

THE CROSBY

Rules and Regulations

The Crosby Miami Worldcenter has certain restrictions and covenants along with reasonable rules and regulations, which are intended for the community's best interests. They aid in helping to maintain beauty and tranquility and to preserve property values. Whether you are a homeowner or a renter, your cooperation is needed to maintain the esthetics and decorum of the community.

Some matters of interest are briefly outlined in this publication and may be amended from time to time. Such include rules and regulations on occupancy and use restrictions, transient rentals, nuisances, move in/out, deliveries, unit modifications, amenities, service elevator, third party unit access, dress code, and pets. These rules and restrictions are completely contained in the Association's Documents and have been adopted by the Board of Directors.

The Documents of the Association are: The Declaration of Condominium, The Articles of Incorporation, and The By-Laws. The Declaration contains Covenants, Conditions and Restrictions on the use of the property of which are filed with the County's real estate records. They bind the community and its occupants even as your property changes hands. The Articles of Incorporation and By-Laws supplement and implement the Declaration. New Homeowners are urged to read the Documents of the Association. The Association documents may be amended from time to time.

Every unit Owner and occupant shall comply with the rules set forth herein. Failure of an Owner or occupant to so comply shall be grounds for action, which may include, without limitations, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners for specific rules and regulations upon written request therefore and good cause shown in the solo opinion of the Board of Directors.

Amenities

Amenity Use Policy- Registered Residents and Short-Term Guests ONLY

- The use of all amenities is strictly limited to registered residents and short-term rental guests. Unauthorized use by a non-resident, guest or visitor is prohibited and may result in a violation fine or loss of amenity privileges.
- An owner renting a unit to another party relinquishes their right to use amenities until they retake possession of their unit.

Bicycle Storage

- Bicycle storage is available exclusively to condominium registered residents on a first comes first serve basis.
- Bicycle(s) must be registered with the Management office & display the issue bicycle tag.
- Unregistered or unauthorized bicycles are subject to removal at owner's expense.
- Bicycles must be secured to the rack and properly hooked. This is solely the responsibility of the Owner of the bicycle.
- Only bicycles in good working conditions may be stored. Non-operational or abandoned bicycles will be removed at owner's expense.
- Residents may store a maximum of one (1) bicycle per registered resident, unless otherwise approved by the management.
- Bicycle must be stored in the designated rack or assigned spot.

THE CROSBY

- Bicycle must take up the room of one (1) bicycle. May not take up or invade the space of another bicycle and/or spot.
- Bicycle area can't be used to store flammable, hazardous, or personal items. No personal belongings may be left on the bicycle.
- All bicycle(s) must exit through the loading/service area ONLY.
- The condominium is not responsible for loss, theft, or damage to bicycles or related equipment.

Dress Code

- Clothing and footwear are required in all interior common areas including, without limitation, lobby, elevators, and hallways. Such clothing includes closed shirts, shorts or pants, and shoes. Lone bathing suits should not be worn throughout interior common areas.

Club Lounge

- Club Lounge maximum occupancy: 76 persons.
- Hours of Operation: Daily 8:00am-11:00pm
- Only registered residents and guests may use the club lounge area.
- Users must maintain a professional and respectful environment.
- Phone calls should be taken in designated areas or with the use of headphones.
- Smoking of any kind is not permitted in the Club Lounge.
- Disruptive behavior, including loud talking, music, or inappropriate language is prohibited.
- Users must clean up after themselves and leave the space as found.
- Light refreshment and beverages are permitted in designated areas only; beverages must have lids.
- Trash must be disposed of properly in the bins provided.
- Children under the age of 16 must be accompanied by an adult.
- Wi-Fi is provided for business and study purposes only.
- Furniture must be placed back to original place.
- Tampering with lights, ventilation, or any fixtures is prohibited.
- Personal items should not be left unattended. The Association and/or management are not responsible for lost, damaged or stolen items.
- Any safety issues or suspicious activity must be reported to building management immediately.
- No Pets Allowed.
- The Club Lounge is for casual use only unless specified otherwise.
- Registered residents may always remain with their guests and are responsible for their conduct.
- Management reserves the right to ask any resident or guest to leave for disruptive or inappropriate behavior.
- Residents use the Club Lounge at their own risk.
- Violations of these rules may result in suspension of privileges.

