



HANDBOOK

OF

RULES AND REGULATIONS

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THE VILLAGE OF KINGS CREEK CONDOMINIUM ASSOCIATION, INC.

FOREWORD

WELCOME TO THE VILLAGE OF KINGS CREEK!

If you are new to The Village of Kings Creek, we welcome you on behalf of the Association and hope that this Handbook will orient you more quickly and make your life here more enjoyable. If you are an existing homeowner, we hope that your memory will be refreshed on some procedures and information that were issued separately over the last several years.

This Handbook has been compiled mainly for Unit Owners (Association members) to provide them (as well as their Tenants) insofar as possible, with an easily up-dated reference on The Village of Kings Creek's working procedures. Serving as a central source of information, it contains essentially all the details that Residents need for easy integration into, and harmonious living in, the community whose common areas and general welfare are regulated by The Village of Kings Creek Condominium Association, Inc.

The recording of this document in the Miami-Dade County Public Records provides us with a greater authority to enforce them and to seek legal avenues for enforcement. Please keep this booklet in a safe place with your other Condominium Documents.

We urge you to read and become familiar with the contents of this Handbook. Your cooperation encourages a more pleasant and peaceful lifestyle for everyone in the community. Our staff will assist you with any questions and problems you may have and we encourage owners to participate in the decision-making process by attending meetings and expressing concerns.

Please pay particular attention to the restrictions having to do with "Children", "Moving", "Parking", "Pets", "Registration of New Owners, Tenants and Occupants" and "Swimming Pools" mentioned throughout this Handbook. Although all regulations must be followed, we still strictly enforce the Parking Regulations and will utilize our right to tow vehicles in violation, at the expense of the vehicle owner. **WE CANNOT URGE YOU STRONGLY ENOUGH TO OBSERVE THE PARKING REGULATIONS.**

These Rules and Regulations have been created in order to maintain a safe and desirable community. We do look forward to everyone's cooperation and expect all Unit Owners and Tenants to comply. **Any violation is an infringement on the rights of others.** Your adherence to these Rules and Regulations will protect your condominium privileges, enhance your property investment and assure harmony among neighbors. Appropriate action will be taken by the Board of Directors against violators.

We hope your life at The Village of Kings Creek Condominium will be happy and comfortable.

BOARD OF DIRECTORS
The Village of Kings Creek Condominium Association, Inc.

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ASSOCIATION HANDBOOK

INTRODUCTION

Basics for Association Living. -

Through the years, and based on The Village of Kings Creek Condominium Documents, the different Board of Directors who have served our community have introduced rules, policies and procedures with the aim of regulating common area usage and related community conditions in the best interests of all Unit Owners and their Tenants.

The contents of this Handbook were generated as reasonable solutions to individual community needs. Their separate objectives vary, but, collectively, the aims are to insure the safety and health of the community, to protect its peacefulness and visual appearance, to preserve and improve property values, to respond to community interests and to strengthen financial and operational management. They serve no other purposes.

Not all of this material has pleased or will please everyone; however, experience shows that a large majority of Residents do approve of the Rules & Regulations included in this Handbook. The Board of Directors believes that understanding and abiding by the instructions of this Handbook are basics for achieving and maintaining a high quality, pleasant, comfortable life for all Residents. In addition, there is required mutual cooperation, consideration and respect by all residents to enable all persons to live in harmony while sharing the common facilities of The Village of Kings Creek Condominium Association, Inc.

It should be recognized that the various parts of this Handbook are subject to change as conditions require and circumstances dictate. Constructive suggestions are always welcomed by the Board of Directors.

