result in the nullification of the lease and the immediate eviction of the Lessee. Under these circumstances, the unit owner will be responsible to the Association for all costs, including court costs and reasonable attorney's fees. In addition, the unit owner is responsible, financially and otherwise, to the Association for any property damage the lessee may cause.
- (3) Upon commencement of their residency, Lessees must register at the Front Desk and provide the attendant on duty with the following:
 - a. The name of all occupants of the leased apartment.
 - b. The age of minor(s) occupying the leased apartment.
 - c. Telephone numbers (apartment, business, mobile, etc.)
 - d. Name and telephone number of an emergency point of contact.
 - e. The anticipated length of their residency.
 - f. The make, color and tag number of their vehicle(s).
- (4) During their residency, lessees have the right to access and use the common elements of the Renaissance III. Unless stated otherwise on the lease agreement, the owner who leased the unit has no right to access and use the common or limited common elements during the term of the lease.

4.09 Employees and Contractors. No owner, lessee, guest or visitor may give orders or instructions to Association employees, Front Desk personnel, or contractors. Requests or recommendations for work on a common element, the building, or the Condominium grounds, must be addressed in writing to the Board of Directors.

5.00 ADMINISTRATION

5.01 Board of Directors. The business and affairs of the Association are managed by a Board of Directors. Once a year, the directors are elected by the members of the Association by a plurality of the members.

The Board of Directors has all of the powers vested in it under common law and pursuant to the provisions of the applicable Florida Statutes, together with any powers granted to it pursuant to the Articles of Incorporation, Declaration of Condominium, Bylaws, and Rules and Regulations of the Renaissance of Pompano Beach III, Inc. As such, the Board of Directors may take any and all legal action necessary for the enforcement of these Rules and Regulations, and other condominium documents.

Each member of the Board of Director must be either an owner of a unit, or an officer of a corporation that owns a unit, or a trustee of a trust that owns a unit.

5.02 Voting Rights. Each apartment unit is entitled to one (1) vote in the affairs of the Association, and all owners of apartment units are members of the Association. If more than one person is

named on the deed, they must all sign a form designating one of them as the person entitled to vote.

- 5.03 Meetings.** The annual meeting of the members of the Association is held in February of each year. At such meeting, which is open to all members (owners of record), the members elect the directors that will serve on the Board of Directors until the next annual meeting of the members. Notice of the time and place of the annual meeting of the members, is mailed to each member at least fourteen (14) days prior to the date of the meeting.

The Board of Directors holds regular meetings to address administrative and operational issues, and any other matters the Board needs to hear or act upon. When needed, the Board of Directors may convene a special meeting to address specific item(s) of discussion. All members of the Association may attend the Board of Directors meeting and have the right to speak at such meetings with reference to all designated agenda items. Notice of the time and place of each Board of Directors meeting, including an agenda, is posted on the Board's bulletin board at least 48 hours preceding a regular meeting, or at least 72 hours preceding a special meeting.

All meetings of the Association and the Board of Directors are conducted in accordance with Robert's Rules of Order.

- 5.04 Maintenance and Reserve Payments.** Maintenance and Reserve payments are payable to the Association quarterly and due January 1, April 1, July 1, and October 1. It is the responsibility of the unit owner to make sure the payment is received by the Association on time. Apartment units, for which the maintenance and reserve payments are not received by the Association in a timely manner, are subject to the following:

- Fifteen (15) days after the due date, the Association will bill the owner a \$25.00 late fee.
- Thirty (30) days after the original due date, the unpaid assessment will bear interest at a rate of ten percent (10%) per year from the original due date until paid.
- Sixty (60) days after the original due date, the Association will retain the services of an attorney to collect the monies due, record a claim and file a lien against the apartment unit. The unpaid assessment will then include accrued interest, legal and collection charges.

Any payment received by the Association after thirty-one (31) days from the original due date, will be applied first to any interest accrued, then to any costs and reasonable fees incurred in collection, and then to the delinquent assessment.

Maintenance payments made after the original due date must be delivered to the Association by any means that provides proof and date of receipt.

- 5.05 Leasing an Apartment.** Owners may lease their apartment subject to the following conditions:
- After one (1) year of ownership, any apartment unit may only be leased twice in any twelve (12) month period, for no less than three (3) months and no more than twelve (12) months.
 - No apartment unit may be leased without the prior written approval of the Board of Directors. Occupancy is not permitted without such approval.