THE CROSBY

Co-Working Lounge

- Co-Working Lounge maximum occupancy: 110 persons.
- Hours of Operation: Daily 8:00am-11:00pm
- Only registered residents and guests may use the co-working spaces.
- Workstations and conference rooms are available on a first come first served basis.
- Users must maintain a professional and respectful environment.
- Silence Cell phones.
- Phone calls should be taken in designated areas or with the use of headphones.
- Smoking of any kind is not permitted in the Co-Working Lounge.
- Video calls must be made with headphones; speakers are not allowed.
- Disruptive behavior, including loud talking, music, or inappropriate language is prohibited.
- Children under the age of 16 must be accompanied by an adult.
- Users must clean up after themselves and leave the space as found.
- Food is permitted in designated areas only; beverages must have lids.
- Trash must be disposed of properly in the bins provided.
- Wi-Fi is provided for business and study purposes only.
- Users must not engage in illegal downloading, streaming, or activity that compromises network security.
- Furniture must be placed back to original place.
- Tampering with lights, ventilation, or any fixtures is prohibited.
- Personal items should not be left unattended. The Association and/or management are not responsible for lost, damaged or stolen items.
- Any safety issues or suspicious activity must be reported to building management immediately.
- No Pets Allowed.

Electric BBQ Grill

- The use of the grill is at your own risk.
- The grill(s) must be reserved at the Management Office prior to use.
- A grill can be reserved for a maximum of 2 hours.
- Grills may only be used from dawn to Dusk.
- For your safety, sitting or standing on the grill counter tops is not permitted.
- Grilling may only be done in the designated areas.
- People under the age of 18 must be accompanied by an adult.
- Residents and/or guests are responsible for ensuring the grill area is cleaned and all trash is properly disposed of in designated containers.
- The grill(s) is for the use of registered residents and/or guests.
- Utensils are not provided; users may use their own.
- Flammable materials must be kept away from the grill.

Fitness Center

- Fitness Center maximum occupancy: 47 persons.

THE CROSBY

- Only registered residents or guests may use the fitness center.
- Use of Fitness Center is at your own risk.
- Hours of operation: Daily 5:00am to 11:00pm.
- Consult a physician before exercising or using fitness equipment.
- Follow the equipment instructions.
- All equipment must be sanitized after use.
- Proper attire must be worn; shirt, shorts/pants, and closed toe shoes.
- No food permitted in the Fitness Center.
- No Drinks in open containers are allowed.
- Glass containers are prohibited.
- Smoking of any kind is prohibited.
- No Horseplay.
- Slamming or dropping weights/dumbbells is not permitted.
- Free weights and non-stationary equipment must be returned to designated racks after use.
- Personal audibles must be used with headphones.
- Any activity which in the judgement of staff and/or management is disturbing to others or constitutes a safety hazard is prohibited.
- Children under the age of 16 must be accompanied by an adult.
- Pets are not permitted in the Fitness Center.
- Please limit the use of cardio equipment to 30 minutes when others are waiting.
- Any equipment malfunction or damage must be reported to management immediately.
- Tampering with lights, ventilation, acoustics or any fixtures is prohibited.
- The condominium association and/or management are not responsible for injuries or lost/stolen items.

Games Lounge

- Games Lounge maximum occupancy: 81 persons.
- Hours of operation: Daily 8:00am-11:00pm
- Damage caused to the Games Lounge and its content are the responsibility of the person who caused it. This will result in a \$150 minimum fine in addition to all costs equal to the extent of damage.
- Smoking of any kind is not permitted in the Games Lounge.
- Games Tables are for games use only. No sitting, leaning, or uses other than the equipment is intended for will be permitted.
- Alcohol is not permitted in the Games Lounge unless approved by Management.
- No pets allowed.
- Personal listening devices must be used with earpieces only. No open speaker system is permitted unless it is the Associations' or approved by management. Excessive and/or loud noises will not be tolerated. Management personnel have the authority to stop any activity that persists in causing excessive noise after being warned.
- Those under seventeen 14 years of age must be accompanied by an adult when utilizing the Games Lounge. Children are the direct responsibility of their parents or legal guardians.
- Participants are responsible for all the entertainment lounge equipment that is used.

