

TALL TREES CONDOMINIUM INC.

16465 N. E. 22nd Avenue
No. Miami Beach, Florida, 33160

RULES, REGULATIONS AND PROCEDURES FOR THE CONDUCT OF RESIDENTS, GUESTS AND VISITORS OF TALL TREES CONDOMINIUM

RULES, REGULATIONS AND PROCEDURES FOR THE CONDUCT OF RESIDENTS, GUESTS AND VISITORS OF TALL TREES

WHEN PEOPLE OF VARIED CHARACTER, BACKGROUND AND DISPOSITION ARE BROUGHT TOGETHER IN ONE SMALL COMMUNITY, HAVING COMMON ELEMENTS TO ACCOMMODATE AND BE ENJOYED BY MANY FAMILIES, IN PEACE, COMFORT AND HARMONY; IT IS IMPERATIVE THAT A SET OF RULES AND REGULATIONS BE ESTABLISHED TO WHICH ONE MUST CONFORM.

THE RECREATIONAL FACILITIES AND COMMON AREAS OF TALL TREES ARE SOLELY FOR THE APARTMENT OWNERS. PERSONS OTHER THAN APARTMENT OWNERS DO NOT HAVE RIGHT THERETO, BUT THE PRIVILEGE TO USE THE FACILITIES AND COMMON AREAS MAY BE EXTENDED TO OTHER THAN APARTMENT OWNERS. IT IS TRULY HOPED THAT THIS PRIVILEGE WILL NOT BE ABUSED WHEN SO GRANTED. IF ONE IS APPROACHED BY ANY MEMBER OF THE RULES COMMITTEE OR ANY OFFICER OF THE CONDOMINIUM AS A REMINDER THAT YOU OR YOUR GUEST MAY HAVE BROKEN A RULE, PLEASE TREAT THEM WITH DUE RESPECT. THEY ARE THERE TO PROTECT YOUR INTERESTS.

PLEASE STUDY THESE RULES AND PRESERVE THEM.

IT IS TO SERVE AS A GUIDE TO THE UNIT OWNER AND ENABLE HIM TO ADVISE HIS GUEST AND VISITORS.

SALE, TRANSFER & RENTAL OF APARTMENT UNITS

(1) Prior to any contemplated sale, lease or rental of any condominium unit to any person other than the transferor's spouse, the owner shall notify the Board of Directors in writing, of the name and address of the person to whom the proposed sale, lease or rental is to be made. After such notification, the owner must advise the person desiring to buy, lease or rent, that he must complete a required application form, as set forth herein, for the processing by the Board of Directors. An investigation fee must accompany such application of \$50.00.

(2) No rental or lease shall be made for less than one (1) year or more than two (2) years. The lease shall contain the following clause:

"should any assessment fail to be paid during the operation of this lease, the TALL TREES CONDOMINIUM is hereby granted the right to request and collect and the lessee agrees to pay such assessment and the Unit Owner agrees to accept the Rent less such assessment paid."

(3) PERMANENT RESIDENTS

One Bedroom Apartment – 3 People

Two Bedroom Apartment – 5 People

(4) GUESTS – 45 days per year.

(5) Definitions – A Guest means any person residing and/or occupying and sleeping overnight in any apartment for one or more days.

A Visitor means any person visiting for the day.

II

RESPECT THE RIGHTS OF YOUR NEIGHBORS BY AVOIDING OFFENSIVE CONDUCT.

(1) Owners shall not use or permit the use of their premises in any manner which would be disturbing or be a nuisance to other owners, or in such a way as to be injurious to the reputations of the property; e.g., permit loud noises that disturb sleepers or otherwise annoy others; loud Hi-Fi's, Record Players, Pianos, T.V.'s or Radio from 11 P.M. to 8 A.M.

(2) No grassy area may be used as a thoroughfare, short-cut or parking.

(3) Owners must park their cars in the numbered spaces assigned to them. They must caution their guests and visitors to use only those spaces marked "Visitors".