Basic Privileges of Ownership. -

1. To freely use the Common Areas and Recreational Facilities therein subject to reasonable rules and regulations adopted mainly for safety and for protection of the Condominium Property in the best interests of all Residents.
2. To reserve certain areas of the Clubhouse for private use subject to a simple rental contract to protect the Association's interests.
3. To participate actively in government of the Association and to vote on decisions as to election of directors, architectural changes in the community and changes in the Condominium Documents, except where voting has been restricted temporarily due to failure to pay assessments or to abide by rules and regulations.
4. To be assured that the Association will provide in its annual budget for adequate maintenance of the Common Areas and for requested security of the Condominium Property and will also monitor exterior maintenance by owners so as to protect property values and insure a visually attractive community.

Basic Obligations of Ownership. -

1. To pay assessments (monthly and/or special) when due: If you are the new owner of a Unit, it is your obligation to find out what to do and to make timely payments. If you have questions about amounts or billing payment procedures, contact the Management Office.
2. To abide by the restrictions and covenants of the Condominium Documents in the use of a Unit.
3. To be governed by the Rules & Regulations that may be established by the Board of Directors from time to time and any changes in the Condominium Documents which may be adopted in accordance with procedures outlined therein.
4. To become familiar with the Condominium Documents and the contents of this Handbook, as well as responsive to Association communications, participating to the extent possible in Association affairs.

Basics of Association Membership. -

1. Each Unit Owner is automatically a member of the Association and this provides him/her with a voice in the affairs of the community. However, unless he is active to some degree, his/her voice will not be heard nor will the Association derive benefit from his/her constructive criticism. Every Unit Owner is welcome and encouraged to attend and participate in the meetings of Board of Directors.
2. The Village of Kings Creek Condominium Association, Inc. is a non-profit corporation created for the regulation of the Common Areas and related community conditions in The Village of Kings Creek. Where not restricted by the Condominium Documents, the corporation has well-defined powers under the Florida Statutes. Thus, the actions by the Board of Directors are only subject to popular vote in decisions as to election of directors, architectural changes in the community and changes in the Condominium Documents.
3. The interest and cooperation of Unit Owners is vital to the success of the Association in keeping the community in good condition. Without a diligent Board of Directors and active Owner support, no association can successfully administer its responsibilities.

I. GENERAL INFORMATION

The Village of Kings Creek opened in late 1972 as a rental community and in 1980 was converted to a Condominium Association. The Ownership and occupancy of each Unit of The Village of Kings Creek Condominium Association, Inc. ("Association") is governed by the Condominium Documents, which include, but are not limited to, the Declaration of Condominium, the Articles of Incorporation, the By-Laws, the Rules and Regulations and any amendments to these documents. The Association elects a sixteen-member Board of Directors. The Board is responsible for making all financial decisions on behalf of the community. The Association's Management Office, through a licensed Community Association Manager, enforces the governing documents and supervises the daily operations of the property (the "Condominium Property").

ARCHITECTURAL CONTROL: No structural alteration (construction, addition or removal) of any Unit shall be commenced or conducted except in strict accordance with the provisions of the Bylaws. No alteration (construction, addition or removal) of any Limited Common Element or Common Element shall be permitted.

ASSESSMENTS:

a) **Regular Assessments (commonly known as "Maintenance Fees").** The Association shall fix and determine, from time to time, the sum or sums of money necessary and adequate to provide for the Common Expenses and shall assess its members for said sums on a monthly basis. The amount of said monthly expenses will be fixed and determined in advance for each calendar year. The procedure for the determination of such Regular Assessments is set forth in the By-Laws. Checks or money orders in payment of monthly Maintenance Fees should be made out to "The Village of Kings Creek Condominium Association" and should be mailed, together with the corresponding monthly coupon, directly to the Bank at the address shown on the coupon. Monthly payment of Maintenance Fees can be made as follows:

1) **AT THE MANAGEMENT OFFICE:** Maintenance payments are **NOT** accepted at the Management Office. Checks or money orders **MUST** be mailed directly to the Bank accompanied by the corresponding monthly payment coupon.

