

SCHEDULE "A"
TO
BY- LAWS

REVISED RULES AND REGULATIONS
FOR CITYPLACE SOUTH TOWER CONDOMINIUM AS OF NOVEMBER 2019

Each of the rules and regulations shall be in accordance with all applicable county and state codes, ordinances and regulations.

1. The sidewalks, entrances, passages, lobbies and hallways and like portions of the Common elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables, clothing, shoes or any other objects be stored therein, except in areas (if any) designated for such purposes. The foregoing shall not, however, be applicable to the Commercial Units, except as otherwise expressly provided in the Declaration. As and to the extent set forth in the Declaration, the Owners of the Commercial Units shall be permitted to make use of the sidewalks, entrances, passages, and other portions of the Common Elements adjacent to their Units to further the commercial uses from their Commercial Units.

2. The personal property of Residential Unit Owners and occupants must be stored in their respective Residential Units or in any appurtenant storage lockers.

3. No articles other than patio-type furniture shall be placed on the balconies, patios, terraces or lanais or other Common Elements or Limited Common Elements of Residential Units, without the prior written consent of the Board. No linens, cloths, clothing, shoes, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, patios, terraces, lanais, railings or other portions of the Condominium or Association Property. The foregoing shall not be applicable to the Commercial Units or the Commercial Unit Owners.

4. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto any of the balconies, patios, terraces, and/or lanais or elsewhere in the Building or upon the Common Elements. Each Unit Owner shall be responsible for cleaning up after themselves, and their guests, tenants and invitees when within the Condominium or Association property, including, without limitation, placing all trash and/or garbage in the proper receptacles.

5. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. All trash and other debris shall be discarded only within designated trash removal areas. Trash bags must be tightly secure before being discarded in a trash chute. Boxes shall not be discarded in a trash chute and must be discarded only in designated areas located on every parking garage level or within the loading dock. Owners and residents wishing to recycle appropriate types of trash may do so in designated recycling bins, which are located at the double door garage entrance to the building, on every parking garage level. Plastic bags should not be deposited in the recycle bins as they get tangled in equipment and threaten worker safety. Bulk trash shall not be left in any area of the Association's property, and removal of all bulk trash must be coordinated with Association Management.

6. No Residential Unit Owner or occupant shall make or permit any disturbing noises, nor allow any disturbing noises to be made by the Owner's family, employees, pets, agents, tenants, visitors or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Residential Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier or device in his or her Unit, including devices such as Alexa and Echo, Sonus, Google Home, and similar devices, in such a manner as to disturb or annoy other residents. No Residential Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents. The foregoing shall not be applicable to the Commercial Units, nor preclude any lawful uses from the Commercial Units other than to the extent provided in the Declaration.

7. Employees of the association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

8. No repair of vehicles shall be made on the Condominium Property.

9. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium or Association Property, except signs used or approved by the Developer (for as long as the Developer owns any portion of the Condominium Property, and thereafter by the Board) or signs utilized by the Commercial Units (and as to signs utilized by Commercial Unit Owners, to the extent permitted by the Declaration). Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the Building or on the Common Elements by any Residential Unit Owner, without the written prior consent of the Board of Directors of the Association. The foregoing shall not, however, be applicable to the Commercial Units, except to the extent provided in the Declaration. As and to the extent set forth in the Declaration, the Owners of the Commercial Units shall be permitted to install signage both on their Units and the Common Elements adjacent to their Units.

10. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Residential Unit or on the Common Elements, other than as is reasonable and customary in vehicles and/or in cleaning supplies.

11. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his or her Unit prior to his or her departure by designating a responsible firm or individual to care for the Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual.

12. A Residential Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, railings or windows of the Building. Notwithstanding the foregoing, any Unit Owner may display one portable, removable United States flag in a respectable way, and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, may display in a respectable way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.