THE CROSBY

- Trash Must be thrown away.
- Proper attire and shoes are required while in the Games Lounge.
- Television(s) must be kept at reasonable levels.
- Failure to comply with these rules may result in the forfeiture of your right to use the Games Lounge in the future.
- Tampering with lights and ventilation is prohibited. Please contact management for assistance.

Indoor Garden

- Indoor Garden maximum occupancy: 50 persons.
- Hours of Operation: Daily from 8:00 AM to 11:00 PM.
- No Damage shall be caused to any lawn, garden, trees, plants or flowers of any kind.
- No setting up tents or camping overnight or barbeque.
- Trash must be thrown after use.
- No food or Drinks are allowed.
- No Smoking of any kind is permitted.
- No pets allowed.
- Children under the age of 16 must be accompanied by an adult.
- No bicycles, skates, scooters, or hoverboards are allowed.
- Proper attire and shoes are required while in the Sky Garden.
- Failure to comply with these rules may result in the forfeiture of your right to use the Sky Garden in the future.

Locker Rooms and Sauna

- Locker Room maximum occupancy: 35 persons.
- Sauna maximum occupancy: 8 persons.
- Plunge Pool Maximum occupancy: 2 persons.
- Hours of Operation: Daily from 5:00 AM to 11:00 PM.
- Reserved for the use of registered residents or guests only.
- Children under 14 must have adult supervision.
- Use of the facilities must be with care and caution for your health. Use at your own risk.
- Sauna or steam room should not be used in greater than 10–15-minute increments with cooling down periods after use.
- When body temperature has cooled down, users may re-enter and repeat the sequence up to three times.
- The temperature in the sauna and steam room should not exceed 180F.
- Shower before entering the sauna or steam room.
- The use of a towel is required.
- Proper attire and footwear must be worn.
- Do not enter the sauna room immediately after eating.
- Do not wear jewelry in the sauna or steam room.
- Food and drinks are not permitted in the sauna room.
- Exit Immediately if uncomfortable, dizzy, or sleepy.

THE CROSBY

- Loud conversations in person or via phone are not permitted.
- Personal music devices are restricted to headphone use only.
- Smoking of any kind is not permitted within the facility.
- Residents and guests must be completely dry before entering/exiting the spa.
- Pregnant women, small children, people with health problems and people using alcohol, narcotics or other drugs that cause drowsiness should not use plunge pool without first consulting a doctor.
- Anyone with open sores or wounds on the body may not use the sauna or steam room.
- People with health conditions should consult their physician before using the sauna or steam room.
- Report any damage or maintenance issues immediately to building management.
- The condominium association and/or management are not responsible for injuries or lost/stolen items.

Movie Lounge

- Only registered residents or guests may use the Movie Lounge.
- Hours of Operation: Daily from 8:00 AM to 11:00 PM.
- Movie Lounge maximum occupancy: 24 persons.
- Be kind & considerate of others using the Movie Lounge.
- Children under the age of 16 must be accompanied by an adult.
- Silence Cell phones during screening.
- Keep voice to a minimum during screening.
- No Pets allowed.
- Smoking of any kind is not permitted in the Movie Lounge.
- Disruptive behavior, including loud talking, music, or inappropriate language is prohibited.
- Users must clean up after themselves and leave the space as found.
- Do not leave garbage behind, please place it in the nearest garbage can.
- Report any damage or unsafe conditions to management immediately.

Pool Deck and Spa Rules

- Hours of operation: Daily, Dawn to Dusk.
- No lifeguard on duty. Swim at your own risk. NO DIVING ALLOWED.
- Pool Deck maximum occupancy: 301 persons.
- Spa bathing load: 11 persons.
- Spa maximum depth is 3 feet.
- Maximum Spa water temperature shall not exceed 104F.
- Maximum use 15 minutes.
- Only registered residents or guests may use the Pool Deck and Spa.
- Pregnant women, small children, people with health problems and people using alcohol, narcotics or other drugs that cause drowsiness should not use plunge pool without first consulting a doctor.
- Children under the age of 16 must be accompanied by an adult.
- Pets are not permitted in the Pool Deck or Spa.
- Please shower before entering the spa.

