



## RULES AND REGULATIONS

WINSTON TOWERS 100 ASSOCIATION, INC.  
SUNNY ISLES BEACH, FLORIDA

RULES AND REGULATIONS ARE MADE TO GOVERN MANY SITUATIONS AND FOR THE WINSTON TOWERS 100 ASSOCIATION. THESE RULES AND REGULATIONS ARE FORMULATED FOR THE SECURITY, SAFETY AND TRANQUILITY OF ALL OUR RESIDENTS AND THEIR GUESTS.

YOUR BOARD OF DIRECTORS WERE ELECTED TO KEEP YOUR BUILDING RUNNING SMOOTHLY AND EFFICIENTLY TO HELP PROVIDE FOR THE SAFETY AND ENJOYMENT OF THE BUILDING AND TO ENFORCE THE RULES AND REGULATIONS.

YOUR COOPERATION IN COMPLYING WITH THE RULES AND REGULATIONS WILL HELP PROMOTE THE ENJOYMENT OF YOUR HOME AND OUR FACILITIES.

THE MOST IMPORTANT RULE IS THE "GOLDEN RULE".

DO UNTO OTHERS AS YOU WOULD HAVE  
THEM DO UNTO YOU!

### PLEASE NOTE:

REASONABLE REGULATIONS CONCERNING THE USE OF THE CONDOMINIUM PROPERTY AND THE RECREATION FACILITIES AND AREAS MAY BE MADE AND AMENDED FROM TIME TO TIME BY THE BOARD OF DIRECTORS OF THE ASSOCIATION. THESE REGULATIONS SHALL BE EFFECTIVE UNTIL SO AMENDED.

## I. GENERAL:

1. NO UNIT OWNER OR RESIDENT SHALL DIRECT, SUPERVISE OR IN ANY MANNER ATTEMPT TO ASSERT CONTROL OVER ANY OF THE EMPLOYEES OF THE ASSOCIATION, NOR SHALL THEY ATTEMPT TO SEND ANY OF THE EMPLOYEES UPON PRIVATE BUSINESS OF SUCH UNIT OWNER OR RESIDENT. STAFF IS UNDER THE SUPERVISION OF THE PROPERTY MANAGER AND/OR WITH THE DIRECTION OF THE PRESIDENT AND/OR OFFICERS OF THE ASSOCIATION.

A ) UNIT OWNERS OR OCCUPANTS MAY ONLY USE SUCH LICENSED CONTRACTORS OR SUB-CONTRACTORS WITHIN THEIR UNITS THAT MAY BE APPROVED BY THE BOARD OF DIRECTORS AND THE CITY OF SUNNY ISLES BEACH, WITH PROPER PERMITS ISSUED AND DISPLAYED ON THE PREMISES, PRIOR TO ANY COMMENCEMENT OF WORK, IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SUNNY ISLES BEACH.

B ) ALL REPAIRS THAT ARE ABLE TO BE ACCOMPLISHED THROUGH IN-HOUSE STAFF ARE TO BE BROUGHT TO THE ATTENTION OF THE PROPERTY MANAGER AND NOT TO THE ATTENTION OF ANY PARTICULAR BOARD MEMBER. WORK ORDERS WILL BE SCHEDULED ON A PRIORITY BASIS. EMERGENCY REPAIRS AND MAINTENANCE SUPERCEDES INDIVIDUAL UNIT OWNERS OR RESIDENTS REQUESTS, UNLESS THEY ARE OF AN EMERGENCY NATURE. IN-HOUSE REPAIRS OR REQUESTS FOR IN-HOUSE SERVICES ARE TO BE BILLED AT ½ HOUR INCREMENTS FOR LABOR, PLUS PARTS NEEDED.

C ) THE MANDATORY CITY ORDINANCE REQUIRING LICENSED CONTRACTORS PARTICULARLY APPLIES TO THE INSTALLATION OF TILES AND FLOORING WITHIN A UNIT OR ON THE TERRACE. SOUNDPROOFING MUST BE INSTALLED WITHIN A UNIT UNDER THE TILES OR FLOORING. CARPETING IS THE EXCEPTION. TERRACE TILING IS TO BE WATERPROOFED AND SEALED. BOTH UNIT AND TERRACE INSTALLATIONS ARE SUBJECT TO INSPECTION BY EITHER BUILDING MANAGEMENT AND/OR THE CITY OF SUNNY ISLES BEACH BUILDING DEPARTMENT. TILING ON TERRACES IS TO BE CONFINED TO THE FLOOR OR THE WINDOW LEDGES AND IS NOT PERMITTED UP THE WALLS OR ON THE SURFACE OF THE SIDEWALLS.

IN ACCORDANCE WITH OUR DOCUMENTS, TERRACES AND RAILINGS ARE DEFINED AS COMMON ELEMENTS AND ARE THEREFORE, NOT INCLUDED AS PART OF THE APARTMENT UNIT. THE WINDOWS AND THE TERRACE DOOR HOWEVER, ARE THE RESPONSIBILITY OF THE UNIT OWNER. THE TERRACE AND THE RAILING ARE THE RESPONSIBILITY OF THE BUILDING TO REPAIR & MAINTAIN . HOWEVER, THE ASSOCIATION WILL NOT ASSUME RESPONSIBILITY FOR ANY DAMAGED TILES OR REPLACEMENT OF DAMAGED TILES DUE TO BUILDING REPAIRS. ITEMS DEFINED IN OUR DOCUMENTS AS STRICTLY PROHIBITED FROM BEING INSTALLED BY THE UNIT OWNER ON THE TERRACE WOULD BE REQUIRED TO BE REMOVED IF INSTALLED.

D ) CONTRACTORS MUST NOT LEAVE MATERIALS OR DEBRIS IN THE CORRIDORS OR ABANDONED ON BUILDING PROPERTY OR ANYWHERE IN THE COMMON AREAS. CORRIDOR CARPETING AND TILING ARE TO BE PROTECTED FROM DUST AND DEBRIS BY THE CONTRACTOR AND ARE THE RESPONSIBILITY OF THE UNIT OWNER OR OCCUPANTS TO SUPERVISE SUCH PROTECTION.

A FEE WILL BE CHARGED TO THE UNIT OWNER FOR CLEANUP. IF THE VIOLATION OCCURS DURING THE PERIOD OF TIME THAT A SECURITY FEE IS HELD BY THE OFFICE, THAT FEE WILL BE DEDUCTED FROM THE SECURITY FEE PRIOR TO ANY REFUND TO THE UNIT OWNER OR OCCUPANT.

2. THE ASSOCIATION SHALL HAVE ACCESS TO EACH APARTMENT DURING REASONABLE HOURS AS MAY BE NECESSARY FOR THE MAINTENANCE, REPAIRS AND REPLACEMENT OF ANY COMMON ELEMENT, OR FOR THE MAKING OF EMERGENCY REPAIRS NECESSARY TO PREVENT DAMAGE TO THE COMMON ELEMENTS OR OTHER APARTMENT UNITS OR FOR THE PURPOSE OF ENFORCING THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM, THE BY-LAWS, OR RULES AND REGULATIONS.

THE ASSOCIATION SHALL AT ALL TIMES HAVE A KEY TO EACH APARTMENT. NO APARTMENT UNIT OWNER SHALL ALTER ANY LOCK OR INSTALL ANY NEW LOCK ON ANY DOORS LEADING TO HIS APARTMENT WITHOUT THE KNOWLEDGE OF THE BOARD OF DIRECTORS AND THE ASSOCIATION SHALL BE PROVIDED WITH A KEY.

IF A UNIT OWNER OR RESIDENT HAS LOCKED HIMSELF/HERSELF OUT OF THE APARTMENT, THE APARTMENT KEY MAY BE REMOVED FROM THE OFFICE LOCK-UP SAFE BETWEEN THE HOURS OF 10:00 A.M. TO 3:00 P.M. WHICH ARE THE OFFICIAL HOURS OF THE OFFICE. IF THE KEY IS REQUESTED BETWEEN 3 :00 P.M. AND 11:00 P.M. A CHARGE OF \$15.00 MUST BE PAID. NO KEY WILL BE REMOVED FROM THE LOCK-UP SAFE BETWEEN THE HOURS OF 11:00 P.M. AND 10:00 A.M. THE FOLLOWING MORNING OR ON WEEKENDS UNLESS AN EMERGENCY BUILDING REPAIR IS NECESSARY. NO KEYS CAN BE LEFT WITH SECURITY OR OFFICE EMPLOYEES TO BE TRANSFERRED TO OTHER PEOPLE.

IT IS STRONGLY RECOMMENDED THAT WHEN THE OCCUPANT IS NOT IN RESIDENCE, THE KEY TO THE UNIT BE LEFT WITH A FRIEND OR NEIGHBOR TO:

- A. PERIODICALLY CHECK FOR LEAKS AND DANGEROUS CONDITIONS.
- B. FLUSH TOILETS.
- C. RESET THE A/C IF THE ELECTRIC POWER FAILS.
- D. OPEN THE DOOR IF LOCKED OUT.
- E. CARE FOR ANYTHING IN THE UNIT THAT REQUIRES CARE SUCH AS PLANTS, ETC.
- F. SEE THAT ALL TERRACE FURNITURE AND OTHER OBJECTS HAVE BEEN REMOVED, ESPECIALLY DURING PEAK HURRICANE SEASON JUNE 1<sup>ST</sup> TO NOVEMBER 30<sup>TH</sup>.

3. IF ANY KEY OR KEYS ARE ENTRUSTED BY A UNIT OWNER OR BY ANY MEMBER OF HIS FAMILY OR BY HIS AGENT, SERVANT, EMPLOYEE, LICENSEE OR VISITOR TO A PERSON OTHER THAN THE ASSOCIATION, WHETHER FOR EACH UNIT OWNER'S APARTMENT UNIT OR AN AUTOMOBILE, TRUNK OR ANY OTHER ITEM OF PERSONAL PROPERTY, THE ACCEPTANCE OF THE KEY SHALL BE THE SOLE RISK OF SUCH A UNIT OWNER, AND THE ASSOCIATION SHALL NOT BE LIABLE FOR INJURY, LOSS OR DAMAGE OF ANY NATURE WHATSOEVER, DIRECTLY OR INDIRECTLY RESULTING THEREFROM AND THE BOARD OF DIRECTORS MUST BE NOTIFIED IN WRITING OF SUCH PERMISSION.

4. THE AGENTS AND ANY CONTRACTOR OR WORKMAN AUTHORIZED BY THE BOARD OF DIRECTORS MAY ENTER ANY ROOM OR APARTMENT UNIT IN THE BUILDING AT ANY REASONABLE HOUR OF THE DAY FOR THE PURPOSE OF INSPECTING SUCH APARTMENT UNIT FOR THE PRESENCE OF ANY VERMIN, INSECTS OR PESTS AND FOR THE PURPOSE OF TAKING SUCH MEASURES AS MAY BE NECESSARY TO CONTROL OR EXTERMINATE ANY SUCH VERMIN, INSECTS OR PESTS. AN ORDER MAY BE REQUESTED OF A UNIT OWNER OR OCCUPANT TO SCHEDULE THE EXTERMINATOR TO SERVICE THEIR APARTMENT ON THE DAY DESIGNATED BY THE OFFICE FOR SUCH SERVICE. HOWEVER, THE UNIT OWNER, OCCUPANT OR AUTHORIZED NEIGHBOR OR FRIEND MUST BE AVAILABLE FOR THE SERVICE MAN TO GAIN ACCESS TO THE APARTMENT WHEN HE ARRIVES.

## II APARTMENT UNITS AND TERRACES:

1. EACH APARTMENT UNIT MAY BE OCCUPIED ONLY BY A SINGLE FAMILY, ITS SERVANTS, AND GUESTS, AS A RESIDENCE AND MAY NOT BE USED FOR OTHER PURPOSES WHATSOEVER, INCLUDING COMMERCIAL ENTERPRISES.

2. NO NUISANCE SHALL BE ALLOWED UPON THE CONDOMINIUM PROPERTY NOR ANY USE OR PRACTICE WHICH IS THE SOURCE OF NUISANCES TO RESIDENTS OR WHICH INTERFERES WITH THE PEACEFUL POSSESSION AND PROPER USE OF THE PROPERTY BY ITS RESIDENTS.

3. NO APARTMENT OWNER WILL PERMIT ANY USE OF HIS APARTMENT OR STORE ANYTHING THEREIN WHICH WILL INCREASE THE RATE OF INSURANCE UPON ANY PART OF THE CONDOMINIUM PROPERTY.

4. NO UNIT OWNER SHALL MAKE OR PERMIT ANY DISTURBING NOISES IN THE BUILDING OR DO OR PERMIT ANYTHING TO BE DONE THEREIN, WHICH WILL INTERFERE WITH THE RIGHTS, COMFORTS AND CONVENIENCES OF OTHER UNIT OWNERS.

5. NO UNIT OWNER OR OCCUPANT SHALL PLAY UPON OR PERMIT TO BE PLAYED, ANY MUSICAL INSTRUMENTS OR OPERATE OR PERMIT TO BE OPERATED, A CD OR TAPE RECORDER, RADIO OR STEREO EQUIPMENT, TELEVISION OR VCR SET, OR OTHER LOUD SPEAKER BETWEEN THE HOURS OF 11:00 P.M. AND THE FOLLOWING 9:00 A.M. , IF THE SAME SHALL DISTURB OR ANNOY OTHER OCCUPANTS IN THE BUILDING.

6. NO IMMORAL, IMPROPER, OFFENSIVE OR UNLAWFUL USE SHALL BE MADE OF THE CONDOMINIUM PROPERTY, OR ANY PART THEREOF.

7. ALL VALID LAWS, ZONING ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES HAVING JURISDICTION THERE OF, SHALL BE OBSERVED.

8. UNIT OWNERS ARE SPECIFICALLY CAUTIONED THAT ANY ADDITION, CHANGE, ALTERATION OR DECORATION TO THE EXTERIOR APPEARANCE OF ANY PORTION OF THE BUILDING OR A UNIT, INCLUDING BALCONIES, APPURTENANT TO THE UNITS, IS NOT PERMITTED, AND SUBJECT TO THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM. EXCEPTIONS FOR HOLIDAY DECORATIONS SHOULD BE AUTHORIZED BY THE OFFICE TO AVOID ANY FIRE AND / OR SAFETY VIOLATIONS. SUCH DECORATIONS TO BE REMOVED WITHIN TWO (2) WEEKS AFTER THE HOLIDAY IS OVER.

9. OUTDOOR CARPETING IS NOT PERMITTED ON TERRACES. ANY EXISTING CARPETS MUST BE REMOVED AT THE OWNERS EXPENSE. HANGING PLANTERS AND LAMPS ARE NOT PERMITTED ON TERRACES. RAILINGS CAN NOT BE ENCLOSED PARTIALLY OR COMPLETELY WITH WIRING OR FENCING OF ANY KIND. SUPERMARKET BAGS SHALL NOT BE ATTACHED TO RAILINGS TO WARD OFF THE PIGEONS, NOR SHALL ANY ANTI-PIGEON CONTROL DEVICE BE ATTACHED TO RAILINGS.

ONLY AMERICAN (U.S.A.) FLAGS ARE PERMITTED FOR DISPLAY ON TERRACES, IN ACCORDANCE WITH GOVERNMENTAL REGULATIONS, AND AFFIXED SECURELY AGAINST THE ELEMENTS OF WIND AND RAINSTORMS. FLAGS SHOULD NOT BE PROTRUDING ON STICKS BEYOND THE RAILINGS, NOR SHALL ANY PLANT, PLANTER, BUSH OR TREE EXTEND BEYOND THE TERRACE RAILING. CAUTION SHOULD BE USED WHEN WATERING PLANTS TO AVOID DRIPPING OR FLOWING DOWN TO TERRACES BELOW. OVERWATERING MAY CAUSE DAMAGE TO TILES AND EROSION OF THE TERRACE FLOOR AND WILL BE THE FINANCIAL RESPONSIBILITY OF THE UNIT OWNER FOR REPAIRS.

10. TOSSING CIGARETTE BUTTS, FOOD AND OTHER TRASH FROM TERRACES WILL SUBJECT THE PERPETRATORS TO FINES AND RESPONSIBILITY FOR ANY DAMAGES INCURRED TO OTHER UNIT OWNERS TERRACE FURNITURE.

11. NO COOKING, GRILLING OR BARBECUE SHALL BE PERMITTED ON ANY TERRACE OF ANY UNIT, NOR SHALL ANY CLOTHING, LAUNDRY, RUGS, MATS, TOWELS, ETC. BE HUNG OVER OR UPON THE TERRACE RAILINGS. LAUNDRY DRYING RACKS ARE TO BE POSITIONED OUT OF VIEW. CLOTHESLINES ARE NOT PERMITTED AT ALL.

12. THERE IS TO BE NO FEEDING OF BIRDS OR PIGEONS FROM TERRACES (OR ON BUILDING PROPERTY) IN VIOLATION OF CITY ORDINANCES. PIGEONS ARE A MENACE TO OUR BUILDING PROPERTY CAUSING DEFACEMENT OF THE POOL DECK AND TERRACES.

13. ALL DOORS BETWEEN APARTMENT UNITS AND INTERIOR HALLWAYS SHALL BE KEPT CLOSED AT ALL TIMES WHEN NOT BEING USED FOR INGRESS AND EGRESS. LEAVING APARTMENT UNIT DOORS OPEN TO GAIN A/C FROM THE CORRIDORS IS NOT PERMITTED, AS IT OFFSETS THE BALANCE OF COOLING IN THE HALLWAYS.