13. Installation of satellite dishes by Residential Unit Owners shall be restricted in accordance with the following:(i) installation shall be limited solely to the Unit or any Limited Common Elements appurtenant thereto, and may not be on the Common Elements;(ii) the dish may be no greater than one meter in diameter, and(iii) to the extent that same may be accomplished without (a) impairing reception of an acceptable quality signal, (b) unreasonably preventing or delaying installation, maintenance or use of an antenna, or (c) unreasonably increasing the cost of installing, maintaining or using an antenna, the dish shall be placed in a location which minimizes its visibility from the Common Elements and otherwise meets the requirements of the Board. The foregoing restrictions shall not be applicable to the Commercial Unit Owners.

14. No window air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.

15. Children under eighteen (18) years of age will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.

16. Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:

- (a) Dogs and cats shall not be permitted outside of their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes.
- (b) Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.
- (c) Unit Owners shall pick up all solid waste from their pets and dispose of same appropriately.

The foregoing shall not, however, limit the rights of Commercial Unit Owners to invite pets to their Units to the extent permitted by the Declaration.

17. No smoking or vaping shall be allowed in any portion of the Common Elements of the Condominium except in designated smoking area(s). While residents may smoke or vape within their Units, all residents shall abate smoke of any kind that escapes from their Unit and invades or seeps into any other Unit or the Common Elements. To the extent smoke of any kind seeps into the Common Elements, the responsible Owner or resident shall be responsible for the costs of any cleaning to the Common Elements made necessary thereby. No butts, ashes or other smoking residue shall be discarded over any balcony or within the Common Elements. In addition, if smoking or vaping outside, such smoking shall take place within designated smoking areas, and no person should smoke or vape within 50 feet of any building entranceway or exit door.

18. Every applicable Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, a fine or fines may be imposed upon an Owner for failure of an Owner, or such Owner's family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws, provided that the procedures set forth in the Declaration for fining are adhered to. Fines shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant.

19. These rules and regulations shall be cumulative with covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. Anything to the contrary notwithstanding, these rules and regulations shall only be applicable to the Commercial Units to the extent expressly provided. Further, anything to the contrary notwithstanding, these rules and regulations shall not apply to the Developer, nor its agents or employees and contractors, nor to the Units owned by the Developer, except:

- (a) Requirements that leases or lessees be approved by the association (if applicable); and
- (b) Restrictions on the presence of pets; and
- (c) Restrictions on occupancy of Units based upon age (if any); and
- (d) Restrictions on the type of vehicles allowed to park on Condominium Property; however, the Developer or its designees shall be exempt from any such parking restriction if the vehicle is engaged in any activity relating to construction, maintenance, or marketing of Units.

SUPPLEMENTAL RULES & REGULATIONS

- **GUESTS:** Guests are defined as non-residents staying with an Owner or registered resident for a period less than three (3) consecutive nights. In order to prevent increased noise and nuisances, and to prevent additional wear and tear upon the Common Elements, the maximum amount of guests per unit is limited to six (6) at any one time, unless prior notification and approval by the Association Management is obtained. Upon their arrival, guests are required to check in with the Front Desk and be announced to the Unit Owner or registered resident. Guests will not be let into any unit by the staff utilizing the emergency key held by the Association without prior written approval from Unit Owner or resident.
- **LONG TERM GUESTS:** Long term guests are defined as non-residents staying with an Owner or registered resident for a period exceeding two consecutive nights, but not exceeding 14 consecutive days. Long term guests are required to register with the Association management office and once registered, will be permitted to access the condominium without any need for the Front Desk to announce their arrival. Long term guests will not be let into any unit by the staff utilizing the emergency key held by the Association.