2) **BY MAIL DIRECTLY TO THE BANK:** If a Unit Owner intends to mail his/her monthly Maintenance Fee, he/she must do so directly to the Bank at the address shown on the coupon and **NOT** to the Management Office. If checks in payment of monthly Maintenance Fees are received by mail at the Management Office, they will **NOT** be accepted and will be returned to the Unit Owner, or sent to the Association's collection attorney if that Unit Owner's file has already been sent to the Association's attorneys for collection. All checks or money orders mailed directly to the Bank **MUST** be accompanied by the corresponding monthly coupon; otherwise, they will be returned to the Unit Owner and a late fee will be charged if received by the Bank after the 11th of the month after it has been re-sent to the Bank.

b) Special Assessments. The Association, from time to time, may be forced to special assess Unit Owners and/or Units for items which are not normally budgeted for on the annual budget, such as hurricane damage not covered by insurance, deductibles, etc.) The monthly amount per Unit in payment of a Special Assessment, if any, shall be prorated in accordance with the fractional shares owned by each Unit Owner on his/her Unit. Checks or money orders in payment of Special Assessments must be marked "special assessment" and made out to "The Village of Kings Creek Condominium Association". These checks or money orders should follow the same hand-delivery and/or mailing procedure as payment of the Regular Assessments (monthly Maintenance Fees) mentioned in "a" above.

c) Late Fees. Installments on Regular and/or Special Assessments are to be paid for on the first day of each month. Payments received by the Bank by the eleventh (11th) day of the month shall not bear a charge for late payment. However, all sums received after the eleventh (11th) day of the month, shall bear a late fee of \$25.00. All payments on account shall be applied first to the cancellation of a late fee and then to the assessment payment (Regular and/or Special) first due.

AUDIT: All books and records of the Association are kept in conformity with the applicable laws of the State of Florida and with generally accepted accounting principles. The Association is audited once each year by an independent Certified Public Accountant selected by the Board of Directors. Each Unit Owner receives an audited financial statement in accordance with the Condominium Documents or the Florida Statutes.

BOARD OF DIRECTORS: At the annual membership meeting of the Association, to take place on the date, place and time to be announced, Unit Owners elect a Board of Directors which is composed of sixteen (16) members, all of whom serve on a voluntary basis. The six elected officials with the most votes serve a two-year term, with the remaining directors serving a one-year term.

BOARD OF DIRECTORS MEETINGS: The annual membership meeting of the Association is usually held on the third Wednesday of November but can be held on any other day during the month of November. Regular meetings of the Board of Directors are held on the third Wednesday of the month. Notices of meetings are posted on all building bulletin boards at least forty-eight (48) hours in advance. Everyone is welcome and encouraged to attend and participate.

BUDGET: The Association shall deliver to each owner a proposed budget and notice at least fourteen (14) days before a Budget Meeting. The Budget Meeting usually takes place immediately prior to the Annual Meeting, at which time the Board of Directors will adopt the annual budget for the Association. The budget constitutes the basis for determining each Unit Owner's monthly assessment for the common and limited common elements of the Association. A new budget takes effect January 1st of the fiscal year for which it is adopted.

CABLE TELEVISION: You may choose any provider for cable and internet services based on preference, needs or availability. You will be required to fully comply with all **commercial vehicle** regulations and **work hour** restrictions.

COVENANTS, TRANSFERS AND ENCUMBRANCES OF UNITS:

Notice:

No Unit Owner may dispose of a Unit or any interest in a Unit by sale, transfer or lease without approval of the Association. A Unit Owner intending to make a bona fide sale, transfer or lease of his or her Unit or any interest therein shall give to the Association written notice of such intention, together with the name and address of the intended purchaser(s) or lessee(s) and such other information concerning the intended purchaser(s) or lessee(s) as the Association may reasonably require.

