RULES AND REGULATIONS
FOR
VERANDA AT DORAL HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS GOVERNING YOUR ASSOCIATION

The Rules & Regulations set forth below (hereinafter referred to as "Rules") which pertain to the Condominium Property, the Common Elements, the Limited Common Elements, the Building, and the Units shall apply to and be binding upon all Unit Owners/Residents. The Unit Owners/Residents shall always obey these Rules and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Violations of the Rules are to be handled as follows:

a) Violations should be reported to the person appointed by the Board to receive such notices. Said person shall be designated hereinafter as the Manager".

b) Violations will be called to the attention of the violating Unit Owner/Resident by the Manager. The Manager will in turn notify the Board.

c) Disagreements concerning violations will be presented to and judged by the Board to take appropriate action. Such judgment of the Board shall be final.

GENERAL PROVISIONS

A. OBSTRUCTIONS

1. Sidewalks, entrances, and other similar 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, motorcycles, carriages, chairs, tables, or any other similar objects be stored therein.

2. No antennas, sign, advertisement, notice or other 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. No satellite dishes shall be placed on the common elements of the Association, including, but not limited to, the outside walls or roof of the building. 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 Element without the Association prior Approval. Only one dish is allowed per unit. Any dish not being used must be removed by the Owner.

3. No sign, advertisement, notice, lettering, or descriptive design shall be posted, displayed, inscribed, or affixed to the exterior of a Unit No "For Sale" or "For Rent" or similar signs or notices of any kind shall be displayed or placed upon any part of a Unit.

4. Bicycles

a. No bicycle riding, skating, or skateboarding is permitted in the streets.

b. Under no circumstances shall the Association be held responsible for the damage or theft of bicycles.

c. Bicycles, skateboards, kayak, and other sports equipment may not be parked or stored in common areas.

d. Reference to bicycles in this section includes, tricycles, and other non-motorized, or motorized wheeled vehicles.

e. No bicycles shall be left unattended on the Condominium Property.

DESTRUCTION OF PROPERTY

1. Neither Unit Owners nor their dependents, guests or lessees shall mark, damage, destroy, deface, or engrave any part of the building or streets.

2. Unit Owners shall be responsible for any damage caused by such parties or by vendors or contractors hired by the Unit Owners.

MOVING IN OR OUT

1. Moving in or out may only occur between the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday. And on Saturdays from 10:00 a.m. to 2:00 p.m. No moving is allowed on Sunday's. An Authorization Pass is required to move in or move out.

WORKMEN/ INSTALLATIONS/ DELIVERIES

1. All major contractor work, remodeling, deliveries, repairs, or installations must be accomplished during the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday. Saturday from 10:00AM to 2:00PM. Sundays are prohibited to perform any of the above.

2. Emergencies, such as plumbing or air-conditioning repairs, may take place at any time.

3. All debris of any kind must be immediately removed from the Condominium Property by the Unit Owner/Resident or the Unit Owner/Resident's contractor. This removal must occur at the end of each workday.

GUESTS

1. Any individual or individuals residing within a condominium unit for a time not to exceed thirty (30) days in any calendar year is a guest. Any individual residing in a condominium unit for a time period in excess of thirty (30) days during any one-year period is deemed to be a prospective lessee. Any visitors staying more than 30 days must inform the Association in writingto avoid possible fines and eviction if necessary.

2. Residents are responsible for their guests' and invitees' adherence to the Rules.

3. Residents are to notify the Manager, in writing, in advance, of guests intending to use their Units in the Residents' absence. If a person is deemed by the Board to be a purported lessee rather than a guest, such person will be required to comply with the lease requirements and procedures as contained in the Association's governing documents to continue such occupancy.

4. Any damage of any sort caused to the Condominium Property by guests or permitted invitees of the Residents shall be the sole responsibility of the Residents/Unit Owners.

BALCONIES AND TERRACES

1. 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, fences, balconies, terraces or other portions of the Condominium Property.

Balconies may not be used as storage areas. No garbage cans, supplies, milk bottles or other articles shall be placed on the balconies or other Limited Common Elements.

No loose articles shall be left on balconies during the hurricane season.

The enclosing of balconies and/or screens are strictly forbidden.

B-B-Q's, hibachis, smoker style appliances, or open fires of any kind are not permitted on balconies or Common Elements.

Waterproof containers (liners) must be placed under all plants or flowerpots on the balconies.