(4) Speed limit on Condominium Grounds shall be 10 miles per hour. Excessive speeds can cause damage to lives and property and violaters can be prohibited from these premises.

(5) Horn blowing is prohibited.

(6) No motor vehicle which, until repaired, cannot be normally moved until repairs are made, or is in a condition which would render it unsightly may remain in the parking area for a period of more than ten (10) days. The Board of Directors shall have the authority to have the vehicle towed away at the owners expense and levy an assessment against the owner's apartment therefore.

(7) Washing machines and dryers must be cleaned after each use and lint removed from lint

receptacle. Laundry Room may be used only between 8 A.M. and 10 P.M.

(8) Doors to laundry room must be closed when not in use.

(9) No clothes, laundry, rugs, etc. shall be hung on

(10) Persons wearing wet bathing suits will not be permitted in the Recreation Room.

(11) All owners and guests and visitors must wear some type of covering on the upper part of their bodies when in the Recreation Room, or while walking to and from the Pool Area. Side and Back Entrances must be used when wearing bathing attire.

(12) No riding or parking of bicycles or tricycles is permitted in the Halls. Bicycle racks will be provided in the parking area.

(13) Motorcycles, motorbikes, or any vehicle which creates excessive noise are strictly forbidden on these premises.

(14) Notwithstanding anything herein to the contrary, the Board of Directors reserves the right unto itself to refuse the use of the facilities of TALL TREES to any guest whose behavior, conduct or deportment such Committee finds in their judgment to be annoying, embarrassing, or detrimental to the peaceful and quiet enjoyment of the recreational and living facilities of TALL TREES CONDOMINIUM.

(15) The chairs and other equipment and facilities are for the sole use of the owners, and guests must give up any of the property of the Condominium to an Owner should there be a shortage.

(16) Equipment and facilities are strictly for the use of Apartment Owners and lessees and their

guests. Sauna and Exercise Rooms by use of children under 10 years of age are strictly forbidden, with or without an adult.

(17) Television: No window or outside antenna is permitted or any electrical appliances which will affect the others in the reception of their television sets.

(18) The pool area has been provided for sun bathing. No other area in the common elements may be used to sun bathe or placing of chairs or chaises. Card playing may be in the room provided for same, and in the pool area, and not in any other places in the common areas.

(19) OWNERS AND LESSEES WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EQUIPMENT CAUSED BY THEM.

(20) No decorations of any kind shall be permitted in any common areas without the written consent of the Board of Directors.

III

GENERAL RULES

(1) It is the responsibility of all Unit Owners to notify the Board of Directors if and when any guests will occupy their apartment during their absence, supplying the Board with names of such guests. Failure to do so will bar such guests from use of the Recreation areas.

(Note: This paragraph is manually crossed out in the document.)

(2) All guests, lessees and new owners, upon arrival must register in person with a member of the Board of Directors.

(3) All Guests and Visitors of Unit Owners will be required to have identification tags for use in the Recreation Areas. A deposit of \$1.00 each will be required — refundable upon return of tag.

(4) Identification tags, without cost, will be given to all Unit Owners, Lessees, and members (residents) of their families. If lost, replacement cost will be \$1.00.

(5) No person of any age without identification tag issued by TALL TREES will be allowed to use the recreational facilities. Children under the age of 14, whether

(5) (continued from previous page)

Members of the Unit Owner's Family or his guests or visitors must be registered on the day of arrival in the Building Office. They will be issued guest tags and must have them on their person at all times. A deposit of \$1.00 for each Tag – returnable when leaving, will be required. Tags not returned when leaving will forfeit the \$1.00 deposit.

(6) The Board of Directors must be notified of the existence of co-owners of apartments.

(7) An owner shall not use or permit the use of his Unit for any purpose other than as a single family residence, and must maintain his unit in a clean and sanitary manner.