14. ALL DRAPERIES, BLINDS AND OTHER WINDOW COVERINGS THAT CAN BE VIEWED FROM THE OUTSIDE OF THE BUILDING MUST BE WHITE. WINDOW TINTING MUST BE CLEAR. (COLORED OR OPAQUE TINTING IS NOT ALLOWED).

15. NO INFLAMMABLE, COMBUSTIBLE OR EXPLOSIVE FLUIDS, CHEMICAL OR SUBSTANCE SHALL BE KEPT IN ANY UNIT. EXCEPT AS REQUIRED FOR NORMAL HOUSEHOLD USE. HOWEVER NO SUCH ITEMS ARE TO BE STORED WITHIN A/C UNITS OR IN THE STORAGE BINS, IN ACCORDANCE WITH FIRE DEPT. REGULATIONS. A/C UNIT EQUIPMENT MUST BE CLEAR OF OBSTRUCTING ITEMS THAT MAY IMPEDE SERVICING THE EQUIPMENT.

16. UNIT A/C CLOSET DOORS MUST BE LOCKED AT ALL TIMES, EXCEPT WHEN SERVICE TO THE A/C UNIT IS REQUIRED. FILTER SCREENS SHALL BE REPLACED PERIODICALLY, BY THE UNIT OWNER OR OCCUPANT, TO PERMIT ADEQUATE AIRFLOW. UNIT OWNERS AND OCCUPANTS SHALL PERIODICALLY CHECK THEIR A/C CLOSET FOR WETNESS OR DRIPPING AND NOTIFY THE OFFICE OR THEIR APPLIANCE SERVICE CONTRACTOR IMMEDIATELY IF THERE IS CAUSE FOR CONCERN.

WHEN A/C SERVICE IS NEEDED, INSTRUCT THE SERVICE MAN TO PROTECT THE CORRIDOR CARPET AGAINST STAINS & WATER DAMAGE.

EACH UNIT OWNER, LESSEE OR OCCUPANT THEREOF SHALL ADVISE THE BOARD OF DIRECTORS WHEN AND THROUGH WHAT PERIOD OF TIME SAID PARTY'S UNIT SHALL BE UNOCCUPIED.

A UNIT OWNER SHALL UNDERSTAND THAT IN HIS ABSENCE, SHOULD THE A/C SYSTEM BE TURNED OFF FOR INSPECTION OR REPAIRS, THE INDIVIDUAL UNIT MUST BE RE-SET BY A NEIGHBOR OR RESPONSIBLE PARTY TO WHOM THE UNIT OWNER ENTRUSTS THE KEY. THE ASSOCIATION WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY DAMAGES SUFFERED IN AN APARTMENT UNIT IF THE ABOVE IS NOT ATTENDED TO OR IF RULES & REGULATIONS ARE NOT COMPLIED WITH, PERTINENT TO THE USE OF A/C CLOSETS.

17. TV SATELLITE DISHES PLACED ON TERRACES MUST BE POSITIONED IN A POT OR STAND AND NOT ATTACHED TO TERRACE RAILINGS , AND SHALL NOT PROTRUDE BEYOND THE TERRACE OR WINDOWS. SUCH SATELLITE DISHES MUST MEET BUILDING SPECIFICATIONS ON FILE IN THE OFFICE.

18. PORTABLE AIR CONDITIONING UNITS ARE NOT PERMITTED TO BE INSTALLED WITHIN APARTMENTS, OR ANY AREA OF THE EXTERIOR WALLS AND WINDOW OF THE APARTMENT UNIT, WITHOUT A PRIOR WRITTEN REQUEST FOR SAME, BY A MEDICAL PROVIDER OR WITH VALID REASONS AS DETERMINED BY THE BOARD OF DIRECTORS IN THE EXERCISE OF ITS DISCRETION NOR WITHOUT PRIOR WRITTEN CONSENT OF THE MAJORITY OF THE BOARD OF DIRECTORS. ALL INDIVIDUAL A/C UNITS, INSTALLED PRIOR TO JUNE 23, 1997 ARE GRANDFATHERED IN AND NOT SUBJECT TO THE EFFECTIVE POLICY. NO INDIVIDUAL MEMBER OF THE BOARD MAY GRANT ANY VERBAL OR WRITTEN CONSENT.

WHEN THE APARTMENT UNIT IS SOLD, IT IS INCUMBENT UPON THE UNIT OWNER TO REMOVE ANY SUCH INSTALLATION, REGARDLESS OF WHEN IT WAS INSTALLED.

19. INDIVIDUAL WASHERS AND/OR DRYERS ARE NOT PERMITTED IN ANY APARTMENT UNIT, DUE TO THE POSSIBILITY OF WATER DAMAGE TO OTHER UNITS AND THE COMMON ELEMENTS AND THE ADDITIONAL STRESS ON OUR DOMESTIC PLUMBING LINES. ANY SUCH INSTALLATIONS WOULD HAVE TO BE REMOVED AT THE UNIT OWNERS EXPENSE.

IF A NEW OWNER ASSUMES TITLE OF THE UNIT, ANY UNAUTHORIZED EXISTING WASHER & DRYER IN THAT UNIT, WOULD HAVE HAD TO BE REMOVED AT THE SELLERS EXPENSE, OR IF OTHERWISE AGREED UPON BY THE PURCHASER, AT THE EXPENSE OF THE PURCHASERS.

### III COMMON ELEMENTS:

#### A ) GENERAL

1. ALL PARTS OF THE BUILDING AND CONDOMINIUM PROPERTY SHALL BE KEPT IN CLEAN CONDITION. NO RUBBISH, REFUSE NOR GARBAGE SHALL BE ALLOWED TO ACCUMULATE.

2. NO ONE SHALL MAKE ANY USE OF THE COMMON ELEMENTS WHICH WILL INCREASE THE RATE OF INSURANCE UPON ANY PART OF THE CONDOMINIUM PROPERTY.

3. NO SIGNS OR OTHER DISPLAYS , ADVERTISING, MENUS, ETC. SHALL BE MAINTAINED OR PERMITTED ON ANY PART OF THE COMMON ELEMENTS. NO SUCH ADVERTISING FLYERS NOR BUSINESS CARDS ARE PERMITTED TO BE POSTED OR DELIVERED TO INDIVIDUAL UNIT OWNERS DOORS, NOR ARE THEY ALLOWED IN THE MAILROOM OR LOBBY AREAS. EXCEPTIONS ARE FOR RELIGIOUS, OR CHARITABLE ORGANIZATIONS AUTHORIZED BY THE OFFICE, PRIOR TO DISPLAY, AND ARE SUBJECT TO REMOVAL AT THE DISCRETION OF THE BOARD OF DIRECTORS WHENEVER DEEMED NECESSARY.

4. THERE WILL BE NO PERSONAL ARTICLES, INCLUDING CHAIRS, TABLES, BENCHES AND THE LIKE, KEPT UPON ANY COMMON ELEMENTS OR RECREATION FACILITIES WITHOUT AUTHORIZATION FROM THE BOARD OF DIRECTORS AND/OR PROPERTY MANAGER.

5. NOTHING MAY BE HUNG OR DISPLAYED ON THE OUTSIDE WALLS OF THE APARTMENT BUILDING. NO AWNING, CANOPY, SHADE, WINDOW GUARD, VENTILATOR, FAN AIR-CONDITIONING DEVICE, RADIO OR TELEVISION ANTENNA MAY BE AFFIXED TO OR PLACED UPON THE EXTERIOR WALLS OR ROOF AS MAY BE DEFINED IN ARTICLE II : APARTMENT UNITS AND TERRACES, WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD OF DIRECTORS.

6. NONE OF THE COMMON ELEMENTS SHALL BE DECORATED OR FURNISHED BY ANY UNIT OWNER OR RESIDENT, UNLESS WITH CONSENT OF THE BOARD OF DIRECTORS, AS MAY APPLY TO A PLANT, OBJECT OR ART OR FURNISHINGS.

7. APARTMENT OWNERS, RESIDENTS, THEIR FAMILIES, GUESTS, SERVANTS, EMPLOYEES, AGENTS, VISITORS, SHALL NOT AT ANY TIME OR FOR ANY REASON WHATSOEVER ENTER UPON OR ATTEMPT TO ENTER UPON THE ROOF, ELEVATOR SHAFTS, ELEVATOR EQUIPMENT ROOMS, OR POWER ROOMS OF THE BUILDING, WITH THE EXCEPTION OF AUTHORIZED SERVICE PERSONNEL.

8. STORAGE CLOSETS AND UTILITY CLOSETS SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THOSE FOR WHICH THEY WERE CONSTRUCTED NOR SHALL ANY SWEEPINGS, RUBBISH, RAGS, PAPER, ASHES, OR ANY OTHER ARTICLES BE THROWN INTO THEM. THE BOARD OF DIRECTORS MAY FROM TIME TO TIME

CURTAINS OR RELOCATES ANY SPACE DEVOTED TO STORAGE OR SERVICE PURPOSES IN THE BUILDING. THE SOCIAL CLUB 100 AND BINGO COMMITTEE MAY HAVE THE USE OF AUTHORIZED STORAGE CLOSETS FOR SUPPLIES PERTINENT TO THE UTILIZATION BY THOSE COMMITTEES.

9. NO EQUIPMENT OR SUPPLIES BELONGING TO THE ASSOCIATION MAY BE USED OR BORROWED BY AN APARTMENT UNIT OWNER, UNLESS AUTHORIZED BY THE BOARD OF DIRECTORS AND/OR THE PROPERTY MANAGER.

10. RESIDENTS, GUESTS, FRIENDS AND VISITORS AND SERVANTS OF RESIDENTS WILL NOT BE ALLOWED IN ANY COMMON AREA OR RECREATION AREA FACILITIES, ELEVATORS OR STAIRWELLS, UNLESS PROPERLY ATTIRED, OUTER COVERINGS AND SHOES SHALL BE WORN AT ALL TIMES. BATHERS MUST ALSO WEAR OUTER COVERINGS AND SHOES TO AND FROM THE POOL DECK AND RECREATIONAL AREAS.

11. COMMON ELEMENTS OR COMMON AREAS REFER TO ALL PUBLIC OR COMMON USAGE AND RECREATIONAL AREAS.

#### IV CHILDREN :

1. CHILDREN SHALL NOT BE PERMITTED TO PLAY IN THE WALKWAYS, DRIVEWAYS, CORRIDORS, ELEVATORS, STAIRWAYS, LOBBY, UPPER AND/OR LOWER GARAGES, OUTDOOR PARKING AREAS RAMPS, STORAGE BIN AREAS OR ON THE ROOF OF THE BUILDING AND LANDSCAPED AREAS OF THE BUILDING PROPERTY, NOR ANY PORTION OF THE BUILDING PROPERTY, WITH THE EXCEPTION OF THE POOL AND POOL DECK, WHERE POSTED RULES AND REGULATIONS APPLY.

2. SKATE BOARDING, ROLLER BLADING ,ROLLER SKATING , BICYCLE OR SCOOTER RIDING, BALL PLAYING ARE NOT PERMITTED ON BUILDING PROPERTY.

3. CHILDREN ARE NOT PERMITTED TO USE THE SAUNA OR THE EXERCISE ROOMS AT ANY TIME. CHILDREN 12 YEARS OLD AND OLDER, UNTIL 15 YEARS OF AGE, ARE NOT PERMITTED TO USE THE SAUNA OR THE EXERCISE ROOMS WITHOUT ADULT SUPERVISION. OTHER RECREATIONAL AREAS, WITH RESTRICTIONS FOR USE BY CHILDREN SHALL BE NOTED TO BE THE POOL AND POOL DECK, CARD ROOMS, LIBRARY, SHUFFLEBOARD COURTS, AUDITORIUM AND BILLIARD ROOM. CHILDREN (UNDER 12 YEARS OF AGE) WITH ADULT SUPERVISION MAY USE THE LIBRARY FOR READING AND STUDYING ONLY. . THEY MAY UTILIZE THE CARD ROOM FOR TABLE TOP GAMES ONLY , IF NO GAMES BY ADULTS ARE IN PROGRESS.

BOISTEROUS BEHAVIOR SHALL NOT BE PERMITTED AND IF VIOLATED, THE CHILDREN WILL BE REQUESTED TO LEAVE THE ROOMS.

WHEN BINGO GAMES ARE IN PROGRESS, CHILDREN UNDER 18 YEARS OF AGE ARE NOT PERMITTED IN THE AUDITORIUM, IN COMPLIANCE WITH FLORIDA CONDO STATUTES.

4. OWNERS SHALL BE PERSONALLY RESPONSIBLE FOR ANY DAMAGE TO THE CONDOMINIUM PROPERTY CAUSED BY THEIR CHILDREN OR CHILDREN OF GUESTS AND/OR VISITORS.

#### V. VISITORS , GUESTS, AND CO-OCCUPANTS:

1. ALL VISITORS MUST REGISTER WITH THE SECURITY DESK AND WAIT TO BE ANNOUNCED, AND IF ARRIVING WITH A VEHICLE RECEIVE THE PROPER PARKING INSTRUCTIONS. IF A GUEST IS TO REMAIN OVERNIGHT, SECURITY SHALL BE ADVISED AS SUCH, BY THE GUEST, OR HAVE PRIOR AUTHORIZATION FROM THE OFFICE .

THE OFFICE MUST BE NOTIFIED IN ADVANCE IN WRITING, IF THE UNIT IS TO BE OCCUPIED BY ANY BLOOD RELATIVE, IN THE ABSENCE OF THE UNIT OWNER. BLOOD RELATIVE, PERTAINS ONLY TO PARENTS, CHILDREN, GRANDCHILDREN BROTHERS/SISTERS. THIS DOES NOT INCLUDE SPOUSES OF A BROTHER OR SISTER, UNLESS ACCOMPANIED BY THE BROTHER OR SISTER, THIS DOES NOT INCLUDE FRIENDS OF BLOOD RELATIVES NOR DOES IT INCLUDE AUNTS, UNCLES, COUSINS, NIECES, NEPHEWS OR OTHER IN-LAWS AND FRIENDS. THE BOARD OF DIRECTORS RESERVES THE RIGHT TO MAKE AN EXCEPTION FOR NON-BLOOD RELATIVES FOR JUST CAUSE, AT THE DISCRETION OF THE BOARD OF DIRECTORS.

CO-OCCUPANTS OF MORE THAN THIRTY (30) DAYS MUST BE REGISTERED IN THE OFFICE ON A SPECIFIC AUTHORIZATION FORM AVAILABLE IN THE OFFICE. CO-OCCUPANTS ARE CONSIDERED AS RESIDENTS AND SUBJECT TO ALL RULES & REGULATIONS OF THE BUILDING, AND MUST CONSENT TO BEING PHOTOGRAPHED PRIOR TO OCCUPANCY.

IN THE CASE OF A LEASED UNIT, THE OWNERS MUST ALSO BE NOTIFIED OF ANY CO-OCCUPANTS AND THE OWNER SHOULD ASSUME THE RIGHT TO DISALLOW AND TAKE LEGAL ACTION AGAINST AN UNAUTHORIZED CO-OCCUPANT.

2. ACTIVITIES OF GUESTS MAY BE RESTRICTED AND THE NUMBER OF GUESTS MAY BE RESTRICTED AS THE BOARD OF DIRECTORS DETERMINES FOR THE BENEFIT OF THE BUILDING. IT IS SUGGESTED THAT THE NUMBER OF GUESTS OCCUPYING AN APARTMENT BE LIMITED IN ACCORDANCE WITH THE SIZE OF THE UNIT, SO THAT THERE ARE NO INCIDENTS OF EIGHT (8) GUESTS IN A ONE (1) BEDROOM APARTMENT. TWO (2) IN A STUDIO, FOUR (4) IN A ONE (1) BEDROOM, SIX (6) IN A TWO (2) BEDROOM APARTMENT.

**VI. PETS :**

1. NO ANIMALS OR PETS OF ANY KIND SHALL BE KEPT IN ANY APARTMENT OR UPON ANY PART OF BUILDING PROPERTY, EXCEPT THOSE PETS THAT HAD BEEN REGISTERED IN THE OFFICE, AS A RESULT OF THE ADOPTION OF A RESOLUTION BY THE BOARD OF DIRECTORS, ON MAY 24, 2000 AND SUBSEQUENTLY INCLUDED IN AN AMENDMENT TO OUR DOCUMENTS PASSED ON FEBRUARY 25, 2003.

2. ALL PETS MUST BE TAKEN DOWN THE WEST SERVICE ELEVATOR TO THE "DOGGIE PARK" ADJACENT TO THE WEST SIDE OF THE PARKING AREA. HOWEVER, IF THE WEST SERVICE ELEVATOR IS OUT OF ORDER, THE EAST SIDE SERVICE ELEVATOR SHALL BE USED. IN THE EVENT BOTH SERVICE ELEVATORS ARE OUT OF ORDER AT THE SAME TIME, A PET MAY BE TAKEN IN OR OUT THROUGH THE MAIN LOBBY ENTRANCE, IF CARRIED OR ON A LEASH.

PETS ARE NOT ALLOWED TO WANDER OR BE LED AROUND THE COMMON AREAS, WITHIN THE BUILDING OR IN ANY COMMON AREAS OR PORTIONS THEREOF OR THE EXTERIORS OF THE BUILDING PROPERTY, INCLUDING THE POOL DECK AND GARAGES.

3. IF A PET CAUSES A NUISANCE TO OTHER OWNERS, THE PET OWNER MUST CAUSE THE PROBLEM TO BE CORRECTED IMMEDIATELY, OR IF NOT CORRECTED BY THE PET OWNER, UPON WRITTEN NOTICE, WILL BE REQUIRED TO REMOVE THE PET FROM THE CONDOMINIUM, OR BE SUBJECT TO APPEAR BEFORE A FINING COMMITTEE FOR LEGAL ACTION.