No built-up decks, artificial grass or outdoor carpet, or other surfaces which have not been approved by the Board of Directors in writing prior to their installation are permitted on balconies.

Any proposed covering must be submitted to the Board for approval prior to installation. Materials installed without the approval of the Board shall be subject to removal, with all associated costs of said removal to be borne by the Unit Owner.

Unit Owners/Residents shall not allow anything whatsoever to be thrown or to fall from the windows, doors, balconies, or terraces.

No sweepings or other substances shall be permitted to escape to the exterior of the building from the balconies or windows.

No plants in the front yards, maybe changed, added to or removed. The front yards are common areas, and therefore belong to the Association.

Do not leave toys, baby carriages or any personal items outside on the grass unattended.

Do not extend your balcony area with extensions of any kind. The area surrounding your balcony does not belong to the unit. It belongs to the association. No balcony area may be extended, expanded, or enlarged inany manner.

RIGHT TO ENTRY INTO DWELLING IN EMERGENCIES

1. In case of any emergency originating in or threatening any Units, regardless of whether the Unit Owners/Residents are present at the time of such emergencies, the Board, or any other person authorized by Board, or the Manager shall have the right to enter such Units for the purpose ofremoving, repairing, or abating the causes of such emergencies, and such right to entry shall be immediate. Damages caused by a hurricane or tornado shall constitute an emergency for the purpose of this paragraph.

RESPONSIBILITY FOR DAMAGES

1. Unit Owners shall be liable for all damage to the building caused by the delivery or moving of furniture or other articles to and from their Units.

2. Unit Owners shall also be responsible for damage inflicted upon automobiles parked in adjacent spaces.

3. Unit Owners shall be responsible for themselves and their families, guests, invitees, and lessees for damages caused to the individual Units, Limited Common Elements, Common Elements, and social facilities.

ROOF

1. Unit Owners, their families, guests, lessees, employees, and contractors are not permitted on the roof for any purpose.

SOLICITATION

1. There shall be no solicitation by any person anywhere in the building or on the Condominium Property for any cause, charity or for any purpose, whatsoever, unless specifically authorized in advance by the Board. Signs may not be posted on the mailboxes at any time. It shall be the duty of all Residents to report solicitors to the Manager and/or security.

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HURRICANE PREPARATION

1. Each Unit Owner/Resident who will be absent from his/her Unit during the hurricane season must prepare the Unit prior to departure by designating a responsible firm or individual to care for the Unit during the Unit Owner's or Resident's absence if the Unit should suffer hurricane damage. Hurricane shutters shall only be installed during hurricane "WATCH" and hurricane "WARNING" situations. The name, address and telephone number of such firm or individual is to be furnished to the Manager of the Association prior to the owner's or resident's departure.

RADIO AND TELEVISION

1. No Unit Owner, his/her family, servants, invitees, employees, agents, visitors, or lessees shall permit any disturbing noises to emanate from the Unit or permit any conduct by such persons that will interfere with the rights, comforts, or conveniences of other Unit Owners/Residents.

2. No Unit Owner/Resident shall play or permit to be played any musical instruments, radios, or sound amplifiers in the Unit in such a manner as to disturb or annoy other Unit Owners/Residents. **REGARDLESS OF THE TIME, YOU MUST OBSERVE THE CITY OF DORAL NOISE ORDINANCE.**

3. No radio or television installation may be permitted in any Unit, which interferes with the television or radio reception of another Unit.
The installation of wiring for electrical or telephone installations, the installation of any type of television antennas and the installation ofmachines or air conditioning equipment is deemed to be an interior modification of a unit and is therefore subject to the architectural control portion of these Rules and Regulations. No owner or occupant of a unit shall install wiring for electrical or telephone installations, nor install any type of television antennas, machines or air conditioning equipment, except as authorized in writing, by the board of directors of the association.

VERMIN

1. Unit Owners/Residents are to notify the Manager immediately upon appearance of any kind of insect or vermin.

UNIT USE

1. Units shall not be used for commercial or professional purposes.

2. No business, trade or profession of any type whatsoever shall be conducted from within any Unit.

3. The personal property of Unit Owners/Residents must be stored in their respective Units.

4. No flammable, combustible or explosive fluids, chemicals, or substances shall be kept in any Unit or storage area except such as required for normal household or permitted business use.