- **PERMANENT GUESTS:** Permanent guests are defined as persons staying with an Owner or registered resident for a period exceeding 14 consecutive days, or as so designated by a unit Owner or registered resident. Permanent guests are required to register with the Association management office and once registered, will be permitted to access the condominium without any need for the Front Desk to announce their arrival. Permanent guests will not be let into any unit by the staff utilizing the emergency key held by the Association.
- **GUEST USES OF COMMON AREAS:** Guests are not permitted to use the common facilities unless accompanied by the Unit Owner or registered resident. Long term and permanent guests may use the common facilities unaccompanied by a resident/Owner for the term of their stay.
- **POOL AND POOL DECK USE:** The maximum amount of guests, long term guests and/or permanent guests of any Unit Owner or registered resident to be permitted on the pool deck or in the pool at any one time is limited to four (4) per unit. Guests must be accompanied by the Unit Owner or registered resident at all times when using the pool deck. Permanent guests, and long-term guests may utilize the pool and pool deck unaccompanied by the Owner or resident. Children under 12 must be accompanied at all times by a responsible adult 18 or older. No breakable objects are permitted in the pool or on the pool deck. No food or drink is permitted in the pool or spa.
- **VEHICLE PARKING/GARAGE USE:**
 - a. Owner/resident and any other occupant of a commercial or residential unit are required to park only in their assigned parking spaces. If assigned parking is not available for additional Owner/resident/occupant vehicles, the Owner/resident/occupant must use available public parking not within Association control.
 - b. Guest vehicles must be valet parked unless valet is full, subject to further restrictions contained herein; offsite public parking not within Association control must be used when valet parking is not available. All guests utilizing temporary overnight parking are required to leave vehicle keys with the front desk staff for valet use. Failure to leave vehicle keys with front desk staff, when utilizing overnight temporary parking may result in a tow at the vehicle owner's expense.
 - c. Only street-legal licensed passenger vehicles are permitted to park upon CityPlace South Tower premises. Specifically, no parking/storage of watercraft of any type, recreational vehicles, trailers, all-terrain vehicles, motor homes, canoes, kayaks, Segways, non-motorized scooters or similar-type items will be permitted on the premises. No other items or objects may be stored or placed in the parking space or any other area within the garage without the written consent of the Association. Bicycles or other manual transportation devices must be stored in the designated areas only and such accommodations are on a first come, first served basis, as assigned by the Association. Hover boards, skateboards, scooters, bicycles and similar-type items are only permitted to enter and exit the building through the Kiwi Street door or the loading dock and are not permitted to be driven or otherwise used in the Common Elements. Exceptions can be made as an accommodation that is supported by requisite medical documentation, such as a letter from a licensed medical practitioner, and approved by the Board of Directors. If a resident needs assistance with maneuvering their bicycle through the Kiwi Street or loading dock doors, they should contact the Front Desk.

d. All Owners/residents/occupants are required to adhere to parking garage speed limits, as posted, while driving within any and all areas of the parking garage. Failure to adhere to posted speed limits will result in a violation and possible fines.

e. All Owners/residents/occupant vehicles are to be registered with the Management Office and are to have a CPST decal displayed in the vehicle by hanging the decal on the front windshield rear view mirror, or as otherwise required to be displayed in the sole discretion of the Association.

f. Any resident or other authorized Unit Owner or occupant of a commercial or residential unit shall be entitled to the use of the Association's valet service for the parking of no more than two (2) vehicles at any time, except as may be approved by the Board from time to time, in writing, for special circumstances, as determined by the Board in its sole discretion. If a resident is hosting a party or other event, the resident may request the use of one (1) additional valet parking space beyond the typical maximum use limitation of two (2) valet parking spaces, provided such request is made to Association Management at least 24 hours in advance of the event. Such additional valet parking space may not be utilized for more than six hours. The granting of such request shall be in the Board of Directors' sole discretion and shall depend upon the anticipated availability of valet parking spaces.

g. It is allowable for one or two motor vehicles to utilize single and tandem spaces, respectively, plus one auxiliary vehicle, such as a motorcycle, scooter and/or Segway. No vehicle shall extend beyond the boundaries of the space(s), as indicated by the painted white lines surrounding the spaces (single spaces are 7'7 1/2" wide x 18' long, tandem spaces are 7'7 1/2" wide x 36' long), and provided no vehicle is parked in a manner that is determined by the Board of Directors to impede ingress and/or egress or the safe navigation of the parking garage.