4. IN THE EVENT THAT ANY PET SHALL URINATE, DEFECATE, VOMIT, OR MESS IN ANY COMMON AREA OR ANY AREA SURROUNDING THE BUILDING WITHIN CONDOMINIUM PROPERTY, THE PET OWNER SHALL BE OBLIGED TO CLEAN IT UP. IN THE EVENT IT IS NOT CLEANED UP, THE PET OWNER WILL BE OBLIGED TO PAY A CLEAN-UP SERVICE FEE TO THE ASSOCIATION.

5. VISITORS, GUESTS AND CO-OCCUPANTS ARE NOT PERMITTED TO BRING PETS INTO THE BUILDING UNDER ANY CIRCUMSTANCES.

6. THE PET OWNER SHALL INDEMNIFY THE CONDOMINIUM ASSOCIATION AND HOLD THEM HARMLESS AGAINST ANY LOSS OR LIABILITY OF ANY KIND OF CHARACTER WHATSOEVER ARISING FROM OR GROWING OUT OF HAVING ANY PET ON THE CONDOMINIUM PROPERTY.

7. THE ONLY EXCEPTION TO THE PET POLICIES ABOVE IS, IN THE CASE OF THE NEED FOR A SEEING-EYE DOG FOR A SEVERE SIGHT HANDICAP OR BLINDNESS, AS PRESCRIBED BY A MEDICAL PROVIDER.

**VII. MAINTENANCE FEES:**

1. MAINTENANCE FEES ARE DUE ON THE FIRST ON EACH MONTH, OR AS OTHERWISE DECIDED UPON BY THE CONDOMINIUM ASSOCIATION, PAYMENTS MADE 10 DAYS OR MORE LATE, ARE SUBJECT TO LATE CHARGES OF TEN (\$10.00) DOLLARS AND IF NOT PAID BY THE 25<sup>TH</sup> OF THE MONTH ARE SUBJECT TO A LATE CHARGE OF AN ADDITION FIFTEEN (\$15.00) DOLLARS, AS IS SPECIFICALLY PROVIDED FOR IN OUR DOCUMENTS. MAINTENANCE CHECKS MAY BE DEPOSITED INTO THE MAINTENANCE SLOT PROVIDED ADJACENT TO THE MAILROOM, OR BROUGHT DIRECTLY TO THE BOOKKEEPER. AUTOMATIC BANK WITHDRAWALS ARE AVAILABLE THROUGH THE OFFICE. A VOIDED BLANK CHECK SHALL BE PROVIDED BY THE APPLICANT.

**VIII. SCREENING APPLICANTS FOR SALES AND/OR LEASES:**

1. THE OFFICE MUST RECEIVE WRITTEN NOTICE OF A SALE OR LEASE THIRTY DAYS (30) PRIOR TO ARRANGING FOR AN INTERVIEW. APPROVALS FOR SALES OR LEASES MUST BE MADE AT MEETINGS OF THE BOARD OF DIRECTORS, USUALLY ON THE LAST THURSDAY OF EACH MONTH, UNLESS OTHERWISE AUTHORIZED BY THE BOARD OF DIRECTORS. CLOSINGS SHALL NOT TAKE PLACE UNTIL THE DOCUMENTS HAVE BEEN NOTARIZED BY THE PROPERTY MANAGER AND ARE AVAILABLE.

2. ALL REQUIRED DOCUMENTS MUST BE IN ORDER AT THE TIME OF THE APPLICANT'S INTERVIEW, OR AN INTERVIEW SHALL NOT TAKE PLACE.

3. A \$100.00 CHECK MUST BE RECEIVED BY THE DATE OF THE INTERVIEW TO COVER COSTS OF THE DOCUMENT PAPER WORK AND BACKGROUND SECURITY CHECKS.

4. A \$500.00 CHECK SHALL BE RECEIVED BY THE DATE OF THE INTERVIEW TO SUBSEQUENTLY COVER ANY DAMAGE OR DEBRIS REMOVAL CAUSED BY THE PURCHASER MOVING IN , MAKING REPAIRS AND/OR RENOVATIONS OR DISCARDING FURNISHINGS ON THE PREMISES OF THE PROPERTY. THE SECURITY DEPOSIT FEE IS TO BE REFUNDED ONCE ANY DAMAGE TO THE COMMON AREAS OR DUMPING ON BUILDING PROPERTY HAS BEEN ASSESSED BY BUILDING MANAGEMENT AND THERE HAVE BEEN NO OTHER VIOLATIONS AGAINST SAID PURCHASER.

A \$500.00 CHECK SHALL BE RECEIVED, BY THE DATE OF THE INTERVIEW OF A LEASEE TO COVER ANY SUBSEQUENT DAMAGES OR DUMPING VIOLATIONS UPON BUILDING PROPERTY. THE SECURITY FEE TO BE REFUNDED TO THE LEASEE ONCE THE LEASEE HAS VACATED THE APARTMENT UNIT AND THERE HAVE BEEN NO VIOLATIONS AGAINST SAID LEASEE.

IN ADDITION TO THE ABOVE MENTIONED SECURITY DEPOSITS, A DESIGNATED FEE WILL BE LEVIED FOR ANY OF THE ABOVE MENTIONED VIOLATIONS PERPETRATED BY THE UNIT OWNER, FOR ANY AND EVERY OCCURRENCE DURING EACH CALENDAR YEAR, EVEN AFTER ALL, OR PART OF THE SECURITY FEE HAS BEEN REFUNDED TO THE UNIT OWNER.

5. AN ADDITIONAL DESIGNATED FEE WILL BE CHARGED AT CLOSING, FOR THE PREPARATION AND PAPERWORK FOR ISSUING ESTOPPELS.

6. THE SCREENING INTERVIEW MAY BE ATTENDED BY NO MORE THAN THREE (3) NON-PARTICIPATING UNIT OWNER OBSERVERS TO THE INTERVIEW. OBSERVERS WILL BE REQUIRED TO SIGN THE SCREENING PAPERWORK AS WITNESSES.

PRE-REGISTRATION SHALL BE REQUIRED TO SIGN-IN FOR THE INTERVIEW, ON A FIRST COME BASIS. DATES & TIMES OF THE INTERVIEWS WILL BE POSTED AT LEAST 48 HOURS BEFORE AN INTERVIEW, WHICH MAY BE CHANGED WITHOUT NOTICE.

7. PHOTOGRAPHS ARE REQUIRED TO BE TAKEN OF ALL APPLICANTS FOR UNIT PURCHASES AND/OR LEASES, INCLUDING ANY CO-OCCUPANTS. PHOTOGRAPH IDENTIFICATION IS FOR SECURITY AND EMERGENCY PURPOSES. PHOTOGRAPHS MAY BE REQUESTED BY ANY OTHER RESIDENT TO BE INCLUDED IN THEIR FILE.

8. PHOTOGRAPHS SHALL BE TAKEN TO DOCUMENT ANY VIOLATIONS IN ADDITION TO VIDEO TAPING BY THE SECURITY CAMERA SYSTEM OF THE COMMON AREAS.

#### IX. SALES , LEASES AND REALTORS:

1. NO APARTMENT OWNER MAY SELL OR LEASE, SUBLEASE, NOR MORTGAGE THEIR APARTMENT WITHOUT THE APPROVAL OF THE BOARD OF DIRECTORS AND THE CONDOMINIUM ASSOCIATION, AS IS SPECIFICALLY PROVIDED FOR IN THE DOCUMENTS OF THE WINSTON TOWERS 100 ASSOCIATION INC.

2. UPON NOTICE TO AND APPROVAL BY THE BOARD OF DIRECTORS AND THE ASSOCIATION, AS REQUIRED BY THE DECLARATION, YOUR APARTMENT MAY BE RENTED PROVIDED THE OCCUPANCY IS ONLY BY ONE LESSEE AND MEMBERS OF HIS IMMEDIATE FAMILY, HIS SERVANTS AND GUESTS. RENTALS ARE FOR A PERIOD OF NO LESS THAN SIX (6) MONTHS. IF THE RENTER BREAKS A LEASE BEFORE THE TERM IS UP, THE UNIT OWNER IS NOT PERMITTED TO OCCUPY THE APARTMENT UNTIL THE TERM OF THAT LEASE EXPIRES, NOR IS THE UNIT OWNER TO TAKE ADVANTAGE OF ANY OF THE RECREATIONAL AREAS DURING THAT TIME, WITHOUT PERMISSION AND AUTHORIZATION FROM THE BOARD OF DIRECTORS AND / OR THE LEASEE.

THE UNIT OWNER WILL NOT BE ABLE TO RE-RENT THE APARTMENT UNIT UNTIL THE TERM OF THE LEASE HAS EXPIRED. NO UNIT MAY BE LEASED UNTIL THE OWNER HAS BEEN IN POSSESSION OF THE UNIT FOR TWO (2) YEARS. THE BUYER OR LEASEE IS NOT PERMITTED TO OCCUPY THE UNIT UNTIL APPROVAL BY THE BOARD, AFTER AN OFFICIAL INTERVIEW HAS TAKEN PLACE, BETWEEN THE PROSPECTIVE BUYER OR LEASEE AND THE INTERVIEW COMMITTEE.

A PROSPECTIVE BUYER OR LEASEE IS NOT PERMITTED TO DO ANYTHING IN THE APARTMENT, SUCH AS REPAIRS, DECORATING OR MOVING IN OF ANY FURNISHINGS, PERSONAL OR OTHERWISE, WITHOUT SPECIFIC WRITTEN CONSENT OF THE UNIT OWNER.

THE BOARD HAS THE RIGHT TO WITHHOLD APPROVAL IF THESE REGULATIONS ARE NOT ADHERED TO. THE BUYERS AND LEASEES WILL BE APPRISED OF OUR RULES AND REGULATIONS DURING THE INTERVIEW AND ARE TO BE BOUND BY THEM. ALL LIENS OR PENALTIES MUST BE PAID BEFORE AN APPROVAL IS GRANTED BY THE BOARD OF DIRECTORS .



3. COPIES OF THE CHARTER, BY-LAWS, ARTICLES OF INCORPORATION, RULES AND REGULATIONS OF WINSTON TOWERS 100 ASSOCIATION SHALL BE SUPPLIED TO THE PROSPECTIVE BUYER OR LEASEE BY THE REALTOR PRIOR TO ANY INTERVIEW. COPIES SHALL BE OBTAINED IN THE OFFICE FROM THE PROPERTY MANAGER IF NOT AVAILABLE FROM THE REALTOR OR THE SELLER.

4. NO APPURTENANCES TO AN APARTMENT UNIT MAY BE LEASED SEPARATE AND APART FROM THE UNIT.

APARTMENT UNITS SHALL NOT BE COMBINED WITH ADJACENT UNITS THROUGH RECONSTRUCTION OF ADJOINING WALLS OR PASSAGE WAYS TO ADJACENT UNITS.

RECONFIGURATIONS OF THE INTERIORS OF AN APARTMENT UNIT SHALL BE APPROVED BY THE BOARD OF DIRECTORS AND THE BUILDING DEPARTMENT OF THE CITY OF SUNNY ISLES BEACH.

5. NO INDIVIDUAL ROOMS MAY BE RENTED AND NO TRANSIENT TENANTS MAY BE ACCOMMODATED.

6. THE LEASING OF AN APARTMENT SHALL NOT RELEASE NOR DISCHARGE THE OWNER AS TO COMPLIANCE WITH THESE RULES AND REGULATIONS OR ANY OF HIS DUTIES AS AN APARTMENT OWNER.

7. "FOR SALE" OR "FOR RENT" SIGNS , OR OTHER SIGNS, DISPLAY OR ADVERTISING SHALL NOT BE PERMITTED OR MAINTAINED ON ANY PART OF THE COMMON ELEMENTS OR APARTMENTS.

8. REAL ESTATE, BROKERS, AGENTS AND THEIR SALES PERSONNEL ENTERING THE BUILDING WITH PROSPECTIVE BUYERS OR LEASEES MUST SPECIFICALLY ANNOUNCE TO SECURITY THE PURPOSE OF THE VISIT AND ARE TO REMAIN IN THE BUILDING ONLY FOR THAT REASON. REALTORS AND THEIR PERSONNEL MUST REGISTER IN A SPECIFIC LOG BOOK AT THE SECURITY DESK. THIS APPLIES TO RESIDENT REALTORS, DURING THE COURSE OF BRINGING CLIENTS INTO THE BUILDING.

RESIDENTS BROKERS, AGENTS OR SALES PERSONNEL MUST ACCOMPANY THEIR CLIENT (S) OUT OF THE BUILDING AND THEN, SUBSEQUENTLY , MAY RETURN WITHOUT THE CLIENT (S).

IF ANY REAL ESTATE BROKER, AGENT OR SALES PERSONNEL CONTINUES TO VIOLATE THESE REGULATIONS, THE BOARD OF DIRECTORS RESERVES THE RIGHT TO BAR THAT PERSON OR AGENCY FROM SERVICING CLIENT(S) IN THE BUILDING.

REAL ESTATE TOURS FOR VIEWING APARTMENT UNITS AND/OR COMMON AREAS SHALL BE WITHIN REASONABLE HOURS UNTIL 10:00 P.M. AND NOT BEFORE 9 A.M., SO AS NOT TO DISTURB THE OTHER NEIGHBORS.

#### X. COMPLAINTS:

1. COMPLAINTS REGARDING MAINTENANCE, SECURITY AND OTHER SERVICES OF THE BUILDING SHALL BE MADE IN WRITING TO THE BOARD OF DIRECTORS, OR REFERRED TO THE PROPERTY MANAGER . SECURITY GUARDS, VALETS, MAINTENANCE STAFF, CLEANING CREW AND THE CHIEF ENGINEER ARE NOT TO ACCEPT COMPLAINTS FROM RESIDENTS. INDIVIDUAL MEMBERS OF THE BOARD ARE NOT TO BE APPROACHED WITH COMPLAINTS BY UNIT OWNERS AND / OR RESIDENTS, IN THE LOBBY, COMMON AREAS OR HAVE THEIR PRIVACY AT HOME INVADDED BY UNAUTHORIZED TELEPHONE CALLS OR OTHER MEANS.

#### XI. ELEVATORS:

1. THERE ARE FIVE (5) ELEVATORS LOCATED IN THE BUILDING. THE THREE (3) CENTER LOBBY ELEVATORS ARE DESIGNED AND DESIGNATED AS "PASSENGER" ELEVATORS AND TWO (2) ELEVATORS FOR "SERVICE" ONE ON THE EASTSIDE AND ONE ON THE WEST SIDE BUILDING.

2. ONLY SERVICE ELEVATORS MAY BE USED FOR TRANSPORTING FREIGHT, FURNITURE AND HEAVY LOADS UNDER THE SUPERVISION OF THE PROPERTY MANAGER AND ONLY AT DESIGNATED HOURS AND DAYS SCHEDULED FOR USE.

3. GROCERIES, SUPPLIES, GOODS AND PACKAGES, OTHER THAN HEAVY LOADS, SHALL BE DELIVERED TO APARTMENT UNITS THROUGH THE MAIN LOBBY ENTRANCE TO THE BUILDING AND ONLY BY THE VALET.

4. HEAVY BAGGAGE SHALL BE TAKEN IN OR OUT OF THE BUILDING THROUGH THE MAIN ELEVATOR BY THE VALET SERVICE. LUGGAGE & PERSONAL SHOPPING CARTS SHOULD HAVE WHEELS THAT DO NOT DEFACE THE FLOOR SURFACES. RESIDENTS MUST TAKE CARE NOT TO DRAG SUCH ITEMS ACROSS THE LOBBY FLOOR AND SHALL BE REQUESTED AND REQUIRED NOT TO BRING DEFECTIVE CARTS THROUGH THE LOBBY.

