

RULES AND REGULATIONS

1. RULES AND REGULATIONS. All Unit Owners and other persons shall use the Condominium Property and open areas in accordance with the Rules and Regulations promulgated by the Association and the provisions of the Declaration and the By-Laws of the Association.

2. RESIDENTIAL USE. Each Unit is restricted to residential use as a residence by the Owner or permitted occupant thereof, his immediate family, guest, tenants and invites. At no time may a Unit be used by more persons than for which it was designed (i.e. two (2) persons in each bedroom).

3. OWNERSHIP BY ENTITY. In the event that other than a natural person is a Unit Owner, that Unit Owner shall, prior to the purchase of the Unit, designate the person(s) who is/are to be the permanent occupant(s) of the Unit. That Unit Owner shall not thereafter have the right to designate other persons as the occupants of the Unit, whether in substitution of, or in addition to, the persons initially designated, except with the approval of the Association given pursuant to the provisions of the Declaration. All provisions of the Declaration shall apply to such designated occupant(s) as though they had title to the Unit and the occupant and the Unit Owner shall be bound thereby.

4. GENERAL USE RESTRICTION. The Condominium Property, or any part thereof, shall not be used in any manner contrary to the Condominium Documents.

5. LAWFUL USE. No immoral, improper, offensive or unlawful use shall be made of the Unit or Condominium Property. All laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the Unit or Condominium Property shall be the same as the responsibility for maintenance and repair of the property concerned.

6. ALTERATIONS AND ADDITIONS. No material alteration, addition, or modification to a Unit, nor any installation or modification of electrical wiring, communication equipment, antenna systems, or other connections extending outside the Unit, shall be made without the prior written approval of the Association. No holes, penetrations, punctures, or other breaches may be made to the Common Elements or any area outside the boundaries of a Unit without prior written approval of the Association.

Each Unit may have one exterior security camera and one doorbell camera installed on the exterior of the Unit. There shall be no limit on the number of security cameras located entirely within a Unit, including cameras placed in windows and directed outward, provided such cameras do not unreasonably interfere with neighboring Units, the Common Elements, or the privacy of other residents. Cameras may not be directed primarily into the interior of another Unit or other private enclosed area.

Unit Owners are solely responsible for all costs associated with the installation, maintenance, repair, replacement, and removal of security cameras. Any damage to Association property or the Common Elements resulting from the installation, maintenance, repair, replacement, or removal of a security camera shall be promptly repaired by the Unit Owner at the Unit Owner's expense, and the affected area shall be restored to its original condition.

No Unit Owner shall install, modify, operate, or maintain an electric vehicle (EV) charging station within the portion of the Condominium Property without first obtaining written approval from the Association. EV Chargers approved by the Association must obtain all required permits within 45 days of approval. The Owner shall be solely responsible for all costs associated with the installation, operation, maintenance, repair, replacement, removal, electricity consumption, and any damage resulting from the EV charging station. Any approval for an EV charging station shall be subject to the requirements of Florida law, including maintenance, insurance, indemnification, and removal obligations imposed upon the Unit Owner.

7. EXTERIOR APPEARANCE. No change may be made to the appearance of any portion of the Condominium Property, except as specified to the contrary. Except as reasonably required by the Management Company, no sign, flag, banner, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of a Condominium Unit of the Condominium Property that is visible from the outside. Notwithstanding the immediately preceding sentence, any Unit Owner may display one portable, removable United States flag in a respectful way. Any hurricane or other protective devices visible from outside the Unit shall be of a type specified by the Association from time to time. Holiday decorations may be displayed no earlier than thirty (30) days before the applicable holiday and shall be removed within fifteen (15) days thereafter.

Each Unit shall be permitted only one (1) exterior porch light fixture. Any replacement fixture must be identical or substantially similar in appearance, color, style, and location to the fixture originally installed by the Association or otherwise approved by the Association. No additional exterior light fixtures shall be installed without prior written approval of the Association.

All curtains, blinds, shades, or other window treatments visible from the exterior of a Unit shall present a neat, clean, and uniform appearance. Window coverings visible from the exterior shall be white, off-white, or reasonable solid color. Aluminum foil, reflective materials, paper coverings, cardboard, sheets, blankets, painted glass, or similar materials visible from the exterior of a Unit are prohibited and shall be removed upon notice from the Association.