5. Attic access is only for maintenance and service personnel authorized by the Association.

6. The Association may levy reasonable fines against a unit for the failure of the owner or the unit, or its occupant, licensee, or invitee, to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. No fine may exceed $100 per violation, with a single notice and opportunity for hearing, provided that such fine shall in the aggregate exceed $1,000.00. No fine may be levied except after giving reasonable notice and opportunity for a hearing to the unit owner and, if applicable, its licensee or invitee. The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied. The provisions of this subsection do not apply to unoccupied units.

P. BUILDING EMPLOYEES AND CONTRACTORS:

1. No Unit Owner/Resident or member of his/her family, guests, or lessees shall give orders to the Association's employees or contractors, but rather shall express their desires to the Manager or the Board.

2. Employees of the Association are not to be sent out by Unit Owners/Residents, members of their families, guests, lessees, and invitees for personal errands. The Board shall be solely responsible for directing and supervising employees of the Association.

Q. CONDUCT

1. No person in a Unit or on the Condominium Property shall engage in loud and boisterous or other disorderly, profane, indecent, immoral, or unlawful conduct.

2. No immoral, improper, offensive, or unlawful use shall be made of any portion of a Unit or of the Condominium Property and all laws, zoning ordinances, and regulations of all governmental authorities having jurisdiction thereof and all rules and regulations promulgated by the Association shall be observed.

R. OPEN HOUSES AND GARAGE SALES

1. No open houses to the public in connection with any proposed sale or rental of a unit shall be permitted.

2. No garage sales or other similar activities advertised to the general public for any unit shall be permitted.

S. TRASH

1. Garbage containers are to be left outside the night before garbage pickup and placed back in its designated storage area the same day of pickup. No container shall be overloaded with garbage. **No bulk waste shall be placed in the common areas, NO EXCEPTIONS**. If your container is too small, you may request the larger size container from Miami Dade Solid Waste. **ALL CONTAINERS MUST BE CLEARLY IDENTIFIED WITH THE UNIT NUMBER.**

CHILDREN

1. Children are not to play in the parking areas, on the public walkways or on the stairways.

2. Children will be the direct responsibility of their parents or legal guardians, and they are to supervise their children while they are within the Condominium Property. The children are to fully comply with the Association's documents and Rules.

3. All children under fourteen (14) years of age must be accompanied by a responsible adult when entering the pool area and/or playground.

PETS

1. A unit owner may keep one (1) cat or one (1) dog, provided said dog or cat does not weigh more than twenty-five (25) pounds. No other pets are permitted (except fish and small birds). No pets shall be permitted on any condominium property (other than in a unit) unless leashed or caged as may be appropriate. No pets shall be permitted in any recreation area at any time. Any unit owner who keeps a pet shall hold the association harmless against any and all claims, debts, demands, obligations, costs and expenses which may be sustained or asserted against the association or the board of directors of acts of any such pet committed in or about the association or the board of directors because of acts of any such pet committed in or about the condominiumand the unit owner will be responsible for repair of all damage caused by such pet.

2. No guests or invitees of the Unit Owners are permitted to bring animals of any kind on the Condominium Property.

3. Dogs and cats shall not be permitted on any portion of the Condominium Property except when adequately secured and restrained by leash, where applicable. Pet owners are solely responsible to pick-up their pets' waste on the Condominium Property.

4. No animals shall be allowed to commit a nuisance in any portion of the Condominium Property and the Units. Do not leave your dog unattended on your balcony or terrace. Their barking disturbs other residents.

SOCIAL FUNCTIONS IN UNITS

1. Loud music or any activities which annoy or distract others, are prohibited.

2. Any damage to the Condominium Property or Common Elements irrespective of the function-taking place in a Unit shall be the responsibility of the sponsoring Resident (including the Unit Owner if the sponsor is a lessee).

3. No parties are allowed in the pool area.

PARKING

1. Each Unit is entitled to the use of up to (3) parking spaces. Vehicles, which are *parked* on the grass, over the car stop, or in an area not designate a parking spot, are subject to towing. You must park in the limit of your parking space. If your vehicle does not fit in your parking spot, then you cannot park there.

2. All units that are **rented** are allowed a maximum of two vehicles. Renters may rent a third assigned parking space if available and at the discretion of the Association for a fee.

3. Vehicles which cannot operate on their own power shall not remain on the Condominium Property for more than twenty-four (24) hours.

4. Vehicle repairs are not permitted on the Condominium Property.

5. No structure of a temporary character, nor trailer, tent, mobile home, or recreational vehicles, shall be permitted on the Condominium Property at

any time or used on the Condominium Property at any time as a residence either temporarily or permanently. No gas tank, gas container or gas cylinder shall be permitted.