5. WHILE THE VALET IS ON DUTY, FROM 10:00 A.M. UNTIL 11:00 P.M. 7 DAYS A WEEK. NO ONE IS PERMITTED PRIVATE USE OF THE VALET CARTS. THE USE OF A VALET CART FROM 11:00 P.M. UNTIL 10:00 A.M. THE FOLLOWING DAY, WILL REQUIRE A DESIGNATED REFUNDABLE CASH DEPOSIT, OR CREDIT CARD, DRIVERS, LICENSE AND/OR CAR KEYS, WHICH WILL BE RETURNED TO THE USER, ONCE THE CARTS ARE RETURNED TO SECURITY. CARTS ARE TO BE RETURNED AS SOON AS USE OF THE CARTS IS ACCOMPLISHED. CARTS ARE NOT TO BE HELD OVERNIGHT NOR ARE THE CARTS TO BE REMOVED FROM THE BUILDING.
6. ALL ELEVATORS ARE FOR THE USE AND CONVENIENCE OF THE RESIDENTS. CHILDREN ARE PROHIBITED FROM PLAYING OR LOITERING IN THE ELEVATORS.
7. PROPER ATTIRE IS REQUIRED IN THE ELEVATORS. SHIRT COVER-UP AND SHOES ARE MANDATORY REQUIREMENTS EXITING TO AND FROM THE POOL DECK. OCCUPANTS MUST DRY THEMSELVES PRIOR TO ENTERING THE BUILDING AND THE ELEVATORS. WET SPILLS IN THE ELEVATORS ARE HAZARDOUS.
8. BY LAW, SMOKING IS NOT PERMITTED IN THE ELEVATORS.
9. WHEN THE ELEVATOR ARRIVES AT YOUR FLOOR, PLEASE EXIT OR ENTER THE ELEVATOR QUICKLY. IF YOU ARE NOT READY TO MAKE USE OF AN ELEVATOR, PLEASE RELEASE IT FOR THE CONVENIENCE OF OTHERS. IF THE ELEVATOR DOOR IS HELD OPEN FOR MORE THAN A FEW SECONDS, AN ALARM WILL CONTINUOUSLY SOUND UNTIL THE DOOR IS RELEASED
10. ELEVATORS MAY NOT BE HELD AT A FLOOR FOR LOADING OR UNLOADING, EXCEPT UNDER THE SUPERVISION OF THE PROPERTY MANAGER AND WITH THE AUTHORIZATION OF THE BOARD OF DIRECTORS.
11. MOVING IN OR OUT OF THE BUILDING IS PERMITTED ONLY BETWEEN THE HOURS OF 8:30 A.M. UNTIL 5:00 P.M. MONDAY THROUGH FRIDAY ONLY. IN THE EVENT OF AN EMERGENCY WITH AUTHORIZATION FROM THE BOARD OF DIRECTORS OR THE PROPERTY MANAGER, A SERVICE FEE OF FIFTY DOLLARS (\$50.00) SHALL BE PAID TO THE OFFICE PRIOR TO USING THE SERVICE ELEVATORS AFTER 5:00 P.M. OR ON SATURDAY, SUNDAY AND CERTAIN DESIGNATED LEGAL AND / OR RELIGIOUS HOLIDAYS.
12. IN THE EVENT OF ELEVATOR MECHANICAL FAILURE, THERE IS AN EMERGENCY ALARM BUTTON LOCATED IN EACH ELEVATOR CAB TO SIGNAL FOR HELP. SOMEONE WILL ASSIST YOU OVER THE SERVICE CO. INTERCOM. FOLLOW INSTRUCTIONS AND DO NOT PANIC.

## XII HURRICANE PREPAREDNESS:

1. EACH UNIT OWNER OR RESIDENT WHO PLANS TO BE ABSENT FROM THEIR APARTMENT DURING THE HURRICANE SEASON SHALL PREPARE THE APARTMENT UNIT PRIOR TO DEPARTURE.
2. CONSULT LOCAL HURRICANE PREPAREDNESS BULLETINS AVAILABLE AT CITY HALL AND SUPERMARKETS FOR SUPPLIES NEEDED, PRECAUTIONS ARE TO BE TAKEN AND EVACUATION PROCEDURES FOLLOWED.
3. DO NOT USE TAPE ON THE WINDOWS. THE SUN WILL BAKE THE TAPE AND REMOVAL WILL BE VIRTUALLY IMPOSSIBLE OR VERY DIFFICULT , IF LEFT ON FOR MORE THAN A DAY.
4. IT IS NOT NECESSARY TO "CRACK OPEN" A WINDOW IN A CONDOMINIUM. STAY CLEAR OF THE WINDOWS & PULL DOWN THE SHADES. PUT TOWELS ALONG THE WINDOW SILLS AND AT THE BOTTOM OF THE TERRACE DOOR IN CASE OF HEAVY RAINS.
5. DO NOT USE THE ELEVATORS DURING A HURRICANE AND DO NOT VENTURE OUTSIDE DURING THE CALM OF THE EYE OF A HURRICANE PASSING THROUGH.
6. DESIGNATE A RESPONSIBLE INDIVIDUAL OR FIRM TO CARE FOR YOUR UNIT. SHOULD THE UNIT SUFFER HURRICANE DAMAGE AND FURNISH THE OFFICE WITH THE NAME OF THE FIRM OR THE DESIGNATED INDIVIDUAL. THE BOARD OF DIRECTORS AND / OR THE PROPERTY MANAGER MUST BE CONTACTED IF THERE IS TO BE AN INSTALLATION OR REMOVAL OF HURRICANE SHUTTERS.

A CONTRACT SHALL BE SIGNED BY THE UNIT OWNER ABSOLVING THE ASSOCIATION AND THE BOARD OF DIRECTORS OF ANY LIABILITY DUE TO THE INSTALLATION OF ANY STORM ENCLOSURE. THERE IS AN APPLICABLE FEE FOR DRAWING UP SUCH PAPERWORK. ALL SUCH ENCLOSURES MUST CONFORM TO THE COLOR AND SPECIFICATIONS AND GUIDELINES SET UP BY THE BOARD OF DIRECTORS AS PER INSTRUCTIONS OBTAINED IN THE OFFICE.

7. ALL OUTDOOR FURNITURE AND SMALL ITEMS MUST BE REMOVED FROM TERRACES IN THE EVENT OF A SEVERE STORM OR HURRICANE. IF THE APARTMENT UNIT IS VACANT DURING THE HURRICANE SEASON, ALL SUCH ITEMS SHALL BE REMOVED BY THE UNIT OWNER PRIOR TO LEAVING.

IF THE BUILDING IN HOUSE STAFF WILL BE REQUIRED TO REMOVE ANY FURNITURE, ETC. A REMOVAL FEE WILL BE APPLIED TO THE UNIT OWNERS FINANCIAL ACCOUNT.

8. THE OFFICE WILL PROVIDE SECTIONS OF DUCT TAPE IN THE EVENT BATHTUB DRAINS WOULD REQUIRE SEALING IN ORDER TO HOLD EMERGENCY WATER SUPPLIES. BATHTUB AND SINKS SHOULD BE BLEACHED BEFORE FILLING WITH WATER. TAKE CARE THAT FAUCETS ARE TURNED OFF AND DO NOT DRIP AFTER SEALING OR THERE COULD BE AN OVERFLOW AND A FLOOD WHEN THE WATER COMES BACK ON.

### XIII MAIL AND MAIL ROOM:

1. PLEASE INCLUDE YOUR APARTMENT UNIT NUMBER ON ALL RETURN ADDRESSES AND IN ALL MAILING INSTRUCTIONS, BECAUSE OF THE SIMILARITY IN NAMES OF MANY APARTMENT UNIT OWNERS.

2. EACH APARTMENT UNIT OWNERS MAILBOX HAS BEEN DESIGNATED WITH THE IDENTICAL NUMBER OF THE APARTMENT UNIT AND EACH MAILBOX HAS BEEN SUPPLIED WITH A SEPARATE KEY.

3. SPECIAL HANDLING MAIL MAY BE KEPT IN THE MAILROOM BY THE MAILMAN AND SECURITY WILL BE NOTIFIED OF THE EXISTENCE OF SUCH MAIL. ACCESS TO THE MAILROOM LOCATED IN THE GROUND LEVEL GARAGE IS PROHIBITED.

IN THE ABSENCE OF A UNIT OWNER OR RESIDENT TO WHOM THE MAIL IS ADDRESSED, REGISTERED AND CERTIFIED MAIL DELIVERIES ARE NOT TO BE ACCEPTED BY THE SECURITY GUARDS. A NOTICE WILL BE PLACED IN A UNIT OWNERS MAILBOX BY THE MAILMAN TO PICK UP SUCH REGISTERED OR CERTIFIED MAIL IN THE NORTH MIAMI BEACH POST OFFICE.

4. SHOULD YOU RECEIVE MAIL THAT IS NOT YOURS, PLEASE HAND IT OVER TO THE SECURITY DESK FOR RE-DISTRIBUTION OR A RETURN. LEAVING MAIL IN THE MAILROOM, ADDRESSED TO OTHER PARTIES, MAY LEAD TO IDENTITY THEFT, IF IT FALLS INTO THE WRONG HANDS.

5. UPS, FEDEX AND U.S. MAIL PACKAGE DELIVERIES WILL BE KEPT AT THE SECURITY DESK. RECIPIENTS OF PACKAGES SHALL BE NOTIFIED OF SUCH DELIVERIES VIA TELEPHONE BY THE GUARD. PERSONS CONTACTED MUST PICK UP THEIR PACKAGES AND SIGN THE LOG. SHOULD CONTACT NOT BE MADE, A NOTE WILL BE AFFIXED TO YOUR MAILBOX THAT A PACKAGE IS AT THE DESK. PLEASE PICK UP PACKAGES A.S.A.P. , THE SECURITY AREA IS NOT FOR STORAGE. THE VALET WILL ASSIST IN BRINGING UP LARGE ITEMS TO YOUR APARTMENT IF REQUESTED.

6. THE SECURITY GUARDS ARE NOT ALLOWED TO ACCEPT KEYS, IMPORTANT DOCUMENTS OR PERISHABLE ITEMS AND / OR FOODS, WITHOUT WRITTEN AUTHORIZATION FROM THE UNIT OWNER OR RESIDENT AND/OR APPROVAL FROM BUILDING MANAGEMENT, PRIOR TO THE DELIVERY OF SUCH ITEMS FROM FRIENDS OR DELIVERY SERVICES. THE BOARD OF DIRECTORS, SECURITY GUARDS AND THE ASSOCIATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR LOSS OF SUCH ITEMS. THE WRITTEN AUTHORIZATION SHALL STATE THAT SUCH RESPONSIBILITY IS ABSOLVED.

7. MAIL DELIVERY IS ONCE A DAY, SIX (6) DAYS PER WEEK, MONDAY THROUGH SATURDAY. DELIVERY HOURS VARY FROM DAY TO DAY IN THE AFTERNOON.

8. THERE IS A SMALL CHUTE FOR OUTGOING MAIL LOCATED OUTSIDE THE MAILROOM. THE SLOT IS DESIGNATED FOR MAIL AND NOT TO BE CONFUSED WITH THAT FOR MAINTENANCE CHECK DEPOSITS. MAIL IS PICKED UP ONCE A DAY, SIX (6) DAYS PER WEEK. MONDAY THROUGH SATURDAY WHEN THE MAILMAN IS IN THE BUILDING AND COMPLETES HIS DISTRIBUTIONS. THERE IS NO MAIL PICK UP OR DELIVERY ON SUNDAYS OR LEGAL HOLIDAYS.

9. PLEASE KEEP THE MAILROOM FREE OF LITTER AND DISPOSE OF UNWANTED MAIL AND PERIODICALS INTO THE MAILROOM TRASH CONTAINER. THE TRASH CONTAINER IS NOT TO BE USED FOR THE DISPOSAL OF GARBAGE.

10. LOCAL NEWSPAPERS ARE LOCATED ACROSS FROM THE MAILROOM. PLEASE KEEP THEM NEATLY STACKED AND DO NOT LEAVE DISCARDED NEWSPAPERS IN THE LOBBY, CARD ROOM OR OTHER RECREATIONAL AREAS.

11. CURRENT TELEPHONE DIRECTORIES ARE AVAILABLE ON THE SHELVES ABOVE THE MAILBOXES. DO NOT TEAR OPEN THE PACKAGES STORED BELOW THE MAILBOXES.

#### XIV TRASH AND TRASH CHUTES:

1. TRASH ROOMS ARE LOCATED AT BOTH THE EAST AND WEST ENDS OF THE BUILDING. AS THE NOISE MAY DISTURB THE RESIDENTS OF APARTMENTS ADJACENT TO THE TRASH ROOMS, DO NOT USE THE CHUTES BEFORE 8:30 A.M. , NOR AFTER 10:00 P.M.
2. TRASH CHUTES MUST BE KEPT CLEAR OF TRASH BUILD UP AT ALL TIMES. REFUSE SHOULD BE THROWN DOWN THE CHUTE IMMEDIATELY AND ALL REGULAR TRASH, BAGGED IN PLASTIC BAGS. NO DISPOSABLE TRASH SHOULD BE LEFT ON THE FLOOR OF THE TRASH ROOMS. ALL TRASH CHUTE DOORS SHALL BE CLOSED AFTER USE.
3. RECYCLING PROCEDURES ARE DEFINED BY STATE LAW AND THOSE PROCEDURES ARE AVAILABLE IN THE OFFICE AND ARE TO BE STRICTLY ADHERED TO. CLEAN UP FEES WILL BE LEVIED AGAINST CONTINUED VIOLATORS.
4. MAIL, MAGAZINES, PAPER BAGS, ETC. ARE NOT TO BE DEPOSITED IN THE GREEN BIN DESIGNATED FOR NEWSPAPERS ONLY. PLASTIC METAL ITEMS ARE TO BE PLACED IN THE OTHER BIN WITHOUT A COVER BAG.  
BOTTLES, JARS, CANS AND CONTAINERS ARE TO BE WASHED OUT AND ONLY THE LIDS ARE TO BE DISPOSED OF DOWN THE CHUTE WITH THE REGULAR TRASH, BAGGED IN A PLASTIC SUPERMARKET OR COMMERCIAL PRODUCT BAG. LIQUID IS NOT TO BE POURED DOWN THE CHUTES. JUICE & MILK CARTONS, CEREAL & COOKIE BOXES, KLEENEX & EGG CRATES ARE TYPICAL OF WHAT SMALL CARTONS SHOULD BE DEPOSITED DOWN THE CHUTE. HOWEVER, LARGE CARTONS FROM APPLIANCES OR FROM DELIVERIES ARE TO BE FOLDED FLAT AND TIED UP, BEFORE BEING BROUGHT DOWN TO THE GROUND LEVEL FOR DEPOSITING IN THE TRASH COMPACTOR ROOMS. DO NOT FORCE LARGE CARTONS DOWN THE CHUTES, THEY WILL CAUSE A BACKUP OF TRASH.
5. DISCARDED FURNITURE, MATTRESSES, APPLIANCES ETC. ARE TO REMOVED FROM BUILDING PROPERTY AND NOT DISCARDED OUTSIDE THE BUILDING OR IN THE BIN ROOMS. DELIVERERS OF NEW APPLIANCES, MATTRESSES, ETC. ARE REQUIRED TO TAKE AWAY THE DISCARDED FURNISHINGS. CONTACT THE OFFICE FOR CHARITABLE ORGANIZATIONS THAT WILL PICK UP SALEABLE , USEABLE FURNISHINGS.

NO ARTICLES ARE TO BE STORED IN TRASH ROOMS, UTILITY OR BUILDING STORAGE CLOSETS WITHOUT AUTHORIZATION FROM BUILDING MANAGEMENT.

NO ITEMS OR GARBAGE ARE TO BE PLACED IN HALLS AT ANY TIME, NOR IN THE TRASH CONTAINERS LOCATED IN THE LAUNDRY ROOMS. THE LAUNDRY ROOM TRASH CONTAINERS ARE FOR LAUNDRY RELATED TRASH ONLY.

NO DEBRIS OR TRASH IS PERMITTED TO BE THROWN OR SWEEPED INTO STORAGE OR UTILITY CLOSETS OR ON TRASH ROOM FLOORS. TRASH ROOMS ARE NOT TO BE USED FOR ANY OTHER PURPOSES OTHER THAN THOSE FOR WHICH THEY WERE CONSTRUCTED.

#### XV LAUNDRY ROOMS:

1. A LAUNDRY ROOM IS LOCATED ON EACH FLOOR OF THE BUILDING AND ARE OPEN FOR USE FROM 8:30 A.M. TO 9:30 P.M. ONLY. LATE NIGHT OR EARLY MORNING USE MAY ANNOY ADJACENT APARTMENT UNITS, AS WELL AS THOSE ABOVE AND BELOW THE LAUNDRY ROOM. NO EXCEPTIONS PLEASE!
2. LAUNDRY ROOM AND LAUNDRY MACHINES, SINKS AND WORKTABLES SHOULD BE LEFT CLEAN AND AVAILABLE FOR USE.
3. LIGHTS SHOULD REMAIN ON, WHILE MACHINES ARE IN OPERATION, IN ORDER TO ACTIVATE THE CEILING FANS, WHICH HELP TO CIRCULATE THE AIR AND DIMINISH HUMIDITY AND CONDENSATION. ONCE CYCLES ARE COMPLETED, LIGHTS SHOULD BE TURNED OFF WHEN LEAVING THE LAUNDRY ROOM .
4. IT TAKES 30 MINUTES PER WASH, AND 60 MINUTES FOR THE DRYER. A COUNTDOWN OF MINUTES REMAINING IS DIGITALLY DISPLAYED ON THE MACHINES. REMOVE YOUR LAUNDRY WHEN CYCLES ARE COMPLETED AND CLEAN THE LINT WELL IN THE DRYER FOR THE CONSIDERATION OF THE NEXT USER.
5. THE USE OF LIQUID BLEACH IN THE WASHERS IS STRICTLY FORBIDDEN. USE POWDERED BLEACH AS ALL ALTERNATIVE AND DO NOT LEAVE SOFTENER MATERIAL IN THE MACHINES.

6. HEAT BUILD UP MAY CAUSE A FIRE, IF RUBBER OR VINYL BACKED MATS ARE PUT IN THE DRYER. DO NOT PUT RUBBER, LEATHER, VINYL, METAL ITEMS OR SHOES IN THE DRYERS.
7. DO NOT OVERLOAD OR ADD WATER TO THE WASHERS IT MAY CAUSE MACHINES TO BREAK DOWN.
8. A LAUNDRY CARD IS ISSUED FREE TO THE UNIT OWNER. THERE IS A \$5.00 FEE TO REPLACE A LOST OR STOLEN CARD.
9. THE MACHINE THAT CALCULATES THE AMOUNT OF LAUNDRY FUNDS REMAINING ON YOUR CARD IS LOCATED IN THE EAST LOBBY.  
USE \$5.00, \$10.00 AND \$20.00 BILLS ONLY. CURRENTLY THE MACHINE WILL NOT ACCEPT THE NEWLY REVISED TWENTY-DOLLAR BILLS.
10. IN THE EVENT OF A MECHANICAL FAILURE, CONTACT THE TELEPHONE NUMBER ON THE BACK OF YOUR LAUNDRY CARD AND POST A TEMPORARY OUT OF ORDER SIGN ON THE MACHINE IN NEED OF REPAIR.  
THE ASSOCIATION IS NOT RESPONSIBLE FOR ANY FINANCIAL LOSS DUE TO FAILURE OF A MACHINE TO OPERATE. CONTACT THE LEASING COMPANY.
11. LAUNDRY ROOM SINKS ARE NOT TO BE USED FOR PERSONAL HYGIENE AND MUST BE CLEANED AFTER USE.
12. RESIDENTS OF A PARTICULAR FLOOR HAVE PRIORITY USE OF THE LAUNDRY ROOM FACILITIES ON THEIR OWN FLOOR. IF RESIDENTS ON ANOTHER FLOOR ARE UNABLE TO MAKE USE OF THEIR LAUNDRY MACHINES, FACILITIES ON OTHER FLOORS SHALL BE PERMITTED TO BE USED.  
  