Window tinting may be installed on Unit windows, provided: (a) a solid tint is uniformly applied to the entire window; (b) the tint is consistent in appearance across all

portions of the window; (c) no mirrored, reflective, metallic, decorative, patterned, or non-uniform tinting shall be permitted; and (d) the tint does not materially alter the uniform exterior appearance of the building. The Association reserves the right to require removal of any tint that does not comply with this Rule.

Unit numbers, address numbers, identifying markings, and similar designations installed by the Association may not be altered, relocated, removed, painted over, covered, replaced, obscured, or modified without prior written approval of the Association. Owners shall not affix, install, display, or maintain any additional numbers, letters, decals, stickers, signs, or other identifying markings on the exterior of a Unit.

Unless otherwise provided in the Declaration of Condominium or applicable law, all windows, window glass, window frames, sliding glass doors, entry doors, screen doors, and related hardware serving a Unit shall be the responsibility of the Unit Owner for maintenance, repair, and replacement. No Unit Owner shall install, replace, alter, modify, or remove any window, door, sliding glass door, screen door/window, frame, shutter, or other exterior opening component without first obtaining written approval from the Association.

Fences shall not be altered, modified, extended, painted, stained, decorated, or otherwise changed in appearance on the exterior. No items may be hung, attached, mounted, displayed, or affixed to the exterior of the fence, including signs, decorations, lighting, planters, rugs or similar objects.

8. WINDOWS. Nothing shall be thrown, dropped or permitted to fall from any window balcony, door or other area on the Condominium Property.

9. ANIMALS. No dog or cat shall be permitted outside of its Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Notwithstanding anything to the contrary, seeing eye dogs shall not be governed by the restrictions contained in this paragraph.

All pet owners shall immediately remove and properly dispose of pet waste deposited by their animals anywhere upon the Condominium Property. Feeding, watering, harboring, or maintaining stray animals, feral cats, pigeons, ducks, wildlife, or other animals upon the Condominium Property is prohibited. Pet food or treats, water, food bowls, water bowls, feeding stations, and similar items shall not be placed, stored, maintained, or left unattended upon the Common Elements. The keeping, breeding, or maintaining of livestock, poultry, chickens, roosters, ducks, goats, pigs, or similar farm animals is prohibited. Nothing contained herein shall be interpreted or enforced in a manner inconsistent with applicable federal, state, or local laws concerning service animals or reasonable accommodations.

10. NUISANCES. No nuisance or any use or practice that is the source of unreasonable annoyance to others or which interferes with the peaceful possession and proper use of the Condominium Property is permitted. Nothing shall be done or kept upon the Condominium Property or a Unit which will increase the rate of insurance on the Condominium. Excessive noise, offensive odors, loud music, disruptive gatherings, abusive or threatening conduct, and repeated disturbances are expressly prohibited.

11. OBSTRUCTIONS. The sidewalk, entrances, passages, stairways and all other Common Elements intended for ingress and egress may not be obstructed, encumbered or used for any purpose other than ingress and egress.

12. PERSONAL PROPERTY. Except as otherwise expressly permitted by the Condominium Documents, no personal property shall be stored, maintained, displayed, or left unattended upon the Common Elements. Bicycles, scooters, toys, furniture, pavers, planters, coolers, storage containers, and similar personal items shall not be stored or installed upon the Common Elements except within a Unit's fenced backyard. No Unit Owner or occupant shall plant, install, remove, trim, alter, relocate, or maintain any landscaping, tree, shrub, hedge, flower bed, garden, or similar vegetation upon the Common Elements without prior written approval of the Association. Fruit trees, including mango, avocado, citrus, coconut, and similar trees, are prohibited. Any landscaping installed without Association approval may be removed by the Association at the Unit Owner's sole cost and expense.

Plants within a limited common element shall be planted in the ground whenever reasonably practicable. Potted plants may be permitted in a limited quantity, provided they are well-maintained and do not create a cluttered or unsightly appearance. Excessive numbers of pots, planters, or decorative containers are prohibited.