• **TOWING/BOOTING:**

a. Unauthorized vehicles are subject to being towed/ booted while on the premises at any time, and without prior notice to the vehicle owner.

b. Unauthorized vehicles are those vehicles that are not properly registered with Management, or vehicles that do not have a resident decal properly displayed, or vehicles that do not belong to a Resident or registered Guest, or vehicles that are not subject to control by Valet.

c. Guests may not have access to, or park within, the gated resident garage at any time. Such vehicles will be immediately towed without notice and at the vehicle owner's sole expense.

d. Long term guests and permanent guests shall have access to utilize the assigned parking space of the Unit Owner they are guests of, subject to: (i) availability; and (ii) vehicle registration with the management office.

e. Residents are obligated to inform the Front Desk or Management Office if they are driving a rental car, loaner car, or vehicle other than that which is registered to their unit with Management. Temporary passes will be issued to those Residents to account for these vehicles being parked upon the premises.

f. Under no circumstances are vehicles to be parked in the Commercial spaces in the Parking Garage. Any such vehicle will be towed/ booted at the vehicle owner's expense and without prior notice.

g. Management assumes no liability whatsoever for any cost or damages resulting from the towing/booting of a vehicle from/upon CityPlace South Tower premises.

- **USE OF SUMMER KITCHEN (ON POOL DECK):** The reserving of the Summer Kitchen is restricted to registered residents, Unit Owners, long term and permanent guests, ages 18 and older. Children under the age of 12 must be accompanied by an adult. Use is by reservation with the Association Management Office at least 48 hours in advance. There is a \$500.00 refundable security deposit required at the time of reservation.

The Unit Owner is responsible for immediate cleanup of the entire Summer Kitchen area, including removal of any trash and cleanup of the grill, for any use by it or its guests. If the Association needs to clean up the area after such use, all costs associated with such cleanup will be borne by the Unit Owner with a minimum \$100 charge, first deducted from any security deposit given for its use or event. No breakable objects and/or containers are permitted beyond the immediate Summer Kitchen area (defined as any area beyond the semi-covered area).

If the Summer Kitchen is being used by a Unit Owner for a party with outside guests exceeding six (6) total in number, additional valet will be required at the sole cost of the Unit Owner/resident. If attendance of the event exceeds 25 people, additional security must be retained for the event. If additional valet or security services are required, the Owner/resident must utilize the Association approved vendor for these services. If catering or any outside vendor is used for entertainment or supplying of food/beverages, appropriate insurance and licenses must be provided to the Association at the time of reservation according to the Association's current standards and requirements in place.

- **CART POLICY:** An Owner or resident must return borrowed carts within one (1) hour. If not returned within the allotted time frame, the Front Desk will call the Owner or resident, and such person will have 15 minutes to comply. Subsequently, Security will retrieve the cart if Owner or resident does not comply.
- **INSURANCE:** All persons who provide training or instructional services within the condominium building must provide proof of adequate insurance coverage, as determined by the Board of Directors, to the Management Office.
- **VENDOR INSURANCE AND WORK HOURS:** Prior to the commencement of any work within any unit, the applicable Unit Owner shall ensure that all of their vendors and/or contractors have, in effect and to be continuously carried during the duration of work, comprehensive general liability insurance with General Liability coverage in the minimum of One Million Dollars (\$1,000,000.00) combined single limits, Workers Compensation Insurance and Automobile Liability as required by State Law. The Comprehensive General Liability insurance policy shall name "CityPlace South Tower Condominium Association, Inc." as additional insured as their interest appear. All vendors and contractors must provide a Certificate of Insurance, to the Association Management Office **prior** to the commencement of work. The foregoing insurance coverage limits may be amended by the Board of Directors from time to time, including in the event a project of extensive scope, as determined by the Board of Directors, may require additional insurance coverage.

Normal Work Hours shall be 8:30 AM – 5:00 PM, Monday through Friday. Construction noise shall not be permitted before 9:00 AM or after 5:00 PM. All workmen, contractors, vendors or other service providers shall vacate the property by 5:00 PM.

