

QUANTUM ON THE BAY CONDOMINIUM ASSOCIATION

Rules and Regulations

September, 2022

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INTRODUCTION

WELCOME TO **QUANTUM ON THE BAY CONDOMINIUM ASSOCIATION**, (herein referred to as “The Association”), an urban community association in the heart of Miami’s historic Downtown.

The Rules and Regulations contained in this document (herein referred to as “The Rules”) include useful information that is intended to afford Owners and Residents at The Association a premier lifestyle and pleasant living environment.

The Rules apply to all Unit Owners and Residents who are responsible for their guests, contractors and anyone who is visiting them on the premises.

The Florida Statutes and The Association Declarations and Bylaws allow the Board of Directors to establish rules and regulations to govern the Association.

All Residents are legally obligated to observe all of the provisions of The Rules and the Declaration and By-Laws that may be amended from time to time. The Rules will govern the conduct of all Residents and any person on the property at the invitation or permission of any Resident.

Unit Owners shall be responsible for the conduct of their families living in the Unit, and also of Lessees, and of members of the Lessees’ families living in the Unit, as well as any of their or their Lessees’ guests and invitees.

Correspondence regarding The Rules should be sent to The Board of Directors (herein referred to as “The Board”) in care of The Management Office. You can contact The Management Office via telephone at 786-314-7459 or contact them via email to QuantumAdmin@FSResidential.com

All requests related to maintenance should be directed to The Management Office during office hours or to the Front Desk (in an emergency) when the Office is closed. Hours of The Management Office are Monday, Wednesday, Thursday and Friday from 9A-5P and Tuesday, 9AM-7PM (State and Federal holidays excluded). Subject to change by Board decision. Employees of the Association are not to be sent out by Unit Owners or Occupants for personal errands.

The Board may periodically amend existing rules or adopt additional rules. As a Unit Owner/Resident, it is your responsibility to thoroughly read the booklet and adhere to all of The Rules. If there are any questions concerning the information contained in this booklet, they should be directed to the on-site Management Office.

DEFINITIONS

The following is a list of terms with a definition.

Articles: The Articles of Incorporation of the Association, as amended from time to time.

Art Studio: The Art Studio, an amenity, is located on the Pool Level in the North Tower.

Board: Board of Directors of the Association.

By-Laws: The By-Laws of the Association, as amended from time to time.

Common Element: The portions of the Condominium property which are not included within either the Units and/or the Association Property.

Cyber Lounge: The Cyber Lounge, an amenity, is located on the Amenities Level in the North Tower.

Limited Common Element: Those Common Elements the use of which is reserved to a certain Unit or Units to the exclusion of other Units, as specified in the Declaration.

Master Association: A Florida corporation not for profit, that is responsible for the administration of the Master Covenants.

Master Covenants: The Declaration of Covenants, Restrictions and Easements for Quantum on the Bay.

Residents Lounge Room: The Residents Lounge Room, an Amenity, is located on the Pool Level in the South Tower. There is also an entrance on the Amenities Level of the South Tower.

Party / Event: A party and / or event is defined as a social gathering of more than 12 people.

Party Room: The Party Room, an Amenity, is located on the Pool Level in the North Tower.

Theatre: The Theatre, an Amenity, is located on the Amenities Level in the South Tower.

Terrace: The Terrace, a recreational area, is located on the Amenities Level in the South Tower across from the Theatre which is directly above the fitness center.

Sun Deck: The area adjacent to the eastern and northern side of the eastern pool area which has a natural border of foliage to the north and east of the eastern pool area.

IMPORTANT PHONE NUMBERS

Fire, Police or Medical Emergency	911
Non-Emergency	305-579-6111
Building Emergency	786-314-7455 or 7456
Quantum on the Bay General number	786-314-7459
Front Desk	786-314-7455
Front Desk Fax	786-314-7463
Management Office (QuantumAdmin@FSResidential.com)	786-314-7459
Asst. Property Manager	786-314-7459 x 7457
Administrative Assistant North Tower	786-314-7459 x 5814
Administrative Assistant South Tower	786-314-7459 x7458
Valet	786-709-9060

SAFETY AND SECURITY

BUILDING SAFETY AND SECURITY

For your safety, please adhere to the following Rules:

1. Entrance doors, except the main lobby entrance, should never be left unlocked or propped open. Any Unit Owner who notices an entrance door (including a garage entrance door) unlocked or propped open should immediately notify the Front Desk Staff.
2. Unit entrance doors shall be kept closed at all times.
3. Suspicious activity or vandalism should be reported immediately to the Front Desk Staff or Security.

4. Possession, possession with intent to sell, selling or consumption of any illegal drugs is prohibited on the premises. Police will be called in for any such case and will be pursued legally by the Association to the full extent of the law.
5. Unit Owners should not allow access to the building to any individuals they do not know.
6. All Residents must be on record with The Management Office. It is the responsibility of each Owner/Resident to ensure that accurate contact information is provided/updated with the Management Office.
7. All persons not accompanied by a Resident (guests, visitors, delivery people, etc.) must sign in at the Front Desk and be personally announced by the Front Desk Staff when entering through the main entrance.
8. Contractors must be approved by the Management Office and must enter through the loading dock in the back of the building after checking in with the security loading dock attendant.
9. Fire Department regulations stipulate that no flammable combustible fluids or materials (including fireworks), and no hazardous chemicals or substances shall be kept within any residential Unit or stored in any Common Element. Excluded from this rule are devices required for medical reasons (such as oxygen tanks) and ordinary cleaning products.
10. Nothing shall be done in any Unit or in, on, or to the Common Elements or the Limited Common Elements that would impair the structural integrity of the building.
11. All Unit Owners/Residents must maintain a functioning emergency speaker system in each Unit. The Association reserves the right to inspect such systems according to law.
12. Notify the Front Desk if any violations from the aforementioned list occur.
13. The hours of operation of the loading dock doors for ENTERING the building will be posted on the loading dock doors. The doors can be used for EXITING the building 24/7.

BUILDING MANAGEMENT AND STAFF

1. A management firm (herein referred to as The Management Company) has been retained to manage the day-to-day operations of The Association. The Management Company has the experience, knowledge, and training necessary to operate and maintain your condominium to the highest standards and best level of service. The Management Company will work with you, The Board, and The Association employees to help make your community enjoyable.
2. As property manager, The Management Company is responsible for hiring, training, and supervision of employees of The Association, and enforcement of The Rules. The Association employees supervised by The Management Company include an on-site

Property Manager, Assistant Property Manager, Front Desk, Security, Maintenance, Housekeeping and Valet staff.

3. Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.
4. Staff is not authorized to work in the interior of the units unless authorized by Management. Residents must contract a licensed and insured contractor.
5. Former employees, who have worked directly for the Association or Management Company, are not allowed back on the premises for any reason.

ENFORCEMENT OF DECLARATION, BY-LAWS AND RULES

1. All Unit Owners / Residents shall be held accountable for any violation of the Declaration, By-Laws and The Rules. Furthermore, such Unit Owners/Residents shall be jointly and severally liable for the actions and behavior of all of their guests, tenants, and contractors.
2. If a Unit Owner, Resident, guest, or tenant violates any provision of the Declaration, Bylaws, or The Rules, the Management Office shall recommend a fine to the Board of Directors. Should the fine be approved, the Management Office will notify the offending party in writing of such violation with an opportunity to appear before an appeals Committee.
3. If such violations continue, or if the seriousness of the violation warrants. The Management Office shall refer the matter to the attorney that is representing the Association.

COMMON ELEMENTS

GENERAL USE OF COMMON ELEMENTS

1. **QUANTUM ON THE BAY IS A NON-SMOKING BUILDING.** NO SMOKING of any materials (i.e., cigarettes, pipes, vaping, etc.) is allowed in any area of the building EXCEPT inside an Owner's Unit provided that smoke and odors are contained within their own respective Unit. All other areas, including but not limited to Hallways, Stairs, Lobby, Garbage Rooms, Management Office, Elevators, Storage Rooms, Cyber Lounge, Art Studio, Residents Club Room, Roof Top Terrace, Theatre, Fitness Center, Pool Area, and all areas of the Garage are considered to be non-smoking areas and subject to enforcement procedures according to The Association Rules, Declaration and By-Laws.