(8) Condominium units may not be used for business if it entails individual customers or the shipment or delivery of merchandise, or for any commercial purpose.

(9) When approached by anyone who is authorized to supervise the common areas, you must treat such person with courtesy and respect as he or she is performing a service to the Condominium. The Board of Directors has the authority to bar any visitor or guest from use of any facility, if in its judgment, their actions are not in the best interest of the Condominium.

(10) No Condominium property such as coffee urns, dishes, tables, chairs, etc. may be borrowed under any circumstances.

(11) No notice except for Condominium business is permitted on the Hall Bulletin Board unless such notice emanates from the Board of Directors or is authorized by a Director.

(12) No peddling or solicitations are allowed except by permission of the Board of Directors.

(13) Card Room shall not be used for private purposes at any time.

(14) It is the responsibility of the apartment owner not to paint or otherwise decorate or change the appearance of any portion of the exterior of the apartment building or outside of the apartment without permission of the Board of Directors.

(15) The Condominium Association has the right to place a lien for any unpaid assessments plus interest, against any condominium apartment. The owner is liable for attorney's fees for collection.

(16) All payments for maintenance are due the first of every month; payments received after the 15th of the month shall bear interest of 10% per annum, charged from due date to date paid.

(17) All payments on account shall be applied first to interest and balance shall be applied to payments first due.

(18) Elevator equipment rooms are strictly out of bounds to all and access to the roof should be made by authorized personnel only.

(19) Owners shall not direct, supervise or in any manner attempt to assert any control over any

employees, including, porters, gardeners or maintenance men. Please refrain from engaging employees in conversation at all times during the work day with the exception of authorized personnel.

(20) The services of any employees of TALL TREES can only be used by the Unit Owners before or after their normal working hours.

(21) Automobile spaces shall be used solely for parking private passenger autos and it is forbidden to paint,

(continued from rule 21 on previous page)

...repair or engage in any manner in the sale or storage of cars on this property, or the storage and parking of commercial vehicles or parking of other personal property without permission of the Board of Directors.

(22) Cars have been given reserved parking spaces and there are ample Visitor spaces. Any guest or visitor parking in a reserved space may have his car towed away at his expense.

(23) Car washing is forbidden in any parking area. Washing Bay will be assigned in a convenient area by the Board of Directors.

(24) Signs advertising the sale of apartments, or any special services which the owner may wish to render, such as special lessons, or any commercial service with which an owner may be associated or lease or rental offering are strictly forbidden without permission of the Board of Directors with the exception of the Laundry Room Bulletin Board.

(25) One bedroom apartments shall be limited to a maximum of four (4) overnight guests.

(26) Two bedroom apartments shall be limited to a maximum of six (6) overnight guests.

(27) The pump-house, holding filter equipment is off limits to all unauthorized owners or guests.

(28) Picnicking or barbecuing on grounds, including paved areas or barbecuing on apartment terraces is forbidden at all times.

(29) Use of Card Room is restricted to Unit Owners and Lessees and their guests who are at least 18 years of age. Guests must be accompanied by Unit Owner or Lessees.

(30) PLEASE – IMPORTANT – When leaving public rooms, please turn out air condition and lights. Don't let water run in the public rooms. Check the Sauna Room, shut showers off. Please remember you are paying the bills, light bills and most important, repair bills.

IV

SAFETY RULES

(1) All owners should become familiar with location and operation of fire extinguishers.

(2) Smoking in the Public Rooms may be limited or prohibited at such time and for such period when deemed advisable by the Board of Directors.

(3) Smoking in Elevators is strictly forbidden by Florida Law.

(4) Persons using Sauna Room should notify someone that they are in the Sauna Room.

(5) When leaving on a vacation, please leave keys to your apartment with a friend or neighbor so that your apartment may be entered in case of an emergency. Notify the Board of Directors if your apartment is to remain empty.