NO RESIDENT ON ANY PARTICULAR FLOOR SHALL TIE UP THE USE OF THE LAUNDRY MACHINES FOR THEIR EXCLUSIVE USE FOR HOURS AT A TIME. BE CONSIDERATE OF YOUR NEIGHBORS, TAKE A BREAK AND RETURN LATER TO USE ANOTHER CYCLE.

13. LAUNDRY ROOM DOORS SHALL NOT BE PROPPED OPEN WITH THE TRASH RECEPTACLES, BROOMS OR ANY OTHER ITEM. THE HEAT & HUMIDITY FROM THE LAUNDRY ROOM WILL CAUSE THE BALANCE OF A/C IN THE CORRIDORS TO BE ADVERSELY AFFECTED.

#### XVI STORAGE AND BIN AREAS:

1. SMOKING IS FORBIDDEN IN THE BIN AREAS.
2. LIGHTS SHOULD BE TURNED OFF WHEN LEAVING THE BIN AREAS AND DOORS CLOSED SECURELY.
3. THE ENTRY KEY TO THE STORAGE AREA MUST BE OBTAINED FROM THE SECURITY GUARD AND SIGNED FOR. ENTRY TO THE STORAGE AREAS IS NOT PERMITTED BETWEEN 10:00 P.M. AND 7:00 A.M. THE FOLLOWING DAY.
4. ANYTHING FOUND ON THE FLOOR OF THE STORAGE AREAS WILL BE ASSUMED TO BE TRASH AND WILL BE DISPOSED OF ABANDONED. FURNITURE WILL BE REMOVED AT THE VIOLATORS EXPENSE.
5. STORAGE BINS ARE NOT TO BE OCCUPIED BY ANYONE OTHER THAN THE DESIGNATED UNIT OWNER. ITEMS NOT CLAIMED AND REMOVED AFTER A UNIT HAS BEEN SOLD, WILL BE DISCARDED AND THE LOCK REPLACED BY THE NEW OWNER. BIN ASSIGNMENTS ARE HANDLED ONLY BY THE PROPERTY MANAGER.
6. INFLAMMABLE MATERIALS AND COMBUSTIBLE ITEMS ARE NOT PERMITTED TO BE STORED IN THE BINS. PERIODIC FIRE INSPECTIONS WILL TAKE PLACE AND FINES MAY BE IMPOSED BY THE FIRE DEPARTMENT FOR SUCH VIOLATIONS.
7. THERE ARE BICYCLE RACKS LOCATED IN THE EAST SIDE STORAGE AREA. OWNERS MUST RECEIVE A SPACE ASSIGNMENT. BICYCLES HAVE TO PROPERLY TAGGED FOR OWNER IDENTIFICATION, AND CHAINED WITH A BICYCLE LOCK. THE ASSOCIATION IS NOT TO BE HELD RESPONSIBLE FOR DAMAGES OR THEFT OF BICYCLES.

#### XVII PUBLIC REST ROOMS:

1. REST ROOMS ARE NOT TO BE USED FOR CHANGING ATTIRE. THE CHANGING OF ATTIRE SHOULD BE DONE BEFORE LEAVING YOUR APARTMENT. OUR REST ROOMS HAVE NOT BEEN DESIGNED FOR SUCH PURPOSE.

2. POOL DECK AND SAUNA REST ROOMS ARE NOT TO BE USED FOR DYING HAIR, HAIR DRYERS, SHAVING OR BY THE UNIT OWNERS, RESIDENTS AND THEIR GUESTS AS ADDITIONAL FACILITIES TO THEIR OWN APARTMENTS. SHOWERING AND OTHER PERSONAL HYGIENE USE IS PERMITTED TO THOSE LEAVING THE POOL DECK, OR FOR EMERGENCY PURPOSES ONLY .

3. ALL FACILITIES SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. TOWELS, SANITARY NAPKINS AND FOREIGN ITEMS ARE NOT TO BE DISPOSED OF INTO THE TOILET BOWLS. BE SURE WATER IS NOT RUNNING IN SINKS, SHOWERS AND FLUSHING HAS CEASED IN URINALS & TOILETS BEFORE LEAVING THE FACILITIES. TURN OFF LIGHTS WHEN YOU LEAVE.

XVIII RECREATIONAL FACILITIES:

A) BILLIARD ROOM / PING PONG

1. NO ONE UNDER 12 YEARS OF AGE IS PERMITTED IN THE BILLIARD ROOM WITHOUT ADULT SUPERVISION, PARENT OR A GUARDIAN OVER 18 YEARS OF AGE, BEING PRESENT. CHILDREN 12 YEARS OF AGE AND TEENS MUST BE ACCOMPANIED BY OTHER FRIENDS OF EQUAL AGE OR OLDER. CHILDREN ARE NOT PERMITTED THE USE OF THE PING-PONG EQUIPMENT AFTER 9:00 P.M. 7 DAYS A WEEK. THE HOURS BETWEEN 9:00 P.M. AND CLOSING AT 10:00 P.M. IS RESERVED FOR ADULT USE ONLY. ADULTS 18 YEARS OF AGE AND OLDER MAY USE BOTH PING-PONG EQUIPMENT AND / OR BILLIARD EQUIPMENT UNTIL CLOSING AT 10:00 P.M.

THE NUMBER OF PERSONS USING THE FACILITIES AT ANY ONE TIME MUST BE REASONABLE IF THERE ARE OTHER PLAYERS AWAITING THE USE OF THE EQUIPMENT, THERE IS A 45 MINUTE TIME LIMIT FOR PLAYERS TO ALLOW THE NEXT PLAYERS ACCESS TO THE FACILITIES.

2. CHILDREN UNDER 15 YEARS OF AGE ARE NOT PERMITTED THE USE OF THE BILLIARD EQUIPMENT UNLESS SUPERVISED OR ACCOMPANIED BY ADULT PLAYERS OVER 18 YEARS AGE.

3. A DEPOSIT OF TWENTY (20) DOLLARS IS REQUIRED TO USE THE FACILITY. THE DEPOSIT WILL BE REFUNDED ONCE THE EQUIPMENT IS RETURNED IN GOOD ORDER TO THE SECURITY AND THE FACILITIES HAVE BEEN CHECKED BY THE VALET FOR ANY DAMAGES TO THE ROOM OR EQUIPMENT.

4. A RECEIPT IS TO BE ISSUED BY THE GUARD AND THE DEPOSIT WILL BE REFUNDED WHEN THE RECEIPT IS RETURNED, AFTER INSPECTION. IF DAMAGES ARE FOUND UPON INSPECTION, THE DEPOSIT WILL NOT BE REFUNDED.

5. SNACKS, FOOD, DRINKS AND SMOKING ARE STRICTLY PROHIBITED IN THE BILLIARD ROOM.

B) CARD ROOMS AND LIBRARY:

1. HOURS FOR CARD PLAYING AND GAMES ARE FROM 10:00 A.M. UNTIL 11:00 P.M. ALLOWANCE WILL BE MADE TO COMPLETE A GAME BY 11:30 P.M. LIGHTS WILL BE TURNED OFF BY MIDNIGHT. THE LIBRARY CLOSSES AT 11:00 P.M.

2. BOOKS ARE TO BE RETURNED TO THE LIBRARY TABLE ONLY AND NOT LEFT ON THE SHELVES. DONATIONS OF BOOKS ARE ACCEPTED PROVIDING THE BOOKS ARE IN GOOD CONDITION AND NOT TORN OR MILDEWED. MAGAZINES AND OUT-DATED TEXTBOOKS ARE NOT ACCEPTABLE.

DONATIONS OF BOOKS ARE TO BE LEFT BAGGED OR IN CARTONS UNDER THE LIBRARY TABLE TO BE SORTED BY THE IN-HOUSE LIBRARIAN. A NOTICE WILL BE POSTED IF ADDITIONAL BOOK DONATIONS ARE UNACCEPTABLE UNTIL SPACE ALLOWS.

3. THE CARD ROOM IS TO BE USED FOR PLAYING CARDS OR SIMILAR GAMES. IF YOU WISH TO SOCIALIZE, PLEASE USE THE WEST LOBBY OR YOUR APARTMENT. LOUD CONVERSATIONS CAN BE DISTURBING TO OTHERS. PLEASE DO NOT CONVERSE ON CELLULAR PHONES IN THE CARD ROOM WHILE GAMES ARE BEING PLAYED.

4. DEPOSIT TRASH AND DISCARDED NEWSPAPERS INTO WASTEBASKETS PROVIDED.

5. CHAIRS SHOULD BE PUT BACK, FOUR (4) AT EACH CARD TABLE, EIGHT (8) AT THE POKER TABLES. ADDITIONAL CHAIRS SHOULD BE REPLACED AGAINST THE WALLS, IN ORDER NOT TO OBSTRUCT PASSAGE.

6. CHAIRS AND/OR TABLES SHALL NOT BE USED TO PROP OPEN DOORS TO THE CARD ROOMS. THERE ARE CHAINS AFFIXED TO THE WALLS AND DOORS FOR THAT PURPOSE AND ARE NOT TO BE TAMPERED WITH OR REMOVED. FOR SAFETY, PLEASE REFRAIN FROM TILTING CHAIRS.

7. PERSONS UNDER TWELVE (12) YEARS OF AGE ARE NOT PERMITTED TO PLAY IN THE CARD ROOMS WITHOUT ADULT SUPERVISION AND NOT DURING THE TIMES WHEN REGULAR ADULT CARD PLAYERS ARE IN OCCUPANCY. THOSE CHILDREN AGES 12 UNTIL 18 YEARS OF AGE MUST BE ACCOMPANIED BY RESPONSIBLE FRIENDS OF EQUAL AGE OR OLDER AND ONLY IF REGULAR ADULT CARD PLAYERS ARE NOT IN OCCUPANCY OF THE ROOM.

THE HOURS FOR USE OF THE CARD ROOMS AND LIBRARY BY CHILDREN, AS PER AFOREMENTIONED AGE RESTRICTIONS ARE BETWEEN 10:00 A.M. – 6:00 P.M. (UNLESS USED FOR COMMUNITY OR BOARD MEETINGS) THE CARD ROOMS ARE NOT TO BE USED AS A PLAYGROUND. ONLY TABLETOP GAMES SHALL BE ALLOWED.

8. FOOD, SNACKS AND BEVERAGES (WITH THE EXCEPTION OF BOTTLED WATER ) SHALL NOT BE PERMITTED IN CARD ROOMS AT ANYTIME. SMOKING IS NOT PERMITTED IN CARD ROOMS. ANYONE FOUND TO BE SMOKING IN CARD ROOMS WILL BE REQUESTED TO LEAVE WHILE THE ROOM IS DEODORIZED.

9. MONIES ARE NOT TO BE USED OR DISPLAYED IN CARD ROOMS, EXCEPT FOR “PENNY- ANTE” GAMES OF \$10.00 OR LESS.

10. THE LIBRARY IS FOR THE EXCLUSIVE USE OF THE RESIDENTS AND IN-HOUSE GUESTS ONLY. VISITORS FROM OTHER BUILDINGS ARE NOT PERMITTED TO REMOVE ANY BOOKS FROM THE LIBRARY. ANYONE IN VIOLATION OF THIS POLICY WILL NOT BE ALLOWED IN THE CARDROOMS.

11. THE CARD ROOM DESIGNATED FOR USE BY MEN IS LOCATED AT THE FAR END OF THE CORRIDOR. THE OTHER CARD ROOM IS DESIGNATED FOR THE USE OF THE LADIES. ACCESS TO BOTH CARD ROOMS MAY BE GAINED THROUGH A CONNECTING DOOR.

12. MIXED COUPLE CARD GAMES ARE PERMITTED IN EITHER ROOM, IF AGREED UPON BY THE OTHER PLAYERS. HOWEVER LADIES ARE TO OCCUPY THE LADIES CARD ROOM AND MEN ARE TO OCCUPY THE MENS CARD ROOM IN ORDER TO AVOID ANY CONFRONTATIONS BETWEEN TABLES SOLELY OCCUPIED BY EITHER MEN OR LADIES. EXCEPTIONS WOULD BE UNDER AUTHORIZATION BY THE BOARD OF DIRECTORS, FOR EMERGENCY PURPOSES AND REPAIRS.

13. THE AIR CONDITIONING IN BOTH CARD ROOMS HAS BEEN PRESET AND ON A TIMER AND IS NOT TO BE TAMPERED WITH OR READJUSTED, WITHOUT AUTHORIZATION OF THE BOARD OF DIRECTORS OR THE PROPERTY MANAGER. SECURITY GUARDS AND VALETS ARE NOT PERMITTED TO ADJUST THE A / C UNITS, BY ORDER OF BUILDING MANAGEMENT.

14. IF RESIDENTS OF THE CONDOMINIUM REQUIRE THE FACILITIES, OUTSIDE PLAYERS FROM OTHER BUILDINGS ARE NOT PERMITTED TO PARTICIPATE IN GAMES DURING PEAK SEASON, FROM NOVEMBER 15 TO APRIL 15. RESIDENTS HAVE PRIORITY SEATING OVER NON-RESIDENTS.

15. LOUD AND/OR AGGRESSIVE BEHAVIOR WILL NOT BE TOLERATED FROM EITHER THE MEN OR LADIES TOWARDS EACH OTHER AND IF SUCH BEHAVIOR PERSISTS, THOSE RESPONSIBLE WILL BE REQUESTED TO VACATE THE PREMISES.

#### C MEETING ROOMS:

1. THE AUDITORIUM SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR MEETINGS OF THE BOARD OF DIRECTORS, MEMBERSHIP MEETINGS OR SOCIAL CLUB 100 FUNCTIONS, AS AUTHORIZED BY THE BOARD OF DIRECTORS. BINGO GAMES OPERATIONS ARE LIMITED TO ONE (1) DESIGNATED DAY PER WEEK, UNLESS OTHERWISE REQUIRED BY THE BOARD OF DIRECTORS.

THE AUDITORIUM SHALL NOT BE PERMITTED TO BE USED OR LEASED FOR INDIVIDUAL UNIT OWNER OR RESIDENT USE.. USE BY CHARITABLE ORGANIZATIONS, SEMINARS OR LECTURES MUST BE UNDER PRE-SCHEDULED AUTHORIZATION OF THE BOARD OF DIRECTORS.

CLEAN UP IS THE RESPONSIBILITY OF SOCIAL CLUB 100, OUTSIDE ORGANIZATIONS, BINGO OR OUTSIDE EDUCATIONAL OR SEMINAR USERS.

2. CARD ROOMS MAY BE USED FOR EDUCATIONAL OR ORGANIZATION USE (SUCH AS DEFENSIVE DRIVING COURSES AND LECTURES) PROVIDING PRE-SCHEDULES HAVE BEEN AUTHORIZED BY THE BOARD OF DIRECTORS..

3. THE MENS CARD ROOM SHALL HAVE SPACE RESERVED AND SET UP FOR WORKSHOPS AND SMALLER BUSINESS MEETINGS OF THE BOARD OF DIRECTORS.

4. THE LOWER LOBBY OFFICES ARE AUTHORIZED FOR USE AS A SMALL MEETING ROOM FOR WORKSHOPS OF THE BOARD OF DIRECTORS AND COMMITTEE MEETINGS , AS WELL AS FOR SCREENING INTERVIEWS FOR PROSPECTIVE SALES AND LEASES. THE REAR OFFICE AREA SHALL BE UTILIZED FOR STORAGE AND FILES , OR AS AUTHORIZED BY THE BOARD OF DIRECTORS.

D POOL AND POOL DECK AREA:

1. BALL PLAYING IN THE POOL OR ON THE POOL DECK IS NOT PERMITTED. THIS INCLUDES BEACH BALLS, SPONGE BALLS, OR ANY OTHER ITEM TOSSED FROM ONE PERSON TO ANOTHER. THE DANCE AREA ON THE DECK IS NOT TO BE USED FOR FRISBEE OR BALL PLAYING, PADDLE BALL, SKATING OR OTHER RECREATIONAL ACTIVITIES.

2. TOYS, WATER PISTOLS, DOLLS, RAFTS, FLOATS, MUSICAL INSTRUMENTS, ETC ARE NOT PERMITTED IN THE POOL , INCLUDING ANY ITEM INFLATED BY AIR. "NOODLE" SPONGE FLOAT BARS ARE PERMITTED AS LONG AS THEY ARE USED CORRECTLY. THE USE OF LIFE SAVING VESTS, SAFETY BELTS AND STYROFOAM BACK FLOATS ARE THE ONLY ITEMS PERMITTED. THERE ARE TO BE NO EXCEPTIONS EVEN IF THE CHILDREN ARE UNDER SUPERVISION BY AN ADULT. PLEASE NOTE THAT INFLATED SWIM RINGS ARE TOYS AND NOT CONSIDERED AS SAFETY DEVICES BY THE MANUFACTURER. THE USE OF SNORKELING EQUIPMENT IS NOT ALLOWED IN THE POOL. TODDLERS & SMALL CHILDREN ARE NOT PERMITTED TO HAVE BEACH TOYS, TRICYCLES OR BATTERY OPERATED TOYS ON THE POOL DECK.