2. The Association prohibits storage of any type of personal property (such as, but not limited to, furniture, buggies, doormats, footwear, etc.) for any period of time in the Common Elements, except in assigned storage lockers.
3. All residents and their guests are expected to be considerate and conduct themselves in a manner that does not disturb other residents, and is not offensive.
4. The Limited Common Elements shall not be altered without the prior written approval of The Board.
5. The Unit Owner shall be responsible for any damage to the Common Elements and Limited Common Elements caused by the acts of omission or commission by Residents of his or her Unit, their guests, invitees, including contractors, and Animals, and shall be charged with any costs incurred in repairing any such damage. The Association, at the cost to the Unit Owner, shall repair any and all such damages.
6. Consuming food or beverages in the Common Elements is permitted except in the lobby and less than five feet from the pools. Glass bottles, glass containers, and food deliveries, are not permitted. Alcoholic beverages can be consumed in a responsible manner so long as they are not in a glass container. Underage drinking is prohibited.
7. Music, radios and other sound devices shall be used with personal headphones and be inaudible to others anywhere on the property. No use of cell phones on speaker will be accepted.
8. Shoes and shirts/cover-ups shall be worn in all Common Elements, except the Sun Deck and Pool.
9. No loitering or holding of meetings is permitted in the lobby or the hallways.
10. The use of in-line skates, bicycles/tricycles, and skateboards are NOT permitted anywhere in the building.
11. Children will be the direct responsibility of their parents or legal guardians, including full supervision by them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises/screaming will not be tolerated. All children under sixteen (16) years of age must be accompanied by a responsible adult when entering and/or utilizing the amenities. They may not use the amenities without adult supervision.

ADVERTISING AND SOLICITATIONS

Neither Residents nor Unit Owners shall distribute flyers, circulars, or mailers in Hallways, Mailboxes, under Unit Doors, or elsewhere in the Common Elements or limited Common Elements. In the Mailroom there will not be any business cards, flyers, circulars, mailers, or any other type of advertisements outside of the bulletin boards. Any such type of advertisement found will be immediately removed and disposed of. The management office may allow a magazine to be placed in the mailroom for free distribution with prior approval from the Board of Directors.

Bulletin Boards will be handled by the Management Office. Only announcements or ads by Unit Owners / Residents will be allowed, or approved by the Board of Directors. Ads or announcements will not be larger in dimensions than 5" x 7" and must be one sided. All ads or announcements must be turned in before the first of the month so that the ads or announcements may be displayed the following month. All ads or announcements will be posted the first of the month and removed at the end of the month. "For Sale" or "For Rent/Lease" or other temporary signage may not be displayed in the interior or exterior of the Condominium Property.

ART STUDIO, CYBER LOUNGE, PARTY ROOM, RESIDENTS LOUNGE ROOM

1. PARTY ROOM is open for Unit Owners and Resident lessee of a Unit from 8:00AM to 12:00AM every day.
2. No parties / events are permitted in the CYBER LOUNGE and / or the RESIDENTS LOUNGE unless it is rented by a Unit Owner or Resident lessee of a Unit.
3. Only a Unit Owner or Resident lessee of a Unit may rent the ART STUDIO, the CYBER LOUNGE, the PARTY ROOM, and / or the RESIDENTS LOUNGE. Under age dependents or guests MAY NOT rent the ART STUDIO, the CYBER LOUNGE, the PARTY ROOM, and the RESIDENTS LOUNGE. The Unit Owner / Resident lessee renting the ART STUDIO, the CYBER LOUNGE, the PARTY ROOM, and /or the RESIDENTS LOUNGE shall be present throughout the duration of the function and shall be responsible for any damage to person or property occurring at the function.
4. Reservation for exclusive use of the ART STUDIO, the CYBER LOUNGE, the PARTY ROOM, and /or the RESIDENTS LOUNGE shall be made through The Management Office, and
is subject to availability. The designated ART STUDIO, the CYBER LOUNGE, the PARTY ROOM, and /or the RESIDENTS LOUNGE application shall be signed and submitted along with a rental fee and damage deposit as determined by The Board (see Exhibits and Schedule of Fees and Hours in the Quantum website which are not part of these rules). The amenity will not be reserved until the rental agreement and fees are submitted. The Management Office reserves the right not to rent the ART STUDIO, the CYBER LOUNGE, the PARTY ROOM, and /or the RESIDENTS LOUNGE, if, in the

reasonable opinion of The Management Office, the proposed use would be for an improper purpose.

5. The ART STUDIO, the CYBER LOUNGE, the PARTY ROOM, and /or the RESIDENTS LOUNGE cannot be sublet; the ART STUDIO, the CYBER LOUNGE, the PARTY ROOM, and /or the RESIDENTS LOUNGE is for personal, social affairs hosted by Owners / Residents of The Association. A registered owner/tenant must be present during the entirety of the function.
6. Guests of the renter of the specific Amenity be it either the ART STUDIO, the CYBER LOUNGE, the PARTY ROOM, and /or the RESIDENTS LOUNGE shall not be permitted in the Common Elements other than the specific amenity being rented and the specific rented Amenity associated washrooms.
7. The ART STUDIO, the CYBER LOUNGE, the PARTY ROOM, and /or the RESIDENTS LOUNGE reservation forms can be requested from the Management Office or can be found on the website. The reservation form is not a part of the Rules and Regulations and is subject to board changes from time to time.
Management, with Users, shall inspect the ART STUDIO, the CYBER LOUNGE, the PARTY ROOM, and /or the RESIDENTS LOUNGE and document the room's condition prior to and after the specified event. Any damage found will result in the entire deposit being withheld by The Association and costs for damages charged to the Resident.
8. Music in Art Studio, Party Room, or Resident's Lounge must be kept at a level that does not disturb residents or interfere with building operations. Headphones must be used in the CYBERLOUNGE unless reserved for exclusive use.
9. The Unit Owner / Resident and their guests shall conduct themselves in an appropriate manner at all times. Any violation of ART STUDIO, the CYBER LOUNGE, the PARTY ROOM, and /or the RESIDENTS LOUNGE Rules of use observed by Management or Staff of the building may result in a forced end to the event with the facility being vacated. If so ended, all fees paid will be forfeited.
10. The Association is not liable for any injury, theft, damage, or other losses relating to persons or property on the ART STUDIO, the CYBER LOUNGE, the PARTY ROOM, and /or the RESIDENTS LOUNGE premises.
11. All Residents using the ART STUDIO, the CYBER LOUNGE, the PARTY ROOM, and /or the RESIDENTS LOUNGE shall submit a list of their guests to The Management Office forty-eight (48) hours in advance of the event.
12. Caterers and other service providers shall provide a certificate of insurance and/or a host liquor liability certificate to the Management Office.
13. Smoking of any substances, including vaping pens, is prohibited throughout the building including any rented facility. You must leave the property if you wish to smoke.

BICYCLES / BICYCLE ROOM / INLINE SKATING

1. Bicycle storage is located on the ground floor of the building near the east entrance. Bicycle storage is allowed in front of an Owner / Resident's Parking Unit space in the garage but not chained to any plumbing or protective rails. Residents shall store bicycles only in the areas designated as bicycle storage. Access to the bicycle room is restricted to Residents, and it is the responsibility of the Resident to adequately secure his/her bicycle by lock and/or chain. The Association is not responsible for lost or stolen bicycles.
2. Bicycle storage room is for bicycles, kayaks, paddle boards, and other recreational items subject to space availability and management approval. Any items stored in the room that are not approved and registered with Management will be removed and discarded.
3. All items stored in the Bicycle Room and other designated bicycle storage areas shall be registered with Management and display a registration permit. Residents must provide the management office with a registration fee per item subject to change by Board of Directors decision from time to time.
4. Bicycle storage spaces are for the use of Residents only; they may not be rented or transferred by a Resident to another Resident or successor Resident.
5. Bicycles shall be secured in the bicycle racks and only one bicycle per bicycle rack is permitted. A limit of two bicycles per Unit.
6. Bicycles/children's tricycles/scooters, skates and similar are not permitted in Common Elements of the building, other than the hallway between the elevators and the Residents unit, garage and G level. No riding shall be permitted anywhere in the building.
7. The Association and Management are not responsible for any bicycles or other items lost, stolen, or damaged in the Bicycle Room or any storage area.
8. Unit Owners are responsible for any damage caused by their bicycle or those of their lessees, to any building Common Element or other Unit Owner's property or Unit. Guests or visitors must secure their bike off of condominium property.

