# TABLE OF CONTENTS

Important Telephone Information……2
I About the Rules and Regulations……3
II Definitions……3
III Compliance with the Rules and Regulations……3
IV Visitor and Resident Access……3
V Sales, Rentals and Transfers……4
VI Moving Rules and Regulation……4
VII Requirement to Maintain Contact Information……5
VIII MAINTENANCE OF UNITS……5
A. Exterior Appearance of Unit…… 5
B. Interior Maintenance of Units…… 5
IX Repairs, Remodeling or Alteration of Units…… 6
X Common Areas……7
XI Limited Common Areas - Balconies…… 8
XII Garbage / Trash Removal…… 9
XIII Condominium Facilities…… 10
A. Laundry Room…… 10
B. Pool & Deck Rules……10
C. Barbeques (BBQ)……10
D. Parking Garage…… 11
Entry Gates…… 11
XIV Animals and Pets…… 12
XV Bicycles……13
XVI Satellite Dishes (Antennae)……13
XVII Drones……13
XIII Monthly Maintenance Assessments and Special Assessments…… 14
XIX Fees, Fines and Penalties, and Delivery …… 14
XX Posting Notices for Unit Owners and Residents……14

**IMPORTANT TELEPHONE NUMBERS**

**OFFICE HOURS**
**WEDNESDAYS**
**Days may change for emergencies or vacation**
**Important telephone numbers:**

*Miami-Dade Fire/Police Non-Emergency*
*City of Miami Beach*
**305-792-1712**
**IN CASE OF EMERGENCY CALL 911**

**INFORMATION – MIAMI-DADE COUNTY 311**

**City of Miami Beach**
Sanitation Dept. (Bulk Trash) 305-673-7616
Building dept. 305-673-7610

**UTILITIES**

Florida Power and Light
**305-442-8770**

Breezeline Cable & Internet
**888-752-4222**

A T & T
800-288-2020 or
Dial "0"

Association Email
Delkus6725@gmail.com

Management
Carina Kremen, CAM
305-519-4253
c.kremen2020@gmail.com

## I. INTRODUCTION

### About the Rules and Regulations

Condominium living requires all owners to regulate the occupancy and use of their units and common elements to avoid disturbing other residents. The following Rules and Regulations have been established by the Delkus Towers Condominium Association, Inc. to protect residents' rights to quiet enjoyment and to promote safety and welfare.

While all unit owners and tenants are responsible for knowing and following these rules, unit owners ultimately bear responsibility for ensuring that their family members, guests, visitors, tenants, agents, contractors, and employees comply.

For questions or clarifications, please refer to the Association's Declaration and By-laws on the Delkus website, or contact Management.

## II. DEFINITIONS

- Association: Delkus Towers Condominium Association, Inc.
- Board: The Board of Directors.
- Bylaws: The governing documents (Declaration of Condominium, Bylaws, Articles of Incorporation, and any amendments).
- Rules: The Rules and Regulations.
- Committees: Groups including Board Members and Owners assisting with Association functions (e.g., screening or fining committees).
- Manager: The representative from the Management Company.
- Residents: Unit owners, lessees, tenants, and permanent family members.
- Units: The apartments
- Condominium Property: The building and all surrounding property owned by the Association.
- City: The City of Miami Beach and its administration/departments.
- County: Miami-Dade County and its administration/departments.

## III. COMPLIANCE WITH THE RULES AND REGULATIONS

Non-compliance with any Association rules may result in a formal notice, a fine determined by the Board or Grievance Committee, expenses and administrative costs for violations and/or damages, or referral to legal counsel. Unit owners are responsible for the conduct of their tenants, visitors, agents, guests, and employees.

***Owners and Tenants are jointly and severally liable for violations of these Rules and Regulations.***

These Rules and Regulations do not replace the Bylaws; in the event of a conflict, the Bylaws will prevail. The Board reserves the right to modify, repeal, or amend these rules at any time via resolution in the best interest of the community.

## IV. VISITOR AND RESIDENT ACCESS

1. Residents must register all family members staying in a unit as guests with the Association.
2. Guests staying longer than five (5) days must be registered with the office. Short-term rentals are subject to removal of the tenants and fines by the City of Miami Beach.