With the submission of the Application (form to be provided by the Association), for the sale, transfer or lease of a Unit, the Unit Owner intending to make such bona fide sale, transfer or lease of his or her Unit or any interest therein, shall submit to the Association a fully executed copy of the Sale and Purchase Agreement in the case of a sale, and a fully executed Lease form in the case of a lease. A "Non-Refundable Transfer Fee" of \$150.00 is required per applicant, other than husband/wife or parent/dependent children, to cover the cost of processing the application, or such higher other amount as provided in the Condominium Act as amended from time to time, to cover costs incident to the determination of approval. A "dependent child" shall be defined as an individual below the age of eighteen who is a direct descendant of the intended occupying parent(s). The "Non-Refundable Transfer Fee" shall be paid along with the Application and the Application shall not be accepted unless the Transfer Fee is paid. The time frame for approval shall not begin to run until all documentation has been received, the "Non-Refundable Transfer Fee" has been paid and the applicant(s) present(s) him/herself (or themselves) for a personal interview and take a written test based on this Handbook of Rules & Regulations which he/she/they must pass. Applicants who are caught cheating while taking the written test will be automatically disapproved. The Association must conduct an inspection of the unit. Unit owners will receive an email with instructions for the same. Unit MUST pass inspection prior to approval. Prior to renting a unit and prior to approval, ALL windows and sliding door MUST have levolors, venetian or vertical blinds installed in neutral colors ONLY; they must be in perfect physical and working condition.

Approval:

Within twenty-one (21) days after receipt of the Notice, the "Non-Refundable Transfer Fee" and all necessary information, the Association shall either approve or disapprove the proposed sale or lease. If approved, the approval shall be stated in a certificate executed by a person authorized by the Association to sign the certificate, which shall be delivered to the Unit Owner or lessee. Any attempt to sell or lease a Unit without prior application for approval by the Board of Directors of the Association shall be deemed a breach of the By-Laws and shall be null and void and confer no interest whatsoever upon the intended purchaser or tenant. Any application for lease of a Unit shall be denied if the Unit Owner is delinquent in his/her maintenance assessment payment or any other payment is outstanding and due to the Association, including fines levied under these By-Laws. If the transaction is a lease, and the lease is disapproved, then the lease shall not be valid. If the Association fails to act upon the transaction within a twenty-one (21)-day time limit, the transaction shall be deemed to have been approved.

Leases:

No Unit Owner may convey any interest in a Unit by lease without prior approval of the Association and may not lease a Unit for a term of less than twelve (12) months. No Unit Owner may lease less than the entire Unit. No subleases shall be permitted. A Unit Owner intending to make a bona fide lease of his/her Unit or any interest therein shall give to the Association written notice of such intention, together with the name and address of the intended lessee(s) and all occupant(s), a copy of

the fully-executed lease, and such other information concerning the intended lessee(s) as the Association may reasonably require. All lease(s) must include a covenant by the intended lessee(s) and occupant(s) to abide by all the terms and conditions of the Declaration, the Articles of Incorporation, the By-Laws and the Rules and Regulations of the Association currently existing or as subsequently amended. No person may permanently occupy the Unit if not first approved by the Association. In order for a Guest to visit the Unit, the Unit Owner/Lessee must be occupying the Unit. Guests are not allowed to visit and/or stay overnight in unoccupied and/or vacant Units. No Temporary Guest Parking Passes will be issued when the Unit is unoccupied and/or vacant.

Leases must be renewed on a yearly basis. It is mandatory to bring copy of the renewal lease to the Management Office for the Association's approval. Once the renewal lease has been approved, the lessee(s) must come to the Management Office to renew their VKC I.D. Cards. Any renewal of a lease shall require the submission of a written notice of the Unit Owner's intention to renew the lease to the Association a minimum of forty-five days (45) prior to the lease termination date, together with any information which has been modified from the originally submitted written notice, lease or such other information concerning the intended lessee(s) as the Association reasonably required. The submission of a written notice of the Unit Owner's intention to renew the lease shall be responded to in the form and time frames established hereinabove. No Unit Owner may renew a lease without the written approval of the Association. A lease shall not be considered a renewal if there is a modification of the party(ies) to the originally submitted lease; any such modified lease shall require full compliance with the provisions as stated above.

