

SCHEDULE "A" TO BY-LAWS

RULES 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 or any other objects be stored therein, except in areas (if any) designated for such purposes.
2. The personal property of Unit Owners and occupants must be stored in their respective Units.
3. No articles other than patio-type furniture shall be placed on the balconies, patios or other Common Elements. No linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces or other portions of the Condominium Property.
4. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium Property, nor sweep or throw from the Condominium Property any dirt or other substance onto any of the balconies or elsewhere in the Building or upon the Common Elements.
5. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.
6. 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
7. No repair of vehicles shall be made on the Condominium Property.
8. No resident shall make or permit disturbing noises by himself or anyone associated with him that will interfere with the rights, comforts or convenience of other residents. Work on residential units causing disturbing noises shall be done 8 a.m. to 5 p.m. Monday through Friday. No 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 in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

9. No radio or television, mechanical or electronic installation may be permitted in any Unit which interferes with the television or radio reception of another Unit.
10. 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 Property, except signs used or approved by the Board of Directors. 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.
11. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.
12. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnish the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.
13. A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Building. 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.
14. No air-conditioning units may be installed in windows 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. No exterior antennae shall be permitted on the Condominium Property or Improvements thereon, provided that the Association shall have the right to install and maintain community antennae, radio and television cables and lines, and security and communications systems.
16. One (1) currently functional key to each residential unit shall be deposited at the condominium office and stored in a lock box in case the need for access in an emergency is needed to protect the common elements or other units, or the requirement for maintenance, repair or replacement of an item in the unit.
 - (a) Owners may provide a list of authorized personnel who may check out the key. Keys shall not be checked out in the absence of a waiver of liability.

- (b) Keys that are checked out may not leave the condominium property.
 - (c) Owners must advise the office in writing where they may be contacted in an emergency, and an alternate decision-maker must be identified in the event the owner cannot be reached.
 - (d) If the owner or alternate is unable to be contacted, the owner holds the Association harmless for damages which might result from turning off a leaking air conditioner and leaving it off for a longer period of time.
17. Children 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. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.
18. Each owner (regardless of the number of joint owners or occupants) may maintain one (1) household pet in his unit, to be limited to a dog or a cat, and the following requirements shall be the responsibility of the unit owner:
- (a) The pet shall be registered with the Condominium Manager and the following documents and/or certificates furnished and be updated annually (*updated February 20, 2020*):
 - (1) Rabies shot record and proof of registration.
 - (2) Proof that pet does not have fleas, ticks or other parasites, and that pet does not have any transmittable diseases.
 - (3) The weight of the pet shall not exceed 20 pounds.
 - (4) The unit owner shall maintain liability insurance of at least \$100,000.00 on the pet during the period of occupancy in the unit with the pet.
 - (b) No pet shall be kept by unit owner that is for breeding or maintained for any commercial purpose.
 - (c) No pet shall become a nuisance or annoyance to neighbors.
 - (d) No pet shall be allowed in any recreation area. *Updated February 20, 2020*
 - (e) Pets shall be maintained on a leash not over four (4) feet long while on condominium property with the owner. *Updated February 20, 2020*