3. Intercom codes provided for entry door access are solely for authorized residents to maintain building security.
4. Keys to all units must be kept in the Office for emergency access. Owners who do not provide keys will be responsible for any costs incurred to access the unit during an emergency.

## V. SALES, RENTALS, AND TRANSFERS

1. Minimum rental periods are six (6) months, per Article IX of the Bylaws and City of Miami Beach Code. Short-term rentals (e.g., Airbnb, Vrbo) are strictly prohibited.
2. Owners renting their units must apply for approval to the Association along with a copy of the lease prior to moving-in.
3. The transfer fee for a sale or lease is $125.00 per applicant (Spouses, Parents, or Siblings are considered one applicant)
4. The Association must be notified of title transfers (e.g., Quitclaim Deeds, establishing trusts, adding family members).
5. Please follow all instructions on the Application Package for Sale or Lease.
6. Owners must inform tenants that they are required to attend a screening interview before moving in and must abide by all rules. Non-compliance may result in lease rescission and mandatory vacating of the unit.
7. Owners are responsible for tenant conduct and any resulting property damage.
8. Sales or title transfers require Association approval and a copy of the Contract for Sale attached to the completed application.
9. Subleasing is strictly prohibited.

## VI. MOVING RULES AND REGULATIONS

The following procedures must be completed prior to moving in or out of the building:

- Unit owners are responsible for their actions and that of their tenants during a move.
- Property Management must be notified at least 48 hours in advance of any planned move.
- A $125.00 refundable deposit is required for move-ins.
- Move-ins are permitted Monday through Friday (excluding holidays) from 8:30 AM to 5:30 PM.
- Moving companies must provide a valid certificate of insurance. Owners/tenants will be held liable for any damage caused during the move.
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- Building protection is required during the moving of furniture, appliances, and bulky items. Protection of corridors, doors, stairwells, elevators, flooring, lobbies, and service areas is the responsibility and expense of the owner, tenant, or delivery company.
- Appropriate protective materials beyond cushion pads must be used as needed.
- All moves must enter and exit through Association-designated entrance, door to the lobby from the garage.
- Any move-in violation of the above rules and regulations will result in stopping the move-in until the violation is corrected.
- All debris generated from the move is the responsibility of the Owner and Tenant, moving in or out, or delivery contractor, to dispose of outside the premises. **Please refer to the Trash Disposal Regulations (Section XII)**.
    - Old appliances, mattresses or other large items must be taken away by the delivery company.
    - Large items, such as Televisions, microwaves etc. may not be disposed in the regular trash container. See address for discarding bulk trash.
    - All moving boxes must be placed either folded or cut up into pieces in the recycling container.

## VII. REQUIRE TO MAINTAIN CONTACT INFORMATION WITH THE ASSOCIATION

1. Per Chapter 718, Florida Statutes governing condominium associations, it is the obligation of all Unit Owners to maintain current contact information with the Association/Management (including, mailing address if living off-site, Emails and home, work and emergency phone numbers) and to provide the same for Tenants occupying their respective Units. Else, notices will be sent to the address on the Tax Rolls.
2. Please note that any expenses incurred in locating an Owner who fails to provide contact information shall be assessed to that Owner as a Common Expense.
3. The Association shall not be liable for any loss, damage, injury or prejudice to the rights of any such Owner caused by their failure to provide current contact information.
4. Notices sent by the Association are deemed received: (a) when delivered in person, (b) if mailed, three (3) days after depositing in the US mail, addressed to the Owner's address as provided by Owner to the Association. (c) if sent by commercial courier, when deposited with the courier, or (d) if transmitted via email or facsimile, on the date when sent, proof of transmission being retained by the sender.
5. Unit Owners may elect to receive notifications by email. This reduces common expense costs, it's faster and less likely to be lost in the mail.