BUILDING ACCESS

1. Unit Owners / Residents are required to use their key card / fob to gain access into the building. Front Desk Staff CANNOT be expected to recognize all Residents and may require you to use your electronic access device to access areas of the building.
2. Visitors to the building must check in with the Front Desk and be registered. The Front Desk will contact the resident on the phone number on file with the Management Office to get verbal confirmation from resident in order to allow access. If the resident is not on the premises, the resident can provide authorization to grant access to the elevator by sending an

email to management; however, keys for the units will not be issues and door of the unit will not be opened. Visitors will be denied access if the above conditions are not met.

3. Unescorted guests must sign in at the Front Desk each time upon arrival
4. Contractors, and domestic service providers must sign in at the Loading Dock Desk. The Security Guard there will contact resident on the phone number on file with the Management Office to get verbal confirmation from resident to allow access. Domestic service providers include housekeepers, caregivers, and dog walkers. If after hours or on weekends, domestic service providers can use the call button located at the north tower entrance and will be allowed to enter the building, upon confirmation by the resident.
5. As the protection and safety of our residents is our number one concern, we want to take the time to explain to all of you the importance of correctly utilizing your fob(s) (blue sensor that allows for you to maneuver around the building). Fobs should only be in the possession of a registered resident. Each registered resident will receive one fob. Guests, and domestic service providers will not be issued fobs (this does not include immediate family members or long-term guests registered and approved with the Management Office). If you lose your fob, it is imperative that you contact the Management Office at 786-314-7459 immediately so that we can deactivate the fob(s).

CARTS

1. The Association provides a limited number of carts in the lobby as a convenience to the Residents to assist in loading and unloading. In consideration of others, Residents shall personally return the cart to the Front Desk within thirty (30) minutes from the time the cart is taken and shall not leave the cart unattended in any part of the Property, including sending unattended carts in the elevator to the lobby. No guests, delivery persons or contractors may use the carts.
2. At the Front Desk, Residents shall turn in their driver's license or passport. The Front Desk Staff will sign the cart in when it is returned and return the Residents ID.
3. Carts may not be removed from the building.
4. Contractors are not permitted to use The Association's carts.
5. Any damage to the carts will be the responsibility of the Resident who used the cart, including replacement.

DISTURBANCES / NOISE / ODORS / NUISANCES

Please be aware that excessive noise and odors from your Unit may be disturbing to your neighbors. It is expected that every Unit Owner / Resident will be considerate of neighbors and maintain moderation in activities that may disturb other Residents.

1. Unreasonable noise, noxious odors including odors from smoking cigarettes or other substances inside the resident's unit, other annoyances, nuisances or disturbances are not permitted to extend out from individual units into Common Elements or other residential units.
2. An unreasonable level of annoyance shall be verified by a member of The Management and/or Security Staff before action is taken against a Unit Owner / Resident.
3. The sound of audio equipment and television may carry beyond walls and floors of an individual Unit in spite of high-quality sound insulation materials used in the walls and floor of the building. Please be considerate of your neighbors by keeping the sound to a reasonable level.
4. Entertaining family and friends in your Unit may create noise for neighbors exceeding their comfort levels. Please be aware of the time and noise levels of your entertainment activities and keep the noise to a reasonable level.
5. Unit Owners / Residents who entertain on the balcony shall be aware that the sound travels to Units above, below and on both sides of your Unit and possibly further. Please be considerate of your neighbors by keeping the noise on the balcony to a reasonable level.
6. Construction in the Unit of an Owner / Resident shall comply with all Rules in the Construction and Remodeling section of this document.
7. If a Resident has a complaint about noise or other disturbance from another Unit Owner / Resident, Unit Owner / Resident should notify The Front Desk Staff. Front Desk Staff will then attempt to contact the Unit Owner / Resident of the offending Unit. An attempt by security staff to contact the Owner/Resident of the offending unit is enough to receive a fine if there is no immediate compliance.
8. An Owner / Resident with a complaint should also submit a written complaint letter to The Management Office indicating the time and date of the disturbance, the type of disturbance and the source of the disturbance. This should be done after reporting the complaint to the Front Desk and will be used as additional evidence for the disturbance.
9. All Residents shall comply with a request by The Management, Association employee or Security to cease the disturbance or other violation of The Rules.

10. In the case of a verified disturbance or violation, The Management or Association employee will attempt to contact the Unit Owner / Resident of the complaint. A Unit Owner / Resident will be given an opportunity to immediately correct the violation. If the disturbance or Rules violation continues thereafter or is repeated, it shall be subject to enforcement procedures by The Board.
11. Repeated disturbances or violations will be subject to a fine for each occurrence even if it is on the same day or night.
12. Loud animal noises will not be tolerated. Quantum staff will attempt to contact the Owner/Resident, if the Owner/Resident cannot stop the noise immediately, a fine will automatically apply. Should it be confirmed that the noises are due to unfair treatment of the animal, the Owner/Resident shall be pursued to the full extent of the law.
13. Nothing in these Rules and Regulations pertaining to animals shall relieve a Unit Owner/Resident of responsibility for taking all necessary precautions to see that any animal residing in their Unit does not create an unreasonable disturbance at the judgement of the Board of Directors which includes barking or other noises and/or creating unsanitary conditions.
14. If any action or proceeding is instituted by the Association Board or other steps are taken by the Association Board to enforce the applicable provisions of the By-Laws or the Rules and Regulations, including but without limitation to these Rules and Regulations pertaining to animals, the animal owner shall pay all cost of enforcement, including, without limitation all reasonable attorney's fees whether or not law suit is commenced, and all such costs will be added to the monthly maintenance. If the animal owner is not a Unit Owner, the Unit Owner of the Unit in which the offending party resides is jointly and severely responsible for any fines and cost of enforcement. The rights of the Association may be enforced by injunctive relief or specific performance in addition to other remedies that may be available to the Association.

ELEVATORS

1. Unit Owners / Residents shall alert The Management or Staff when any malfunction or unusual noise occurs during elevator operation. Each elevator is provided with an electric alarm bell if the situation demands.
2. There are four elevators for use by Unit Owners / Residents in each tower; three Passenger elevators and one padded Service elevator. The padded Service elevator is designated as P5 and P11. The padded Service elevator shall be used or transporting Furniture and other large items that may displace passenger travel. All elevators shall be used by Unit Owners / Residents for transporting Animals and Bicycles.

3. Elevators shall be used for transport only and shall not be used for play or other activities that disrupt the intended use.
4. Eating or is not permitted in the elevators.
5. Unit Owners / Residents are responsible for the IMMEDIATE cleanup of any accidents due to Animals and any spills that occur during use of an elevator or any other common areas. Please notify Front Desk Staff or Management if assistance is required.
6. No one other than Management may post anything in the elevators. Nothing will be taped, tacked on, or fixed by any means on the walls of the elevator excluding the sign holders.
7. Vandalism or other damage to the elevators is an offense chargeable to the responsible Resident.
8. All deliveries of large items, moves, etc. shall be scheduled through The Management Office and shall be transported in the Service elevator only. Licenses and insurance documents are required prior to large deliveries/moves and will only be scheduled Monday through Friday between the hours of 9am and 5pm with PRIOR authorization from the management office.
9. All Protective layers on the walls and floors of the service elevators P5 and P11 will be placed at 9:00 AM and taken down at 5:00 PM.

FITNESS CENTER

1. The Fitness Center is for the exclusive use of Unit Owners / Residents and their guests. Guests must be accompanied by the Unit Owner / Resident at all times.
2. Personal Trainers must register with the Management Office and provide a copy of their license and insurance. The Association's license and insurance requirements may be obtained from the Management Office. Personal trainers are prohibited from providing service to anyone that is not a Quantum on the Bay resident while providing professional services in the fitness center. Personal trainers can only utilize the Fitness Center accompanied by a registered resident.
3. No equipment shall be removed from the Fitness Center. Any personal equipment left in the Fitness Center shall be deemed available for use by any visitors to the Fitness Center or may be disposed of / discarded in the discretion of Management. All Television sets and lights should be turned off when the Fitness Center is not in use.
4. Children under 16 years of age must be supervised by an adult over the age of 21 at all times and shall not make use of the free weights.
5. Residents must wear proper gym attire. (Shirts, shorts, & athletic footwear) Sandals are not permitted. Pool bathers must change into proper gym attire to use equipment. Clothing must be dry.