THE CROSBY

- Towels or covers must be placed over lounges and/or lounge cushions.
- Floats and similar devices are not permitted in or around the spa.
- Running, horse playing, or loud activity is not allowed.
- Smoking is not permitted in the spa or on the Pool Deck.
- No food, drinks, or glass permitted in the pool or within 5 feet of the pool. No glass on the Pool Deck.
- Do not enter the spa if you are ill or have diarrhea.
- Any toddler still using diapers and/or incontinent person must wear appropriate garments.
- Do not spit or swallow spa water.
- Music must not be audible except for Association activity.
- Any activity which in the judgement of staff and/or management is disturbing to others or constitutes a safety hazard is prohibited.
- No bicycles, skates, scooters, or hoverboards are allowed.
- Pool and/or pool deck will close in the event of lightning or severe weather conditions.
- Alarm indicates Spa Pumps Off. Do not use spa when alarm sounds until advised otherwise.

Pool

- Pool hours: Daily, Dawn to Dusk.
- No lifeguard on duty. Swim at your own risk. NO DIVING ALLOWED.
- Pool bathing load: 29 persons.
- Pool depth 3 feet to 5 feet.
- Maximum pool temperature: 104F.
- Only registered residents or guests may use the pool.
- Children under the age of 16 must be accompanied by an adult.
- Pets are not permitted in the pool or on the pool deck.
- Please shower before entering the pool.
- Towels or covers must be placed over lounges and/or lounge cushions.
- Floats and similar devices are not permitted in or around the pool except as provided by the Association.
- Running, horse playing, or loud activity is not allowed in the pool or on the pool deck.
- Smoking is not permitted in the pool or on the pool deck.
- No food, drinks, or glass permitted in the pool or within 5 feet of the pool.
- Do not enter the pool if you are ill or have diarrhea.
- Any toddler still using diapers and/or incontinent person must wear appropriate garments.
- Do not spit or swallow pool water.
- Music must not be audible except for Association activity.
- Any activity which in the judgement of staff and/or management is disturbing to others or constitutes a safety hazard is prohibited.
- No bicycles, skates, scooters, or hoverboards are allowed.
- Pool and/or pool deck will close in the event of lightning or severe weather conditions.

THE CROSBY

Move In/Out Deliveries

- Moves and deliveries require management approval prior to scheduling. A \$1,000 security deposit will be required for elevator reservations.
- Move in/out & Deliveries: Monday-Friday 9:00-4:30pm (with exceptions of Holidays)
- All Moves require completion and submission of a move in/out 14 days prior to moving date to the Management Office.
- All deliveries/moves require notice and COI to be submitted to the management office prior to the delivery date. No deliveries/moves will be permitted without proper notice and proper insurance on file.
- Required vendor insurances include:
 - General Liability Insurance with a minimum of \$1,000,000 coverage per occurrence.
 - Workers Compensation with a minimum of \$1,000,000 coverage per occurrence. Exemptions are Not Permitted.
 - Vehicle Insurance
 - Certificate Holder and Additional Insured must be under:
 - The Crosby Miami Worldcenter Condominium Association Inc.,
 - FirstService Residential, and
 - DT G Block, LLC.
- At any time during the moving/delivery process, no items may be staged, stored or left in the receiving area, building hallways or other common areas. The moving/delivery company and/or owner must remove all cartons, crates and packing material from the Property. Empty boxes and move-in garbage must be taken off property for disposal.
- Do not dispose of the cardboard material through the trash chute or common areas.
- Anyone putting boxes, containers, building material, etc., in the trash chute or trash containers will be subject to fines and costs equal to the extent of damage.
- Self-moves require that the resident provides a deposit of \$1,000 in the form of Cashier Check or Money Order, a copy of the resident's current automobile policy and U-Haul agreement.
- Unauthorized moves/deliveries are subject to DENIAL by Management and will be subject to fines as levied by the Board of Directors.
- Any damage to any of the common areas during a move/delivery is the responsibility of the owner and subject to repair charges.
- Personal listening devices of moving/delivery personnel must be utilized with headphones, no radios will be permitted, no excessive loud talking and yelling, no congregate on balconies or common areas.
- Move-in/delivery personnel must register with the Receiving upon arrival. Personnel will be issued an ID Badge to identify the apartment number where the contractor is authorized to be. If the contractor is found in any other location, they will be escorted off the property immediately.
- Management will direct move in/delivery vehicles to designated loading areas. Unauthorized vehicles on Association property are subject to being towed at the expense of the owner of the vehicle.

