

Ashley

OFF. 1927602701  
REC.

SCHEDULE "A" TO BYLAWS

RULES AND REGULATIONS

(1) The sidewalks, entrances, passages, and courts, shall not be obstructed or encumbered by any Unit Owner or Occupant or used for any purpose other than ingress and egress to and from the Condominium Units.

(2) No awnings or other projections shall be attached to the outside walls of the Building without the prior written consent of the Board of Directors. No curtains, blinds, shades, or screens shall be attached to or hung in, or used in connection with, any window or door of the Unit, without the prior written consent of the Board of Directors. Such awnings, projections, curtains, blinds, shades, screens, or other fixtures must be of a quality, type, design, and color, and attached in the manner approve by the Board of Directors.

(3) No sign, advertisement, notice, or other lettering shall be exhibited, inscribed, painted, or affixed by any Unit Owner or Occupant on any part of the outside or inside of the Unit or Building without the prior written consent of the Board of Directors. In the event of the violation of the foregoing by any Unit Owner or Occupant, the Board of Directors may remove same without any liability, and may charge the expense incurred by such removal to the Unit Owner or Occupant violating this rule. Interior signs on doors and directory tablet shall be inscribed, painted, or affixed at the expense of the Unit Owner or Occupant, and shall be of a size, color and style acceptable to the Board of Directors.

(4) The water and wash closets and other plumbing fixtures shall not be used for any purpose other than those for which they were constructed and no sweepings, rubbish, rags, or other substances shall be thrown therein. All damages resulting from any misuse of the fixtures shall be borne by the Unit Owner or Occupant who, or whose servants, employees, agents, visitors, or licensees shall have caused the same.

(5) No Unit Owner or Occupant shall mark, paint, drill into, or in any way deface any part of the Unit of the Building of which they form a part. No boring, cutting, or stringing of wires shall be permitted, except with the prior written consent of the Board of Directors, and as it may direct.

(6) No bicycles, vehicles, or animals of any kind shall be brought into or kept in or about the Condominium Property, and no cooking shall be done or permitted by any Unit Owner or Occupant on the Condominium Property or Unit. No Unit Owner or Oc-

cupant shall cause or permit any unusual or objectionable odors to be produced upon or permeate from the Condominium Property or Unit.

(7) No Unit Owner or Occupant shall make, or permit to be made, any unseemly or disturbing noises or disturb or interfere with occupants of this or neighboring buildings or premises or those having business with them, whether by the use of any musical instrument, radio, talking machine, unmusical noise, whistling, singing, or in any other way. No Unit Owner or Occupant shall throw anything out of the doors, windows, or skylights, or down the passageways.

(8) No additional locks or bolts of any kind shall be placed upon any of the doors or windows by any Unit Owner or Occupant, nor shall any changes be made in existing locks, or the mechanism thereof.

(9) All removals, or the carrying in or out of any, freight, furniture, or bulky matters of any description must take place during the hours which the Board of Directors or its agent may determine from time to time. The moving of fixtures or bulky matters of any kind must be made after previous notice to the Board or its agent. Any damage done to the Building or to the Unit Owner or Occupant or to other persons in bringing in or removing furniture or other bulky or heavy articles shall be paid for by Unit Owner or Occupant.

(10) No Unit Owner or Occupant shall occupy or permit any portion of the Unit to be used for manufacturing or for the possessions, storage, manufacturing, or sale of liquor or narcotics, or as an employment bureau. No Unit Owner or Occupant shall engage or pay any employees on the Condominium Property, except those actually working for such Unit Owner or Occupant on said premises, nor advertise for laborers giving an address at said Condominium Property or Unit.

(11) Each Unit Owner or Occupant, before closing and leaving the Unit at any time, shall see that all windows are closed. All Unit Owners or Occupants must observe strict care not to leave their windows open when it rains, and for any default or carelessness in these respects, or any of them, shall make good any injury sustained by other Unit Owners or Occupants, and to the Association for damage to paint, plastering or other parts of the Building, resulting from default or carelessness.

(12) The Unit shall not be used for gambling, lodging or sleeping or for any immoral or illegal purposes.

(13) Canvassing, soliciting, and peddling in the Building is prohibited and each Unit Owner or Occupant shall cooperate to prevent the same.

(14) The parking areas within the condominium property shall be used only for the parking of private automobiles and/or motorcycles and/or allowable trucks and vans. No other vehicles or equipment of any kind, whatsoever, including, but not limited to, boats, boat trailers and campers shall be parked, maintained, stored or otherwise kept within the designated parking areas or on any other portion of the condominium property, at any time whatsoever. All parking of allowable vehicles for or on behalf of a Unit Owner shall only be in the assigned parking spaces.

(15) No vehicle which cannot operate on its own power shall remain on the outside parking areas for more than 24 hours, and no repair of vehicles shall be made thereon, except in emergencies, and except as otherwise provided in the Declaration.

(16) The garbage and trash from a single Unit shall not be excessive as determined by the Board of Administration. If it is excessive, then the Unit Owner shall be responsible and pay the costs of removal of said excessive waste, or removal of same, as directed by the Board of Administration. Waste shall be presumptively deemed excessive if it exceeds the Unit Owner's proportionate share of total trash capacity on a weekly basis using the Unit Owner's percentage ownership in the Common Elements and the waste capacity of the trash containers located on the Common Elements. All garbage and trash shall be deposited in the disposal installations provided for such purpose, if any. Costs of removal shall be treated as an assessment.

(17) No Owner or Occupant of a Unit shall install wiring for electrical or telephone installations nor install any type of television antenna, machine or air conditioning equipment, to the exterior of his Unit, except as authorized in writing by a majority of the Board of Administration. This prohibition shall not be applicable to the installations permitted or contemplated by the Declaration.

(18) Owners and Occupants of Units shall exercise extreme care to minimize noises and odors in the Unit so as not to disturb the other Unit Owners and parties occupying Units; and not to use the Common Elements in any manner or for any purpose which would disturb or in any way inconvenience any Unit Owners or parties occupying the Units in the Condominium.

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(19) Each Unit Owner and the Occupants of a Unit shall maintain in good condition and repair his Unit and all interior surfaces within the Unit.

(20) The Board of Directors reserves the right to make such other and further reasonable rules and regulations as in its judgment may from time to time be needful for the safety, care and cleanliness of the Condominium Property, and for the preservation of good order therein, and any such other or further rules and regulations shall be binding upon the Unit Owner or Occupant with the same force and effect as if they had been inserted herein at the time of the adoption.

RECORDED BY OFFICIAL REC'D CLERK  
OF DADE COUNTY, FLORIDA  
RECORD VERIFIED  
HARVEY RUVIN  
CLERK OF DADE COUNTY

CLERK NOTE:  
FOR CONDOMINIUM PLANS SEE OFFICIAL  
RECORDS CONDOMINIUM PLANS BK. 337 PAGE 5

HARVEY RUVIN, CL. RK.  
CIRCUIT & COUNTY CO. RTS

BY  U. G.