6. Lockers are available for Resident use. The Association will not be held liable for objects placed inside the lockers. All locks must be removed nightly at closing. Any locks or items left in lockers will be removed and discarded.
7. Showers are available for Resident use. No personal grooming such as shaving is permitted in the showers/bathroom sinks. Please clean up after yourself.
8. Residents shall not use profanity, smoke, or eat in the Fitness Center.
9. Residents will exercise caution and there will be no careless, abusive, or improper use of equipment, this includes dropping or throwing weights. Please return the weights to the proper stacking location. Residents will not put weights against the wall or mirrors. If there is a question on the proper use of the equipment, please contact the Management Office or Front Desk.
10. Please be courteous to others and wipe down equipment and benches after use and toss your trash in the waste baskets.
11. Exercise equipment and mirrors are not to be moved or rearranged.
12. Residents will not climb or hang upside down on the TRX frame or any other equipment. All equipment is to be used as instructed on each machine.
13. Articles left in the gym will be available in the lost and found for 1 month. After which all items will be disposed of.
14. No animals are allowed in the Fitness Center.
15. Music, radios and other sound devices shall be used with personal headphones and be inaudible to others.

FRONT DESK

1. At no time is there to be any person other than the Front Desk Staff or Management behind the Front Desk.
2. There will be no eating, drinking, or smoking at the Front Desk area and the lobby.
3. All visiting guests of Residents that are unaccompanied by the Resident must sign in at the Front Desk.
4. In cases of emergencies such as medical, domestic disputes or fire, please call 911 first and then notify the front desk.

GARAGE / PARKING

1. All Unit Owners/Residents must register their vehicles with the Management Office. All vehicles will display a current standard issued Quantum barcode provided by Management at a location that has been designated by Management. Any vehicle found in the Garage that has not been properly registered or without the proper barcode, or without a valid valet ticket will be immediately towed without notice at the vehicle owner's expense.
2. Registered vehicles in excess of designated parking space(s) owned by the Unit Owner/Resident must be parked by Valet. For example, Unit Owner has 1 parking space but three registered vehicles, 1 is allowed to be self-parked the other two must be parked by Valet.
3. Parking Unit Owners / Residents shall park only in their own designated Parking Unit space in the garage. Parking in a space other than the designated space or improper parking (taking up more than one parking space) shall result in towing, without notice and at the violator's expense.
4. Owner(s)/ Resident(s) may not have their family members and/or guests park in their designated spaces. Garage parking is ONLY for registered residents. Any vehicles registered for parking in the garage, must be in a registered residents name. All family members and guests must use valet for parking their vehicles.
5. The Parking Unit space shall be used for parking one automobile. A bicycle or motorcycle may only be stored in front of the automobile in the Parking Unit space as long as both fit in the Parking Unit space. The car and/or motorcycle shall not extend beyond the limits of the space. Any motorized vehicle such as an automobile, scooter, and/or motorcycle will only be parked in an assigned space.
6. Motorcycles that do not fit within a designated parking space must be registered with the office and will be assigned a spot for an annual fee. Motorcycles should have an antitheft system. The Association is not responsible for theft or damage to any vehicles or bicycles left in the garage.
7. Fire code prohibits use of the Parking Unit space to store tools, supplies, materials, or items of any type. Any items stored in or around a Parking Unit space will be removed and discarded without notice by the Maintenance/Security Staff in order to preserve the safety of all Residents.
8. For safety reasons, all vehicles must not exceed a speed of 5 MPH in the garage. The automobile lights must be ON at all times when a car is in motion in the parking garage.
9. Vehicles may not be washed, repaired or serviced in any way in the parking garage with the exception of battery charging / replacement or fixing of a flat tire.

10. Vehicles displaying any signs of leaking fluids, malfunctioning brakes, steering, or any other problems that may render the vehicle unsafe or inoperable or without a license plate may not be parked in the garage until the problems are corrected. Vehicles that, in Management's opinion, need to be removed from the garage for these reasons will be towed at the vehicle owner's expense.
11. Any illegally parked vehicle by a repeat offender will be immediately towed without notice at the vehicle owner's expense.
12. All parking spaces including handicap designated parking spaces have been assigned. Any Unit Owners / Residents with a handicap sticker found parking in any handicapped parking space other than the one assigned to them will be immediately towed at the vehicle owner's expense. Handicap spots are issued on a first-come-first-served basis. Please understand that you may be placed on a wait list for such a spot.
13. Temporary Hang Tags are available through the Management Office. These will only be issued for rental / replacement vehicles for a short period of time. If after hours, resident is responsible to contact the Management Office ahead of time and the temporary hang tag will be left at the Front Desk. Temporary barcodes will only be issued to vehicles registered to current residents that are registered with the Management Office. The original bar code will be deactivated during the time the temporary barcode is in effect.
14. Commercial Vehicles are not allowed in the Garage. The only exceptions are the Association exclusive Vendors who perform repair or maintenance that are required to be inside the Garage.

GUESTS

It is the responsibility of all Unit Owners / Residents that all their guests abide by the Rules and Regulations set forth. There are three (3) different classifications of guests. The classifications are Short Term, Long Term, and Family Guests. All guests with the exclusion of Short-Term Guest's must be registered with the Management Office 48 hours prior to arrival. All Long-Term Guests must complete the pre-screening requirements by the Association in order to allow access.

1. Short Term Guest: Guests who stay in a unit for no more than 5 days at a time are not required to register with the Management Office, but need to register at the Front Desk.
2. Long Term Guest: Guests who stay in a unit for a period of 6 to 30 days must register with the management office. Guests staying longer than 30 days may need to be added to the lease if applicable. These situations will be handled case by case by the Management Office.

All guests with the exclusion of Short-Term Guest's must register for each visit with the Management Office. Please keep in mind that guests will not be issued a key fob. For immediate

family members to have a FOB they shall be registered with Management and pay the fee. Residents must be present with their guest/family members when using the amenities. Guests are to use valet parking and are not permitted to park in the garage.

HOUSEHOLD ANIMALS & PETS

All Unit Owners / Residents who keep Animal(s) must adhere to the State of Florida (Florida Humane Care for Animals Act) and City of Miami Laws and Ordinances and the following Rules and Regulations governing the keeping of household Animals to insure the health, comfort, safety and general welfare of all Residents.

Animals shall not, in the reasonable judgment of The Board and/or The Management, constitute a continuing nuisance to others or cause repeated damage to the Common Elements. Continued violation of the Rules herein may constitute grounds for legal action or permanent removal of the Animal(s).

1. Unit Owners and Current Residents may keep only common domesticated animals, which have been vaccinated, in their units. Animals shall not be kept or used for any commercial purpose.
2. Animals can be carried while traveling the lobby, but may not be walked through the main entrance or lobby. Animals must be taken to the ground level to enter/exit the building. Storm barricades may not be removed from the ground level when walking pets into/out of the building.
3. Registration: New and Current Owners shall immediately register all new animals within five (5) days of moving in or within five (5) days of acquiring a new household Animal by completing and submitting the Household Animal Registration Form, providing a photograph of the animal(s), and vaccination reports. The Animal Owner shall provide the Animal's name, breed, weight, color, and vaccination report to The Management Office, along with the Unit Owner's name and Unit number. Visiting Animals are not allowed in the building, this excludes trained service Animals. All Animals must be registered with Miami-Dade County.
4. New and Current Owner(s) registering a new dog are permitted only two (2) dogs per unit with a maximum weight of fifty (50) lbs. each.
5. All dog owners must attend the mandatory pet orientation. After which the official Quantum on the Bay dog tag will be issued to the Resident.
6. **NEW PET** registrations are prohibited for New and Current Renters.
7. Animals in Common Areas: Animals must be maintained in the Animal owner / Caretaker's Unit and, when outside of the Unit, shall be in the custody of a responsible person and be

caged, controlled, carried, or on a leash not more than six (6) feet long. **If using a retractable leash, it may not be extended more than six feet when being used in the building.** Animals may not, at any time or under any circumstance, be left unattended and/or chained within the building Common Elements, Limited Common Elements or on building Property. Animals shall only be in hallways of the building as a means of direct ingress or egress to and from its Owner's Unit and the service elevator. No Animal shall be left unsupervised on balconies or terraces. Except for Service Animals providing assistance to a Human, Animals are not allowed in the Lobby, Party Room, Cyber Lounge, Residents Lounge, Theatre Room, Fitness Center, Art Studio, Roof Top Terrace, Terrace Area, Management Office, Pool or Sun Deck. Animals may not play in elevators, Common Elements, Limited Common Elements, Parking Garage or in the Lobby.

