

**Chatillon Hall Condominium  
1020 94th St  
Bay Harbor Islands, FL 33154**

**RULES AND REGULATIONS**

The Rules and Regulations hereinafter enumerated as to the Association properties, condominium property, the common elements, the limited common elements, and the units, shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, service providers, lessees, and persons over whom they exercise control and supervision. The initial Rules and Regulations are as follows:

**BUILDING RULES**

**1. BUILDING APPEARANCE AND MAINTENANCE:**

- (a) The streets, sidewalks, walkways, entrances, and stairs must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units, nor shall any carriages, bicycles, wagons, shopping carts, chairs, benches, tables, plants, or any other object of a similar type and nature be left therein or thereon. The Association reserves the right to remove and discard any items obstructing these areas without prior notice. *Violation of the above shall result in a \$10.00 a day fine up to a week, after that it will be \$150.00 a week.*
  
- (b) Personal property of unit owners shall not be stored outside their units. No personal items shall be stored in any common area such as: laundry room, lobby, stairwell, etc. *Violation of this shall result in a \$10.00 a day fine up to a week, after that it will be a \$150.00 fine.*
  
- (c) No garbage cans, supplies, containers, or other articles shall be placed in or on the walkways, hallways, entry ways, elevators, laundry room, storage rooms, or common areas; nor shall any linens, cloths, clothing, curtain, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, or entry ways, or exposed on any part of the limited common elements or common elements. The limited common elements and the common elements shall be kept free and clear of refuse, debris and other unsightly material.
  
- (d) No person shall allow anything whatsoever to fall from the windows, walkways, entry ways or doors of the premises, nor sweep or throw any dirt, waste or other substances out of the unit or on the common elements of the Condominium. Only one solid, natural coir doormat allowed with no writing.
  
- (e) Unit owners and their family, tenants, guests, licensees, service providers, and invitees shall ensure that none of their possessions are left littered on the condominium property. Refuse,

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garbage and recyclable materials shall be deposited in the appropriate dumpsters and recycle bins.

(f) All garbage must be bagged. Trash is not to be left in front of the unit or on the ground in the dumpster area. If large items, such as furniture or appliances, are being discarded, the unit owner or tenant shall follow The Town of Bay Harbor Island procedures for discarding large items. Failure to do so will result in a warning; subsequent offenses will be \$50.00.

(g) Unit owners and their family, tenants, guests, licensees, service providers, and invitees are to:

- Not use or permit the use of their units or the condominium property in a manner which would be disturbing to or be a nuisance to other unit owners or occupants, or in a manner which would be illegal, immoral, improper, or which would cause damage or injury to the reputation of the Condominium. conduct themselves in a respectful manner at all times refraining from any conduct which may be deemed offensive to other unit owners and occupants of the Condominium.
- Refrain from any outdoor activity which may be deemed offensive by the standards of the community, including but not limited to traversing the condominium property with an open container of alcohol. Any conduct which may be deemed a nuisance is strictly prohibited.
- Refrain or permit to operate a photograph, television, radio or musical instrument in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.
- Keep noise levels within the unit to a reasonable volume as not to be heard through any adjoining or exterior wall.
- Make any disturbing noises nor do or permit any interference with the rights, comforts or convenience of other unit owners and occupants of the Condominium.
- Keep the noise related to any outdoor activity to minimum as not to disturb any other residents between the hours of 8 P.M. through 8 A.M.

(h) No exterior radio or television antenna installation, or other wiring, shall be made without the prior written consent of the Board of Directors, except as otherwise provided by law.

(i) No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted or affixed, in or upon any part of the units, limited common elements or

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common elements by any unit owner or occupant without written permission of the Association.

(j) No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit, storage unit, or limited common element, except those necessary and suited for normal household use.

(k) Unit owners, residents, their families, guests, employees, agents, service providers, or visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of the building.

(l) All doors e.g. lobby, laundry rooms, storage room, recreational room, pool sliding doors, bathroom and stair access doors, in and out of the condominium **MUST remain CLOSED AND LOCKED. THIS IS A SECURITY ISSUES THAT MUST BE ADDRESS AT ALL TIMES.**

2. **ALTERATION OF CONDOMINIUM:** Unit residents are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium, and is also subject to prior approval of the condominium Board.
3. **EMERGENCIES IN OWNER'S ABSENCE:** In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, the Association shall retain pass-keys to all units. The locks of each unit are not to be changed or altered without providing the Association with a duplicate key.
4. **NO PETS** allowed in the condominium units or common areas.

### **5. PARKING OF VEHICLES:**

(a) All motor vehicles parked on the condominium property must be registered with the condominium's secretary. Visitors may park in front of the building in the "reserved parking."

(b) Bicycles or scooters may be stored inside the units or in storage lockers. No bicycles or scooters may be chained or otherwise attached to any carport post.

(c) Neither covered or uncovered parking spaces shall be used for the storage of boats, motorcycles, boat trailers, recreational vehicles, motor homes, trailers, semi-trailers, house trailers, campers, truck campers, travel trailers, mobile homes, motor homes, recreational vehicles, commercial trucks or vehicles which are primarily used for commercial purposes, except for service vehicles temporarily present on business, or non-operational or invalidly

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licensed automobiles. Such vehicles may not be kept on the condominium property. For purposes of this paragraph, the term "kept" shall mean present for either a period of six (6) consecutive hours or overnight, whichever is less. No house trailer, mobile home, motorhome and the like may be kept on the Condominium more than two (2) times in any month.