3. ALL CHILDREN UNDER THE AGE OF TWELVE (12) YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT. NO CHILDREN THREE (3) OF AGE AND UNDER ARE PERMITTED IN THE MAIN POOL. NO CHILDREN OVER THREE (3) YEARS OF AGE AND STILL WEARING DIAPERS ARE PERMITTED IN THE MAIN POOL. THEY MUST USE THE DESIGNATED KIDDIE POOL, WITH THE ATTENDANCE OF AN ADULT. THE ACCOMPANYING ADULT IS RESPONSIBLE FOR THE FILLING AND EMPTYING OF THE KIDDIE POOL, WHICH MUST BE LOCATED ADJACENT TO A POOL DECK DRAIN. THE HOSE IS TO BE TURNED OFF WHEN THE DESIRED WATER LEVEL HAS BEEN REACHED IN THE POOL TO PREVENT OVERFLOWING AND A HAZARD TO OTHER PERSONS ON THE DECK.

4. CHILDREN UNDER THE AGE OF TWELVE (12) YEARS SHALL NOT BE PERMITTED THE USE OF THE POOL AFTER DARK, EVEN IF ACCOMPANIED BY, OR UNDER SUPERVISION OF AN ADULT. THE TERM "AFTER DARK" DEPENDING ON CLIMATIC, SEASONAL OR DAYLIGHT SAVINGS TIME CHANGES.

HORSEPLAY , BOISTEROUS AND ROWDY BEHAVIOR DISTURBS RESIDENTS ON THE SOUTH SIDE OF THE BUILDING AT TIMES FOR HAVING DINNER, REST AND RELAXATION OR ENTERTAINMENT. THOSE UNIT OWNERS FACING THE POOL AREA HAVE THE RIGHT TO QUIET, ESPECIALLY AFTER 7:00 P.M. THIS ALSO APPLIES TO EARLY MORNING WALKERS AND SWIMMERS WHO TEND TO FORGET THAT VOICES ARE MAGNIFIED IN THE QUIET OF THE DAY AND THAT SOUND TRAVELS UPWARD.

5. FOR SAFETY, UNDER NO CIRCUMSTANCES , SHOULD CHILDREN OR ADULTS TO BE IN THE POOL OR WALKING ON DECK IN TOTAL DARKNESS IN CASE POOL DECK OR POOL ILLUMINATION IS NOT TURNED ON.

6. DO NOT REMAIN IN THE POOL DURING RAIN SHOWERS, AS THEY MAY BE ACCOMPANIED BY LIGHTNING STRIKES. LEAVE THE POOL DECK IN THE EVENT OF A THUNDERSTORM. MORE PERSONS ARE KILLED BY LIGHTNING IN FLORIDA THAN IN ANY OTHER STATE OF THE COUNTRY. USE ALL FACILITIES CAREFULLY AND AT YOUR OWN RISK.

7. POOL HOURS ARE FROM 6:30 A.M. TO 10:00 P.M. , SEVEN (7) DAYS A WEEK, SUBJECT TO CHANGE BY THE BOARD OF DIRECTORS, WITHOUT FURTHER NOTICE. SWIMMING IS PERMITTED UNTIL JUST PRIOR TO CLOSING AT 10:00 P.M. SWIMMERS SHOULD BE READY TO EXIT ON TIME.

IT IS RECOMMENDED THAT NO ONE BE ALONE IN THE POOL AT THAT HOUR AS NO LIFEGUARD IS AVAILABLE. THE ENTRY & EXIT DOOR TO & FROM THE POOL WILL AUTOMATICALLY LOCK AT 10:00 P.M. FOR EMERGENCIES, AN INTERCOM TO SECURITY IS LOCATED ON THE WALL ADJACENT TO THE DOOR.

8. ALL BATHERS MUST WEAR SHOES AND OUTER COVERINGS TO AND FROM THE POOL AND SAUNAS AND / OR IN THE COMMON AREAS. TOPLESS (FOR FEMALES) AND NUDITY IS NOT PERMITTED. PERSONS IN VIOLATION OF THIS REGULATION WILL BE REQUESTED TO COVER UP OR LEAVE THE AREA.

9. WITH THE EXCEPTION OF BOTTLED WATER, NO FOOD, SNACKS, BEVERAGES OR ALCOHOLIC DRINKS ARE PERMITTED ON AND AROUND THE POOL DECK AREAS.



10. LITTER MUST BE DEPOSITED IN TRASH CONTAINERS LOCATED AROUND THE POOL DECK AND UNDER NO CIRCUMSTANCES IS ANYTHING ALLOWED TO BE THROWN IN THE POOL. TRASH CONTAINERS ARE NOT TO BE USED FOR PERSONAL GARBAGE DISPOSALS.
11. IT IS RECOMMENDED THAT YOU SHOWER JUST PRIOR TO USING THE POOL. SHOWERS ARE LOCATED IN THE POOL DECK RESTROOMS. DO NOT ENTER THE POOL WITH OIL, OR SIT ON UNCOVERED LOUNGES OR CHAIRS WITH OILED SKIN. USE THE SHOWERS BEFORE ENTERING THE WATER IF YOUR BODY IS OILED, OR COVERED WITH SUNTAN CREAMS OR LOTIONS.
12. DO NOT SIT ON THE STEPS OR OBSTRUCT PASSAGE TO PERSONS GETTING IN AND OUT OF THE POOL. DO NOT RELOCATE CHAIRS, LOUNGES OR TABLES TO THE PERIMETERS OF THE POOL. IT IS A SAFETY VIOLATION.
13. DO NOT REMOVE, OR ATTEMPT TO REMOVE, NOR HANG ON, OR SIT UPON THE SAFETY POOL LINE ROPE. THE LINE ROPE MUST BE SECURED IN COMPLIANCE TO COUNTY AND STATE CODES.
14. POOL CAPACITY IS LIMITED TO 48 PERSONS AS PER CODE.
15. DIVING, RUNNING LEAPS AND / OR, JUMPING INTO THE POOL IS NOT PERMITTED. YOU MUST OBSERVE NO DIVING SIGNS AS PRESCRIBED BY LAW.
16. DRY YOURSELF BEFORE ENTERING THE BUILDING AND THE ELEVATORS. WATER ON THE ELEVATOR FLOOR AND/OR ON TILES CAN BE A HAZARD.
17. DO NOT RESERVE LOUNGES AND CHAIRS, PARTICULARLY AT PEAK SEASON, WITH TOWELS AND OTHER ITEMS UPON THEM, IN THE ABSENCE OF A USER. IT IS ADVISABLE THAT WHEN LOUNGES ARE IN SHORT SUPPLY, LIMIT USE TO TWO (2) LOUNGES PER UNIT AND OCCUPANTS MUST BE ON DECK TO USE THEM. DO NOT ADJOIN TWO LOUNGES FOR 1 OCCUPANT. BE CONSIDERATE OF OTHERS WHO MAY REQUIRE A LOUNGE OR CHAIR.
18. LOUNGES, TABLES AND CHAIRS ARE NOT TO BE RELOCATED TO UNAUTHORIZED AREAS OR NEAR THE BUILDING, BEHIND PLANTERS, BY THE RAILINGS, ETC.  
 LOUNGES ARE NOT TO BE PULLED OR DRAGGED ACROSS THE DECK; BY UNAUTHORIZED PERSONS, IT DEFACES THE LOUNGES AND THE DECK SURFACE.  
 CHAIRS AND LOUNGES ARE TO BE PUT BACK IN THEIR PLACES WHEN LEAVING THE DECK.  
 IF YOU TURN THE LOUNGES TO FACE THE SUN, PLEASE PUT THEM BACK IN POSITION. DO NOT USE CHAIRS OR SIDE TABLES AS FOOT STOOLS.
19. ALL LOUNGES SHOULD BE COVERED WITH A FULL LENGTH BEACH TOWEL, FOR HYGIENIC PURPOSES AND TO MAINTAIN THE CLEANNESS OF THE LOUNGES. GUESTS MUST BE GIVEN ADEQUATE TOWELS BY THEIR HOSTS, TO COVER THE LOUNGES AND TO DRY THEMSELVES.
20. ASHTRAYS ARE AVAILABLE IN THE POOL DECK STORAGE CLOSET. SMOKING IS PERMITTED, AS OF THIS DATE ON THE POOL DECK, BUT CONSIDERATION FOR YOUR NON-SMOKING NEIGHBORS IS REQUESTED. ASHTRAYS ARE TO BE EMPTIED BY THE SMOKERS INTO POOL DECK TRASH CONTAINERS, BE SURE ALL CIGARETTES HAVE BEEN EXTINGUISHED. RETURN EMPTIED ASHTRAYS TO THE POOL DECK STORAGE CLOSET SO THEY WILL NOT BE SWEEPED AWAY BY THE WINDS. DO NOT LEAVE ASHTRAYS UNDER LOUNGES AND DO NOT EXTINGUISH CIGARETTE BUTTS ON LOUNGES, CHAIRS OR ON THE SURFACE OF THE DECK. PLANTERS ARE NOT TO BE USED AS ASHTRAYS OR TRASH RECEPTACLES.
21. RUNNING, JOGGING, BICYCLING, SKATING, ROLLER-BLADING, SKATE BOARDING, SCOOTERS AND BALL PLAYING ARE NOT PERMITTED ANYWHERE ON THE POOL DECK.
22. NO ONE UNDER THE AGE OF TWELVE (12) YEARS IS ALLOWED TO PLAY SHUFFLEBOARD WITHOUT ADULT SUPERVISION ON THE COURT. RETURN ALL EQUIPMENT TO THE SHUFFLEBOARD EQUIPMENT CLOSET BY 5:30 P.M. NO PLAYING ON THE COURTS AFTER 5:30 P.M. SHOUTING AND NOISE IS DISTURBING TO THOSE UNIT OWNERS FACING THE COURTS. (REMEMBER SOUND TRAVELS UPWARDS AND IS MAGNIFIED IN THE QUIET OF THE EVENING HOURS).
- IF OTHER PLAYERS ARE WAITING TO USE THE COURT, LIMIT YOURSELF TO ONE GAME. SHOES MUST BE WORN ON THE COURTS. DO NOT LEAVE CHAIRS BETWEEN THE BENCHES OR ON THE COURTS. CLOSE ANY UMBRELLAS AND SECURE THE UMBRELLAS WITH A TIE CORD WHEN YOU LEAVE, SO THE WIND WILL NOT BLOW THEM OVER. SHUFFLEBOARD TEAMS HAVE PRIORITY IN THE USE OF THE COURTS.

23. UMBRELLA STANDS SHALL BE MOVED ONLY IN SUCH A MANNER AS NOT TO DEFACE THE POOL DECK SURFACE.

ALL UMBRELLAS AND STANDS MUST BE PUT BACK WHEN NOT IN USE. IT IS RECOMMENDED THAT THOSE WHO WISH TO USE AN UMBRELLA OBTAIN HELP FROM THE OFFICE OR CONTACT THE VALET TO MOVE THEM. IF YOU WISH TO BE IN THE SHADE, USE A LOUNGE UNDER THE EAST CANOPY ONLY. UMBRELLAS ARE NO LONGER PERMITTED AROUND THE POOL AREA, DUE TO SUDDEN GUSTS OF WIND, CAUSING A HAZARD TO THOSE PERSONS IN THE POOL.

24. THE EAST CANOPY SITTING AND LOUNGING AREA IS RESERVED FOR THE DISABLED AND FOR THOSE ESCAPING THE SUN. PLEASE DO NOT PULL OUT THOSE LOUNGES INTO THE SUN, THERE ARE USUALLY ENOUGH LOUNGES AROUND THE POOL FOR SUN BATHING. IF A LOUNGE SHALL BE RELOCATED, PLEASE PUT IT BACK UNDER THE CANOPY WHEN YOU LEAVE.

THE WEST CANOPY IS RESERVED FOR THOSE WHO WISH TO PLAY CARDS, AND OTHER GAMES, STUDY, OR READ WITHOUT CONVERSATIONS DISTURBING THEM. IF THERE ARE RESIDENTS INVOLVED IN QUIET RECREATION, DO NOT SIT IN THAT AREA TO CONVERSE LOUDLY. LOUNGES ARE NOT PERMITTED UNDER THE WEST CANOPY.

25. DISCARDED ITEMS SUCH AS, KLEENEX, PAPER TOWELS, NEWSPAPERS, MAGAZINES, MAIL, CANDY WRAPPERS, DISCARDED CHEWING GUM, EMPTY BOTTLES DO NOT BELONG IN OR ON THE STRAPS OF LOUNGES AND CHAIRS. USE THE TRASH RECEPTACLES FOR DISCARDING LITTER.

26. GUESTS & VISITORS MAY BE REQUIRED TO IDENTIFY THEMSELVES IF REQUESTED BY THE POOL COMMITTEE, SECURITY OR MEMBERS OF THE BOARD OF DIRECTORS.

27. USE OF THE POOL, POOL DECK OR AREAS THEREOF ARE NOT PERMITTED FOR PRIVATE FUNCTIONS OR PARTIES, NOR ARE THEY TO BE DECORATED FOR ANY PRIVATE PURPOSES.

28. PICNICS, BARBECUES, PARTIES, UNLESS AUTHORIZED BY AND UNDER THE AUSPICES OF THE BOARD OF DIRECTORS AND THE WINSTON TOWERS 100 ASSOCIATION, AS BUILDING OR SOCIAL CLUB 100 EVENTS, ARE STRICTLY PROHIBITED.

29. "BOOM-BOXES" ARE NOT PERMITTED TO BE PLAYED ON THE POOL DECK. THE NOISE LEVEL OF RADIOS, CD AND CASSETTE PLAYERS MUST BE KEPT TO A MINIMUM VOLUME FOR THE CONSIDERATION OF OTHERS. ELECTRICAL APPLIANCES, RADIOS, CD & CASSETTE PLAYERS ARE NOT PERMITTED TO BE PLUGGED INTO THE POOL DECK OUTLETS, WITHOUT AUTHORIZATION, AND IN DESIGNATED AREAS ONLY, AS APPROVED BY THE BOARD OF DIRECTORS.

30. THE SOCIAL CLUB 100 MAY RESERVE THE USE OF THE POOL DECK FOR OUTDOOR FUNCTIONS. FOOD AND BEVERAGE WILL ONLY BE ALLOWED WITH THE AUTHORIZATIONS OF THE BOARD OF DIRECTORS. SCHEDULES FOR ALL SOCIAL CLUB FUNCTIONS MUST BE APPROVED BY THE BOARD OF DIRECTORS.

31. ALL FINANCIAL TRANSACTIONS FOR OUTDOOR SOCIAL 100 EVENTS ARE THE SOLE RESPONSIBILITY OF THE SOCIAL CLUB 100 AND ARE NOT THE RESPONSIBILITY OF THE ASSOCIATION. THE SOCIAL CLUB 100 IS RESPONSIBLE FOR CLEAN-UP AND ANY DAMAGE TO CONDOMINIUM PROPERTY OR FURNITURE UTILIZED FOR OUTDOOR POOL DECK FUNCTIONS, IN-HOUSE SOCIAL CLUB MEETINGS, SHOWS, DINNERS OR PARTIES.

#### E BINGO:

1. BINGO OPERATIONS ARE TO FOLLOW CURRENT FLORIDA CONDOMINIUM STATUTES AS PRESCRIBED FOR THE OPERATION OF BINGO GAMES. WILLFUL AND KNOWING VIOLATIONS OF THE BINGO STATUTES SUBJECTS THE GUILTY PARTY (PARTIES) TO IMPRISONMENT OR A FINE, AS PRESCRIBED BY LAW. COMMITTEE MEMBERS MUST SIGN A STATEMENT FORM THAT THEY AGREE TO ABIDE BY THE FL. BINGO STATUTES AND OPERATE THE GAMES ACCORDINGLY.

FOR A DETAILED DESCRIPTION OF THE BINGO STATUTES, YOU MAY CONSULT F.S. XL45 SEC. 849.0931.

2. NO ONE UNDER 18 YEARS OF AGE IS PERMITTED ENTRY INTO THE GAMING ROOM (AUDITORIUM) OR TO BE INVOLVED IN THE OPERATION OF THE BINGO OR TO PARTICIPATE IN THE BINGO GAMES IN ANYWAY.

3. THE NAME OF THE ASSOCIATION AND DESIGNATED COMMITTEE MEMBER NAMES ARE TO BE CONSPICUOUSLY POSTED ON THE PREMISES WHERE THE BINGO SESSION IS HELD.