Nuisances

- Any use practice which is a source of annoyance to occupants of units, or which interferes with the peaceful possession or proper use of the Condominium and/or Association Property by its residents, occupants, or

THE CROSBY

members is considered a nuisance. Any action that is deemed a building nuisance will be subject to a violation and fine.

- The Crosby Miami Worldcenter is a non-smoking building. Smoking of any kind is prohibited on Association property or inside condominium units. There are no designated smoking areas on the exterior of the building. Smoking is not permitted outdoors or within 25 feet of the building including within 25 feet of entries, outdoor air intakes, and operable windows.
- No residents shall cause any sort of disturbance or nuisance to other residents. There should be NO loud or unusual noises after 11PM or before 7AM.
- Bicycles, skateboards, scooters, rollerblades, and any other wheeled vehicle/device are not allowed to be used through the common areas including, without limitation, lobby, elevators, hallways, recreational facilities, pool, lounges and entertainment rooms.
- Summer Kitchens or gas BBQ grilles are not permitted on any balcony, patio, terrace or roof deck.
- Bicycles and/or motorbikes should not be stored on balconies, patios or terraces.
- All personal property such as shoes, umbrellas, and boxes must be kept inside your unit. Welcome mats are not allowed.

Occupancy and Use Restrictions

- Each residential unit shall be used only in accordance with all applicable City, County, and Federal Codes, Ordinances, and Regulations.
- Unit occupancy in no event should exceed Studio Unit 2 persons, 1 bedroom Unit exceeds more than 4 persons, and 2-bedroom Units exceed more than 6 persons.
- Units owned by several individuals or by an entity, whether a corporation, trust, partnership, limited liability company or otherwise, shall in no event exceed the occupancy limits.
- Children shall be permitted to be occupants of Units. Children are the direct responsibility of their parents or legal guardians, including full supervision of 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.
- All occupants, including owners, tenants, short-term rentals and/or visitors must register with the management office.
- No portion of a Residential Unit (other than an entire Residential Unit) may be rented.
- As part of Association records, management must have applications and executed lease agreements on file for long-term tenants or those occupying a unit longer than 30 days.
- A resale application should be completed by a buyer prior to closing on a resale. All pertinent documents will also need to be turned into management. Such include warrantee deed, HUD statement, sale agreement, and estoppels.
- The Unit Owner and/or occupant is recommended to ensure all personal property within the Unit or the limited common elements. Individual Unit Owners and/or occupants are recommended to maintain insurance for Hazard and Liability on their Unit whether they have a mortgage or it is paid in full.
- All Unit Owners, whether they occupy the Unit or not, shall regularly run the Unit's air conditioning system to maintain the Unit's temperature, whether occupied or not, at 78°F or less, to minimize humidity in the Unit.

THE CROSBY

- All Owners and occupants of units are notified that there is no parking on the condominium property.
- An Owner monthly parking option is available at their own expense.

Packages

- The package room is located on the Ground Level next to the mailboxes by the service corridor.
- Package room is accessible during the hours of Monday through Sunday 8:00am to 7pm.
- Packages that are left unclaimed for more than 5 days will be returned to sender.
- If the addressee would like someone else to pick up the package, written authorization will need to be sent to Management.
- Management is not responsible for damaged packages or their content. This includes perishable items.
- The front desk does NOT hold personal belongings. This includes luggage, envelopes, keys, bags, or food deliveries.