## VIII. MAINTENANCE OF UNITS

### A. Exterior Appearance of Unit

1. No Owner or Resident shall display, hang, store or use any items including but not limited to clothing, sheets, blankets, laundry, or signs outside a residential unit or on or about a balcony or catwalks, which may be visible from the outside of a unit.
2. Draperies, curtains or shades must be of proper height and neutral appearance.
3. Residents shall not paint or decorate or adorn the outside of their unit, or install outside the Unit any canopy or awning, television wiring or antenna, equipment, or items of any kind.
4. Any decoration of the residential floors requires approval of the Board.
5. Decorations of the front door must not exceed 12" X12" and must be approved by the Association. Door decorations are allowed with Association approval only and must be easily removed without causing damage to the surface of the door.
6. If a Unit's exterior windows are visible to other residents and/or the public, the interior of the area must be clean, no unsightly messes, or trash. Any visible interiors that are unsightly will be fined. If the unit is not cleaned within seven (7) days, a DOUBLE fine will apply.
7. Front doors must always remain closed.
8. Residents will use care to prevent smells such as cooking odors, smoking smells from escaping outside the unit.
9. The exterior of Unit doors must comply with building standards. Unit Owners should consult with the current Condominium Board prior to painting.
10. "For Sale", "Open House" or "For Rent" signs, advertising or other displays shall not be maintained or permitted on any part of the premises.

### B. Interior Maintenance of Units

1. Owners are required to maintain the Unit's plumbing:
- Repair all leaky faucets; it wastes water.
- Ensure toilets are not running. A running toilet wastes 200 to 4,000 gallons of water a day; this waste is reflected in common area costs water bills and your monthly maintenance.
- Promptly report all leaks or other problems to the Association.

2. Check refrigerator water lines for wear and tear if leaving town for prolonged periods of time.

3. Owners shall maintain their Air Conditioning units as follows:
- Maintain coils and hoses clean to prevent leaks; check A/C pans to monitor leaks.
- When out of town for prolonged periods of time maintain temperature at 78F (25 C) to prevent mold.
- Change filters periodically. Frozen coils leak.
- Check your water heaters and replace them if they are old.

4. A leak detection alarm in the A/C – Water Heater closet is recommended for seasonal Residents.
5. Those desiring Hurricane protection must apply to the City and the Association to install hurricane impact windows or shutters.
6. No flammable, combustible or explosive substances shall be kept in the Unit or Common Areas.
7. Per Dade County Fire Code, Units must have smoke detectors which must be kept in working order. Units must have one smoke detector per bedroom and one additional for the kitchen area.
8. Electricity may not be shut off if it interferes with the power of the Fire Alarm or smoke detectors.
9. Draperies, vertical blinds, mini-blinds or shades are the only window treatment allowed.
10. Iron bars on doors or windows are prohibited.
11. Hot tubs are prohibited.
12. Decorations may not be permanently affixed to any areas of the building, including balcony railings, doors and walls/ceilings, or exterior catwalk doors and windows.
13. In cases of emergency or where other units or common elements may be adversely affected, the Association may enter any unit immediately.
- The Association will use its best efforts to contact the unit owner if time allows.
- A board member or manager will enter the unit with a second person or vendor.
- If a key is not available, a locksmith will be called to open the door, at the Owner's expense.

14. Upon notification, Residents must grant the Association access to their respective units for the following purposes:
- Sanitary maintenance, including but not limited to exterminating services
- Safety maintenance or Inspection to comply with Code Compliance
- Plumbing Emergency Repairs
- Protection of the common elements
- Elimination of damage to other units
- Building projects

Refusal to grant access will result in the Owner being held responsible for damages caused to the common elements, other units, and additional fees resulting from work delays or fines incurred from failure to complete work or repairs.

## IX. REPAIRS, REMODELING OR ALTERATIONS TO UNITS

**The Association must be informed of all repairs whether a permit is required or not.**

1. No construction, addition, removal or repairs are permitted in any Unit or Common Element except in strict accordance with City, County and State Building Code. Where required the following documentation must be provided before starting work:
   - Contractor's license
   - Description of work, including plans
   - Applicable Insurance Certificate reflecting Liability and Worker's Compensation insurance naming the Association as an additional insured.

2. Repairs in the Unit, such as plumbing, air conditioning, electrical and other equipment require the following:

- Work must be completed by a licensed contractor carrying Liability and Worker's Compensation insurance.
- Permission to access the roof or to shut off the water must be requested at least 24 hours in advance.

**In case of emergency please contact Manager by telephone, not text.**

- If a worker causes any damage and has no insurance or fails to repair the damage, the Unit Owner will be held liable and responsible to repair same at Owner's expense.