5. No trucks or commercial vehicles, as more particularly defined below, campers, mobile homes, motor homes, house trailers or trailers of every other description, recreational vehicles, boats or boat trailers or vans shall be permitted to be parked or to be stored at any place on the Condominium Property. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick up, delivery or other temporary commercial services.

6. Parking areas are solely for noncommercial automobiles with current passenger vehicle registration.

7. No parking on the grass.

COMMERCIAL VEHICLES

The term "commercial vehicle" is defined as:

1. Vehicles with lettering or advertising.

2. Vehicles with extensions, ladders or attachments intended for commercial use.

TRUCKS

The term "truck" is defined as:

1. Vehicles with more than 4 tires.

2. Vehicles longer than 17 feet.

3. Vehicles used for storage.

RECREATION FACILITIES OF VERANDA AT DORAL MASTER ASSOCIATION. INC.

A. The recreational facilities of Veranda at Doral Master Homeowners Association are for the use of UnitOwners, their lessees and their respective family members and guests. No guest of anyUnit Owner or lessee shall be permitted to use the recreational facilities unless theguest has been registered with the Board. Any damage to the building, the recreational facilities or to other common areas or equipment caused by any Unit Owner, lessee, ortheir respective family members and guests, shall be repaired at the expense of the UnitOwner.

B. Unit Owners, their lessees and their guests using the swimming pool do so at their own risk. Unit Owners, their lessees and their guests shall obey the posted swimming pool rules. The following are basic rules for all persons using the swimming pool. Access to the bathroom in the swimming pool area is available by key only. Each Unit has been provided with such a key. If you lose your key, contact the Manager for a replacement key at the cost of $25.00 each (money orders only).

C. Unit Owners, lessees, and their families and guests shall abide by all rules and regulations pertaining to the recreational facilities provided for their use.

1. Bathers are required to wear footwear and cover over their bathing suits while within the Building. All persons using the swimming pool area must be appropriately attired.

2. Unit Owners, lessees, and their families and guests who use the swimming pool do so at their own risk.

3. All children under fourteen (14) years of age must be accompanied by a responsible adult (18 years or older) to the swimming pool. Anyone seeing an unattended child (under 14) in the swimming pool should ask the child to leave. This must also be reported to the Manager.

4. No children in diapers shall be permitted in the swimming pool.

5. The swimming pool may not be used by the Association's employees or persons who otherwise work for the Unit Owners/Residents within the community.

6. Swimming in the pool is permitted between the hours of Sunrise to Sunset Monday - Sunday.

7. A child who cannot swim may not be brought to the swimming pool unless accompanied, at all times, by his or her parent. Such a child cannot enter the swimming pool unless accompanied by his or her parent who is at the swimming pool in appropriate swimming pool attire.

8. Bathing caps are to be worn by all persons having shoulder length hair.

9. All persons using the swimming pool must shower thoroughly, to remove suntan oil before entering the swimming pool to prevent pool filter" contamination.

10. Pool safety equipment and cables should be kept in place and shall not be used, except for their intended purposes.

11. Pneumatic floats, inflatable boats, balls or items of a similar nature other than swimming aids, are not permitted in the swimming pool.

12. Animals are not permitted in the general swimming pool area:

13. Running, diving, jumping, or any other activity which creates a danger or annoyance in the general swimming pool area is prohibited.

14. No glass containers, food, or beverages are permitted in the swimming pool area.

15. If suntan oil is used, a beach towel must be used to cover the pool and patio furniture.

16. No bicycles, skateboards, or roller skates are allowed in the swimming pool area.

17. Pool furniture shall not be removed from the poolside.

18. The use of radios or other music in the swimming pool area is permitted as long as their operation does not annoy or distract others.

19. Smoking is prohibited in the pool, pool deck, and bathrooms.

20. No fishing in the lake.

21. No parties will be permitted.

Pool equipment and pool furniture are expensive items to replace. Anyone seeing a person causing damage in any area should report it immediately to the Manager and the police.