- (d) No repairs or maintenance of vehicles may be performed except emergency repairs.
- (e) Each owner is specifically cautioned that the Board of Directors may prohibit owners from keeping more than two motor vehicles on the premises on a permanent basis due to limited parking spaces,
- (f) Any vehicles parked in violation of the parking restrictions are subject to towing, with the owner of the vehicle responsible for all costs of towing.

**6. CONSTRUCTION WORK:**

- No construction work is allowed prior to 9 AM and after 6 PM on weekdays, on weekends, and holidays.
- Meet your workers at the front door and see them out then complete their workday to ensure the front door and the elevator are not damaged. The unit owner and its respective lessee are responsible for any damages.
- Notify the management office of any work performed in your unit to advise the building residents. Advise your workers to be mindful of loud noises and to request water suspension if required.

UNIT NUMBER \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

TENANT 'S SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

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### **POOL RULES**

The following rules are for the protection and benefit of all to ensure safe and sanitary operation of the pool facilities. Parents should explain these rules to their children and caution their children to observe rules and obey instruction. Any failure to comply with these rules shall be considered sufficient cause for Owners, Guest or Tenants to be deprived of the use of the Pool Area.

1. Pool Area shall be cleared of all persons during inclement weather.
2. Property Managers or Board members have the right to maintain order at the pool.
3. Residents must accompany guests at all times.
4. Unit Owners shall be held responsible for the conduct and behavior of their Family, Tenants and Guest
5. No wheeled vehicles(e.g. skateboards, bicycles, scooters, etc) are permitted in the Pool Area at any time.
6. No person shall use the pool who is ill with a communicable disease transmissible by water, has had diarrhea or vomiting within the last two weeks or has fecal borne disease or has any exposed sub-epidermal tissue.
7. Diaper changing may not be performed at the pool side.
8. All personal property( e.g.towels, pool toys) must be removed from the pool and Pool Area when the person using the Pool Area leaves the area.The Association is not responsible for any items left in the Pool Area.
9. Footwear is required when going to and coming from the Pool Area.
10. No Diving, running, boisterous, rough play or other unsafe conduct in the pool or pool area
11. No food or beverages in the pool or on the pool wet deck.
12. All individuals entering the pool MUST shower before entering the pool.

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13. No glass or animals in the fenced pool area.
14. Pool hours are from dawn to dusk.
15. No lifeguard on duty. Swim at your own risk.
16. Do not swallow the pool water.
17. Children under 16 must have adult supervision.
18. No smoking within the pool area.
19. All trash must be deposited in trash receptacles.

Pool rule violation, fines, suspension of rights-Any person failing to observe the above rules are subject to suspension or loss of pool privileges.

- First offense: warning- notice of violation
- Second offense: \$100.00 fine
- Third offense: access to the Pool Area will be denied for at least 30 days.

UNIT NUMBER \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

TENANT 'S SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

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### LAUNDRY ROOM RULES

A communal laundry room is shared space so it's up to each resident to keep it tidy. Wipe up spilled detergent, clean the lint trap and throw away used dryer sheets. Trash receptacles in the laundry room are for dryer lint and dryer sheets ONLY.

1. For resident use only.
2. We are not responsible for lost, stolen or damaged articles.
3. Residents only have the right to the machine while it is in use. All articles must be removed as soon as the machine cycle is done.
4. Do not leave clothing overnight. We reserved the right to dispose of all items.
5. Do not overload the machines.
6. Clean lint trays at the end of each drying cycle.
7. Clean spills.
8. Do not leave trash or clutter behind.
9. No pet items in the washer or dryer.
10. Do not sit on the machines.
11. Keep doors closed at all times.
12. If the machine brakes, please notify WASH through your APP or through the phone number on the machines.

OWNER'S SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

TENANT 'S SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
UNIT NUMBER \_\_\_\_\_

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**PENALTY FEES SUMMARY**

PENALTY DESCRIPTION	AMOUNT	FREQUENCY
Building appearance and maintenance	\$10 \$150	Daily Weekly
Garbage not bagged	\$50	Per occurrence
Pool First offense	NA	Warning / notice of violation
Second offense	\$100	Fine
Third offense	NA	Access to the Pool Area will be denied for at least 30 days

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**GARBAGE AND TRASH**

- The Town of Bay Harbor garbage pick ups are scheduled Monday, Wednesday, and Friday. All garbage **MUST** be placed inside a bag and placed inside one the green plastic containers inside the trash room.
- All large items or boxes are collected on Thursday at the curbside. Please place these items by the pole on the East side of the outside parking area so sooner than 6 PM the prior of pick up (Wednesday). If you have furniture to dispose of, call the Townhall line at 305-866-6241 to arrange pick up time. Do not place any items on the floor of the trash room. Keep them in your apartment until the day of pick up.
- Cardboard boxes **MUST** be broken up and placed in the recycling binds.
- Please bag all your trash in garbage bags and keep the trash room clean at all times.
- Keep the building and outside/common areas clean and orderly.

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- Cleaning services are in the building twice a week. It is the responsibility of the owners and tenants to clean up after themselves and are responsible for any garbage or damage to the building by contractors or workers performing any work in their respective units.
  - The board reserves the right to contact the cleaning services to arrange for cleaning under the scope of these rules and will charge the owner/tenant an amount equal to cleaning services fees as penalties.
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**RECREATION ROOM**

- The recreation room is reserved for unit owners or their respective lessee for social gatherings or meetings. A request to schedule the room must be submitted 15 days prior to the event via the Recreation Room Reservations form to the management company.
- A notice will be placed in the lobby announcing the room reservation to the building occupants.
- A \$50 reservation fee and \$150 cleaning fee will be assessed and collected at the time of reservation.
- Please clean the recreation room, pool areas, and the bathroom to its original condition. The \$150 deposit will be returned upon inspection to confirm the areas are clean and undamaged.