3. Any physical changes to a Unit, both minor (i.e., removing a non-load bearing wall, changing position of an inside door) or major construction including, but not limited to, bathroom or kitchen remodeling, changing the windows or front doors, must be submitted to the Board and the City for review and approval.

- In some cases, a licensed Architect or Engineer must provide specifications.
- A certificate of insurance must be submitted by the Architect, Engineer or Licensed Contractor in the State of Florida completing the work.
- A permit may be necessary from the City's Building Department.
- Permits must be submitted to the Board prior to the commencement of any work and displayed in a prominent location on the premises.

4. Minor repairs in any Unit not involving any noise, such as painting may be conducted at any time.

5. Installation of tile or other types of flooring must be approved by the Association. Soundproofing is required in accordance with City & County Codes.

6. All other repairs must be conducted Monday – Friday (excluding Holidays) from **8:30 AM to 5:30 PM, except in case of emergency.**

7. Contractors must always keep the common areas clean.

8. Deliveries of Construction materials must be made Monday – Friday (excluding Holidays) from **8:30 AM to 5:30 PM.**

9. Elevator pads must be used for large deliveries.

## X. COMMON AREAS

1. Proper attire, including shirts and shoes must be worn in the Building.
2. Keep common areas clean,
3. Clean your unit door or walls, if needed, with water and mild soap, no chemicals, such as Clorox or ammonia.
4. Please dry off after using the pool. Do not enter any portion of the Building when wet or use the stairs at the rear of the Building, not the lobby.
5. Residents may not make or permit any disturbing noises in the Building that may interfere with the rights, comfort, or quiet enjoyment of other Residents. Dade County Noise Ordinance prohibits loud noises between 11:00 PM and 7:00 AM; these include loud voices, musical instruments, television, radios, or amplifiers.
6. Regardless of noise ordinance, keep sounds from radios, stereos, computers, and TV within the unit.
7. Common areas, such as entrances, elevators, stairs, and corridors or catwalks may not be obstructed nor used for any purpose other than for ingress and egress of the Condominium Property.
8. No carts, bicycles, carriages, chairs, plants, or any similar objects may be stored in the Common Areas, including catwalks. This is a Fire Code requirement, and the Fire Department will issue citations and fines.
9. Children are not allowed to play on catwalks, stairwells, or elevators. Children under 14 years of age must always be supervised and accompanied by an adult.

10. Private parties are not permitted in the common areas. Guests are limited to four (4) people per unit in the common areas.
11. As per the Florida Clean Air Act there is ABSOLUTELY NO SMOKING in common areas, including the parking garage and pool deck to protect public health, comfort, and environment. This also includes pot (marihuana or grass) or other noxious substances.
12. There will be no bicycles, skateboards, rollerblades, or roller skates worn or ridden inside the building. They must be carried outside the common areas before using them.
13. Residents may not interfere with or give directions to the maintenance personnel, vendors, or employees of the companies providing service to the Association. For any questions or concerns, please contact the office in writing, email, or telephone.
14. Do not feed the pigeons, cats or any other animal. They are not domesticated and you will remove their natural hunting and feeding instincts.
15. Please be advised of the policy regarding damages to Common Elements and other units:
a. If damage is caused to the Common Elements (including the laundry room, office/party room, pool, or sundeck) or to units owned by others, due to the intentional act or neglect of a Unit Owner or any affiliated party (agent, tenant, family member, invitee, licensee, or household pet), the Unit Owner is financially responsible.
b. The Owner must pay for the maintenance, repairs, and replacements required, to the extent that these costs are not covered by the Association's insurance.
16. Commercial activities and advertising are not permitted in the building as the property is zoned "residential" by the City of Miami Beach for single-family living purposes. However, some employees, independent contractors, or self-employed individuals may "work from home". In these specific cases, when a person is working from home on a regular basis, the Condominium Association limits the following activities:
a. The appearance of using the lobby, main entrance or catwalks as a waiting area.
b. No excessive deliveries or foot traffic.
c. Assigned parking spaces may not be used and visitor space cannot be constantly occupied.
d. Work may not be conducted in Common Areas, (i.e. Pool deck, lobby, catwalks or garage)