- (f) Pets shall only be allowed to be walked by the owner from the unit to the elevator, through the lobby out the front entrance onto the grassed area by the south wall, or out the property entrance and back door to beach. Pets are not allowed on any other common areas of the condominium.
(Updated February 20, 2020)
 - (g) Pets may not be allowed on the fish cleaning station on the beach walkway. *(Updated February 20, 2020)*
 - (h) Owners will pick up all solid waste of their pets and dispose of such waste in appropriate receptacles.
 - (i) No pets will be kept on balconies when the owner is not in the unit.
19. Moving furniture and other large items into and out of the residential units shall be done between the hours of 8 a. m. and 5 p. m. Monday through Friday. Movers shall use the north elevator with the elevator wall pads in place. Moves shall be scheduled at least two (2) days in advance with the Empress office to ensure availability of the north elevator. The Empress office should be notified of move in order to have maintenance man open gate in permanent position in preparation of large/oversized vehicle arrival.
20. Garage units shall be used only for automobile storage and the storage of other property of the owner thereof (provided that the storage of such other property cannot prevent the use of the garage unit for automobile storage). No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any garage unit. No owner shall own more than two (2) garages.
21. All vehicles that are parked overnight on the condominium property must be registered, have up-to-date license tag, and should display an Empress parking permit.
22. All bicycles stored in the Empress Bicycle storage area must display a permit and should be kept in good working condition.
23. Owners will be responsible for clean-up of affected areas (elevators, lobby, front entrance, common hallways) as a result of work such as carpet replacement, masonry and carpentry, etc. performed in their unit(s). Owner should check areas mentioned during and at the completion of the work.
24. The Board of Directors comments/decisions on the use of ceramic tile or wood/wood laminate in condominiums is as follows:
- (a) The Empress Board of Directors is strongly opposed to the use of ceramic tile or wood/wood laminate on floor areas other than those floor areas originally allowed and tiled by the builder. An exception to this is condominiums #101, #102, #103, #104, #205, #306, #307, #308 and #309 which are not over other condominiums.

(b) The noise transmission from ceramic tile or wood/wood laminate created by the condominium occupants from everyday usage is difficult to eliminate from the condominium below. For this reason, it is recommended that condominium owners submit requests to the Empress Board of Directors for permission to use ceramic tile or wood/wood laminate in their condominiums.

(c) Condominium owners, receiving approval to install ceramic tile or wood/wood laminate in their condominiums must install such over an underlayment. For ceramic tile an underlayment equal to or better than Membrane Sam TM 3-90 MIL Anti-Crack and Soundproof and installation with NS97 Primer. (Which is defined as a material used as an underlayment over a 6 inch concrete slab, with an Impact Insulation Class (IIC) rating of 70 or above, or a Sound Transmission Class (STC) of 67 or higher), that is adhered to the floor with multi-purpose mastic. Wood/wood laminate flooring must be installed over Floor Muffler Premium Grade Polypropylene Foam or an equivalent with IIC rating of 74 or above and a STC rating of 73 or higher. Prior to installation, and at least twice during installation, the building manager or a member of the Empress Board of Directors must inspect the material being used and its installation.

(d) Even with Board approval, the new tiles may create a nuisance and allow noises that disturb other occupants. Our documents state that no unit owner or occupant shall make or permit disturbing noises that interfere with the rights or comforts of other unit owners or occupants. The Board of Directors and the Association are not responsible for any subsequent complaints or lawsuits against owners with new ceramic tile or wood/wood laminate.

(e) Unit floor areas that require underlayment are any and all areas on which ceramic tile or wood/wood laminate are to be installed.

(Updated March 17, 2016)

25. Bare feet are not allowed in any area except the patio, pool and dune walk over. Cover-ups are required for swimming attire in all areas except the patio, pool and dune walk over.
26. Each unit is allowed a door knocker and/or bell attached to the front entry door and/or door frame.
27. Each unit is allowed to place a suitable holiday and/or religious decoration of moderate size for a period not to exceed thirty (30) days in any one calendar year. The decoration must not cover more than 1/3 of the door surface.
28. The association is required to provide access to the association records subject to the following rules:
 - (a) Inspection of records: Any unit owner or authorized representative of such owner must provide a written request to the Board of Directors specifically designating which documents are desired. The association must provide access to such records within five (5) business days.