A copy of the current lease of a Unit is required to be on file with the Association. Lessees and all occupants are bound by the same rules and regulations as Unit Owners. No Unit shall be occupied unless the Owner of the Unit is in residence, unless an approved lease is on file with the Association. Guests are not allowed to visit and/or stay overnight in unoccupied and/or vacant Units. No Temporary Guest Parking Passes will be issued when the Unit is unoccupied and/or vacant.

Number of Unit Occupants:

A one (1)-bedroom Unit may not be occupied at any time by more than two (2) authorized individuals (including children and infants) and a two (2)-bedroom Unit may not be occupied by more than four (4) authorized individuals (including children and infants). A baby is considered an additional occupant once born; therefore, a woman may rent a Unit while pregnant, but, once the baby is born, if the number of persons (including the baby) exceeds the number of occupants allowed for that Unit, the occupants in that Unit must be reduced to the number of occupants allowed and, in that event, the baby and his/her parent(s) must either move to an appropriate size Unit, or move out of the Property.

Vehicles Allowed Per Person:

Only one (1) vehicle is allowed per Resident and that vehicle must be registered under that Resident's name. It is the resident's responsibility to ensure the Management Office has an updated registration to match records at all times. Vehicles with tags not matching records are subject to towing at any time without warning.

Registration Requirements:

Applicants 18 years of age and older must pay \$150 per person, except married couples or children under 18 years. At the time of registration, married couples must present a copy of the Marriage License and Birth Certificate must be presented for children under 18 years of age.

A \$25.00 fee will be charged for each parking decal, which amount will be refunded to applicant ONLY IF HE/SHE RETURNS THE PARKING DECAL TO THE MANAGEMENT OFFICE PRIOR TO

MOVING OUT OF THE PROPERTY OR WHEN NO LONGER IN POSSESSION OF A VEHICLE; a \$100.00 deposit will be required to cover any damages caused to the common elements and will be refunded to applicant ONLY IF HE/SHE HAS CAUSED NO DAMAGE TO THE PROPERTY'S COMMON AREAS WHILE LIVING IN THE PROPERTY, and HAS NOT BROKEN ANY OF THE ASSOCIATION'S RULES AND REGULATIONS DURING RESIDENCY; an additional \$100 deposit will be required to cover any damages to the common elements or any breaking of the Association Rules and Regulations during the process of moving in/out of the property and will be refunded to applicant ONLY IF HE/SHE HAS CAUSED NO DAMAGE TO THE PROPERTY'S COMMON AREAS WHILE MOVING and HAS NOT BROKEN ANY OF THE ASSOCIATION'S RULES AND REGULATIONS DURING THE MOVE IN/OUT PROCESS. Owners will be charged \$15.00 for each VKC I.D. (whether or not residing at the Property, and tenants/lessees will be charged \$10.00 for the I.D.), which is payable upon tenants' application and annual renewals. Laundry Cards are \$5.00 each and money can be added to the Card by using the machine at the Management Office Lobby.

Compliance with Covenants and Rules:

All leases must include a covenant by the intended lessee(s) to abide by all the terms and conditions of this Declaration, the Articles, By-Laws and Rules and Regulations of the Association as currently existing or as subsequently amended. If the lessee fails to abide by all covenants and rules contained in the Association documents, the Unit Owner must promptly act to terminate the lease and evict the lessee. If the Unit Owner does not do so, the Association is hereby empowered to act as agent and attorney-in-fact for the Unit Owner to terminate the lease and evict the lessee. The Unit Owner shall be liable for all costs and reasonable attorney fees incurred in connection with the lease termination and eviction of lessee.