13. GARBAGE CANS. No trash shall be discarded on any part of the Condominium Property except in designated receptacles. Receptacles are not to be used for disposal of furniture, appliances, carpeting, mattresses, Christmas trees, construction materials, or any other large or bulky objects or items unless scheduled for collection in accordance with applicable Miami-Dade County procedures. Subject to the provisions of Section 163.04, Florida Statutes, to the extent applicable, no rugs, mops, laundry, or similar items shall be shaken, hung, displayed, or exposed so as to be visible outside the Unit. The Common Elements, Limited Common Elements, and Condominium Property shall be kept free and clear of rubbish, debris and other unsightly materials. All garbage and trash shall be properly disposed of in trash receptacles provided for that purpose. All garbage and trash shall be placed in plastic bags and tied securely before being deposited into any trash receptacle. All receptacles shall contain a Unit number. Cigarette butts, gum, mail, circulars, paper, wrappers, and similar small litter shall not be discarded or left upon any part of the Condominium Property but shall be properly disposed of in designated receptacle.

Residents placing bulk items for collection must comply with all Miami-Dade County bulk waste collection requirements. Any resident placing bulk items for pickup shall attach to the items the applicable Miami-Dade County bulk waste pickup notice and shall notify Management that the items have been scheduled for collection.

Any resident placing a damaged garbage or recycling container outside for replacement shall attach the applicable Miami-Dade County replacement notice to the container. Containers placed outside without the required notice may be deemed abandoned and subject to removal at the Owner's expense.

All garbage, recycling, and similar containers shall be removed from the exterior of the Unit and returned to the Unit or other location designated by the Association no later than 11:59 p.m. on the scheduled day of garbage collection. Empty containers shall not remain outside the Unit except as reasonably necessary for scheduled collection or replacement.

Any trash, bulk items, containers, or debris left outside in violation of this Rule may be removed by the Association, and the cost of removal may be charged back to the responsible Unit Owner to the fullest extent permitted by the Condominium Documents and Florida law.

14. PARKING. The parking facilities shall be used in accordance with the Condominium Documents and all rules and regulations adopted by the Association from time to time. The Association's assignment of parking shall, except in emergency circumstances, be final. Unit Owners' automobiles shall be parked only in their assigned parking spaces. All parking spaces not specifically assigned shall be used on an "as available" basis, except for spaces designated Guest, handicapped parking, deliveries, or other purposes designated by the Association.

Decals and Hangtags. All vehicles parked on the Condominium Property must display a valid Association-issued parking decal, hangtag, or other parking permit authorized by the Association at all times. Vehicles not displaying the required decal, hangtag, or permit may be subject to towing or other enforcement measures as permitted by law and the Condominium Documents.

Parking Restrictions (double parking, sidewalks, fire lanes). Double parking is strictly prohibited. Parking on landscaped areas, grass, sidewalks, curbs, fire lanes, roadways, or any area not specifically designated for parking is prohibited. Sidewalks, fire lanes, drive aisles, and access routes must remain clear and unobstructed at all times.

Overnight Parking. Overnight parking shall be permitted only in assigned resident spaces or designated visitor spaces. Visitor parking shall not exceed twenty-four (24) consecutive hours unless otherwise authorized in writing by the Association or its Management Company.

Speed Limit. For the safety of all residents, guests, and invitees, the maximum speed limit throughout the Condominium Property shall be five (5) miles per hour. All vehicle operators shall always obey posted traffic signs and drive in a safe and prudent manner.

Inoperable Vehicles. No vehicle that cannot operate under its own power shall remain in Guest spaces on the Condominium Property for more than twelve (12) hours.

Vehicle Repairs. No mechanical repairs, maintenance, dismantling, restoration, or servicing of vehicles shall be conducted on the Condominium Property except for emergency repairs necessary to remove the vehicle from the property.

Prohibited Work and Commercial Vehicles. No vehicle shall be parked or stored upon the Condominium Property if it is designed, equipped, modified, or primarily used in connection with a trade, profession, business, or commercial enterprise, or if it possesses one or more of the following objective characteristics:

(a) displays commercial advertising, business signage, lettering, logos, wraps, magnetic signs, or similar commercial markings;

(b) contains exposed tools, equipment, machinery, construction materials, ladders, pipes, debris, chemicals, or similar work-related materials visible from outside the vehicle;

(c) is equipped with ladder racks, pipe racks, contractor racks, utility racks, permanently mounted toolboxes, or similar work-related equipment visible from outside the vehicle;

(d) is a cargo van or windowless van designed, equipped, or visibly modified for contractor or commercial use;

(e) exceeds the dimensions of a standard parking space or cannot be parked entirely within a single parking space; or

(f) is otherwise readily identifiable by its objective characteristics as being used primarily for commercial, construction, contracting, landscaping, delivery, towing, hauling, or similar business purposes.