- (b) Times of inspection: The times of inspection are limited to regular office hours of the association.
 - (c) Place of inspection: The place of inspection will be at the discretion of the Board of Directors. Normally the place of inspection will be the association front or rear office. However, no place of inspection shall be more than 25 miles from the association official office address if in another county.
 - (d) Other restrictions: No records shall be removed from the files, borrowed or otherwise removed from the control of the association or its agent or employees.
29. The association is required to provide copies of records subject to the following rules:
- (a) Required copies: The association shall maintain an adequate number of copies of the declaration, articles of incorporation, bylaws, rules and regulations, all amendments to each of the forgoing, and the question and answer sheet. These documents shall be made available to unit owners and perspective purchasers at a price reflecting the actual cost of preparing and furnishing these documents.
 - (b) Office copying: If an office copy machine is available, small copying jobs may be done in the office at a cost not to exceed \$0.30 per page.
 - (c) Off-premise copying: The price of off-premise copying shall reflect the actual cost of preparing and furnishing these documents.
 - (d) Method of payment: Payment will be made at time of order by check for all copies except for office copies. Office copies will be paid for in cash.
 - (e) Other requirements: No individual owner shall be routinely furnished copies of records except for those required by the Board of Directors for fulfilling their duties. All other requests shall be governed by the rules above. The directors, employees and agents of the association may not respond to questions regarding record contents. Inquiries as to record contents shall be submitted in writing to the association for response by the directors at their next scheduled meeting. F.S. 718.111 (12).
30. Notice of all meetings of the members, Board of Directors and official committees shall be posted as required by the Florida law and association documents. The location of the official meeting notice is in the locked bulletin board with transparent cover in the mailroom of the Association at 9600 S. Ocean Drive, Jensen Beach, FL. Any damage to cabinet or container to subvert requirements of continuous posting shall be reported to the sheriff of St. Lucie County and such report shall be entered into the official records of the association. Additional notices may be placed about the property for the convenience of the owners.

However, such additional notices shall not be considered for official notice requirements.

31. The following apply at Board Meetings.
 - (a) Owners will speak immediately after the chairperson of the meeting announces each agenda item. Speakers will be given the floor by the chairperson.
 - (b) Each owner, who desired to speak, shall be limited to a maximum of three (3) minutes in the first round of speakers. No speaker may speak again until all owners who desire to speak have spoken. In the second and last round of speakers, the speakers are limited to a maximum of two (2) minutes.
 - (c) After all owners have been given the opportunity to speak, the Directors will then open their discussion and resolve the matter as the Board designates, without any further unit owner participation.
 - (d) Owners wishing to place an item on a meeting agenda for any meeting may submit the written request to the association at least five (5) business days prior to the meeting. If the request is approved by at least one Board Member, the item shall be placed on the official agenda and will be taken up in the regular course of the meeting by the chairperson. The owner submitting the request shall be recognized as first speaker on the item. Other speakers and Directors shall then address the item as outlined above for Board of Directors meeting procedures. Documents and information regarding the agenda item may be delivered to the association with request in sufficient quantity to be included with Directors meeting materials.
 - (e) Unit owners have the right to audio and/or video tape meetings subject to the following restrictions: (1) The equipment shall not produce distracting sound and/or light emissions. (2) Persons are not allowed to move about the meeting room to facilitate recording.
32. The following building entry security key rules and regulations apply:
 - (a) The locks and keys of all common element entrance ways shall be controlled by a certified security lock system.
 - (b) Each unit owner was given four (4) building entry security keys free of any charge.
 - (c) Additional keys may be secured only at the office by unit owners.
 - (d) A deposit of \$100.00 is required for EACH additional building entry security key. All "additional" keys shall remain the property of the

Association and the exact numbered key must be returned in order to receive back the \$100.00 deposit per key issued.