Pets

- Domesticated pets may be maintained in a Unit provided that such pets, are permitted to be so kept by applicable laws and regulations, are not left unattended on external areas, are generally, not a nuisance to residents of other Units or of neighboring buildings, and are breeds not prohibited by applicable law or reasonably considered to be dangerous or a nuisance by the Board of Directors (in its sole and absolute discretion).
- A maximum of 2 pets is allowed per unit and cannot exceed 50 pounds combined.
- All pets must be registered with management. May establish reasonable fees in connection with same and/or may require pet owners to place with the Association a reasonable security deposit.
- Pets are not permitted in common areas including recreational facilities, Coffee/Juice Bar, entertainment room, pool and pool deck, Spas, Lobby area and or Residential Elevators.
- All dogs must be kept on a leash of a length that always affords reasonable control over the pet when outside the Unit.
- Pet owners shall be responsible for picking up and properly disposing of all excrements.
- Any landscaping damage or other damage to the Common Elements and/or the Residential Limited Common Elements caused by a Unit Owner's pet must be promptly repaired by the Unit Owner. The Association retains the right to effect said repairs and charge the Unit Owner.
- No pets may be kept on patio areas or on balconies of any Units when the Owner is not in the Unit.
- Pets may not be taken in any elevators in the Condominium other than in those designated for pets.
- Any damage to the Common Elements caused by a pet may be repaired by the Association at the expense of the pet's owner.

Service Elevator

- The use of the service elevator must be scheduled during business hours at least 48 hours in advance prior to date of use.

THE CROSBY

- Reservation requests can be made in person at the Management Office or Receiving Office during business hours or may be sent via email to aa@thecrosbymiamicom or receiving@thecrosbymiamicom
- Service elevator may be reserved Monday- Friday from 9:00am-12:30pm or 1:00pm-4:30pm.
- A Certificate of Insurance (COI) must be provided to the Management Office at least 24 hours BEFORE the scheduled arrival of ANY third-party company (Movers or Deliveries). The COI must contain the appropriate insurance coverage as required by the association. Sample COIs are available upon request.
 - General Liability Insurance with a minimum of \$1,000,000 coverage per occurrence.
 - Workers Compensation with a minimum of \$1,000,000 coverage per occurrence. Exemptions are Not Permitted.
 - Vehicle Insurance
 - Certificate Holder and Additional Insured must be under:
 - The Crosby Miami Worldcenter Condominium Association Inc.,
 - FirstService Residential, and

Third Party Unit Access

- Owners must register all listing agents / unit managers / service personnel with the Management Office.
- Listing agents or unit managers must provide a copy of the executed agreement for the applicable Unit(s) to the Association.
- The Listing Agent must notify Management and pre-register all individuals/authorized agents within the realty group that may from time to time be called on to show a Unit. Real Estate agents not on the approved list for a Unit will not be granted access.
- Real Estate Agents are permitted to conduct showings of units from 9:00AM-7:00PM on any date of the week.
- Real estate agents must be registered by management. Written authorization from a unit owner, tenant, or property manager must be sent to the management office in advance to register the real estate agent.
- Real estate agents MUST accompany clients in all common areas.
- Owners are responsible for providing the Unit keys/ Latch Access to the listing agent / unit managers / service personnel. Management staff will not hold Unit keys from Owners or open units.
- Lock-boxes are not permitted on the Condominium Property.
- Solicitation is not permitted on the premises at any time. No advertising is allowed.
- All contractors performing work in your unit MUST be properly licensed and insured to protect your investment as well as the condominium association. These requirements must be provided prior to the commencement of work in the unit. Decorators, floor installers, movers, and delivery companies will be required to have insurance in accordance with requirements. Violators will be requested to leave the property until a certificate of insurance is provided.
- Required vendor insurances include:
 - General Liability Insurance with a minimum of \$1,000,000 coverage per occurrence.
 - Workers Compensation with a minimum of \$1,000,000 coverage per occurrence. Exemptions are Not Permitted.

THE CROSBY

- Vehicle Insurance
- Certificate Holder and Additional Insured must be under:
 - The Crosby Miami Worldcenter Condominium Association Inc.,
 - FirstService Residential, and
 - DT G Block, LLC.
- All 3rd party service personnel for any owner or resident, including, without limitation, Housekeepers, Caretakers, Handymen, and Nannies must be registered through our system (Connect) and MUST check in through the Receiving Office as they enter the building.
- All third-party vendors must have proper uniforms attired by their employer.
- Food, Groceries and/or Retail delivery handling Must be meet at the lobby. Deliveries won't be allowed to go up to the units.