## XI. LIMITED COMMON AREAS – BALCONIES

1. In accordance with Florida Fire Prevention Code (NFPA 1 10.11.7) no hibachi, gas-fired grill or other cooking and heating devices are permitted on the balconies or under any overhang portion of the Building or within ten (10) feet or three (3) meters of any structure.
2. No bathing suits, towels, clothing etc. are permitted to be hung on the balconies to dry.
3. No garbage cans, supplies or other storage items shall be placed on the balconies. Only Outdoor furniture or plants.
4. Do not allow anything to fall from a window or balcony of the Condominium Property.
5. No Resident shall sweep or throw any dirt, cigarette butts or water or other substances onto or into any of the balconies or elsewhere in the Building or upon the Common Areas.
6. Carpeting is not allowed on balconies. Those Owners wishing to resurface their balconies must obtain approval from the Board before installation. This is to ensure maintaining the integrity of the concrete slab.
7. If smoking on the balcony, do not toss cigarette butts off the balcony. Keep smoking inside the unit/balcony by using a smokeless ashtray. Prevent smoke from bothering other units.
8. All plants on the balconies must have drain pans to avoid retaining water/moisture on balcony slab. Plants are limited to a maximum height of four feet.
9. Ceiling fans are not permitted on the balconies.
10. No exterior antenna, satellite dish or similar equipment shall be permitted to be affixed to the structure of the Building.

11. Electronic devices may not interfere with television or radio reception of other units or common areas equipment.

12. **Hurricane Preparation**:

a. All items must be removed from the balconies in the event of a Hurricane or Tropical Storm. Residents are liable for airborne items.

b. In case of an Evacuation Order, Residents must leave the Building.

c. For those needing Assistance: Assistance and registration notification for information and Miami-Dade Special Needs assistance is available; https://www.miamibeachfl.gov/city-hall/fire/emergency-management/know-your-hazards/hurricanes/. You may register to receive texts **MBAlert** at. https://member.everbridge.net/892873670729308/new

d. Those units not having shutters or impact windows may install temporary protection provided any items affixed to the walls are removed immediately after the storm passes.

e. Walls must be brought back to their original condition.

f. Tape (masking tape, cellophane tape etc.) on windowpanes is prohibited.

13. **Holiday decorations:**

a. Holiday decorations may not be permanently affixed to any areas of the building, including balcony railings, doors and walls/ceilings, or exterior catwalk doors and windows. Decorations must be easily removed without causing damage to the surface.

b. Please contact the Association for permission.

c. Holiday decorations are solely to be used during the holiday period. Example: Christmas lights and wreaths may be installed from the first week of December through the Feast of the Epiphany (Magi) January 6th. Hanukah decorations may be installed the week before Hanukah and removed no later than a week after. Kwanzaa is from the week before December 26 through a week after January 1. All other holiday decorations should be similarly celebrated.

## XII. GARBAGE / TRASH REMOVAL

The trash company adds an additional substantial **charge. For each pick-up in which the trash is above the top of the containers.** The Association increased the number of pick-ups to six (6) times per week; nonetheless, residents must cooperate in ensuring the trash bin is not overloaded. Please follow these rules

1. All extraordinary items (e.g., appliances, furniture, cabinets, bathtubs, sinks, Christmas Trees, etc.) must be removed by the company installing appliances, suppliers or delivery persons or removed by a trash hauler at the Owner's expense. See below for Miami Beach bulk trash facility.
2. Discarded items may not be placed anywhere on the property.
3. Those discarding trash or discards improperly will be charged costs to the Owner's account.
4. All trash must be wrapped tightly in plastic bags before placing in the trash chute.
5. Do not place oversized items or bags in the trash chute.
6. ***Remodeling / Contractor Trash Removal:*** *The trash chutes and dumpsters cannot accommodate materials and debris from the renovation of a Unit. All such materials must be removed from the premises for disposal by the contractor(s). Where an Owner performs remodeling without a contractor,* arrangements must be made for such disposal
7. The garbage chute cannot accommodate boxes.
8. Cartons and boxes must be broken down or flattened and placed in the recycling bin located to the left of the Garage entry gate. The following recyclable items may be deposited into the Recycling container, Newspaper • Junk mail • Magazines • Paper •Cardboard

- DO NOT place plastic bags in the recycling bin.
- DO NOT commingle trash with the recycling.
- DO NOT overload the container.

