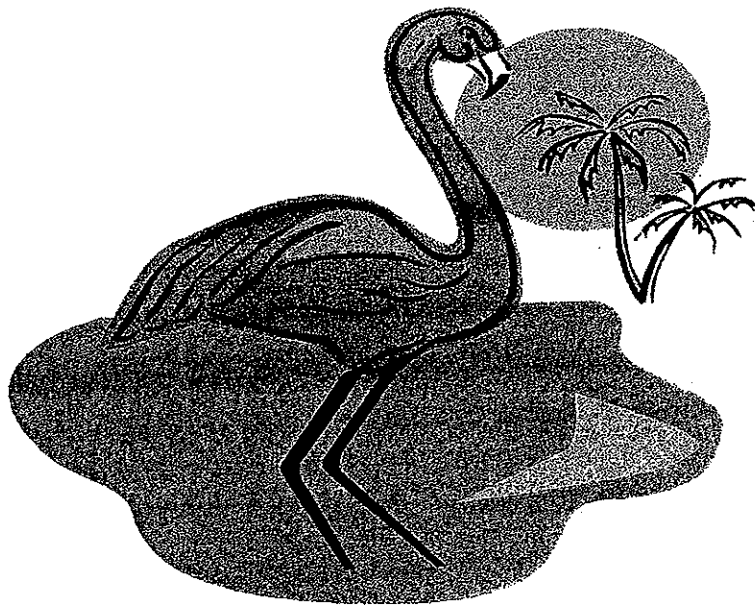


# GREENWICH CONDOMINIUM RULES AND REGULATIONS



Greenwich Condominium  
1470 NE 123rd Street  
North Miami, Florida 33161

GREENWICH CONDOMINIUM - RULES AND REGULATIONS

- 1 ) The greens and walkways in front of the condominium units and the entrance ways to the condominium units shall not be obstructed permanently or used for any purpose other than ingress to and egress from the condominium units.
- 2 ) The exterior of the condominium units and the balconies, terraces, and all other areas apparent to a condominium unit shall not be painted, decorated or modified by any owner in any manner without prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.
- 3 ) No article shall be hung from the doors or windows or placed upon the outside window sills of the condominium units.
- 4 ) Bicycles shall not be parked or stored in apartments or on balconies or terraces, (except as provided below) Bicycles shall not be transported in elevators or through hallways. If a resident is leaving his unit for a period in excess of one week and wishes to store his bicycle(s) inside his own unit, he shall notify the Manager and the Manager shall make the necessary arrangements to allow the resident to transport the bicycle(s). No bicycles, scooters, or similar vehicles or other personal articles shall be allowed to stand in any of the common areas or driveways.
- 5 ) No owner shall make or permit any noises that will disturb or annoy the occupants of any of the condominium units in the development or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners.
- 6 ) Each owner shall keep his condominium unit clean and in a good state of repair. No owner or occupant shall sweep or throw, or permit to be swept or thrown, therefrom or from the doors or windows thereof, any dirt or other substance.
- 7 ) No shades, awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the buildings except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. The Association, acting through its initial Board of Directors, shall designate the color, type and specifications for all drapery liners to be used in all draperies which are exposed in any way to view from areas outside of any condominium unit, to the end that all of same shall be uniform in appearance.

- 8 ) Each condominium unit owner who plans to be absent from his unit during the hurricane season must prepare his unit prior to his departure by (a) removing all furniture, plants and other objects from his balcony or terrace and (b) designating a responsible firm or individual satisfactory to the Association to care for his condominium unit, should the unit suffer hurricane damage. Such firm or individual shall contact the Association for permission to install or remove hurricane shutters.
- 9 ) No sign, notice or advertisement shall be inscribed or exposed on or at any window, or other part of the condominium units except as shall have been approved in writing by the Association, nor shall anything be projected out of any window in the condominium units without similar approval.
- 10) All garbage and refuse from condominium units shall be deposited with care in the trash chute behind the elevators.
- 11) Water-closets and other water apparatus in the buildings shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish, rags, paper, ashes or any other article be thrown in same. Any damage resulting from misuse of any water-closets or other apparatus shall be paid for by the owner in whose condominium unit shall have been caused.
- 12) No owner shall request or cause any employee of the Association to perform any private business of the owner.
- 13) The Association may from time to time prescribe rules and regulations with respect to the maintenance of domestic household pets within the condominium and, in particular, with respect to the maintenance of household pets upon the common elements. By way of example, but not by way of limitation, the Association shall have the right to prescribe detailed rules and regulations with regard to the size of pets which may be maintained within the condominium units and with regard to the exclusion of pets from the common elements, or the manner in which pets may be brought upon the common elements. Each condominium unit owner who shall own or maintain a pet within the condominium property shall indemnify the Association and hold harmless against any loss or liability or claim of any kind or character whatsoever arising out of or connected with the keeping of any animal or pet up[on the condominium property, against animal attacks or bites or any other incidents in connection therewith of like character. No owner shall be permitted to keep a pet upon the condominium property which shall become obnoxious or which will create a nuisance to