- **RESERVING CLUB LOUNGE:** The reserving of the Club Lounge for private functions is restricted to registered residents and Unit Owners age 18 and older only. Children under the age of 12 must be accompanied by an adult at anytime in the Club Lounge. Private function use will be permitted by reservation with the Association Management Office at least 48 hours in advance. Reservations can be made in the Management Office, Monday through Friday between the hours of 9:00 am to 5:00 pm. All reservations will require a \$1,000.00 refundable security deposit and a \$250.00 non-refundable clean up fee at the time of reservation. The Unit Owner is responsible for immediate cleanup of the entire area, including removal of any trash. All cleaning is the sole responsibility of the registered resident or Unit Owner making the reservation. The Common Areas will be inspected by a member of our staff at the conclusion of the use. If the Association needs to clean up the area after such use, all costs associated with such cleanup will be borne by the Unit Owner with a minimum \$100.00 charge, first deducted from any security deposit given for its use or event. In the event any damage or clean up fees exceeds the amount of the deposit, the resident will be fully responsible for these charges. Any additional parking spaces that may be required in connection with the hosting of an event shall be coordinated with Association Management, as set forth in the Association's parking and valet rules set forth above. If attendance of the event exceeds twenty-five people, additional security must be retained for the event. If additional valet or security services are required, the Owner/resident must utilize the Association approved vendor for these services. If catering or any outside vendor is used for entertainment or supplying of food/beverages, appropriate insurance and licenses must be provided to the Association at the time of reservation according to the Association's current standards and requirements in place.
- **TIME LIMIT FOR USE OF LIBRARY AND CONFERENCE ROOM:** The Association's conference room and library are available for resident use upon reservation only. Residents wishing to reserve the conference room or library must confirm such reservation with the front desk at least twenty four (24) hours in advance of anticipated use. No resident may reserve the conference room or library for more than two (2) consecutive hours per session; however a resident may continue their use of the conference room or library beyond the two (2) hour limit if no other resident has reserved such room for the time period thereafter. The conference room and library need not be reserved in advance if the same are to be used for Condominium business, provided the same have not been reserved by a resident at least twenty-four (24) hours in advance. The conference room and library can be used at any time if no reservation is pending.
- **ATTIRE:** Unit Owners, registered residents, guests, Long Term Guests and Permanent Guests, families, invitees, servants, licensees and/or employees, shall not appear in the lobby or Common Elements except in appropriate attire; bathing attire is not considered appropriate in the lobby or common areas inside the building and persons must utilize the proper cover-up. No bare feet are allowed in the lobby, elevators, stairways and parking areas.
- **DRONES:** The operation of Drones is prohibited within the Common Elements. Drones shall not be used for any manner of surveillance, such as recording privately-owned property or occupants of such property without such occupants' or Owners' specific consent. Violations of this restriction shall be enforced as set forth in Section 934.50, Florida Statutes.

- **POOL:**
 - a. No non-toilet trained persons shall be allowed in the pool or hot tub without waterproof pants.
 - b. Swimming is permitted from dawn to 10:00 p.m.; from dusk to 10:00 p.m., quiet enjoyment only.
 - c. Music must be turned down in the common areas at 10:00 pm.
 - d. Return all pool furniture to its designated area after use
 - e. Cushions are not floatation devices and may not be used as such.
 - f. Entering the elevators wet from the pool deck is prohibited.