Those with large items to discard can take them to:

The City of Miami Beach – Bulk Disposal – Identification required proving residence.
First Weekend of each month (i.e. Saturday and Sunday) 8:00 AM to 6:00 PM
140 MacArthur Causeway, Miami Beach FL 33139
TEL: 305-673-7616 - Sanitation Department

## XIII. CONDOMINIUM FACILITIES

### A. Laundry

Laundry facilities are available only for Residents' use.

1. Use LOW SUDSING soap only.
2. Monitor machine cycle intervals and remove laundry immediately upon completion of a cycle. Be considerate of others needing to use the facilities.
3. If the user is not present at cycle completion, the laundry may be removed and deposited neatly on the machine from which it was removed.
4. Clean lint filters after use.
5. Users who experience problems with a machine during their operating cycle must promptly report the same directly to Management.

### B. Pool & Deck Rules

**1. Please obey posted Pool Rules, as may be amended from time to time. The Association will not assume liability for an individual's failure to follow these safety rules.**
**2.** Children and teens under the age of 14 using the pool facilities must be accompanied by an adult.
**3.** Visitors and/or guests using the pool must be accompanied by an authorized Resident.
**4.** Children under the age of three (3) and any other persons who are incontinent may not use the pool unless they are wearing leak-proof protective diapers.
**5.** No smoking in the pool area.
**6.** No diving allowed.
**7.** Running or rough housing around the pool is not permitted.
**8.** No glass containers in the pool area.
**9.** POOL HOURS 7:00 AM TO SUNSET.
**10.** Those with open wounds or contagious skin diseases may not use the pool.
**11.** If you wear suntan oil or sunblock, shower before entering the pool.
**12.** Do not enter the lobby or elevator when wet, use the exterior stairs on the south side of the Building.
**13.** Loud radios, stereos or other noises are prohibited.
**14.** Bicycles, roller-skates, skateboards, etc. are not permitted in the swimming pool deck, except when accessing the bicycle rack.
**15.** Inflatable floats or rings are permitted if other persons in the pool do not object.
**16.** Inflatable or life vests attached to the person for safety purposes are permitted.
**17.** Private parties and exclusive gatherings are not allowed in the pool area. This area along with all common areas is for the use of all authorized Residents and their guests.
**18.** Proper bathing attire is required. Nude or topless bathing is not allowed.

### C. Barbeques (BBQ)

The Association has installed a gas grill/ barbecue for the enjoyment of the Residents. Please follow the following regulations.

**1.** The gas grill/barbecue may **not** be used within 10 feet of the building, per Dade County Fire Code.

**2.** The BBQ must be outside the enclosed pool deck and away from the building.
**3.** This is a gas grill. Absolutely NO SMOKING in the area.
**4.** Please clean the grill grates and any food items spilled into the grill after use. Food attracts vermin.
**5.** Make sure the gas is turned off and the top closed after use.
**6.** Cover the grill after finishing and pick up the area after use. This prevents vermin.

## D. Parking Garage

The penalty for violation of the Parking Regulations shall be towing in a manner consistent with local law and in accordance with the Association's documents and at the vehicle owner's expense. The parking areas, as defined in the Association documents, are for the exclusive use of authorized Residents. There is one assigned space per unit, except in cases where an additional space has been deeded by the Developer.

1. The parking of vehicles in unauthorized spaces or areas is prohibited.
2. Parking by Residents in space which is designated as "guest" is prohibited.
3. All visitors shall only park in the designated "guest" parking.
4. Spaces designated as "guest" parking shall be for temporary use only. Any visitor parked in a guest space overnight must place the number of the unit being visited on the vehicle's dashboard. Failure to comply may result in the vehicle being towed away at the vehicle owner's expense.
5. Observe a 5 MPH speed limit.
6. Only emergency vehicle repairs may be done in the condominium property, including the garage. These repairs are limited to changing the tire or charging a battery.
7. Oil leaks from vehicles are unsightly and a potential hazard. Unit Owners who fail to repair their oil leaks will be charged for the resulting pressure cleaning or repairs.
8. All vehicles must be in good condition and tags must be current. A motor vehicle that cannot operate under its own power shall remain on the property for no more than forty-eight (48) hours, weekends and holidays excepted.
9. Commercial vehicles are not allowed in assigned (reserved) parking spaces. Commercial vehicles may only park in "guest" spaces and between 8:00 AM and 6:00 PM. Commercial vehicles are defined as, all vehicles of any kind (including regular passenger automobiles), which, from viewing the exterior of the vehicle or any portion thereof shows any commercial, charitable, institutional (e.g. church or school) markings, signs, displays, or tools, equipment, racks, ladders, apparatus, or otherwise indicates a commercial or other non-personal use.
10. Children are prohibited from playing in the parking areas.
11. Cars parked illegally in reserved parking areas will be towed at the car owner's expense following complaint by the Unit Owner.
12. Unit Owners who wish to use other Unit Owner's reserved spaces must have written permission from the Owner and have an authorization letter on file with the Association office.
13. Use of go-carts and all-terrain vehicles on the property is prohibited.
14. Activities strictly prohibited in the Garage:
    - Loud music
    - Oil leaks from vehicles
    - Smoking; including smoking in a personal vehicle
    - Washing of any vehicle.