Effect of Delinquent Assessments:

In the event a Unit Owner becomes delinquent in the payment of any assessment or fees, or installment thereof, due to the Association during the term of the lease, Unit Owner agrees that the lessee shall pay directly to the Association on written demand all rental payments due to the Unit Owner. The Association shall be granted the full right and authority to demand and receive the entire rent due from the lessee and deduct from the rent all assessments, interest, late charges, costs and attorney's fees, if any, due the Association. The balance, if any, shall be forwarded to the Unit Owner at such a place as the Unit Owner may designate in writing. At such time as delinquency no longer exists, the Association shall cease to demand any payment directly from the lessee until such time as the Unit Owner again becomes delinquent in the payment of assessments.

Guests:

(i) When a Unit Owner/Lessee is occupying the Unit, an immediate family member may occupy that Unit only for a maximum aggregate duration of thirty (30) days in a twelve (12)-month period. An "immediate family member" shall be defined as a Unit Owner's/Lessee's spouse, parents, parents-in-law, brothers, sisters, children and grandchildren. The Owner/Lessee must obtain a Temporary Guest Parking Pass from the Management Office.

(ii) When a Unit Owner/Lessee is occupying the Unit, a Guest, other than an immediate family member, may occupy that Unit only for a maximum aggregate duration of fourteen (14) days in a twelve (12)-month period. The Owner/Lessee must obtain a Temporary Guest Parking Pass from the Management Office.

(iii) Any individual occupying a Unit who is not in compliance with the terms of this section, shall be deemed a tenant, whether or not any consideration is being exchanged for the use of the apartment. Any Guest deemed to be a tenant shall also be deemed to be disapproved, pursuant to the provisions of this Article VII and the Association shall be entitled to evict such Guest/tenant, or bring any other legal or equitable action to have such Guest/tenant removed from the Condominium Property, as the agent of the Unit Owner, and to recover from the Owner and/or the Guest/tenant, jointly and severally, the Association's costs and reasonable attorney's fees incurred in connection with such eviction or other legal or equitable action. The remedies provided for herein shall be in addition to any other remedy the Association may have against the Owner or Guest/tenant.

(iv) When a Unit Owner/Lessee is occupying his Unit, a Guest, other than an immediate family member, may occupy that Unit only for a maximum aggregate duration of fourteen (14) days in a twelve (12)-month period. Guests are allowed to park for three (3) consecutive nights during a 30-day period in the Guest Parking Areas without a Temporary Guest Parking Pass and without being towed. On the third night, at 12:00 Midnight, a "Warning" sticker will be placed on the vehicle as a reminder. Once the Warning is placed on the vehicle, the Guest must either remove the vehicle from the property or obtain a Temporary Guest Parking Pass from the Management Office. Failure to remove the vehicle or failure to obtain a Guest Parking Pass will result in the vehicle being towed without further warning at the Owner's expense. Guest vehicles cannot be parked anywhere on the property other than in the assigned GUEST Parking Areas (SPACES MARKED "GUEST"). A Guest parking more often than three (3) consecutive nights during a thirty (30)-day period will not be allowed to park in the Condominium Property and will be asked to register in the Management Office as a tenant of the Unit he/she visits. If the Guest refuses to register, he/she will not be allowed to park in the Property. (See subparagraphs "(ii) and (iii)" under "Guests" in the "Covenants, Transfers & Encumbrances of Units" Section.

In order for a Guest to visit the Unit, the Unit Owner/Lessee must be occupying the Unit. Guests are not allowed to visit and/or stay overnight in unoccupied and/or vacant Units. No Temporary Guest Parking Passes will be issued when the Unit is unoccupied and/or vacant.

An unidentified Guest vehicle (**without** a Guest Parking Pass) which is parked in a Resident Parking Space will be towed without warning, at the Owner's expense. If an identified Guest vehicle (**with** a Guest Parking Pass) is found parked in a Resident Parking Space, a "Final Warning" sticker will be placed on the vehicle. If after 24 hours of being warned this vehicle remains improperly parked, the vehicle will be towed at the Owner's expense without further warning.