8. Pooper Scooper: An Animal Pooper Scooper cleaning area is provided near the entrance of the Garage of the building as well as the North Tower Loading Dock Door adjacent to the Package Room. Both locations are equipped with bags to clean up the feces of the Animal. The Unit Owner / Resident or Animal Caretaker shall clean up after each use and properly dispose of the waste in the trashcans provided-failure to do so shall be considered a violation of the Rules and will be subject to fines.
9. Unit Owners / Residents use these facilities at their own risk. The Association is not responsible for injuries to any Unit Owner / Resident or Animal Caretaker or the Animal in their charge.
10. Walking Animals outside the Building: By law, animal waste in the City of Miami shall be picked up and properly disposed of by the person attending the Animal.
11. The Animal shall be walked to the curb for relief activities and shall be prevented from using the landscaped areas of the building property including planted trees along N BAYSHORE DR. or 19th Street, the building itself, and the sidewalks contiguous / adjacent to the building.
12. Damage to Common Elements: Staining of hall carpeting or other damage to the Common Elements, including but not limited to exterior walls shall be reported immediately to The Management or the Front Desk Staff so that it can be spot cleaned effectively. The Resident / Unit Owner shall be responsible for any damage to hallways or to any of the Common Elements caused by their Animals whether from waste or dirt soilage, and shall be assessed the cost thereof up to and including replacement. Failure to report and then clean such staining or damage, or to pay for the damage, shall constitute a violation of this rule.
13. Waste Disposal: Unit Owners / Residents shall clean up any mess including urine and excrement left by their Animals on building grounds, or on any of the Common Elements. At all times during which the Animal is on building grounds and/or in the Common Elements, the Unit Owner / Resident shall carry a means of waste disposal and cleanup, and shall immediately clean up after the Animal's waste or soilage, and properly dispose of same. Animal waste, including kitty litter, shall be double bagged in plastic before disposal via the trash chute. The use of sinks, toilets, or tub and shower drains for this

purpose is strictly prohibited. Shall the animal be seen urinating and/or defecating in the common area and the Owner / Resident does not dispose of the waste accordingly, the Owner/Resident will be sent immediately to the grievance committee and fined.

14. Continuing Nuisance: No Animal shall be allowed to be an annoyance, a nuisance, or in any manner whatsoever offensive to others in the building, including, but not limited to, continuous or repeated barking, whining, yelping, meowing, or crying, or to otherwise create a continued disturbance, or to cause damage to any of the Common Elements. In case of such disturbance or such damage, Management or Security will attempt to contact the owner of the animal and will be given the opportunity to immediately correct the problem. If the disturbance continues unabated, or it is frequently repeated, it shall constitute a nuisance and a violation of this Rule. Fines will apply and once the Board considers that to be a nuisance, the animal shall be removed from the building. Animals will not be left on the balcony.
15. No animal is allowed that is exotic or vicious or that creates a nuisance to any other unit or resident. No breeding of any animals harbored within the unit is permitted. An animal breed that is prohibited by applicable law or considered dangerous or a nuisance, may not be maintained at the property.
16. Dog Walkers and other domestic service providers are subject to all Household Animal Rules as outlined. Unit Owners / Residents will be held jointly and severally liable for any damage that results should the Rules be violated by the Caretakers of their Animals. Dog walkers cannot enter the building with other dogs that they are walking.
17. Except for a certified trained service Animal providing assistance to an Owner, Resident, or guest, animals are not permitted on the Roof Top Terrace, the Sun Deck, Pool area, Lobby (unless carried), Art Studio, Party Room, Fitness Center, Terrace area, Theatre, Cyber Lounge, or Residents Lounge, or Management Office. Any Unit Owner/Resident who identifies Animals in the listed areas should notify the Front Desk Staff immediately. Dogs are allowed only between the Unit where it resides and the allowed exit of the building on the ground level.
18. ONLY Unit Owners or Residents who have assigned parking spaces on the second floor adjacent to the lobby may walk their pets from the elevator to their cars and from their cars to the elevators only and without passing in front of the Front Desk.
19. Violations of Rules: Violations of one or more of the foregoing Rules shall be reported immediately to The Management Office. In case of such violation, Management shall attempt to notify the Unit Owner / Resident of the complaint and when possible, will be given the opportunity to correct the problem. If the disturbance or violation continues or recurs, the Board will fine the Owner / Resident every time it happens.
20. Guests of Unit Owners or Residents are not allowed to bring animals to the building, unless it is a certified trained service animal with proper identification.

LOADING DOCK- LOADING / DROP OFF ZONE

The Loading Dock is for the purpose of allowing Unit Owner's and/or Resident Lessee's contractors, couriers, delivery trucks, moving trucks, and other large commercial vehicles to park only for loading or unloading provided that the Unit Owner and/or Resident Lessee has advised Management and that the vehicle leaves the Loading Dock immediately once loading and unloading is completed. The Loading Dock closes at 5 PM. No regular vehicle is allowed to park in the loading dock unless the Loading Dock is being used by Valet as additional vehicle storage. Unauthorized vehicles left unattended in the loading dock will be towed at the vehicle owner's expense. Residents may park in the loading dock when retrieving packages from the package room after hours, for no more than 15min. Food Delivery Drivers are also allowed to park in the Loading Dock afterhours, for a maximum period of time of 15min.

A Loading and Drop off Zone available for the residents is located on the Second Floor in front of the Second entrance gate. The loading zone can only be used for a maximum of 15 minutes by providing your driver's license to the front desk.

PACKAGE ROOM

All packages must be delivered to the Package Room.

No packages will be delivered to the Front Desk by a carrier including packages from neighbors or relatives. The Package Room Attendant is responsible for keeping the package room organized and secured (room must be locked at all times), for receiving, inspecting, verifying and distributing "Letters, Packages and Parcels" (herein referred to as "items") for Residents of the building only or authorized by Management, and maintaining an accurate log of all items that have been received and have been distributed to the appropriate Resident.

1. Receiving of any packages and prescriptions will be handled solely by the Package Room Attendant in the Loading Dock. The Package Room Attendant will not accept or sign for Registered, Certified or Return Receipt mail. Also, the Package Room Attendant will not accept items that require temperature control (hot or cold). Large Deliveries must be reserved with the Management office 2 days prior to delivery during the hours specified in the Schedule of Fees and Hours (on Quantum's website). Owners must be present to receive their delivery.
2. Keys will not be received or held in the package room.
3. No mail or package will be received unless it is for a Unit Owner or Resident of the building. Items delivered to the property, must be in the name of a registered resident only. Guests or family members may not receive packages at the building. Items addressed to unregistered residents will not be accepted upon delivery or will be returned to sender.
4. There is a 120-day maximum for holding packages, if the Resident has not claimed the package within the allotted time the package will be forfeited and will be returned to place

of origin. After two weeks of receiving a package, such package will be placed in storage and an appointment will be required to retrieve it, typically within 2 to 3 days. The Board of Directors may approve a storage fee.

5. Packages over 70 lbs. will not be accepted by the Packages Clerks. These packages will be left outside of the package room for pick up and will not be registered in the system. This means, that you will not receive a notification of the delivery from the building. The Association is not responsible for these packages.
6. Packages will only be released to registered residents of the unit. In the case of the commercial space tenants, packages will be released to a designated person appointed by the owner of the unit. This designated person will also receive notifications on behalf of the tenants.
7. The Association reserves the right to change the hours of operation during Holidays or when there is an increase of packages for the season. This includes extended hours and temporary closing during the day to process packages.