The purpose of pool rules and regulations is for the protection of the health, safety and welfare of those individuals who use the swimming pool. Additional rules and regulations pertaining to the use of the swimming pool area may be posted in the

ARCHITECTURAL CONTROL

1. No unit owner shall make any alteration in the portions of a unit that are to be maintained by the Association or remove any portion of them, or make any additions to them, or do anything that would jeopardize the safety or soundness of the building, or impair any easement, without first obtaining approval in writing of owners and institutional first mortgagees of all units in which the work is to be done, and the approval of the Board of Directors of the Association. The Board must approve, prior to construction, all plans for interior modifications. Should a Unit Owner/Resident undertake unauthorized additions and modifications to his/her Unit, or refuse to make repairs as required, or should a Unit Owner/Resident cause damage to the Condominium Property or to the Common Elements, the Association shall avail itself of the remedies set forth in Chapter 718, Florida Statutes (the "Condominium Act") which remedies include the levy of a reasonable fine, arbitration, an action for damages or an action for injunctive relief.

2. Alterations that violate or alter the structure of a bearing wall are prohibited. Remodeling or installations may only occur on weekdays between the hours of 9:00 a.m. and 5:00 p.m. An *architectural* modification form, which may be obtained from the Manager, must be completed and submitted to the Board. The items, which are covered, include but are not limited to boundary walls, boundary slabs, walls and/or fences, porches, entryways, balconies, conduits, ducts, plumbing, and wiring.

3. In order to perform any reconstruction, remodeling or repair, a City of Doral building permit must be obtained. A copy of the permit must be submitted to the Manager prior to commencement of the work. "Do-it-yourself work by Unit Owners/Residents (i.e., non-contractor or laborerwork), which involves noise, or hammering is permitted on • holidays orweekends as long as such work does not create a disturbance to others in the Building.

4. The exterior of the Building and all areas appurtenant to the Building shall not be painted, decorated or modified by any Unit Owner/Resident in any ' manner without the prior consent of the Board.

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5. No hard floor surface (wood, marble, ceramic tile, quarry tile, linoleum, etc.) shall be applied directly to concrete slab floors of residential units. Hard flooring shall be separated from the concrete slab by sound deadening material to be approved prior to its installation, by the Board of Directors of the Association. The Association shall not approve the installation of any hard floor surface coverings unless the aggregate sound isolation and the and acoustical treatment carries a minimum Sound Transmission Classification (STC) of 52 and a minimum Impact Isolation Classification (IIC) of 52. The unit owner shall install the foregoing insulation materials in a manner that provides proper mechanical isolation of the floor coverings from any rigid part of the building structure, whether of the concrete sub-floor or adjacent walls and fittings. If any installation of hard surface floor covering shall be made in violation of these standards, the Association shall have the immediate right to prohibit any further installation, or if already installed, require that the floor coverings be removed at the unit owners expense and replaced with floor coverings and sound isolation which meet the above described standards. Sufficientpadding shall also be used with carpeted floors to achieve at least the above noted STC and IIC ratings.

6. Nothing may be affixed to the walls of Unit patios, terraces or balconies.

7. Holiday light decorations, ornaments, and structures are permitted only from November 1st to January 30th.

8. To maintain a uniform and pleasing appearance to the exterior of the Building, no projections shall be attached to the outside walls or to the balconies. This includes any type of screen or umbrella without prior Association Approval.

9. Standard exterior colors shall not be altered.

10. No Air-conditioners or fans, or any part of the system, which is visible from the exterior of the Building, shall be installed without prior written approvalof the Board

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11. No screens or other enclosures shall be attached to any exterior doors, patios or balconies, accept with the express written consent the Board.

12. Nothing shall be affixed or attached to, hung, displayed on the exterior walls, doors, or windows of the Unit or Building.

13. No signs, notices or advertisements shall be inscribed or exposed on or at any window or any part of the Condominium Property, nor shall anything be projected out of any window or door in the Condominium Property.

14. No furniture, equipment or objects of any kind may be placed in the trash receptacle enclosures.

15. Plants, pots, receptacles and other movable objects may not be kept, placed or maintained in the front of the home.

16. No objects shall be hung from patios, balconies, terraces or windowsills.

17. Smoke detectors may not be altered or compromised.

COLLECTION POLICY

Monthly assessment fees are due on the first (1st) day of the current month. Payments must be made by personal check, cashier's check, or money order and payable to: VERANDA AT DORAL MASTER ASSOCIATION, INC. Payments made shall be applied first to interest and collection costs and then towards the assessments. If you're monthly assessment fee is not paid on or before the first (1st) day of the current month, then your account will be considered in arrears on the tenth (10th) of the month.