Parking in the semicircular driveway in front of the building is designated for vendor vehicles, emergency vehicles and those making deliveries.

### E. Entry Gates

The Association is gated and has instituted keys and remote controls to access the parking garage.

1. Only one controller will be provided per unit. Those units having two parking spaces may have two controllers if requested.
2. All Remote Controls must be requested at the office by the Owner of the unit.
3. Cost for a lost or stolen controller is $100, and for a lost or stolen key is $150. Request must be made by the Owner of the unit only.
4. Do not give your keys or controllers to non-owners or non-renters to use our facilities.
5. Written acknowledgement of receipt of the remote control is required

**For safety reasons, the vehicle entry gate is not for pedestrian use. Use the pedestrian door when entering or exiting the parking garage on foot or bicycle/scooter.**

## XIV. ANIMALS AND PETS

The maintenance, keeping, boarding and/or raising of animals or poultry for commercial purposes is prohibited, per City and County code. Dogs, cats and birds are allowed to be subject to the following provisions.

1. **Only** traditional house pets. (I.e. dogs, cats, fish and caged birds) shall be kept by an Owner or his family member, guest, invitees, or lessees.
2. Fish tanks are limited to 20 gallons.
3. Cats must always be kept indoors.
   - Change cat litter as needed to prevent odors.
   - Do not dispose of cat litter in the toilets or sinks.
4. Owners are responsible for damage caused by their pets.
5. Animals which become an unreasonable nuisance or annoyance to other Owners shall not be permitted to remain on any portion of the project. This includes continuous barking, whining or jumping on people.
6. Dogs must be on a leash when in common areas.
7. Dogs must be walked off the Condominium Property.
8. Pets may not be chained up on patios, common grounds, trees, or by any attachment to the ground.
9. Any animal kept by an Owner or Resident shall be subject to any Rules and Regulations which may be promulgated from time to time by the Board.
10. Any Owner or Resident who keeps a pet thereby agrees to indemnify the “Association” and hold it harmless against any loss or liabilities of any kind or character whatsoever arising from or growing out of the keeping of any such pets.
11. For the safety of the owners within the Project, NO PIT BULL DOGS shall be permitted to be housed even on a temporary basis.
12. All owners of pets must clean up any excretions of their pets. In some cases, it may be necessary to carry your pets while on the common areas.
13. Service Animals and Emotional Support pets shall follow all Rules and Regulations promulgated for pets.
14. Documentation to be provided includes:
    - Registration for the pet
    - Proof of vaccination.
    - Color picture of the pet.
    - Letter and Certificate as Service Dog or Emotional Support Pet if applicable.
15. The Association reserves the right to establish a $150.00 pet fee should pets become a nuisance,

Failure to register your pet and provide its current information will result in your pet being in violation of the Association's Rules and Regulations.