Prohibited vehicles include, without limitation, cargo vans, windowless commercial vans, heavy-duty trucks, extended-bed pickup trucks, commercial trucks, limousines, and similar oversized or work-related vehicles.

The Association shall exercise reasonable discretion in interpreting and applying this Rule in a consistent and non-arbitrary manner based upon the objective characteristics of the vehicle.

Recreational Vehicles and Trailers. No recreational vehicle, camper, motorhome, boat, boat trailer, personal watercraft, utility trailer, cargo trailer, equipment trailer, or similar vehicle or equipment shall be parked, stored, or maintained upon the Condominium Property.

Vehicle Equipment Requirements. Any materials or equipment transported on a vehicle permitted on the Condominium Property shall be properly secured at all times. No materials or equipment may extend into, protrude upon, damage, obstruct, or interfere with any Common Elements, parking spaces, sidewalks, landscaping, buildings, or other portions of the Condominium Property. The Association may require the immediate removal of any vehicle or equipment creating a safety hazard or interfering with the use and enjoyment of the Condominium Property.

Bicycles and Scooters. Bicycles, motorcycles, scooters, and similar personal transportation devices shall be parked within a Unit's fenced backyard.

Towing Authority. Vehicles parked in violation of this Rule may be subject to towing or other enforcement remedies authorized by law and the Condominium Documents, including towing pursuant to Section 715.07, Florida Statutes.

Grandfathered Vehicles. Any vehicle that would otherwise be prohibited by this Rule but that was regularly parked on the Condominium Property as of the effective date of this Rule shall be deemed a "Grandfathered Vehicle" and may continue to be parked in their assigned space on the Condominium Property by the Unit Owner or occupant who owned or regularly used such vehicle as of the effective date of this Rule. Grandfathered status shall be personal to the existing vehicle and owner or occupant and shall automatically terminate upon the occurrence of any of the following events: (a) transfer of ownership of the vehicle; (b) replacement of the vehicle with another vehicle; (c) transfer of ownership or occupancy of the Unit associated with the vehicle; or (d) the vehicle ceasing to be regularly parked on the Condominium Property for a period exceeding thirty (30) consecutive days. Upon termination of grandfathered status, the vehicle shall thereafter be subject to all provisions of this Rule. To qualify for grandfathered status, the owner must register the vehicle with the Association within thirty (30) days after the effective date of this Rule and provide such documentation as the Association may reasonably require.

15. COOKING. Outdoor grilling, barbecuing, frying, smoking, and other open-flame cooking are permitted only within a Unit's rear backyard, provided all grills and cooking devices are kept at least ten (10) feet from any building or combustible structure and in compliance with all applicable fire codes. Grilling, cooking, or the use of any open flame devices is strictly prohibited on any Common Elements or other Condominium Property.

16. FLAMMABLE SUBSTANCES. No inflammable, combustible or explosive fluid, chemical, or substance shall be kept in any Unit, except those which are required for normal household use.

17. PROTECTION. In the event a Unit is unoccupied for an extended period, the Unit must be prepared prior to departure by: (1) removing all furniture, plants and other objects from outside the Unit; and (2) designating a responsible firm or individual to care for the Unit, should the Unit suffer damage. The name of the designee shall be furnished to the Association. Such firm or individual shall contact the Association for permission to install or remove approved shutters or enclosures.

18. COMMERCIAL ACTIVITY. No commercial activity, business solicitation, or commercial canvassing shall be conducted upon the Condominium Property without the prior written consent of the Association.

19. CONTROL OF EMPLOYEES. No person other than an Association officer shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.

20. RULES. The Association shall have the right to enact rules and regulations governing the operation and use of the Condominium Property.

21. ENFORCEMENT. The Association may take all actions authorized by the Condominium Documents and Florida law to enforce these Rules and Regulations, including notices of violation, fines, self-help remedies where authorized, and recovery of costs incurred due to violations.