- Applications for approval are to be completed in its entirety and submitted to the Board of Directors, together with a \$250.00 application fee and a signed copy of the executed lease. The written application must be made only on a form available from the Board of Directors. Upon receipt of the required documentation, the Board of Directors will review said documents and, if satisfactory, will schedule an interview with the prospective lessee(s) within thirty (30) days from the date the required documentation is received.
- The Board of Directors will not accept an application for approval to lease an apartment unit having delinquent maintenance charges, or while a lien or assessment against said unit remains unpaid.
- The lessee or lessees must make themselves available to an interview with a member of the Board of Directors. The interview will be held at a time mutually agreed between the Board of Directors and the prospective lessee(s) and will take place at the Renaissance III building or via video conferencing.
- The interviewer reserves the right to ask the interviewee any lawful questions he/she may find necessary, and answer questions the prospective lessee(s) may have. In addition, the prospective lessee(s) will be required to sign a statement acknowledging receipt of the Rules and Regulations of the Renaissance of Pompano Beach III, Inc. By signing said statement, the prospective lessee(s) acknowledge to have read, and agree to observe and abide by said document.
- The Board of Directors has sole authority to approve or disapprove an application to lease an apartment unit, and its decision will be conveyed to the applicant(s) within three (3) days after the interview.
- Leases are not to be automatically renewable. Requests for renewal must be submitted to the Board of Directors at least forty-five (45) days prior to the end of the current lease term. Within thirty (30) days after receipt by the Board of Directors of a request for renewal, the unit owner will be notified as to the Board's decision to grant or deny said request.
- The sub-leasing of apartment units is prohibited without the prior written consent by the Board of Directors. Applications for sub-leasing are subject to all the requirements noted above and will be processed accordingly.

5.06 Selling an Apartment. Apartment units may be sold at will by their owners subject to the following conditions:

- No apartment unit may be sold without the prior written approval of the Board of Directors. Occupancy is not permitted without such approval.
- Applications for approval are to be completed in their entirety and submitted to the Board of Directors, together with a \$250.00 application fee and a signed copy of the purchase agreement. The written application must be made only on a form available from the Board of Directors. Upon receipt of the required documentation, the Board of Directors will review said documents and, if satisfactory, will schedule an interview with the prospective purchaser(s) within thirty (30) days from the date the required documentation is received. NOTE: If the purchaser of the unit is a current owner of another unit, the Board of Directors may, at its sole discretion, waive the application fee and/or the requirement for an interview.
- The Board of Directors will not accept an application for an apartment unit having delinquent maintenance charges, or while a lien or assessment against said unit remains unpaid.

- The purchaser(s) must avail themselves to an interview with a member of the Board of Directors. The interview will be held at a time mutually agreed between the Board of Directors and the prospective purchaser(s) and will take place at the Renaissance III building or via video conference.
- The interviewer reserves the right to ask the interviewee(s) any lawful questions as he/she may find it necessary, and answer questions the prospective purchaser(s) may have. In addition, the prospective purchaser(s) will be required to sign a statement acknowledging receipt, from the owner, of the following condominium documents: Declaration, Articles of Incorporation, Bylaws, and Rules and Regulations of the Renaissance of Pompano Beach III, Inc. By signing said statement, the prospective purchaser(s) acknowledge to have read and agree to abide by said condominium documents.

The Board of Directors has sole authority to approve or disapprove an application, and its decision will be conveyed to the applicant(s) within three (3) days after the interview.

5.07 Transferring an Apartment. Regardless of the mean, or type of deed intended to be utilized, the transfer of an apartment unit is subject to the same requirements as those applicable to the sale of an apartment unit, except for either of the following, in which case the Board of Directors may, at its sole discretion, waive the application fee and/or the requirement for an interview.:

- A transfer by the owner(s) of an apartment unit to another owner(s) of the same unit.
- A transfer by the owner(s) of an apartment unit to a trust whose grantor(s) is/are the then owner(s) of the same unit.
- A transfer by the owner(s) of an apartment unit to a spouse, domestic partner, or a child, children, parent or parents, related by blood, marriage or adoption.