V

TRASH ROOM RULES

(1) Ordinary rules of sanitation must be followed; e.g. that there be no littering and that all garbage must be enclosed in Plastic Bags and deposited in the Chutes. Plastic bags are available at cost from the Building Office.

(2) Posted Board of Health Rules in each Refuse Chute Room must be strictly observed.

(3) Newspapers and magazines must be tied and placed in Chutes.

(4) Cardboard boxes of any size are not permitted in the Chutes. They must be brought down and placed in the Main Refuse Room.

(5) If stoppage in chute occurs, do not put trash on the floor. Take it to the ground floor and place it in the receptacle in the trash room.

(6) Doors of the Trash Rooms must be kept closed at all times.

VI

POOL AND SAUNA RULES

- (1) Use of the pool is restricted to the hours between 8 AM and 10 PM except during special events.
- (2) Rough-housing, contrary to good safety practices, are positively prohibited.
- (3) No ball playing on the pool area or any part of the common area will be permitted.
- (4) No equipment of any nature, except as a safety factor, is to be used in the pool. This includes balls and floats, masks, snorkels or fins.
- (5) No one is to sit on or in front of the pool steps; they must be kept clear at all times.
- (6) Children in diapers, or of diaper age, are not permitted in the pool. In any event no child under (3) three years of age will be permitted in the pool or pool area unless accompanied by a parent.
- (7) Playpens, toys, bicycles, etc. are forbidden around concrete patio surrounding pool area.
- (8) Any children under twelve (12) years of age at or in the pool, must be under the active supervision of an adult at all times.
- (9) Persons using suntan lotion must use towels to completely cover chairs or lounges, as this is not only a health hazard but damage to clothing and lounges will also occur.
- (10) Showers must be taken by all before entering Pool.

(11) Persons with skin diseases or inflammations will be excluded from the Pool.

(12) No bottles, glasses or foods are allowed in the Pool Area, unless during social functions planned by the Condominium.

(13) Newspapers, magazines and other reading material must not be left in the Pool Area.

(14) Use of the Saunas by one person alone or by any person under 18 years old is forbidden. Temperature Controls and lights must be turned off upon leaving Sauna.

(15) Chairs, lounges, tables, in the recreational area must not be set up as to interfere with convenient access to and from the area.

(16) When leaving pool area, please return all chairs and lounges to their proper positions and empty your ashtrays in proper receptacles.

(17) All persons with long hair must wear suitable waterproof bathing cap when using pool.

VII

GUEST REGULATIONS

(1) It is the duty of the owners to advise their Guests, Visitors and members of the family of these rules, regulations, obligations etc.

(2) Members shall be held responsible for all the acts of their guests and visitors. Any material damage done to the common area by a guest or owner or a leasee must be repaired and restored to its original condition by the owner.

(3) Guests and visitors are not permitted to invite visitors of their own to pool and recreation area. Visitors or guests are not allowed to bring pets.

(4) Children must be supervised by adults when using common area. Children under 10 years of age shall not be permitted to use elevators unless accompanied by an adult.

(5) In the future, no child under the age of 16 shall be permitted to live as a permanent resident in the condominium units. However, nothing herein shall prevent owners from having children as visitors or guests; such children may not stay more than forty-five (45) days in any calendar year.

VIII

PETS

NO Pets are to be permanent residents in the Condominium.

IX

PENALTIES

In case of violations of any of the stated rules either by the owner or any of his guests or visitors, charges will be referred to the Board of Directors, who, after a hearing, will make its recommendations. The Board of Directors may then decide on fines or legal action. All costs of

litigations will be borne by the Unit Owner.

CONCLUSION

All the Rules, Regulations, etc. as herein stated pertaining to Common Property are hereby incorporated into the By-Laws of TALL TREES CONDOMINIUM INC.

The above rules have been promulgated to insure the well-being, comfort and privacy of all apartment owners of TALL TREES. Only your strict observance of these regulations can insure success in our endeavor to make TALL TREES a home we can be proud of.

Dated: September 1974