4. CALLERS ARE NOT PERMITTED TO PARTICIPATE IN THE GAMES.

5. EACH PERSON INVOLVED IN THE CONDUCT OF THE BINGO GAMES MUST BE A RESIDENT OF THE COMMUNITY AND A MEMBER OF THE ASSOCIATION OR GROUP OF RESIDENTS. ONLY UNIT OWNERS CAN CONDUCT THE BINGO GAMES, NOT TENANTS OR GUESTS.
6. THE NET PROCEEDS FROM THE BINGO GAMES MUST BE RETURNED TO THE PLAYERS IN THE FORM OF PRIZES, BUT THE ACTUAL BUSINESS EXPENSES FOR ARTICLES DESIGNED FOR AND ESSENTIAL TO THE OPERATION, CONDUCT AND PLAYING OF BINGO CAN FIRST BE DEDUCTED .
  - A) IF THERE ARE ANY NET PROCEEDS STILL REMAINING AFTER PAYING PRIZES THERE IS EITHER THE OPTION TO DONATE THE MONEY TO A CHARITABLE NON-PROFIT OR VETERAN'S ORGANIZATION WHICH IS EXEMPT FROM FEDERAL INCOME TAX (OR):
  - B) AT THE NEXT SCHEDULED DAY OF PLAY, CONDUCT THE BINGO GAMES WITHOUT CHARGE TO THE PLAYERS AND CONTINUE TO DO SO UNTIL THE PROCEEDS CARRIED OVER FROM THE PREVIOUS DAYS PLAY HAVE BEEN EXHAUSTED.
7. BINGO CAN NOT BE PLAYED MORE THAN TWO (2) TIMES A WEEK. OUR CURRENT BINGO OPERATION IS ON WEDNESDAY EVENINGS IN THE AUDITORIUM AT 7:30 P.M. , UNLESS OTHERWISE NOTICED. THE BOARD OF DIRECTORS MAY CLOSE BINGO OPERATIONS WHEN DEEMED NECESSARY.
8. PRIZES ARE DETERMINED BY THE BINGO COMMITTEE, BUT ARE NOT TO EXCEED WHAT IS ALLOWABLE BY THE FL. CONDO STATUTES.
- 9.. NO COMPENSATION CAN BE PAID TO ANY PERSON FOR OPERATION OF THE BINGO GAMES. COMMITTEE MEMBERS AND CALLERS ARE UNPAID VOLUNTEERS.
10. A LICENSE TO OPERATE BINGO CONDOMINIUM GAMES IS REQUIRED AND THE LICENSE FEE TO BE PAID FROM THE BINGO FUNDS. BINGO GAMES ARE HELD UNDER THE AUSPICES OF THE BOARD OF DIRECTORS AND MAY BE TERMINATED AT THE DISCRETION OF THE BOARD OF DIRECTORS WITHOUT NOTICE.

F EXERCISE ROOMS AND SAUNAS:

1. THE EXERCISE ROOMS ARE PROVIDED FOR THE USE AND ENJOYMENT OF ALL UNIT OWNERS AND THEIR GUESTS. PLEASE BE CONSIDERATE OF OTHERS IN THE LENGTH OF TIME YOU USE THE EQUIPMENT, ESPECIALLY IF OTHERS ARE WAITING.
2. THERE IS AN EXERCISE ROOM AND SAUNA FOR MEN AND ANOTHER EXERCISE ROOM AND SAUNA FOR THE WOMEN. TO GAIN ACCESS TO THE FACILITIES YOU MUST USE YOUR ENTRY CARD. THE ROOMS ARE NOT CO-ED FACILITIES. MEN ARE NOT ALLOWED TO ENTER THE EXERCISE ROOMS OR SAUNA DESIGNATED FOR WOMEN AND VICE VERSA.
3. THE ROOMS ARE OPEN BETWEEN 9:00 A.M. AND 10:00 P.M. DOORS WILL AUTOMATICALLY LOCK AT 10:00 P.M. THERE MAY BE SOME FLEXIBILITY IN THOSE HOURS ACCORDING TO WHEN THE PREMISES ARE CLEANED.
4. FOOD, SNACKS OR BEVERAGES ARE ABSOLUTELY NOT PERMITTED AT ANY TIME. SMOKING IN THE EXERCISE ROOMS OR SAUNAS IS PROHIBITED.
5. THE EXERCISE ROOMS SHALL BE KEPT CLEAN AT ALL TIMES AND EQUIPMENT SHOULD BE REPLACED WHEN FINISHED EXERCISING. THOSE WHO USE THE FACILITIES ARE RESPONSIBLE FOR ANY DAMAGES INCURRED TO THE EQUIPMENT OR TO THE INTERIOR DÉCOR. DO NOT TAMPER WITH THE A/C THERMOSTAT.
6. SUITABLE EXERCISE ATTIRE AND SHOES MUST BE WORN IN THE OPERATION OF EXERCISE EQUIPMENT. NUDDITY IN THE EXERCISE ROOMS IS NOT ALLOWED.
7. CHILDREN UNDER THE AGE OF TWELVE (12) YEARS ARE NOT PERMITTED TO USE THE FACILITIES AT ALL. THOSE 12 YEARS OF AGE AND TEENS 15 YEARS AND YOUNGER MUST BE SUPERVISED BY AN ADULT. THOSE PERSONS 16 YEARS OF AGE OR OLDER WILL BE CONSIDERED AS AN ADULT FOR THE USE OF THE EXERCISE EQUIPMENT AND MAY ACCOMPANY YOUNGER FRIENDS OR RELATIVES 12-15 YEARS OF AGE TO SUPERVISE THEM.

THE ELDERLY OR HANDICAPPED PERSONS SHOULD NOT USE THE FACILITIES ALONE. A "BUDDY SYSTEM" IS PREFERABLE FOR SAFETY. PERSONS WITH ANY HIGH BLOOD PRESSURE PROBLEMS OR ON CERTAIN MEDICATIONS ARE ADVISED TO CONSULT THEIR PHYSICIANS FOR USE OF THE EQUIPMENT AND SAUNA.

8. EQUIPMENT IS NOT TO BE REMOVED FROM THE EXERCISE ROOMS OR RELOCATED WITHIN THE EXERCISE ROOM.
9. SAUNA ROOMS SHARE THE SAME HOURS OF USE AS THE EXERCISE ROOMS, BE PREPARED TO LEAVE BEFORE 10:00 P.M. HOURS ARE SUBJECT TO CHANGE BY THE BOARD OF DIRECTORS. AS WITH THE EXERCISE ROOMS, THERE MAY BE SOME FLEXIBILITY IN THE HOURS ACCORDING TO WHEN THE SAUNAS ARE CLEANED.
10. BE SURE TO TURN OFF THE HEAT IN THE SAUNA WHEN FINISHED OR WHEN NOT IN USE. DO NOT TAMPER WITH THE HEATING EQUIPMENT AND DO NOT HANDLE OR REPLACE THE STONES.

XIX MEETINGS:

1. MONTHLY MEETINGS OF THE BOARD OF DIRECTORS SHALL BE HELD ON THE LAST THURSDAY OF EACH MONTH WITH A NOTICE OF THE MEETING, DATE, TIME, LOCATION AND AGENDA, POSTED IN THE MAILROOM AND ON THE IN-HOUSE INFORMATION TV CHANNEL, NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING. NOTE: IT IS NOT REQUIRED FOR AGENDAS TO BE POSTED ON THE IN-HOUSE TV CHANNEL.

IN THE EVENT OF AN EMERGENCY SITUATION, CANCELLATIONS AND AUTHORIZED EMERGENCY MEETINGS SHALL BE POSTED NOT LESS THAN TWENTY-FOUR (24) HOURS IN ADVANCE, IN ACCORDANCE WITH THE FL. STATUTES .

NOTICES SHALL BE POSTED FOR SPECIAL MEETINGS AND WORKSHOPS AT WHATEVER DATES AND TIME SCHEDULES ARE CONVENIENT FOR A QUORUM OF THE BOARD OF DIRECTORS TO CONVENE.

REMOVAL OF NOTICES ARE AT THE DISCRETION OF THE SECRETARY OF THE BOARD OF DIRECTORS, THE PRESIDENT OF THE BOARD OF DIRECTORS, THE PROPERTY MANAGER AND/OR THE BULLETIN COMMITTEE CHAIRPERSON.

ALL MEETINGS EXCEPT THOSE AS OTHERWISE SPECIFIED BY THE FL. STATUTES SHALL BE ATTENDED BY UNIT OWNERS ONLY. A UNIT OWNER WHO REQUIRES THE ASSISTANCE OF A NON-UNIT OWNER OR AN AIDE, SHALL REQUEST AUTHORIZATION IN WRITING, DIRECTED TO THE OFFICE, PRIOR TO ATTENDANCE. SUCH REQUEST MAY PERTAIN TO FUTURE ATTENDANCES AS WELL. RENTERS AND CO-OCCUPANTS WHO ARE NOT UNIT OWNERS ARE NOT PERMITTED TO ATTEND MEETINGS.

2. NOTICES OF BUDGET MEETINGS, ASSESSMENT MEETINGS, ANNUAL MEMBERSHIP MEETINGS AND ELECTIONS WILL BE MAILED OR HAND DELIVERED AS PRESCRIBED BY THE FL. CONDO STATUTES AND / OR THE DOCUMENTS OF THE WINSTON TOWERS 100 ASSOCIATION.

3. IN ACCORDANCE WITH THE FL. STATUTES, OPEN DISCUSSION IS PERMITTED ON POSTED AGENDA TOPICS ONLY, A SAME SUBJECT MAY BE ADDRESSED BY THE SAME UNIT OWNER NO MORE THAN ONCE WITH A TIME LIMIT RESTRICTION OF THREE (3) MINUTES TO SPEAK, IMPOSED AT THE DISCRETION OF THE CHAIRMAN AND / OR THE BOARD OF DIRECTORS AND ONLY AFTER THE REGULAR BUSINESS OF THE AGENDA HAS BEEN CONDUCTED BY THE BOARD OF DIRECTORS.

4. PERSONAL GRIEVANCES AND COMPLAINTS ARE NOT TO BE INCLUDED ON THE AGENDA. TOPICS FOR INCLUSION ON AN AGENDA SHALL BE CONSIDERED BY AND AT THE DISCRETION OF THE BOARD OF DIRECTORS. AFTER A REQUEST HAS BEEN MADE IN WRITING, 5 DAYS PRIOR TO THE POSTING OF AN AGENDA.

IN ACCORDANCE WITH FL. CONDO STATUTES THE FINAL AGENDA SHALL BE POSTED WITHOUT CHANGES, NO LESS THAN 48 HOURS IN ADVANCE OF A MEETING.

5. IN THE EVENT THE OFFICES ARE CLOSED, PLEASE DEPOSIT ANY COMPLAINTS OR SUGGESTIONS, IN WRITING, INTO THE MAINTENANCE BOX. ANONYMOUS CORRESPONDENCE OR NOTES WILL BE UNACCEPTABLE.

6. ANY DISRUPTIONS OR OUTBURSTS AT MEETINGS MAY RESULT IN THE ADJOURNMENT OF ANY MEETING THROUGH MOTIONS MADE BY, AND IN AGREEMENT OF THE BOARD OF DIRECTORS.

7. A) ANY UNIT OWNER MAY TAPE RECORD OR VIDEOTAPE A BOARD OR COMMITTEE MEETING SUBJECT TO THE FOLLOWING RULES.

B)NO TAPE RECORDING OR VIDEOTAPE OF ANY MEETING SHALL INTERFERE WITH OR OBSTRUCT THE MEETING AND NO EQUIPMENT SHALL OBSTRUCT ANY UNIT OWNER'S VIEW, HEARING OR ACCESS TO THE MEETING. NO EXTRA LIGHTING SHALL BE PERMITTED AND NO ACCESSORY EQUIPMENT SHALL BE UTILIZED.

8. A) ANY PERSON NOT AUTHORIZED BY LAW TO ATTEND A MEETING SHALL BE PROHIBITED FROM ATTENDING THE MEETING OR EJECTED THEREFROM.  
 B) ANY UNIT OWNER OR AUTHORIZED REPRESENTATIVE WHO FAILS TO COMPLY WITH THESE RULES SHALL BE SUBJECT TO EJECTION IN THE SOLE DISCRETION OF THE CHAIRMAN. THE CHAIRMAN SHALL GIVE ANY NON-COMPLYING PERSON ONE WARNING REGARDING EJECTION AND THEREAFTER MAY CALL FOR IMMEDIATE EJECTION.  
 C) THE CHAIRMAN OF THE MEETING MAY APPOINT A SERGEANT OF ARMS WHO AT THE DIRECTION OF THE CHAIRMAN SHALL EITHER REMOVE THE UNAUTHORIZED PERSON OR CONTACT A LAW ENFORCEMENT REPRESENTATIVE TO REMOVE SUCH PERSON.
9. THE BOARD OF DIRECTORS MAY LEVY A FINE AGAINST ANY PERSON WHO FAILS TO COMPLY WITH THESE RULES PROVIDED SAID FINING IS AUTHORIZED BY THE CONDOMINIUM DOCUMENTS.
10. THE BOARD OF DIRECTORS MAY TAKE WHATEVER ACTION WHICH IS APPROPRIATE AT LAW OR IN EQUITY AGAINST ANY PERSON WHO FAILS TO COMPLY WITH THESE RULES.

XX ADMINISTRATION OFFICES:

1. THE ADMINISTRATION OFFICES ON THE WEST END OF THE UPPER FIRST FLOOR INCLUDE THOSE OF THE PROPERTY MANAGER, PRESIDENT AND MEMBERS OF THE BOARD OF DIRECTORS AND THE BOOKKEEPER. OFFICE HOURS OF THE ADMINISTRATION OFFICES ARE 10:00 A.M. TO 3:00 P.M., MONDAY THROUGH FRIDAY, UNLESS OTHERWISE POSTED.

IN ORDER TO HAVE AN EFFICIENT OFFICE ADMINISTRATION, PLEASE DO NOT CONGREGATE IN THE ADMINISTRATION OFFICES . BUSINESS SHALL BE CONDUCTED IN AN ORDERLY & BRIEF MANNER WITHOUT UNNECESSARY SOCIALIZING.

2. FAXES, COPIES, ENTRY KEYS TO BE MADE, GARAGE REMOTES TO BE REPROGRAMMED, NOTARY SERVICES, ETC. SHALL BE AVAILABLE BETWEEN THE HOURS OF 2:00 P.M. TO 3:00 P.M. MONDAY THROUGH FRIDAY ONLY.
3. THE SECRETARY OF THE BOARD OF DIRECTORS MAINTAINS AN OFFICE IN THE LOWER LOBBY, ADJACENT TO THE MAILROOM.
4. THE IN-HOUSE INFORMATION TV CHANNEL 35 EMANATES FROM THE LOWER LOBBY OFFICE, PLEASE DO NOT DISTURB THE OPERATOR OF THE IN-HOUSE CHANNEL, WHILE WORK IS IN PROGRESS.

XXI CHARITABLE SOLICITATIONS:

IN ORDER TO AVOID EMBARRASSMENT TO ALL CONCERNED CHARITABLE SOLICITATIONS CAN NOT BE PERMITTED BY WAY OF PROVIDING A MAILING LIST OF UNIT OWNERS OR A DISTRIBUTION OF CHARITABLE ORGANIZATIONAL LITERATURE. BULLETINS, PLACARDS OR POSTERS FOR THE PURPOSE OF PROMOTING AN IN-HOUSE CHARITABLE OR POLITICAL EVENT MAY ONLY BE ACCEPTABLE FOR DISPLAY, IF AUTHORIZED BY THE BOARD OF DIRECTORS.

SUCH ORGANIZATIONS SHALL APPLY TO THE BOARD OF DIRECTORS TO HOLD MEETINGS WITH AN AGREEMENT TO RESTORE THE FACILITIES AND KITCHEN, IF USED, TO THEIR ORIGINAL ORDER AND TO BE RESPONSIBLE FOR ANY DAMAGES, INCURRED. AN INSURANCE POLICY SHALL BE REQUIRED BY THE BOARD OF DIRECTORS, PRIOR TO THE USE OF ANY FACILITY.

XXII PARKING AND GARAGE:

1. A) ALL VISITORS TO THE BUILDING MUST REGISTER AT THE SECURITY DESK AND WAIT TO BE ANNOUNCED. IF ARRIVING WITH A VEHICLE THE VISITOR SHALL RECEIVE THE PROPER PARKING INSTRUCTIONS FROM THE VALET OR SECURITY.  
 B) DESIGNATED HANDICAPPED PARKING SPACES ARE FOR VISITORS USE ONLY AND NOT TO BE OCCUPIED BY RESIDENTS. THERE SHALL BE NO CHARGE FOR THE HANDICAPPED WITH THE DISPLAY OF A PROPER HANDICAP PARKING TAG.  
 C) MEMBERS OF THE CLERGY ON VISITING ROUNDS FOR THE ILL OR BEREAVED ARE NOT REQUIRED TO PAY FOR PARKING, BUT MUST RECEIVE A PARKING TAG.

D) OUTSIDE BINGO PLAYERS, IF ARRIVING WITH A VEHICLE, SHALL BE REQUIRED TO PAY THE CUSTOMARY PARKING FEE. THE PARKING FEE SHALL ALSO APPLY TO VISITING NON-RESIDENT CARD PLAYERS.

ALL NON-RESIDENT BINGO PLAYERS AND CARD PLAYERS MUST IDENTIFY THEMSELVES FOR THE SECURITY LOGBOOK.

2. VISITOR / GUEST PARKING IS LOCATED AT THE EAST SIDE OF THE RAMP AT THE WHITE BUMPERS. A PARKING TAG WILL BE ISSUED UPON RECEIPT OF THE DESIGNATED PARKING FEE. THE PARKING TAG SHALL BE DISPLAYED AFFIXED TO THE REARVIEW MIRROR OR CONSPICUOUSLY DISPLAYED ON THE DASHBOARD TO AVOID TOWING.

3. THE DESIGNATED DAYTIME FEE FOR PARKING SHALL BE PAID BY THE GUEST UPON ARRIVAL, OR BY ARRANGEMENTS BY THE UNIT OWNER OR LEASEE TO PREPAY SAID FEE. THE SAME PAYMENT POLICY SHALL BE IN EFFECT FOR VISITOR DAYTIME PARKING. THE DESIGNATED PARKING FEES MAY BE CHANGED AT THE DISCRETION OF THE BOARD OF DIRECTORS UPON THE VOTE OF A QUORUM OF THE BOARD OF DIRECTORS AT A DULY CONVENED BOARD MEETING.