In the following month you will receive a letter informing you of your past due balance. This will serve as "FINAL NOTICE BEFORE INSTITUTING LEGAL ACTION". If all assessment fees due to the Association are not received by the tenth (10th) day of

the final notice request, then your account will be turned over to the Association's attorney for the placement of a Claim of Lien on your property.

Once a lien has been placed against an account, the Association or its Manager will send no further notices. At this point, ALL COMMUNICATIONS WILL BE BETWEEN THE UNIT OWNER AND THE ASSOCIATION'S ATTORNEY.

Both the Condominium Act and your Association documents provide that you will be liable for costs and attorney fees incurred by the Association in the collection of delinquent assessments, which ultimately can lead to the FORECLOSURE of your Unit and sale on the courthouse steps.

You may avoid the expenses associated with litigation, by voluntarily complying with your legal obligation to pay, assessment fees in a timely manner.

SALES AND LEASING

1. In the event a Unit Owner wishes to sell or lease his/her Unit, said Unit Owner agrees to notify the Board or Manager and provide an application to the prospective purchaser or lessee.

2. A prospective purchaser or lessee must completely fill out and return the application to the Manager together with the sales contract or lease agreement with the Addendum to Lease Form ("Addendum"). The completed application must be submitted to the Manager at least twenty (20) days prior to the desired date of the sale or lease occupancy date. If any portion of the application is left blank, or if the sales contract, lease and Addendum are not attached to the application, the application will be rejected. For either a sale or lease of a Unit, the application shall be accompanied by a money order for $100.00 per applicant, other than husband/wife or parent/dependent child, with are considered one applicant, payable to the Association. In addition, the Board has the authority to require the screening of all potential lessees. No processing or screening procedures will be commenced until this fee is submitted. Upon completion of the application and delivery to the Manager, a screening appointment will be set up for the prospective purchaser or lessee to meet a representative of the Board. If the screening process.is successful, the Board will issue a certificate of approval to the prospective purchaser or lessee. Without a signed, sealed and notarized certificate of approval, a purchaser or lessee will not be permitted to move in.

3. A lease applicant shall be treated by the Board with the same scrutiny as if the applicant were purchasing a Unit. All lease agreements shall

incorporate a copy of the Rules and Association documents and shall be subject to termination for violations thereon upon twenty-four (24) hours notice and shall prohibit assignment and subleasing.

4. After approval by the Association elsewhere required, entire units may be rented for terms of twelve (12) months or longer. No rooms may be rented, and notransient tenants may be accommodated. No leases for a term of less than twelve (12) months shall be made under any circumstances. The Association may summarily evict any tenant pursuant to this section, and charge the costs of such eviction, including reasonable attorney's fees, to the owner of the unit rented.

5. No subleasing of the original lease or renewal thereof is permitted.

6. Use of a Unit is for single-family residence only and shall not be used for commercial purposes.

7. The Unit Owner (landlord) must provide his/her lessee with a copy of the Association's documents and these Rules.

8. Occupancy regulations: No more than two (2) occupants per bedroom.

Entrance

No Resident shall open the gate for another vehicle trying to enter the community because the vehicle in front does not have access.

Security Guards does not have the duty of opening the gate forresidents, guest, or Vendors into the community.

Each Resident is responsible to obtain the necessary device to enter into the community. You must contact the Management Company in order to purchase a clicker and to have your information programmed into the system.

If you do not have access into the Community and need the Security Guard to let you in, you must fill out the necessary Entrance form to the guard along with proof of Residency.

Back gate operates daily from 5:00AM to 11:00PM.

If you are entering into the community on foot please use the pedestrian gate.

Overnight guest shall request a Visitor's pass from the Guard.

Any vehicles without a Guest Pass or a Community Decal will be subject to being towed at owners expense.

RULE CHANGES

The Board reserves the right to change or revoke these Rules and make such additional rules and regulations from time to time as in their opinion shall be necessary or desirable for the safety and protection of the Building and its occupants, and to promote cleanliness and good order of the Condominium Property and to assure the comfort and convenience of the Unit Owners.

The Board would like to encourage your suggestions and participation. We all have a joint interest in our community and it is in our best interest to preserve it. If you would like to get involved in your community, please attend the Board meetings.

PLEASE REFER TO YOUR ASSOCIATION DOCUMENTS FOR MORE DETAILED INFORMATION REGARDING THE RULES AND REGULATIONS AND ANY OTHER RULES AND REGULATION, WHICH MAY NOT BE INCLUDED HEREIN.