PROMENADE SHORES AT DORAL CONDOMINIUM ASSOCIATION, INC.
RULES & REGULATIONS

1. Utility and other services: A unit owner shall do nothing within or outside their Unit that interferes with or impair the provision of such utility, cable television, communications, digital satellite systems, Life Safety Systems, security systems, or other service or drainage facilities or the use of these easements.

2. Maintenance and repair:
    a. The Association is responsible for protection, maintenance, repair and replacement of all Common Elements and Association Property.
    b. All maintenance, repairs and replacements of, in or to any Unit and Limited Common Elements, whether structural or nonstructural, repair or replacement of screens, windows, the interior side of the entrance door and all other doors within access to a Unit, shall be performed by the Owner of such Unit at the Unit Owner's sole expense.
    c. Electrical (including wiring), plumbing (including fixtures and connections), heating and air-conditioning equipment serving solely the applicable Unit, fixtures and outlets, appliances, carpets and other floor coverings, all interior surfaces and the entire interior of the Unit lying within the boundaries of the Unit or the Limited Common Elements, shall be performed by the Owner of such Unit at the Unit Owner's sole expense.
    d. Hurricane shutters: All portions of any hurricane shutter(s) that the Unit Owner may install, upon prior written approval of the Association, which cost and expense shall also include the cost and expense of removal and/or reinstallation.
        i. No hurricane shutters may be placed over windows or door openings of a Unit until such time as there is a tropical storm watch or hurricane watch issued by the National Weather Center or other recognized weather forecaster for Miami-Dade County.

3. Unit owner is responsible to maintain and repair any equipment, fixtures or other items of property which service a particular Unit(s), with the exception of the portions to be maintained, repaired and replaced by the Association.

4. Where a Limited Common Element consists of a terrace, (more particularly without limitation balcony, court, patio, lanai area), the Unit Owner who has the right to the exclusive use of said terraces, balcony, court, patio or lanai shall be responsible for the maintenance, care and preservation of the paint and surface of the interior parapet walls, including the paint and surface of the floor, ceiling within said area, if any, and any floor or wall coverings, if any, and the fixed and/or sliding glass door(s) or other portions of the entrance way(s) of area.

5. The Unit Owner shall maintain, repair and replace at his expense all fans, stoves, refrigerators, or other appliances or equipment, including any fixtures and/or their connections requires providing utility service to his unit.

6. Unit owner shall not decorate or change the appearance or color of any portion of the exterior of the Building or Units (including; balconies, patios, lanais, or terraces) without any prior written approval of the Association.

7. Any Unit Owner may display one portable, removable United States flag not larger than 4 ½ feet by 6 feet in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of any declaration rules or requirements dealing with flags or decorations.

8. Unit Owner shall promptly report to the Association any defects or need for repairs, the responsibility for the remedy of which is that of the Association.

9. A Unit Owner may not screen or enclose his balcony, terrace, lanais or patio except with the prior written approval of Board of Directors of the Association and Master Association.

10. All Parking Spaces, unless assigned, are Common Areas of the Association.
    a. Parking in grass is not tolerated! Vehicle will be towed at Owner's expense.
    b. Handicap parking spaces are not to be used without a permit. Car will be towed at owner's expense and the City of Doral will be contacted for further actions.
    c. Commercial vehicles are not permitted in the community.

11. The Board may appoint an architectural control committee to assume the foregoing functions on behalf of the Boards and to make recommendations to the Board.

12. Nuisances:
    a. No nuisances shall be allowed on the Condominium, nor shall any use or practice be allowed which is a source of annoyance to residents or occupants of Units.

13. No improper, offensive, hazardous or unlawful use shall be made to the Condominium Property.

14. Rental or Lease: Unit shall not be leased or rented without the prior written approval of the Association.
    a. Unit may not be leased for a term less than twelve (12) months.

15. PETS:
    a. As of April 2013, no (rental) tenants are permitted to keep pets in units.
        i. Applicants prior to the above reference date are limited to domestic dogs weighing 80 pounds or less, domestic cats, or caged birds, or one (1) fish tank not to exceed fifty five (55) gallons.
        ii. Authorized unit owners must pick up all solid wastes of their pets and dispose of such waste appropriately.
        iii. All pets, including cats, must be leashed AT ALL TIMES when outside of unit.