POOL AND SUN DECK

1. Use of all Amenities including the Pools and Pool Area is limited to Unit Owners / Residents and their guests and the Resident must accompany the guest at all times.
2. Appropriate covering of swimsuits and footwear shall be worn between the Unit and the Pool. When leaving the pool and entering the building each individual should make the best attempt to be dry.
3. An adult shall accompany children under the age of sixteen (16) years old at all times when in the Pool area. No toys, balls, screaming, rough housing or rafts are permitted in the Pool. Infants or elderly in regular diapers are not allowed in the Pool.
4. Swimming classes by instructors are not permitted in the pools.
5. Swimmers and Pool area users shall abide by the posted rules in the Pool area.
6. Smoking of any substance including cigarettes and vaping is prohibited anywhere in the Pool area, associated bathrooms and Sun Deck.
7. Electrical appliances are not allowed in the Pool area at any time. No unlawful, noxious or offensive activities shall be carried on in the Pool or Pool area. Nothing shall be done therein or thereon which, in the judgment of The Board, constitutes a nuisance, causes unreasonable noise or disturbance, or otherwise unreasonably interferes with the use or enjoyment of such facilities by other Residents and their guests.

8. Music from radios or other sound devices must be kept at a level that does not disturb residents or interfere with building operations.
9. A Resident or guest who is directed by The Management or The Association Staff to leave the Pool, the Pool area, or Sun Deck area for violation of The Rules shall do so promptly.
10. Residents using suntan lotion and/or body oils in the Pool or Sun Deck area shall cover the chairs with a towel before using them.
11. Unit Owners / Residents and their guests will shall not mark, damage, destroy, deface or engrave any pool furniture. If so, done the furniture will be repaired/replaced and the cost of so doing will be billed to the Unit Owner/Tenant.
12. The two pools cannot be reserved for any parties.
13. The Association is not liable for any injury, theft, damage, or other losses relating to persons or property on the Sun Deck premises.
14. No pets/animals are allowed in the Pool Deck at any time, with the exception of Service Animals and/or Emotional Support Animals previously registered with the Management Office.

ROOF GARDEN

1. Use of the ROOF GARDEN is limited to Unit Owners / Residents and their guests.
2. Appropriate covering and footwear shall be worn between the Unit and the ROOF GARDEN. Proper footwear shall be worn at all times in the Common Elements.
3. An adult shall accompany children under the age of sixteen (16) years old at all times when in the ROOF GARDEN area.
4. Smoking of any substance including vaping is prohibited anywhere on the ROOF GARDEN.
5. No object of any kind shall be dropped, thrown, swept or allowed to fall from the ROOF GARDEN. Unit Owners / Residents are responsible for any damage caused by any item that has fallen from or blown off the ROOF GARDEN.
6. Residents and their guests shall do nothing in the ROOF GARDEN area that, in the judgment of The Board, constitutes a nuisance, causes unreasonable noise or disturbance, or otherwise unreasonably interferes with the use or enjoyment of such facilities by other Residents.

7. A Resident or guest who is directed by The Management or The Association Staff to leave the ROOF GARDEN area for violation of The Rules shall do so promptly.
8. Personal items such as chairs, tables etc. shall not be left on the Roof Garden. Any personal items left in these areas will be removed and disposed of.

STORAGE ROOMS / LOCKERS

1. Storage Rooms are located on the ground floor of the building.
2. Storage rooms are strictly for the use of the Residents to whom the specific locker is assigned. Storage lockers have been assigned by the Developer. Only one storage locker is permitted per Unit. Contents of lockers not properly assigned and registered will be removed at the Unit Owner's and/or Resident's expense and may be discarded without notice and without liability to The Association.
3. The storage rooms shall remain locked.
4. Fire Department regulations stipulate that explosive or flammable materials shall not be kept within any residential Unit or stored in any Common Element. Excluded from this rule are devices required for medical reasons (such as oxygen tanks) and ordinary cleaning products.
5. Personal property shall not be left in the Storage Rooms outside the Unit's assigned storage locker. Such items will be removed at the Unit Owner and/or Resident's expense.

THEATRE

1. Only a Unit Owner or Resident lessee of a Unit may reserve the THEATRE. Under age dependents or guests MAY NOT reserve the THEATRE. The Unit Owner / Resident lessee reserving the THEATRE shall be present throughout the duration of the function and shall be responsible for any damage to person or property occurring at the function.
2. Reservation for the THEATRE shall be made through Building Link and/or Management Office and is subject to availability. The Management Office reserves the right not to reserve the THEATRE, if, in the reasonable opinion of The Management Office, the proposed use would be for an improper purpose.
3. Prior to using the THEATRE, the Unit Owner or Resident lessee must turn in to the Front Desk Staff a valid Driver's license or Passport which will be returned after use of the THEATRE.
4. The THEATRE cannot be sublet; the THEATRE is for personal, social affairs hosted by Owners / Residents of The Association.

5. The Unit Owner or Resident lessee of a Unit reserving the THEATRE shall comply with all directives from the Security Staff, Maintenance Staff, and The Management Office (or any other building staff), all of whom shall have the right to end any function prematurely.
6. Guests of the Unit Owner or Resident lessee reserving the THEATRE shall not be permitted in the Common Elements other than the THEATRE area (and associated washrooms) unless accompanied by a Resident.
7. A Unit Owner or Resident lessee of a Unit may reserve the THEATRE for only one 4 hours segment once per week. The only exception is if 12 hours prior to a desired time slot no one has reserved the THEATRE then a Unit Owner or Resident can reserve the THEATRE without counting towards their once per week allotment.
8. Reservations of the Theatre are subject to a fee that the Board of Directors will determine from time to time.
9. The THEATRE capacity is not to exceed 20 persons. The Unit Owner / Resident and their guests shall conduct themselves in an appropriate manner at all times. Alcoholic beverages may be used with discretion. Any violation of THEATRE capacity or Rules of use observed by Management or Staff of the building may result in a forced end to the event with the facility being vacated.
10. The THEATRE can be reserved up to three (3) months in advance and only during the hours specified in the Schedule of Fees and Hours. The Resident host or hostess shall be present during the entire event. Further, the Resident shall clean, and have the area completely vacated of all guests by the approved time allotment.
11. If Management, the Maintenance or Security Staff deems further cleaning necessary, Management will have the room and all affected facilities cleaned at an hourly cost per hour per person, chargeable to the Unit Owner who reserved the room. If an outside contractor is engaged to clean or otherwise repair the room as result of the event for which the room is rented, the entire cost will be borne by the Unit Owner.
12. A staff member, along with building personnel, shall inspect the THEATRE and document any damages prior to and after use. Any unreported damage found after use will result in costs for damages charged to the Unit Owner including and up to replacement.
13. The Association is not liable for any injury, theft, damage, or other losses relating to persons or property on the THEATRE premises.
14. Liquor is prohibited anywhere in the THEATRE unless reserving the THEATRE and then must be used with discretion. Snacks such as popcorn, soda, candy and chips are acceptable.

TRASH DISPOSAL / CHUTE / RECYCLING

1. The following items shall **NOT** be put in the trash chute: matches, lit cigarettes, explosives, batteries, flammable materials and their containers, aerosol cans, medical wastes, or needles. The disposal of these items is the responsibility of the Resident. The Management Office may be contacted for proper disposal procedures for these items.
2. Trash and other wastes shall be disposed of in a clean and sanitary manner. All disposable materials shall be properly bagged in a 4-gallon bag (a system requirement), tied and discarded down the trash chute on your floor. Improperly sealed trash attracts unwanted pests. Residents shall not put any unwrapped, not bagged or unsealed material in the trash chute; liquids, foods, and pet feces must be properly double bagged, as these substances may adhere to the chute lining, create odors and attract unwanted pests, which may infiltrate Residential floors.
3. Moving materials including cardboard boxes and large amounts of wrapping material shall be broken down and left in the trash room or can be taken to the ground floor for disposal. Packing material such as bubble wrap should be broken down and taken to the ground floor.
4. Removal of large items from the premises (such as carpeting, appliances, furniture) is the responsibility of the Unit Owner. Unit Owners will be charged for the disposal of such items with prior authorization. The Management Office shall be contacted in advance for such removal procedures. The Trash Chute will not be used in this manner.
5. Common Elements shall be left clean after any remodeling and moving. Unit Owners will be charged for clean-up and/or repair services required by their failure to protect and/or clean the Common Elements during a move or remodeling activity.

