

This Amendment to the Rules and Regulations is made this 12th day of December, 1994, by Three Horizons North Condominium, Inc., a Florida corporation (the "Declarant").

W I T N E S S E T H:

1. The Declarant recorded the Rules and Regulations of Three Horizons North Condominium, Inc., a condominium corporation organized and existing under and by virtue of the laws of the State of Florida, on July 3, 1970 in Official Records Book 6912, Page 409 in the Public Records of Dade County, Florida (hereinafter referred to as the "Condominium" and the Rules and Regulations shall be referred to as the "Rules"), which Rules concern the Condominium.

2. The Rules and Regulations have previously been amended, such amendments being recorded in Official Records Book 10554 at Page 1475, Official Records Book 11388 at Page 774, and Official Records Book 15624 at Page 1871, all in the Public Records of Dade County, Florida.

3. The Condominium held a meeting of the Unit Owners on December 12, 1994, which meeting was properly noticed as required by the Florida Condominium laws (the "Meeting").

4. A quorum was properly ascertained as the Meeting.

5. A proper majority, as is required by the Declaration of Condominium and the Condominium By-Laws, have voted to amend the Rules as is set forth in Exhibit "A", attached hereto and made a part hereof.

NOW, THEREFORE, the Declarant hereby declares as follows:

1. The Rules and Regulations of the Three Horizons North Condominium, Inc. are hereby amended to include, in addition to all of the Rules and Regulations presently in effect, those items set forth in Exhibit "A" attached hereto and made a part thereof.

2. In the event of a conflict between the Amendments to the Rules and Regulations as set forth in Exhibit "A" and the Rules and Regulations presently in effect, the Rules and Regulations set forth in Exhibit "A" shall be deemed to be controlling and shall govern any such conflict.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to the Rules and Regulations the day and year first above written.

Signed, Sealed and Delivered
In The Presence of:

✓ Edwin E. Smith Jr.
✓ Beth H. Pearson

THREE HORIZONS NORTH
CONDOMINIUM, INC.

BY: Floyd Reynolds
Floyd Reynolds, President

1470 NE 125th Terrace
North Miami, FL 33161

STATE OF FLORIDA
COUNTY OF DADE

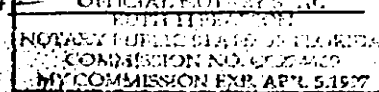
The foregoing amendment to the Rules and Regulations was acknowledged before me this 30 day of October, 1995 by Floyd Reynolds, President of Three Horizons North Condominium, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Signed: Beth H. Pearson

Print: BETH H. PEARSON

My commission expires: April 5, 1997

Notary Public, State of FL at Large
Commission #



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AMENDED

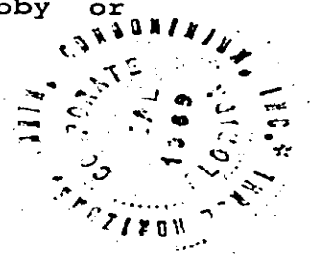
RULES AND REGULATIONS

THREE HORIZONS, NORTH, CONDOMINIUM, INC.

The Rules are as follows:

1. Maintenance payments are due and payable on the first day of the month. There will be a penalty charge of \$10.00 on all payments received after the 10th of the month.
2. The vestibules, hallways, stairways and other public passages shall not be obstructed by an owner or his agents, servants, employees or invitees, or used for purposes other than ingress or egress from the apartment. Grocery carts are not to be left in the hallways or storage areas. They must be taken downstairs.
3. No sign, advertisement, notice, door plate, or any other similar devise shall be inscribed, painted, engraved or affixed to any part of the outside or inside of the said premises. Ornaments are permitted only during the Holiday season.
4. Pianos, TVs, record players or other musical instruments shall not be played after 10:30 p.m. or before 8:00 a.m. unless tone control is so lowered as to make the sound inaudible outside the apartment. No loud noises of any kind are to be heard outside the apartment to the disturbance of your neighbors.
5. No children under eleven (11) years of age may reside in the apartment except for temporary visits. (LIMITED)
6. No washers, dryers, built - in appliances or outdoor TV or radio antennas shall be installed, except for replacement of built - in ovens, stoves and air conditioners.
7. Storm shutters will be allowed but must be standard type and color as established by the condominium.
8. Each owner and tenant shall be responsible for maintenance and preservation of his or her parking space, due to oil or gas leaking from the vehicle. No vehicle repairs shall be made on the premises except for minor adjustments.
9. No children under thirteen (13) years of age shall be allowed in the pool or pool area unless accompanied by and under the supervision of a parent or legal guardian. For sanitary reasons, no infants under two (2) years of age or children in diapers are to be in the pool at any time. No floats, toys or balls are allowed in the pool. Chairs must be covered when occupant's attire is damp or wet. No eating or drinking is allowed in the pool area. Coverings and shoes must be worn when entering the lobby or elevators of the building.