## XV. BICYCLES

Bicycles may be stored in the 2 bicycle racks in the area behind the pool next to the recreation room and may not be parked or stored anywhere else on common areas, as follows:

1. One bicycle may be parked per resident owning a bicycle, maximum 2 bicycles per unit3
2. Spaces will be made available on a first come first serve
3. Bicycles should be brought in and out through the pool gate in front of the building and through the pool gate at the rear of the pool.
4. Residents must register the bicycles with the Association including make, model, color, and a photograph.
5. Tags will be issued to be placed on bicycle racks.
6. Bicycles must be locked.
7. Bicycles may be covered.
8. Bicycles that are unauthorized, non-operational or eyesores may not be parked. These are,
    - Bicycles not registered or with no or improper tags on the rack
    - Rusty bicycles or with flat tires.
    - Bikes with broken or missing equipment, such as chains, seats, handlebars etc.
9. Oversized bikes, such as tandem or large motorized bikes are not permitted
10. Bike racks may not be moved.
11. Bike racks must be handled properly and may not be damaged.
12. Motorized bicycles are allowed only if they have similar dimensions to a standard bicycle.
13. No tricycles.
14. The rack tag numbers will be valid for one year.
15. Any bicycle with an expired tag for two months or more will be removed from the rack and disposed of as trash at the Owner's expense.
16. In no event shall the Association be liable for damages or loss to bicycles or other items as attached arising out of parking bicycles on site.
17. Bicycle racks will be maintained by the Association, report any signs of damage or misuse.

## XVI. SATELLITE DISHES (ANTENNAE)

*1. No television, radio, satellite, or other antenna or satellite system may be installed on any portions of the condominium property other than as set forth by the City of Miami Beach.*
*2. Under no circumstance may an antenna be attached to a wall or the roof or any other portion of the common areas. Repairs to bring back the affected areas are the responsibility of the Unit Owner.*
*3. Satellite dishes must be installed on a tripod on the balcony floor below the line of the balcony wall or railing.*

## XVII.DRONES

1. Drones must comply with City and County Statutes, as well as Florida and Federal Statutes and Regulations regarding their use.
2. Drones must be registered with the Association.
3. The Association shall determine a schedule such as, when, where and how drones may be used.

## XVIII. MONTHLY MAINTENANCE/REGULAR ASSESSMENTS AND SPECIAL ASSESSMENTS

*Assessments are due on the first of each month. The Association's bank provides coupons to remit payments to a lockbox or have Association Pay where monthly payments will be deducted directly from the Owner's banking institution on the third business day of the month. We encourage all unit owners to sign up for ACH payments. Payments may also be dropped off in the black mailbox by the recreation room or delivered by mail to the Association address. For special assessments, please follow directions as specified on correspondence.*

## XIX. FEES, FINES AND PENALTIES AND DELIVERY

In Accordance with the provisions of Chapter 718, the Association may levy fines for violation of terms of its Governing documents and Rules and Regulations. Violation notices must be provided before any fines are levied, however, failure to cure a violation within the specified time or repeat violations may incur fines of up to $100.00 per occurrence.

Moreover, the Association may charge the Unit directly for damage to common areas as well as for not granting access to a Unit, especially when it may result in work delays or additional damage to common areas or other units.

Please make sure you have a copy of the condominium documents. They must be made available when you purchase or sell a unit. If you need a set, please contact the office.

Notices to Unit Owners are deemed to be received:

(a) One day after being delivered in person or via email.

(b) Three days after being deposited in the US mail, postage prepaid, addressed to the Unit Owner's address as provided by the Owner to the Association or per Miami-Dade County Property Appraiser's records.

Where an Owner opts for email delivery of notices, Written Warnings and Notices of Violation will be sent via email to that Owner until the Owner specifically requests alternate delivery consistent with these Rules.

## XX. POSTING NOTICES FOR UNIT OWNERS AND RESIDENTS

The Association posts official notifications as needed or required. These notifications include, but are not limited to, the following:

- Notices of Board Meetings
- Notices of Inspections for Compliance or certification
- Communications regarding repairs or inspections affecting common areas facilities or utilities
- Notices regarding repairs within units that may impact other units or common areas
- Safety mandates and information
- General community information

Posting Locations and Procedures

- Meeting Notices: Posted on the front glass of the Recreation Room, inside the elevator, on the Association Website, and distributed in accordance with Chapter 718, Florida Statutes.
- Safety Inspections and Repair Notices: Posted on the front glass of the Recreation Room and inside the elevator
- Location-Specific Notices: Notifications may also be posted in directly affected areas, such as the laundry rooms

Additionally, the Association maintains a WhatsApp chat group for comments and general information. You can join by scanning the QR Code posted on the elevator. Please ensure all communication within the group remains respectful.