- (e) No person but the owner, his family, a registered renter or guest, or sales agent of the owner shall have possession of a building entry security key of the Empress.
 - (f) The Board of Directors and their duly appointed representatives shall have the authority to take possession of, in a peaceful manner, any Empress building entry security key held by any person who is not entitled to possess a security key.
 - (g) At the time of a sale of a unit, it is the responsibility of the seller to deliver to the new unit owner the four (4) building entry security keys and it is the responsibility of the buyer to obtain the four (4) building entry security keys from the seller. Any key requested in connection with a transfer of ownership will be considered a lost key.
- 33. Each person or group of persons visiting or servicing a residential unit shall register at the office. This includes guests, real estate agents, vendors, repair/maintenance personnel and others.
 - 34. Overnight guests shall register at the office, inform the office of the length of stay, and obtain a temporary parking permit for their vehicle(s).
 - 35. Unit owners and lessees shall notify the office when they will be away from the units for periods greater than seven (7) days.
 - 36. If unit owners and lessees are away from their units and have guests, then unit owners and lessees shall notify the office either in person, in writing, via telephone or electronic methods, the name (s) of the guests and their period (s) of occupancy.
 - 37. A guest(s) occupying a unit for more than sixty (60) days shall not be deemed a guest, but, rather shall be deemed a lessee and shall be subject to the provisions for lessees. A lease application and a one hundred (100) dollar application fee shall be submitted to the Board of Directors.
 - 38. All vehicles shall park in the proper designated area, i.e., resident, guest, handicapped, long term parking, maintenance (or service) vehicles and undesignated.
 - 39. Vehicle covers shall only be used on vehicles parked either in long term parking or in the parking row closest to the highway.
 - 40. All vehicles that are parked overnight on the condominium property must be registered and display a parking permit. Vehicles owned by unit owners and lessees (with a lease of at least six (6) months shall be issued a permanent

permit. Shorter term lessees and overnight guests shall be issued a temporary permit. Overnight guests that arrive after the office is closed shall register their vehicles on the first day that the office is open.

41. Trash chutes on floors 3 thru 15 shall be used only between the hours of 7:00 AM and 10:00 PM.
42. Every person entering the dune walk over from the beach area shall remove all the tar from their feet.
43. Each Unit is allowed one suitable floor mat in front of his entrance door. The mat shall not be larger than two (2) feet by three (3) feet and shall not extend onto the common corridor.
44. Units shall be inspected to assure compliance with maintenance standards approved for the building. Inspection will be done by maintenance personnel accompanied by a Board Member or Empress Office staff. Owners shall be notified in advance when inspections will take place. Deficiencies will be reported to the owners as soon as practical after the conclusion of an inspection. After 60 calendar days, there shall be a follow-up inspection. Current maintenance standards include the following:
 - (a) Metal-clad washing machine water inlet hoses.
 - (b) Lever style main water shut-off valve.
 - (c) Water overflow alarm, such as a Flood-Buster, in a catch-pan under the air conditioner.
 - (d) Automatic shut-off on air conditioner wastewater pipe.
 - (e) Approved hurricane shutters in accordance with Article 9.3 of the Declaration.
45. The following Rules and Regulations apply to Security Key cards for car entry:
 - (a) The vehicle entry gate may be opened with a numbered magnetized Security Key card.
 - (b) Each unit was given two (2) Security Key cards free of charge, i.e. two cards per unit.
 - (c) No person, but the owner, his family, a registered renter, guest, or sales agent of the owner shall have possession of a Security Key card of the Empress.
 - (d) The Board of Directors and or their appointed representatives shall have the authority to take possession of, in a peaceful manner any Empress Security Key card held by any person who is not entitled to possess a Security Key.

- (e) Additional cards may be obtained at the office only by unit owners for a fee.
 - (f) A deposit is required for each additional Security Key card. All additional cards remain the property of the Association and the exact numbered card must be returned to receive back the \$25.00 deposit per card issued.
(Updated January 7, 2021)
 - (g) If a Security card is lost, or damaged it shall be reported to the office. If a replacement card is desired, it is considered an additional card and requires a \$25.00 deposit. *(Updated January 7, 2021)*
 - (h) At the times of a sale of a unit, it is the responsibility of the seller to deliver to the new owner the Security Key cards and it is the responsibility of the buyer to obtain the Security cards from the seller. Any card requested in connection with a transfer of ownership will be considered a lost card.
46. The Recreation Areas and facilities shall not be obstructed nor used for any purpose other than the purposes intended therefore. No carts, bicycles, carriages, chairs, tables, or other similar objects shall be stored therein.
 47. The use of rooms constituting Recreation Areas for parties and other gatherings is subject to prior reservations with the association and the making of such damage/cleaning deposit as the Association's Board of Directors may require. Social room reservation request forms and the rules and regulations applying thereto may be obtained from the Empress Office.
 48. No Owner may alter in any way any portion of the Recreation Areas, including, but not limited to, landscaping. Decorations, etc. added for special occasions must be removed after the holiday period or event.
 49. All Recreation Areas are no smoking areas which includes e-cigarettes and/or vaping.
 50. The manager has the authority to ask anyone to leave a Recreation Area who does not comply with the rules set forth herein.
 51. All persons using any Recreation Area shall do so at their own risk.
 52. SWIMMING POOL, JACUZZI, SUN DECK, CABANA AREA AND COVERED PATIO AREA.
 - (a). All children under twelve (12) years of age must be accompanied by a responsible adult.
 - (b). Pool and Jacuzzi hours are 8:00 a.m. till 10:00 p.m.