EXHIBIT "A"



RULES AND REGULATIONS

THREE HORIZONS, NORTH, CONDOMINIUM, INC.

10. When the unit is offered for sale, the Board of Directors shall be notified, in writing. Association has first priority to purchase, pursuant to Declaration of Condominium and By - Laws. Documents must be obtained from the Board for purposes of screening prospective buyers. A \$75.00 fee, to be paid by seller or buyer shall be required for the screening. A copy of the contract between buyers and sellers shall be presented at the time of screening, if approved.
11. A screening fee of \$75.00 shall be paid if unit is to be leased. The proposed tenant shall submit to a screening process as described in rule #10. If the tenant is approved, the lessor shall pay the condominium the sum equal to one (1) months rent for security of the common areas of the condominium. This is a deposit to be held in escrow (no interest). There shall be no more than 15% of the total units of the condominium leased or rented at any time.
12. No Unit owner or lessee shall acquire a pet to be maintained in his or her unit, or shall such persons already possessing pets replace them when such pets die or are otherwise disposed of. No unit owner or lessee shall keep visiting pets in their unit.
13. No cars or other vehicles shall be parked in the front driveway. Guests shall be informed of the "No Parking" policy by their host. Delivery men shall be instructed to use the rear door. Tow away rule will be enforced.
14. All garbage shall be placed in the bags provided by the condominium association and be tied before being placed in the garbage chute. Recyclables and newspapers shall be carried downstairs and placed in the proper receptacles.
15. No mops, brooms bicycles, or similar items shall be on the balconies, terraces or the railings. Patio furniture and a reasonable number of plants may be kept on terrace except during severe storms. Hanging plants and barbecuing shall not be permitted on terraces or balconies.
16. Doors to apartments shall not be left open unnecessarily.
17. No unit owner or lessee shall utilize any storage area other than that which has been properly assigned to them. No items shall be stored in the common area of the storage rooms. All items shall be stored in personal lockers. The Association may dispose of items left in the common areas without notice.
18. In the laundry rooms please measure the materials you use as recommended by the manufacturer. Improper use of detergents does great damage to the drain systems. It is suggested that liquid detergents be used. Liquids shall be carried through the halls in covered containers. When leaving the laundry room, please do not forget to turn the lights out and close the door. Laundry rooms are open between the hours of 7:00 a.m. to 10:00 p.m.

AMENDED

RULES AND REGULATIONS

THREE HORIZONS, NORTH, CONDOMINIUM, INC.

19. All deliveries shall be made through the rear doors of the building. Unit owners or lessees shall notify the delivery company of this rule. Moving truck shall unload in driveway #1 on the west side of the building. Please advise the Board of Directors several days in advance when large items are to be delivered, in order to pad elevators. If you are expecting a delivery you may let the person in. Otherwise DO NOT OPEN THE FRONT DOOR TO STRANGERS.
20. When repairs or alternation work is being done in the unit, all tools, supplies and materials shall be kept in the unit. All large items being removed from the unit are the responsibility of the owner or lessee to be removed from the common areas of the condominium. Items shall not be placed in the garbage rooms.
21. For safety purposes and/or emergencies, a set of keys shall be placed in our security box, or the owner and/or tenant shall leave a set of keys with a neighbor. If an emergency arises, the Board has the right to enter your unit. Owner's and tenant's emergency information shall also be updated with the Association. Notify the Association when you will be absent for an extended time.
22. Before a person moves into your unit to reside with you, you shall notify the Board and that person shall be screened. Otherwise a fine shall be levied on the owner after 30 days, and the invitees shall not receive an entrance security key.
23. No guests shall occupy a unit for more than 30 days when unit owner is absent. Association must be notified as to guest's name, relationship and how long they will stay.
24. Replacement security keys that are lost or stolen or otherwise destroyed will be reissued, only upon the payment of \$75.00 for each such key.
25. No unit shall be sold for speculation, leasing purposes or be used as a place of business.
26. No excessive amount of guests shall be permitted in the units at any time.

(3)

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN,
Clerk of Circuit & County
Courts