VALET

1. Each unit owner may register one vehicle for each assigned space with Management (motorcycles that fit within the space can be registered to a spot but are considered an additional vehicle). Additional vehicles are subject to a valet fee which includes valet parking the vehicle. A fee per vehicle, as determined by the association, will be charged when registering additional vehicles.
2. Guests will use the Valet Service.
3. Unit owners / Residents with more vehicles than their assigned parking spaces will use the valet service
4. The sole responsibility of the valet attendants is the parking of vehicles.
5. Valet fees are subject to change by the Board of Directors.
6. Please promptly meet vehicles brought to the front entrance by valet when requested. Vehicles standing more than 10 minutes will be returned to the garage.

7. Valet attendants may not assist with installing or removing child safety seats.
8. Vehicles left unattended on the parking ramp will be towed at the owner's expense.

LIMITED COMMON ELEMENTS

BALCONIES

The balconies are Limited Common Elements of the building for the exclusive use of the Unit Owner / Resident. Any damage that occurs to the surface is solely the Unit Owner's responsibility as is the cost thereof to maintain, repair, and replace.

1. There is no cooking on the balconies.
2. No articles other than patio-type furniture shall be placed on the balconies, patios or other Common Areas.
3. Due to the fire hazard, anyone found tossing a lit cigarette, cigar, or any other item from a balcony will be legally pursued for Arson. Mops, rugs, linens, cloths, clothing, curtains, laundry etc. shall not be hung or be shaken on the balconies. Unit Owners / Residents are responsible for any damage caused by any item that has fallen from or blown off their balcony.
4. No Unit Owner / Resident shall display, hang or store any clothing, cloths, linen, sheets, blankets, laundry, bikes, barbeque grills or other articles on the balcony or outside the Unit.
5. No Unit Owner / Resident shall paint, decorate, or exhibit signs, illumination, advertisement or lettering outside the Unit where it may be visible from outside the Unit. Winter holiday decorations are permitted between November 1st and January 15th and must be removed by January 15th.
6. No Unit Owner / Resident shall install any canopy or awning outside of the Unit.
7. No balcony floor covering or article, which would cause damage to the building or the balcony, is permitted. The balcony surface is treated with a membrane to preserve the concrete surface and any floor covering or article that holds or traps moisture may damage the membrane and is prohibited. If you wish to re-tile your balcony, it must be approved by the Association. The pitch and waterproofing of the balcony are considerations when re-tiling a balcony. Built up decks are not permitted on balconies.
8. Installation of satellite dishes by Unit Owners shall be restricted in accordance with the following: (a) installation shall be limited solely to the Unit or any Limited Common

Elements appurtenant thereto, and may not be on the Common Elements; (b) the dish may be no greater than one meter in diameter and must be on a free-standing tripod/stand, and (c) to the extent that same may be accomplished without impairing reception of an acceptable quality signal, unreasonably preventing or delaying installation, maintenance or use of an antenna, or unreasonably increasing the cost of installing, maintaining or using an antenna, the dish shall be placed in a location which minimizes its visibility from the Common Elements. No equipment of any kind may be adhered in any fashion to the walls of the building. Installation of a satellite dish must be approved by Management.

9. If animal urinates or defecates on the balcony, it must be immediately cleaned up.
10. Animals are prohibited to be left on the balcony unattended and will be subject to a fine.
11. Use only a wrung out, damp mop to clean the balcony surface. Do not at any time throw water onto the balcony. Do not use harsh or abrasive chemicals, on the surface of the balcony.
12. No equipment/adornments of any kind may be adhered in any fashion to the walls of the building. Equipment/adornments must be free standing.
13. Music can be played on the balcony or from within the unit with the balcony doors open so long as it does not disturb other resident and coinciding with City of Miami noise ordinance hours. Unit Owners / Residents are expected to be considerate of neighbors and other Residents.
14. If you expect to be away for an extended period of time, all objects must be removed from your balcony or terrace.

WINDOWS, WINDOW TREATMENTS AND DOORS

1. DO NOT DRILL INTO THE WINDOW MULLIONS!
2. All windows coverings must be either white or off-white. Contact The Management Office for information on specifics. Window coverings are subject to disapproval by the Board.
3. No Unit Owner / Resident shall display, hang, or store clothing, laundry, or other articles in the windows or on the exterior door, nor exhibit signs, illumination or advertisement in the windows or doors where it may be seen from the outside.
4. The City of Miami Fire Department regulations prohibit the placement of any personal property in hallways, including but not limited to door mats, shoes, umbrellas, strollers, toys and items of any sort. Door mats or Welcome mats shall be placed within the Unit.
5. Except for religiously mandated objects, decorative articles, signs and other fixtures are not permitted on Unit Doors. No holes, hooks, screws or other similar penetrating fastening

devices may be used on the door or doorframes. Any damage caused by affixing or removing items to/from the Unit Door will be repaired at a cost to the Unit Owner. Winter holiday decorations are permitted between November 1st and January 15th and must be removed by January 15th.

6. Weather-stripping or other material, blocking the free flow of air, is NOT allowed on Unit entry doors. The removal of any material used to block the free flow of air at the base of the Unit door, or any work required to create a minimum ¼ inch air gap at the bottom of any door, will be charged to that Unit Owner of record. This issue has a direct relationship to Building Code requirements for proper air intake and circulation.
7. No windows may be tinted.
8. Any cracked or damaged glass must be reported to The Management Office immediately.

INDIVIDUAL UNITS

GENERAL USE OF UNITS

1. No overloading of electrical wiring is allowed. No one shall operate any machines, appliances, accessories, equipment, etc., in such a manner as to cause unreasonable disturbances to others, or install or connect any such devices to the main heating, plumbing, electrical or exhaust systems without prior written authorization from The Management Office.
2. All faucets, toilets, sinks, drains, shut-off valves, heating and other plumbing fixtures shall be maintained by the Unit Owner in good working order and free from leaks. If a leak is deemed a threat to the common elements and/or other Units then the Association is authorized to repair all such fixtures at the Unit Owner's expense.
3. Common water closets and other common plumbing shall not be used for any purposes other than those for which they are constructed.

CONSTRUCTION AND REMODELING

In order to promote good quality workmanship, and for the safety and well-being of all neighboring Residents and the building as a whole, the following Rules will govern the specified types of repairs and remodeling within a condominium Unit:

1. DO NOT DRILL INTO THE CONCRETE CEILINGS OR FLOORS OR WINDOW MULLIONS.

2. The Unit Owner shall supply The Management, at least thirty days prior to the commencement of work, the ARCHITECTURAL MODIFICATION APPLICATION Form (See Management) and a detailed proposal and/or plan of the proposed work that should describe the entire scope of the work including all structural changes. If it is determined by The Management that the work will be extensive, The Board may refer the plans to outside engineers or architectural consultation, and the Unit Owner shall be responsible for any costs incurred for such services.
3. The work shall not proceed without the prior written consent of The Board or its authorized representative or without permits from the City of Miami. All permits must be posted on the door as required by the City of Miami. All unauthorized work will be reported to the city as a violation.
4. It is the responsibility of the Unit Owner to secure all permits, and the Unit Owner and contractor shall submit an agreed-upon construction schedule. The Board shall be informed if variations are expected in the construction schedule, and The Management reserves the right (but shall have no obligation) to inspect the work for compliance with the proposal and to stop the work if it is not in compliance with the approved plans.
5. Certificate of Insurance from the Unit Owner and the contractor shall be submitted prior to the commencement of work, pursuant to the terms of the Agreement.
6. Hours for construction, remodeling or other noise-producing work engaged in by the Unit Owner or contractors are restricted to Monday through Friday, between the hours of 9:00AM and 5:00 PM. All workmen are required to sign in and out with the Receiving Clerk. No such work is permitted on weekends and holidays, as observed by Management.
7. Contractor vehicles shall not be parked in the assigned Parking Unit of the Unit Owner. Parking in the loading dock for extended periods of time is prohibited as this area is reserved for loading and unloading purposes only.
8. Contractors are strictly prohibited from using the passenger elevators and are restricted to using the freight elevator at all times. No contractor shall be allowed to walk through the lobby at any time. Contractors shall contact The Management office regarding the hours of use of the freight elevator and also shall make Management aware twenty-four hours prior to the delivery of any material to the Property. Deliveries are subject to elevator availability. Contractors must pay a fee, as determined by the association from time to time, to reserve the elevators for delivery of materials.
9. Contractors may not store materials within the Common Elements of the building and are to haul all debris from the building in covered containers. Under no circumstances may construction materials be disposed of down trash chutes or left in the chute rooms. The Unit Owner is responsible for ensuring that the contractor covers the corridor carpeting during hours when tradesmen are coming to the Unit. The cover shall be removed at the end of each working day and all debris removed.