GUESTS VISITING FOR MORE THAN SIX (6) NIGHTS MAY PAY A DESIGNATED FLAT FEE AND AVOID THE OVERNIGHT PARKING FEE.

SECURITY GUARDS SHALL NOT BE OBLIGATED TO HAVE CHANGE. VISITORS MUST PATIENTLY AWAIT THE RETURN OF THE VALET WHO MAY BE ON OTHER DELIVERIES. THE VALET IS NOT REQUIRED TO ACCEPT BILLS LARGER THAN \$10.00.

4. GUESTS AND VISITORS ARE NOT PERMITTED TO PARK IN SPACES, WITH YELLOW BUMPERS, THOSE ARE DESIGNATED FOR RESIDENT PERMIT PARKING ONLY.

5. DOMESTICS, NURSES AND AIDES HAVE A SPECIFIC DAYTIME AREA IN WHICH TO PARK AND IF PARKED FOR LESS THAN DESIGNATED TIME PERIOD SHALL PAY THE DAYTIME VISITOR FEE.

6. COMMERCIAL VEHICLES AND LICENSED TAXIS ARE TO BE PARKED OUTSIDE, OUT OF VIEW FROM THE FRONT DRIVEWAY. A SPECIAL NEED BY A UNIT OWNER TO PARK A COMMERCIAL VEHICLE OR TAXI WITHIN THE GARAGE MUST RECEIVE AUTHORIZATION FROM THE GARAGE COMMITTEE AND / OR THE BOARD OF DIRECTORS. NO SUCH AUTHORIZED COMMERCIAL VEHICLES SHALL DISPLAY ADVERTISING OR SIGNS ON THE VEHICLE IF PARKED WITHIN THE GARAGE OR THE UPPER DECKS.

7. ALL VEHICLES MUST DISPLAY AN ASSIGNED SPACE NUMBERED STICKER ON THE LEFT REAR BUMPER OF THE VEHICLE. SPACE STICKERS ARE AVAILABLE IN THE OFFICE. IDENTIFICATION OF THE VEHICLES, CAR MODELS, COLOR, YEAR AND LICENSE TAG NUMBER MUST BE ON FILE IN THE OFFICE. FAILURE TO AFFIX AN ID STICKER WILL SUBJECT AN UNIDENTIFIED VEHICLE TO TOWING. WARNING LABELS WILL BE AFFIXED TO ILLEGALLY PARKED VEHICLES IF THE OWNER IS NOT ABLE TO BE CONTACTED.

8. PARKING AT EAST AND WEST SERVICE ENTRANCES SHALL BE RESERVED FOR MOVING, VANS U-HAUL OR DELIVERY TRUCKS AND VEHICLES BELONGING TO CONTRACTORS, OR VALET PARKING. NO UNAUTHORIZED VEHICLES SHALL BE PARKED AT EITHER SIDE ENTRANCE OVERNIGHT. BONAFIDE CONTRACTORS SHALL NOT BE CHARGED A PARKING FEE DURING THE COURSE OF THEIR SERVICES IN THE BUILDING.

9. ANY RESIDENT THAT HAS A VEHICLE PARKED ON THE PREMISES SHALL BE REQUIRED TO PAY THE DESIGNATED FEE FOR ANY PARKING SPACE, INSIDE OR OUTSIDE. WHETHER IT IS A TEMPORARY SPACE OR AN ASSIGNED SPACE.

BOOKLETS OF PARKING TICKETS ARE NO LONGER AVAILABLE. BOOKLETS OF GUEST PARKING TICKETS HELD BY RESIDENTS ARE DECLARED NULL AND VOID AND ANY FEES PAID ARE NOT REFUNDABLE

10. ANY VEHICLE WITHOUT A PROPER LICENSE PLATE OR CURRENT TAG, WILL BE TOWED, IF THE VEHICLE HAS NOT BEEN REMOVED FROM THE BUILDING PROPERTY BY THE OWNER OR AUTHORIZED PERSON, UPON HAVING BEEN PERSONALLY NOTIFIED OR BY A WARNING STICKER, AFFIXED TO THE SIDE WINDOW OF THE VEHICLE.

11. NO UNIT OWNER IS ALLOWED TO PARK IN ANOTHER UNIT OWNER'S SPACE. HOWEVER IF A UNIT OWNER WISHES TO RELINQUISH HIS SPACE TO A GUEST, THE OWNER SHALL VACATE THE SPACE AND PARK HIS/HER OWN VEHICLE OUTSIDE IN THE GUEST PARKING AREA. PAYMENT FOR THE OUTSIDE SPACE IS MANDATORY WITH A TEMPORARY TAG DISPLAYED.

12. LEASEES WHO DO NOT HAVE AN ASSIGNED SPACE, BELONGING TO THE UNIT OWNER FROM WHOM THE LEASEE RENTS THE APARTMENT, ARE OBLIGED TO OCCUPY AN OUTSIDE SPACE ASSIGNED BY THE GARAGE COMMITTEE AND SHALL PAY THE ASSOCIATION THE DESIGNATED FEE IN ADVANCE.

13. EACH UNIT OWNER, LEASEE OR OCCUPANT SHALL ADVISE THE BOARD OF DIRECTORS DURING WHAT PERIOD OF TIME SAID PARTY'S PARKING SPACE WILL NOT BE USED.

14. PARKING ON RAMPS, DRIVEWAYS AND IN FIRE LANES IS NOT ALLOWED. VEHICLES PARKED IN FIRE LANES WILL BE SUBJECT TO A PARKING TICKET BY THE SUNNY ISLES BEACH POLICE DEPARTMENT , AS A VIOLATION OF THE FIRE DEPARTMENT CODE. VEHICLES PARKED IN UNAUTHORIZED AREAS, OR UNAUTHORIZED VEHICLES, OR THOSE IN DISREPAIR, WITH FLAT TIRES, OIL LEAKS, ETC. SHALL BE TOWED AT THE EXPENSE OF THE VEHICLE OWNER, AFTER EVERY EFFORT HAS BEEN MADE TO CONTACT THE VEHICLE OWNER. THIS POLICY IS ALSO IN EFFECT FOR VEHICLES LEFT ABANDONED ON BUILDING PROPERTY.

15. A UNIT OWNER SHALL PURCHASE A REMOTE BEEPER (ONE PER VEHICLE) FOR A DESIGNATED FEE, WHEN THE APARTMENT IS SOLD, THE BEEPER MUST BE RETURNED TO THE OFFICE. IF THE BEEPER IS BROKEN BEYOND REPAIR OR IS LOST, THERE IS A DESIGNATED FEE TO REPLACE IT. BEEPERS ARE NOT PERMITTED TO BE GIVEN TO ANYONE IN ANOTHER BUILDING OR TO FRIENDS FOR THEIR USE OR OTHER RESIDENTS IN WINSTON TOWERS 100.

16. HOSING DOWN AND WASHING CARS ON THE BUILDING PREMISES IS NOT ALLOWED. VEHICLES MAY BE POLISHED OR WIPED, WITHOUT THE USE OF EXCESS WATER.

17. VEHICLES ARE NOT PERMITTED TO BE RELOCATED WITHOUT AUTHORIZATION FROM THE GARAGE COMMITTEE.

18. A) TOW TRUCKS OR AAA OR OTHER SERVICE VEHICLES MUST ENTER AND LEAVE THE PARKING DECKS BY THE EAST SIDE ONLY, DUE TO LOW OVERHEADS ON THE WEST SIDE.

ALL OTHER VEHICLES MUST ENTER ON THE EAST SIDE AND EXIT ON THE WEST SIDE TO AVOID ACCIDENTS. VEHICLE OWNERS WILL BE NOTIFIED BY ANNOUNCEMENTS ON THE BULLETIN BOARD OR ON THE IN-HOUSE TV CHANNEL IF EMERGENCY MEASURES NEED BE IN EFFECT. PLEASE HEED SPEED WARNING SIGNS POSTED.

B) AS A SAFETY PRECAUTION FOLLOWING ANOTHER VEHICLE THROUGH AN OPENING GATE IS NOT A GOOD IDEA. IF AN UNIDENTIFIED VEHICLE FOLLOWS YOUR VEHICLE INTO THE GARAGE BE ALERT AND IF SUSPICIOUS, CONTINUE TO DRIVE OUT OF THE GARAGE AND REPORT THE INCIDENT TO SECURITY.

### XXIII SECURITY AND SECURITY AREAS / VALET :

1. SECURITY GUARDS AND SECURITY COMPANY VALETS ARE UNDER THE INSTRUCTIONS AND AUSPICES OF THE SECURITY COMPANY BY WHOM THEY ARE EMPLOYED.

2. THE BOARD OF DIRECTORS TRANSMITS REQUESTS AND RECOMMENDATIONS TO THE SECURITY COMPANY FOR SCHEDULE CHANGES AND REPORTS OF JOB PERFORMANCES. THE SECURITY COMPANY MAKES THEIR OWN DECISIONS BASED ON THOSE REQUESTS AND RECOMMENDATIONS OF THE BOARD OF DIRECTORS AND ACTS ACCORDINGLY, AS THEY DEEM NECESSARY.

3. THE SECURITY GUARDS AND VALETS ARE UNDER THE INSTRUCTIONS AND DIRECTION OF THEIR EMPLOYER AND IF THEY DO NOT ADHERE TO THOSE RULES & REGULATIONS AND THOSE OF THE WINSTON TOWERS 100 ASSOCIATION, THEIR POSITIONS MAY BE IN JEOPARDY. PLEASE DO NOT ARGUE WITH THE GUARDS OR DEBATE RULES & REGULATIONS FOR PARKING OR ENTRY INTO THE BUILDING. RULES & REGULATIONS ARE TO BE ENFORCED BY THE SECURITY GUARDS, UNDER THE DIRECTION OF THE BOARD OF DIRECTORS.

4. THE HOUSE TELEPHONE IS LOCATED ADJACENT TO THE SECURITY DESK AND IS NOT A PUBLIC PHONE FOR INCOMING OR OUTGOING CALLS. IT IS TO BE USED FOR BRIEF IN-HOUSE UNIT CONTACT ONLY & NOT FOR PROLONGED CONVERSATIONS. USE OF THE IN-HOUSE PHONE IS FROM THE SECURITY SIDE OF THE COUNTER ONLY. DO NOT PULL THE RECEIVER OVER THE COUNTERTOP.

5. NO ONE IS PERMITTED TO "BUZZ THEMSELVES" INTO THE LOBBY THROUGH THE VISITOR GATE. EACH UNIT OWNER OR ADULT OCCUPANT OVER 18 YEARS OF AGE SHALL PURCHASE AN ENTRY CARD FOR THE DESIGNATED FEE OF \$15.00 PER PERSON AND BE REQUIRED TO USE THE ENTRY CARD AT THE FRONT LOBBY ENTRANCE AND SERVICE ENTRANCES.

IF THE ENTRY CARD IS NOT ON YOUR PERSON, YOU WILL BE REQUIRED TO IDENTIFY YOURSELF AND SIGN-IN, ON THE LOG BOOK OR BE REGISTERED BY THE SECURITY GUARD, NO MATTER HOW MANY TIMES YOU DO NOT HAVE YOUR ENTRY CARD WITH YOU. IN THESE TROUBLED TIMES AND WITH CHANGES OF SECURITY GUARDS OR SCHEDULES, YOU MAY NOT BE RECOGNIZED BY THE GUARD. THIS POLICY IS MANDATORY FOR THE BUILDING SAFETY AND SECURITY OF THE RESIDENTS.

IF YOU ARE AT A SERVICE ENTRANCE WITHOUT AN ENTRY CARD PLEASE ENTER THE BUILDING THROUGH THE MAIN ENTRANCE IF REQUESTED TO DO SO BY THE GUARD FOR POSITIVE IDENTIFICATION.

THERE ARE INTERCOMS LOCATED AT THE SERVICE ENTRANCES, AT THE GARAGE ENTRY DOORS AND ON THE POOL DECK.

6. IT IS NOT ADVISABLE FOR ANYONE TO HOLD OPEN ENTRY DOORS FOR UNFAMILIAR PERSONS. DO NOT HOLD OPEN THE FRONT LOBBY EXIT DOOR TO CONVERSE WITH SOMEONE OUTSIDE. WHILE A DOOR IS BEING HELD OPEN AN UNIDENTIFIED PERSON MAY BE ENTERING OUT OF VIEW WITHOUT REGISTERING AT THE SECURITY DESK.

IF YOU WANT TO BE SAFE AND SECURE, BE SURE YOU HELP TO MAKE THE BUILDING SAFE AND SECURE!

7. A TWENTY-FOUR (24) HOUR NOTICE IS REQUIRED TO SECURITY AND TO THE OFFICE IF ONE IS MOVING FURNITURE, APPLIANCES OR OTHER LARGE ITEMS IN OR OUT OF AN APARTMENT UNIT. THE SERVICE ENTRANCE DOORS MUST BE UNLOCKED TO ACCOMMODATE THE TRANSPORTING OF OVER-SIZED FURNITURE OR APPLIANCES.

8. ONLY VALETS ARE PERMITTED TO UTILIZE THE BAGGAGE CARTS, WHILE THE VALET IS ON DUTY. THE SECURITY GUARD IS NOT PERMITTED TO LEAVE THE SECURITY AREA TO TRANSPORT BAGGAGE OR GROCERIES. PERSONS IN NEED OF VALET SERVICE MUST BE PATIENT TO WAIT FOR THE VALET TO RETURN FROM A PRIOR DELIVERY.

IF VALET SERVICE IS REQUIRED AFTER 11:00 P.M., THE VALET IS NO LONGER AVAILABLE. IN ORDER TO UTILIZE THE VALET BAGGAGE CARTS A VALID IDENTIFICATION OR CREDIT CARD, DRIVERS LICENSE OR REFUNDABLE CASH DEPOSIT FEE SHALL BE RENDERED TO THE SECURITY GUARD. WHEN THE CART (S) IS RETURNED ANY IDENTIFICATIONS OR DEPOSIT WILL BE REFUNDED. CARTS MUST BE RETURNED AS QUICKLY AS POSSIBLE AND NOT HELD OVERNIGHT.

IF A UNIT OWNER IS NOT IN RESIDENCE OR IS UNABLE TO BE CONTACTED, THE GUEST ARRIVING SHALL PRESENT A LETTER AUTHORIZING OCCUPANCY OF THE UNIT IN THE ABSENCE OF THE OWNER, OR AUTHORIZATION SHALL HAVE BEEN RECEIVED PRIOR TO ARRIVAL, BY THE OFFICE AND ON FILE AT THE SECURITY DESK.

9.. DO NOT TIE UP THE SECURITY GUARD WITH UNNECESSARY CONVERSATION AND INTERRUPTIONS. LOITERING AT THE SECURITY DESK IS NOT ALLOWED.

10. NO ONE OTHER THAN AUTHORIZED PERSONS ARE PERMITTED USE OF THE SECURITY TELEPHONES.

11. THE BENCH ON THE EXTERIOR OF THE LOBBY WINDOWS IS TO BE USED FOR PICK-UP SERVICE ONLY AND NOT FOR SOCIALIZING. TEENS & CHILDREN ARE TO BE DISCOURAGED BY THE SECURITY GUARD, NOT TO CONGREGATE AT THE ENTRANCE TO THE BUILDING OR ON THE BENCH. SMOKERS MUST USE THE AVAILABLE ASHTRAY STAND AND NOT TOSS CIGARETTE BUTTS INTO THE DRIVEWAY OR INTO THE PLANTERS.

#### XXIV DRESS CODE:

APPROPRIATE ATTIRE IS TO BE WORN IN THE LOBBIES, ROBES, NIGHTGOWNS AND/ OR HOUSECOATS ARE NOT SUITABLE ATTIRE. SHIRTS AND/OR OUTER COVERINGS AND FOOTWEAR MUST BE WORN IN THE LOBBIES , AND WHEN ENTERING OR EXITING THE BUILDING.

ROLLER BLADES OR SKATES ARE NOT PERMITTED TO BE WORN IN THE LOBBIES OR IN THE CORRIDORS.



XXV LOBBY:

THE MAIN LOBBY (EAST) IS TO BE USED AS A WAITING AREA WHILE WHEN ONE IS EXPECTING TRANSPORTATION PICK-UP ONLY.

THE WEST LOBBY IS DESIGNATED AS A LOUNGE AND CONVERSATION AREA FOR UNIT OWNERS AND GUESTS. NEWSPAPERS AND MAGAZINES ARE NOT TO BE LEFT ON THE FURNITURE WHEN LEAVING THE LOUNGE AREA. SMOKING, SNACKS, FOOD & BEVERAGES ARE NOT ALLOWED.

SECURITY GUARDS HAVE AUTHORIZATION TO INSTRUCT PERSONS IN THE LOBBIES ABOUT THE AFOREMENTIONED REGULATIONS AND REQUEST THEIR COMPLIANCE.

THE LOBBY IS THE FIRST IMPRESSION THAT VISITORS WILL HAVE OF OUR BUILDING. WE HOPE THAT EVERYONE CAN BE PROUD OF THE ENTRANCE TO THEIR PROPERTY AND ABIDE BY THE REGULATIONS TO MAINTAIN THE DIGNITY OF THE ASSOCIATION.

THANK YOU FOR YOUR CO-OPERATION

THE BOARD OF DIRECTORS,  
WINSTON TOWERS 100 ASSOCIATION, INC.

**NOTES**