- **PETS:**
 - a. Only Unit Owners or, registered residents, whose lease permits pets, will be allowed to have up to two (2) pets on premises. Unit Owners and/or registered residents are limited to two (2) dogs, whose combined weight may not exceed ninety (90) pounds. The following breeds are not approved by the Board and not allowed on the Condominium property under any circumstances: Pitbull (or any variation or combination of the Pitbull breed), Doberman Pinscher, Rottweiler and Akita.
 - b. Each Unit Owner or registered resident must immediately clean up after his/her pets and fix any damage caused by his/her pets. Pet owners are responsible for all costs associated with the clean up or repair to the common areas for damage caused by the dog. Dog waste is to be disposed of in the doggie stations located along the south and east sides of the building. Under no circumstances shall dog waste be disposed of in the residential trash chutes.
 - c. Unit Owners and registered residents are required to keep their pets on leashes, or within containers, and to insure their pets refrain from disorderly conduct. Pets are not allowed on the pool deck and must be leashed or in a carrier when in the common areas of the building. The Association reserves the right to remove any pets which are disorderly or not on leashes or not within containers through appropriate animal authorities without notice to the owner of the pet. A violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine the applicable Owner and/or to require any pet to be permanently removed from the Condominium property.
 - d. Within 30 days of moving into a residence with a pet, Unit Owners or registered residents must provide the Association with a photo of their pet, its vaccination records and proof of County licensing. Proof of breed may be requested by Management at any time during the pet's residency on the property. The Board reserves the right to decline, or demand removal of any pet for which the above procedures are not followed or which it perceives as a potential threat to the common safety of the general Community.
 - e. Residents that do not pick up the dog waste for their pets will be fined a minimum of \$100.00 per violation, up to the maximum allowed by law. This includes, but is not limited to, pet waste left on the front entrance lawns and on the south, west and east sides of the Condominium Property.

- **VERBAL ABUSE POLICY:** All residents, Owners, and their respective guests and invitees, shall communicate with Association staff and management personnel in a respectful and professional manner. The Association will not tolerate threatening, aggressive or inappropriate communication with Association staff or management personnel, as determined in the sole discretion of the Board. Any such threatening, aggressive or otherwise inappropriate communication with the Association staff or management personnel will be controlled and enforced by the Board as a violation of the Association's Governing Documents.
- **FRONT DOORS:** Residents shall not leave their front doors open for any period in excess of that necessary to enter and exit their Units. However, the front door of a Unit may remain open as is reasonably necessary for moving in or out of a Unit or for repairs and other emergencies.
- **DOORBELLS:** Owners and residents may install Board-approved doorbells, provided such doorbells are installed only within the door frames of Units. Cameras, camera doors bells and other devices that record activity or audio within the Common Elements or other Units are prohibited.
- **PHOTOGRAPHY:** Commercial photography is prohibited within the Common Elements, except in connection with an event or party when a resident has reserved a portion of the Common Elements for such an event, or in connection with the sale of a Unit provided prior written consent from Association Management has been obtained.
- **NO SOLICITATION:** Solicitation of any kind, as determined in the Board's sole discretion, is prohibited within the Common Elements without prior written approval from Association Management.
- **LEASE AGREEMENTS:**
 - a. Unit Owners who lease their unit are required to furnish copies of their lease agreement to the Association upon its execution and prior to their tenant(s) taking occupancy of the unit. The lease agreement shall include language which obligates the tenant(s) to observe and comply with all aspects of the Declaration of Condominium, Articles of Incorporation, By Laws, and Rules and Regulations of the Association. All leasehold tenants who are eighteen (18) years of age or older are required to be parties to the lease agreement for the unit they intend to occupy.
 - b. Unit Owners shall provide the Association with evidence that all tenants have undergone a pre-occupancy criminal background search that has produced satisfactory results. The Association shall reserve the right to deny residency to any tenant(s) who is/are perceived to be a threat to the general safety of the Community based upon the results of their criminal background search.

- **CONDO QUESTIONNAIRE FEE.**

The Association will charge a fee of \$150.00 to the prospective purchaser, lienholder, or the current Owner for providing responses to requests for information from or, on behalf of a prospective purchaser or lienholder.

- **MOVING FEES.**

Any residents moving into the Condominium must reserve the use of the service elevator in advance. A non-refundable fee of \$100.00 is required prior to the move-in and covers the background, administrative, clean up and additional staffing costs incurred by the Association. A refundable \$1,000.00 security deposit is required at the time of reservation. If you are moving in or out of a furnished apartment and do not need more than one trip with a luggage cart, the above will not apply to you and you will not need to reserve the use of the service elevator.

All of these rules and regulations shall apply to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request thereof and, good cause shown in the sole opinion of the Board.