to any other condominium unit owner. Only dogs and cats 25 pounds and under, and other domestic pets are allowed in the condominium property or the unit and no other pets are allowed provided that same shall not disturb or annoy other occupants of the building(s) and not more than one (1) dog or one (1) cat are allowed at any one time. Any inconvenience damage or unpleasantry caused by the pets shall be the responsibility of the respective owner thereof. It will be the sole responsibility of the unit owner to clean up after his or her pet.

- 14) No radio or television aerial or antenna shall be attached or hang from the exterior of the condominium units or the roofs thereon. The Developer has provided a master television system to which each unit is connected and no other television antennas shall be permitted. The cost of maintaining the master television antenna system, which is declared to be a common element, shall be a common expense of the Association. No owner shall modify or add outlets to the television antenna system without prior written approval of the Association.
- 15) The agents of the Association and any contractor or workman authorized by the Association may enter the condominium unit, balcony or terrace at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of Condominium, By-Laws of the Association or management agreement. Except in the case of emergency, entry will be made by pre-arrangement with the owner.
- 16) The Association may retain a passkey to each condominium unit. No owner shall alter any lock or install a new lock on any door leading into the unit of such owner without the prior consent of the Association. If consent is given the owner shall provide a key for the use of the Association.
- 17) All repairs, renovation and painting or other maintenance required or permitted to be done by the condominium unit owner shall be accompanied done or performed only by personnel or firms approved by the Association.
- 18) No vehicle belonging to an owner or to a member of the family or to a guest, tenant, or employee of an owner shall be parked in such a manner as to impede or prevent ready access to another owner's unit or limited common elements or other parking spaces. The owners, their employees, servants, agents, visitors, and licensees and the owner's family will obey the parking regulations posted at the private streets, parking areas and drives and any (other traffic regulations promulgated in the future for the safety, comfort and convenience of the owners). No unit

owner shall store or park or leave boats, trailers, trucks or campers or any commercial vehicle on the condominium property. No vehicle which cannot operate on its own power shall remain with the condominium property for more than twenty-four (24) hours, and no repair of vehicles shall be made with the condominium property.

- 19) The owner shall not cause or permit the blowing of any horn from any vehicle of which his guests or family shall be occupants approaching or upon any of the driveways or parking areas serving the condominium property.
- 20) No owner shall use or permit to be brought into the condominium units any flammable oils or fluids, such as gasoline, kerosene, naphtha or benzine, or other explosives or articles deemed hazardous to life, limb or property.
- 21) No owner shall be allowed to put his name on any entry of the condominium units or mail receptacles appurtenant thereto except in the proper places and in the manner prescribed by the Association for such purpose.
- 22) Any damage to buildings, recreational facilities or other common areas or equipment caused by the resident or his guests shall be repaired at the expense of the owner who has himself or whose guests or family have caused same.
- 23) Complaints regarding management of the condominium units and grounds or regarding actions of other owners shall be made in writing to the Association.
- 24) Any consent or approval given under these rules and regulations by the Association shall be revocable at any time.
- 25) The Recreation Areas are solely for the use of the condominium residents and their invited guests. Those who swim in the pools and utilize the other recreational facilities shall do so at their own risk. The Association shall not be liable for any personal injury, loss of life or property damage in any way caused or arising from the use of the recreation facilities.
- 26) The use of the swimming pool, pool area and recreation facilities, permitted hours, guest rules, safety and sanitary provisions and all other pertinent matters shall be in accordance with regulations adopted from time to time by the Association and posted in the swimming pool area. The use of the recreation building and area for private parties, functions, meetings or the like, is strictly prohibited unless the use of the facility for such purposes is approved

by the Greenwich Association in writing prior to the date of the party, function, meeting or like. The Greenwich Association may permit these private parties, functions, meetings of the like with restrictions it deems appropriate including, but not limited to, the prior deposit of a damage deposit by the unit owner seeking to use the facility or area for a private purpose.