10. The Unit Owner shall be responsible for any damage to the Common Elements of the Building caused by contractors employed by them or damage caused to any Units within the Building.
11. All of the contractor's materials shall be stored only in the Unit within which the contractor is working. Flammable materials are not to be stored within the Property premises. They shall be used and removed daily or will be removed by The Management at the contractor's expense. Contractors using flammable materials should have a fire extinguisher as part of their equipment.
12. There shall be no intrusion into the Common Elements (e.g. floor, ceiling, columns and walls adjoining another Unit), without the prior written approval from The Board. This is to include the cutting of concrete floors and ceilings.
13. To prevent construction dust from entering other Units, kitchen and bathroom vents are to be sealed while construction is in progress. Should dust or smoke trigger the fire alarm system, the owner will be billed for any charges from the city/fire department.
14. Any Unit Owner who wishes to install hard surface flooring in any room must install a Management approved sound absorbent. Installation of floor covering shall provide for adequate sound deadening and shall carry a minimum Sound Transmission Classification (STC) of 72 and (IIC) of 71. An appointment must be made with the Management Office/ Building Maintenance to document the installation.
15. The Owner's contractor shall submit to The Association a plan and proposed schedule of any anticipated plumbing/gas shut downs. The contractor is required to give the Building Engineer 72 hours' notice before any interruption along with the estimated downtime. The first shut down will be at no charge, but subsequent shutoffs will be charged \$100.00 each.
16. The Owner / Contractor is required to acknowledge in writing they have read and understand the Rules governing construction in their Unit.
17. No air-conditioning units may be installed by Unit Owners or occupants. No unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.
18. Contractors who violate any of the rules of the Association, or who knowingly defraud an owner, will be banned from the building.

HURRICANE PREPARATIONS

Residents absent from the Unit during any portion of the hurricane season beginning June 1 and ending November 30 must designate and register with the Management Office an individual or

firm to care for the unit. All Unit Owners or Resident whether present or absent during the period, remain responsible for carrying out the following:

1. Balconies and Terraces must be cleared of all removable furniture, plants, and other objects that could reasonably be expected to become a projectile during a hurricane
2. Automobiles and other motorized vehicles may be removed from ground floor parking spaces at the discretion of the Association.
3. Elevators may be shut down at the direction of the Association if an evacuation is ordered.

A resident who plans to be absent during hurricane season must prepare their unit prior to departure by designating a responsible firm or individual to care for the unit should a hurricane threaten the area. Management may, but is not obligated to, enter any unit with or without permission to ensure that proper preparations have been made for a storm. Costs for any damages to common elements or other units resulting from a resident's failure to comply with the above will be assessed to the Units Owner.

In the event an evacuation order is used, all units must evacuate during the time allowed. Any Owner/Resident that does not evacuate does so completely at their risk.

LOCKS AND KEYS TO UNITS, KEY CARDS AND KEY FOBS

1. Unit Owners / Residents must provide The Management Office with a working Unit key. Keys are kept secure by The Management Office and are required to allow access to the Unit with a 24-hour prior notification written or verbal for necessary repairs, maintenance, and inspections. In an emergency, building personnel is not required to call the owner prior to entry but will notify the resident after the immediate threat has been handled. Emergency access will be gained by any means necessary and all costs associated with reasonable access to the Unit by The Association or Management will be borne by the Unit Owner and charged to their account.
2. The Management Office will retain a single key to your residence for use only in an emergency (fire, flood, medical, mechanical, or police). If you change the lock on your Unit, you must provide the office with a copy of the new key(s). Please notify the on-site property manager of any key losses, replacements, or additions. You are responsible for the cost of replacing additional keys and key fobs.
3. Fobs are replaced at a cost of \$50.00 each. Price to be revised by the Board from time to time. Upon the sale of the unit, fobs should be transferred to the new owner.

LOCKOUTS

1. You may contact the Front Desk for assistance if you are locked out of your unit. Lockout fee will be charged by the Association if it deems the unit resident has utilized this service an excessive number of times.
2. Lock outs are only for registered residents. An ID is required as proof of residency. Domestic help/contractors will not be given access to the unit.

MOVING AND DELIVERIES

1. Residents must be at home or make arrangements to have a trusted person accept delivery of items such as furniture, appliances, or groceries. Staff members will not oversee such deliveries. Insurance certificates are required from all movers, whether moving into or out of the building or between Units. Contact The Management Office for details and requirements. Insurance certificates must be received before the move may be scheduled.
2. Moves and deliveries of large items shall be coordinated through The Management Office and may occur only during hours set forth in the Schedule of Fees and Hours (in Quantum's website). **No moves shall be held before or after the regulated hours or on Saturday, Sunday or national holidays.** All moves and deliveries shall be conducted according to the policies and procedures set forth by The Management and The Board.

SALES AND LEASES

A. GENERAL INFORMATION

1. All sales and leases of Residential Units shall comply with The Association Declaration, By-Laws, and The Rules.
2. All documents required by Management and The Board for a sale or lease of a Unit, must be signed, completed, and submitted at least 30 days before closing of the sale or lease transaction. Neither The Management Company nor The Management Office has authority to waive fees or requirements, issue Paid Assessment Letters, or to agree to the processing of these documents in a shorter period than such 30 days without written permission of The Board.
3. Any real estate transaction involving the sale, rental, lease or transfer of any unit requires prior approval of such transaction by the Association. No tenant can move into the unit until a written approval is obtained. Failure to comply with this regulation may result in disapproval of the tenants or buyers and/or fines.
4. Any legal fees may apply due to the non-compliance of the above mentioned will be charged to the Unit owner. The Association reserves the right to allow buying, leasing, rent or transfer of any unit pending a screening process.
5. The association reserves the right to restrict the number of prospective purchasers allowed to view a condominium unit at one time for the purpose of sale and/or lease of same. All

prospective purchasers and/or renters shall be required to provide the association with proper identification and must be accompanied by either a unit owner or a licensed real estate agent. Failure to comply with these requirements will result in the prospective purchasers/lessees being denied access to the building and/or unit they are viewing.

6. If a Resident calls the Fire Department and turns out to be a false alarm, any charges will be the responsibility of the Resident that made the call.

B. RENEWAL LEASES

1. All leasing shall comply with the requirements of Article 17.8 of the Declaration of Condominium Ownership.
2. Lease renewals will **NOT** be approved by the association if the current renter has any violations.
3. Leases may not be less than six months in length. No short-term leases or seasonal rentals are permitted.
4. Upon arrival, lessees shall be required to register with The Management Office and complete the Confidential Unit Owner Information Form.
5. Owners will relinquish full use of the Common Elements and facilities to the Renters. Owners will be held responsible for the actions of their guests and renters. Any damage to the Common Elements or Limited Common Elements caused by a renter will be the responsibility of the Unit Owner.
6. Renters and guests are subject to all The Rules as adopted by The Board. It is the responsibility of the Unit Owner to see that a copy of The Rules is given to each renter and guest inhabiting their Unit.

C. ROLE OF ASSOCIATION WITH REGARD TO LEASES

Should the association recover title to the unit and/or be required to legally remove a tenant, the association hereby states that they are not bound to prior agreements with the tenant and shall not assume any of the duties/responsibilities of the prior landlord (unless specifically required by Florida law).

D. REGISTRATION WITH MANAGEMENT OFFICE/ACCEPTANCE OF RULES, REGULATIONS, POLICIES AND PROCEDURES, FEES AND SCHEDULE OF THE ASSOCIATION

Residents of any Unit must register with The Management Office and be responsible for abiding by The Rules, Declaration, Bylaws, Policies, Procedures, Fees and Schedules of The Association.