- (c). Anyone with diapers or children that are not toilet trained are not allowed in the pool or Jacuzzi.
- (d). No food, gum, bottles, or glass containers of any kind are allowed in the pool and Jacuzzi area.
- (e). Drinks are allowed on the deck areas up to four (4) feet from the pool, Jacuzzi and in the cabana area if in unbreakable containers.
- (f). Food and drinks in unbreakable containers are allowed in the covered patio area. Clean up after use is mandatory.
- (g). No fires or barbecues are allowed in these areas. Barbeques authorized by the Empress Board of Directors are permitted in the covered patio area only.
- (h). Running, diving, jumping, and ball playing in the pool, Jacuzzi, or deck area is prohibited.
- (i). Playing radios, portable T. V.s, tape decks, or other devices which annoy other residents and guests will not be allowed.
- (j). Large floats or other items that interfere with others using the pool are not allowed in the pool.
- (k). Chairs, tables, and chaise lounges may not be removed from the swimming pool area.
- (l). Only conventional bathing attire is allowed in the pool or Jacuzzi; cut-offs are not allowed in the pool or Jacuzzi.
- (m). A shower is required at the pool area before entering the pool or Jacuzzi.
- (n). Anyone with a skin, ear, or other infection is not allowed in the pool or Jacuzzi.
- (o). The chair or chaise lounge must be covered when using suntan lotion or other lotions.
- (p). No saving lounges or chairs with towels or personal items if you leave the pool or Jacuzzi area. If you leave the area, your property may be removed from the chair/chairs and/or lounge/lounges.
- (q). Children under the age of twelve (12) are not allowed in the Jacuzzi.
- (r). Jacuzzi use should be restricted to no more than fifteen (15) minutes per session.

- (s). Pregnant women, people with health problems, and people using alcohol, narcotics, or other drugs that cause drowsiness should not use the Jacuzzi without first consulting a doctor.
- (t). The maximum pool bathing load is 27 persons.
- (u). The maximum Jacuzzi bathing load is 5 persons.
- (v). Smoking, which includes e-cigarettes and vaping, is not allowed in the swimming pool, Jacuzzi, sun deck, cabana area and covered patio area.

53. ENCLOSED RECREATION UNITS.

- (a). The hours for all enclosed recreation units are from 8:00 a.m. until 10:00 p.m.
- (b). Wet bodies or bathing suits are not allowed in any enclosed recreation unit, except in the men's and women's lavatories next to the pool area.
- (c). Food is not allowed in any enclosed recreation unit. For special functions, food is permitted in the clubroom, kitchen and card room.
- (d). Smoking, which includes e-cigarettes and vaping, is not allowed in any enclosed recreation unit, to include the rest rooms.
- (e). Bathers are required to wear footwear and top covers in any enclosed recreation unit.
- (f). Pets are not allowed in any recreation unit.
- (g). A telephone is available in the kitchen for local calls and emergency calls ONLY.