- 27) Alterations of the balcony areas, including painting, screening, or any other type of enclosure are not permitted. No object shall be placed on a balcony so as to create a risk of the object falling from the balcony. No rugs, clothing, towels or other objects shall be shaken or hung from the balcony. Balconies shall not be used as storage areas. Watering of plants and the cleaning of balconies shall not be done in a manner which disturbs the other residents. No barbecuing is allowed on the balconies.
- 28) No smoking is permitted in the elevators. Occupants must schedule with the manager before moving furniture or household effects in or out of the buildings to reserve the freight elevator. Elevators will not be used in such a manner as to cause delay for others.
- 29) Moving furniture and household effects in and out of the building may be done only weekdays between the hours of 8:30 a.m. and 5:00 p.m. No moving on Holidays and moves must be scheduled with the Manager.
- 30) No maintenance or other work within an apartment shall be performed, except between the hours of 9:00 a.m. and 6:00 p.m. on Monday through Saturday. No work shall be performed on Sundays except in emergencies.
- 31) Owners shall not give direct orders or directions to any employee of the Association. All requests shall be directed to the Manager.
- 32) These rules and regulations may be modified, added to or repealed at any time by the Association.

GREENWICH CONDOMINIUM - POOL RULES

- 1 ) The pool is not to be used by persons under the age of 12 without the supervision of an adult, and may be used between the hours of 9:00 a.m. and 10:00 p.m. Excessive noise, loud talking and shouting are prohibited in the pool area at all times. Private parties may be arranged through the Homeowners Association.
- 2 ) All persons using the swimming pool, do so at their own risk. It is suggested that no one use the pool unless another is present.
- 3 ) Glass bottles, glass containers, ceramic or china dishware and other breakable items shall not be brought into the pool area.
- 4 ) Surfboards, inflatable and similar items are not permitted in, or near swimming pool except those inflatables attached to the person for safety purposes.
- 5 ) Toys, bicycles, strollers, playpens, carriages and similar items are not permitted in or near the swimming pool.
- 6 ) Food is not permitted on or near the swimming pool, on the patios or walkways near the swimming pool. In other common areas near the swimming pool, food is permitted in the elevated areas and under parental supervision.
- 7 ) Chaise lounges shall not be reserved.
- 8 ) Towels must be removed from the chaise lounge when leaving the pool area in order to make the chaise lounges available to others.
- 9 ) Propriety and cleanliness dictate that all persons shower before entering the pool. Moreover, Florida law requires all persons to do so.
- 10) On Saturdays, Sundays, and Holidays only two guests per unit will be permitted in pools.
- 11) The pool and gazebo areas are not to be used for games which involve running, or throwing balls, or using stake boards, skates or any other boisterous activity.
- 12) Cigarettes and similar items must be deposited in the designated receptacles. Objects of debris of any nature shall not be thrown into the pool, on the decks, or on the grass. Such objects and debris must be deposited in designated areas. No smoking allowed in pool.

- 13) Pets are not permitted in the pool or pool area.
- 14) No pool or beach equipment may be removed from the pool.
- 15) Tanning lotions must be removed before entering the pool.
- 16) No diaper age children are allowed in the pool of jacuzzi.
- 17) In the lobbies, elevators and corridors, all persons must wear footwear and be covered. Persons must be dry when going to and from the pool area.
- 18) Exercise rooms and saunas are off limits to all children under 18 years of age unless accompanied by an adult.
- 19) No diving in jacuzzi. No diving in pool.

GREENWICH CONDOMINIUM - TENNIS RULES

- 1 ) Players must wear tennis clothing, proper tennis shoes and chest covering is required.
- 2 ) Pets and non-playing children are not permitted within the court enclosures.
- 3 ) Only water and canned beverages are permitted inside the court enclosures. No food or chewing gum is allowed.
- 4 ) The courts may be used for Greenwich residents and their guests. Non-resident guests may only play when accompanied by their resident hosts.
- 5 ) During certain times of "peak periods" (holidays and vacations) adults will have preference.
- 6 ) All playing times start on the hour. The courts are available on a first come first serve basis.