Transient Rentals

- All owners renting their unit on a short-term basis must have a valid Department of Business and Professional Regulation Vacation Rental License, Business License, and Short-Term Rental Insurance Policy. Supporting documentation must be turned in to the Management Office prior to commencement of short-term rentals.
- Owner must maintain a security deposit equivalent to one month's rent.
- All transient (short term) rentals must be registered with the Association or its designee. Upon check-in registered guests over the age of 18.
- Prior to the commencement of any transient rental (short term rental) the renting owner shall provide the Association with the name(s) of the guest(s), cell phone number, email address, and dates of stay.
- The renting owner must have on file with the Association, prior to commencement of the transient rental, the name and contact information for a licensed and insured housekeeping and engineering service provider that will respond 24 hours a day 7 days a week to the transient guest's requests for service or housekeeping.
- Front Desk must receive notification via email of a short-term rental. The notification must contain Names of the guests, dates of stay, phone numbers, emails address, and pictures of valid government issued identification.
- Valid government issued photo identification for all occupants must be provided to the Association prior to checking into a unit. The identification must also be present at check in to confirm identity of each guest.
- All guests must sign the Short-Term Rental Rules and Regulations during check-in and must always adhere to them. Failure to do so may result in reservation cancellation or loss of amenity use rights.
- A designated contact information must be provided to the Association prior to the start of the short-term rental. The designated contact phone number and email address will be provided to Management and will be available 24 hours a day, 7 days a week, for the length of the short-term stay, for any issue that may arise.
- All transient guests understand that the Association has no ability to service the Unit. You must contact only the Designated Contact or Renting Owner with respect to any
- Short-term rental guests will be provided with access to a unit with a FOB following registration/check in at the front desk.
- FOBs must be returned to the front desk at check out. Failure to do so will result in a \$50/FOB fee for replacement of the lost FOB.

THE CROSBY

Trash

- Trash chute access points are located on each Floor.
- Trash must be in bags and trash bags must be able to fit inside the trash chute opening. Only tied Trash Bags should be thrown down the trash chute. No heavy, sharp, liquid, or loose objects may be disposed of in the trash chute. Large bags full of garbage and bulk trash are prohibited from being left in the trash chute room.
- Boxes should be disposed of at the Ground Level of the Building/Loading Dock. All Boxes must be broken down and folded.
- All residents are prohibited from leaving boxes or other items in the service corridor, hallways, and stairwells.
- Bulk items cannot be disposed of on property. This includes furniture, mattresses, or any large objects. Residents are responsible for sourcing bulk trash pickup or disposing of the bulky items off site.

Unit Modifications

- All alterations and/or modifications by any unit owner shall be made in accordance with the provisions of the Declaration, the rules and regulations of the Association and all requirements of applicable law.
- Before any architectural modification takes place, an Architectural Modification Form must be completed and turned into management along with pertinent documentation for approval. Such documentation includes but is not limited to:
 - City permit (if required)
 - Contractor license, insurance, and plans related to the modification.
 - Security Deposit in the amount of \$5,000 the form of Cashier Check or Money Order payable to The Crosby Miami Worldcenter Condominium Association, Inc
- All modifications are subject to inspection by management before, during and after work is completed. Work may not commence until full approval has been issued by Management.
- Chipping, grinding and/or bushing of the concrete slab is expressly prohibited.
- Sound Control and waterproofing requirements, as outlined in the Condominium Documents, must be met prior to installation of floors. It is the Owner's responsibility to inform their contractors that sinks, showers and tubs are not for disposal of grout, thin set, or other work-related materials. Any damage to the pipes and plumbing is the responsibility of the Unit Owner.
- Curtains, blinds, shutters, levelers, or draperies (or linings thereof) which face (or are otherwise exposed to) the exterior windows or glass doors of Residential Units shall be white or off white in color and otherwise consistent with the overall appearance and aesthetic of the building.

THE CROSBY

ACKNOWLEDGEMENT OF RECEIPT OF RULES AND REGULATIONS FOR THE CROSBY MIAMI WORLDCENTER CONDOMINIUM ASSOCIATION, INC.

Unit Address: _____

Unit Owner/Tenant Name 1: _____

Unit Owner/Tenant Name 2: _____

Unit Owner/Tenant Name 3: _____

Unit Owner/Tenant Name 4: _____

By signing below, I/we acknowledge that on this date, I/we receive a copy of the Condominium Rules and Regulations for the above-referenced association. I/we agree to comply with all the rules and regulations.

Signature: _____	Date: _____
Signature: _____	Date: _____
Signature: _____	Date: _____
Signature: _____	Date: _____