54. BILLIARD ROOM.

- (a). Children under the age of twelve (12) are not allowed to use the table and/or equipment. Children between the ages of twelve (12) and sixteen (16) must be supervised by an adult.
- (b). Food, drinks, and smoking, which includes e-cigarettes and vaping are not allowed in the billiard room.
- (c). Activity must be limited to one (1) hour when others are awaiting to play.
- (d). The table cover must be replaced and the cues returned to the rack after play.

55. EXERCISE ROOM.

- (a). All equipment must be returned to the proper place after conclusion of activity.
- (b). Food, drinks, (with the exception of the water in the cooler), and smoking, which includes e-cigarettes and vaping, are not allowed in the exercise room.
- (c). Activity must be limited to one (1) hour when others are awaiting to use the equipment.
- (d). Children under the age of (16) are not allowed unless supervised by an adult.

56. TENNIS COURTS.

- (a). No activities other than tennis are allowed on the tennis courts.
- (b). The tennis courts are for the exclusive use of property owners/lessees and their guests.
- (c). Players must wear proper tennis shoes.
- (d). Complete and proper tennis attire must be worn at all times. Gym shorts, cutoffs, bathing suits, etc. will not be permitted. Shirts will be worn at all times.
- (e). Play is limited to one (1) hour if others are waiting to play.
- (f). Food is not allowed on the courts.

57. OTHER FACILITIES WEST OF STATE ROAD A1A.

- (a). The golf practice net and the basketball backboard are for the exclusive use of property owners/lessees and their guests.
- (b). Vehicles (including boats and boat trailers) operational and properly licensed shall be permitted to park on the parking area by the tennis courts. Vehicles may park on the paved areas. Boats and boat trailers must be parked on the grass. Boats and boat trailers must be in current use. Mobile homes/campers and all other type trailers may be temporarily parked in this area for a period not to exceed seven (7) days. At no time can these mobile homes/campers be occupied.

58. Every 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, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his 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 the following procedures are adhered to:

- (a) Notice: The Association shall notify the Owner or occupant of the infraction or infractions. Included in the notice shall be a date and time of the next Board of Directors meeting at which time the Owner or occupant shall present reasons why penalties should not be imposed.
- (b) Hearing before the Board: The non-compliance shall be presented to the Board of Directors after which the Board of Directors shall hear reasons why penalties should not be imposed. A written decision of the Board of Directors shall be submitted to the Owner or occupant by not later than twenty-one (21) days after the Board of Directors' meeting.
- (c) The Board of Directors may impose fines against the applicable Unit up to the maximum amount of \$50.00 (or such greater amount as may be permitted by law from time to time). However, the fine shall not be final until at least fourteen (14) days after notice from the Board and an opportunity for the owner to be heard by a committee of other owners who are not Directors nor reside with a Director. The committee is not required to meet unless the owner, within fourteen (14) days of the notice of imposition of a fine, requests in writing to be heard by the committee. If the committee confirms the fine there shall be no further appeal. If the committee does not confirm the fine, the fine may not be collected.
- (d) Violations: Each separate incident which is grounds for a fine shall be the basis of one separate fine. In the case of continuing violations, each continuation of same after a notice thereof is given shall be deemed a separate incident, one (1) for each day of such continuation.
- (e) Payment of Fines: Fines shall be paid not later than thirty (30) days after notice of the imposition thereof or notice of the decision of the committee, if the owner requests in writing a hearing before the committee.
- (f) Application of Fines: All monies received from fines shall be allocated as directed by the Board of Directors.
- (g) Non-exclusive Remedy: These fines shall not be construed to be exclusive 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.

59. These rules and regulations shall be cumulative with the 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 doubt as to whether a specific practice or activity is or is not permitted. All of these rules and regulations shall apply to all 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 therefore and good cause shown in the sole opinion of the Board.

LAST UPDATED: 2/20/2020

**EMPRESS CONDOMINIUM
9600 S. Ocean Drive
Jensen Beach, FL 34957
772-229-3003**

ACKNOWLEDGEMENT OF RULES AND REGULATIONS

I have read the above Rules and Regulations provided to me which I understand and agree to abide by the same.

Name/Unit Number

Date

Name/Unit Number

Date