5.08 Selling, Transferring, or Leasing a Dock Space. All fifteen (15) dock spaces located within the Renaissance III premises are considered Limited Common Elements. As such, they are not deeded to the apartment unit owner to whom each is assigned. Dock spaces may be sold, transferred or leased subject to the following conditions:

- A dock space may only be sold or transferred to a current apartment unit owner.
- A dock space may only be leased to a current owner or lessee of an apartment unit.
- No dock space may be sold, transferred or leased without the prior written approval of the Board of Directors. Docking of a vessel is not permitted without such approval
- The Board of Directors will not accept an application for the sale, transfer or lease of a dock space to an apartment unit having delinquent maintenance charges, or while a lien or assessment against said unit remains unpaid.

5.09 Selling, Transferring, or Leasing a Covered Parking Space. All twenty-one (21) covered parking spaces, numbered 31 through 36, 38 through 42, 110 through 114, and 117 through 121 are considered Limited Common Elements. As such, they are not deeded to the apartment unit to whom each is assigned. Covered parking spaces may be sold, transferred or leased subject to the following conditions:

- A covered parking space may only be sold or transferred to a current apartment unit owner.
- A covered parking space may only be leased to a current owner or lessee of an apartment unit.
- No covered parking space may be sold, transferred or leased without the prior written approval of the Board of Directors. Parking a vehicle on said spaces is not permitted without such approval.

- The Board of Directors will not accept an application for the sale, transfer or lease of a covered parking space to an apartment unit having delinquent maintenance charges, or while a lien or assessment against said unit remains unpaid.

5.10 Condominium Documents. Pursuant to the requirements of the Florida Statutes, the Association has, and will make available for a fee, to any association member, or the authorized representative of such member, copies of the Declaration, Articles of Incorporation, Bylaws, and the Rules and Regulations of the Renaissance of Pompano Beach III, Inc.

5.11 Insurance Requirements. The building's master insurance policy only covers the common and the limited common areas, the structural integrity of the building, and other property defined under Florida Statutes 718.111 (11). Individual owners are responsible for that part of the building containing the apartment unit that lies within the apartment boundaries, as defined in the Declaration of Condominium of the Renaissance on Pompano Beach III. Therefore, it is highly recommended, that each owner carries insurance for the replacement of interior construction components of their units. This is over and above insurance for contents, additional liability, personal property and the deductible portion of the master policy.

The Association will not intercede in situations where damage to a unit is caused due to water leaks, mold, etc, originating from another unit or from common areas. It is up to the owners and their insurance companies to subrogate these situations. If an owner chooses not to carry interior insurance, he/she will be held personally liable for damages and/or related negotiations with unit owners affected in the event of damage.

In addition, the Association is not responsible for damage to the interior of a unit caused from roof leaks except to the extent covered by the master policy. Owners are responsible for the deductible portion of all claims covered by the Association's insurance.

5.12 Enforcement of Rules and Regulations. The Board of Directors is responsible for the enforcement of the Rules and Regulations of the Renaissance III. Further, the Board of Directors has empowered the Front Desk personnel to enforce said Rules and Regulations.

5.13 Violations. The Association has the following remedies against an apartment unit owner for any breach or violation of the Rules and Regulations originated or caused by the owner, a member of the owner's family, guest, visitor, lessee, contractor, or service personnel:

- A temporary suspension of the access to specific common elements.
- An action for an injunction.
- An action to recover damages.

REVISION AND EFFECTIVE DATE

The foregoing Rules and Regulations, enacted by the Board of Directors of THE RENAISSANCE OF POMPANO BEACH III, INC. CONDOMINIUM ASSOCIATION, shall be effective on September 24, 2024, and shall amend the existing Rules and Regulations of the Association, as promulgated by the Board of Directors. In any instance where there is a divergence or a discrepancy between the above enacted Rules and Regulations and the previously enacted Rules and Regulations, the provisions of the above Rules and Regulations, enacted this date by the Board of Directors, shall prevail, excepting that these Rules and Regulations shall be effective prospectively and not retroactively.

ENACTED THIS 24th day of September, 2024, by:

THE BOARD OF DIRECTORS
RENAISSANCE OF POMPANO BEACH III, INC.