Vehicles with a Resident Parking Permit Decal or a Temporary Resident Parking Pass parked on a Guest Parking Area will be given a 24-hour warning, thereafter, said vehicles will be subject to towing without warning at Resident's expense. Guest Parking Areas cannot be obstructed at any time.

It is the Resident's sole responsibility to advise his/her/their Guests about the Condominium Association's Rules and Regulations regarding Parking Regulations and specifically the regulations concerning Guests and Commercial Vehicles.

ELECTRICAL ROOMS (METER ROOMS): Access by Residents and/or their respective electricians to the Electrical Rooms, also known as Meter Rooms, is strictly prohibited, unless accompanied by the Security Guard. The Resident who is in need to turn on the switch of his/her Unit's FPL meter, should call the Management Office. Only the VKC Maintenance crew, the FPL and AT&T crews, the Fire Alarm maintenance company and the Association's hired and insured Electrician(s) are allowed to enter the Electrical (or Meter) Rooms without being accompanied by the Security Guard.

ENTRANCES/GATES: Ingress and egress to the property can be done through any of its eleven (11) entrance points/gates. Nine (9) of these entrances begin to be close daily at 7:30 p.m. so that by 8:00 p.m. all nine entrances are closed until 5:30 a.m. the next morning, when they begin to be reopen so that by 6:00 a.m. all entrances are open. Only two (2) entrances to the property will remain open daily between the hours of 8:00 p.m. and 6:00 a.m.: They are (i) the one by the Management Office and (ii) the one between Buildings "J" and "K".

ESTATE SALES/GARAGE SALES: The sale of furniture, household goods, or any other type of personal property of any kind whatsoever, is not allowed to take place at any time inside a Unit.

ESTOPPEL LETTERS: Any request made to the Management Office for estoppel information concerning the sale, mortgage or refinancing of a Unit shall be in writing. A non-refundable fee in the amount of \$250 shall be charged by the Management Office for this service. If, besides the Association's estoppel letter, additional estoppel letter(s) or questionnaires are provided to the Management Office by a title company, or any other interested party, for its/their completion, there will be an additional charge of \$250 for each estoppel/form letter filled out and completed by the Management Office. If an estoppel certificate is requested on an expedited basis, it will be delivered within 3 business days after the request and will have an additional fee of \$100.00.

FIRE EXTINGUISHERS, FIRE ALARMS, FIRE SIREN (HORNS) and SMOKE DETECTORS:

a) **Fire Extinguishers.** Fire extinguishers, encased in breakable glass, are provided on the catwalks every few yards. It is recommended that each Unit also obtain a small extinguisher to control small kitchen fires.

b) **Fire Alarms.** In order to activate the alarm in the event of fire in your Unit and/or building, you must IMMEDIATELY GO TO YOUR NEAREST FIRE ALARM STATION IN YOUR BUILDING'S HALLWAY, LIFT THE COVER, PULL THE FIRE ALARM LEVER AND ALSO CALL 911. For minor fires, use the Fire Extinguishers on each floor of your building as stated in No. 1 above.

c) **Fire Siren (Horns).** There is an electricity cover on the ceiling next to every Unit's entrance door. This cover houses the Horn which emits a siren sound, thus alerting the Resident in the event of a fire. If upon inspection of the Unit it is determined that the Horn is damaged or its wires have been cut-off, it must be repaired or replaced by the Unit Owner at his/her expense.

d) **Smoke Detectors.** Smoke Detectors inside your Unit must be equipped with hard-wired 100 volts electrically operated, single station, smoke detectors, which must always be in good working order. By order of the Miami-Dade Fire Department, Code Enforcement Division, the Management Office must inspect the Smoke Detectors in your Unit on a yearly basis. The Unit Owners with non-functional or defective Smoke Detectors will be notified so that they are immediately repaired or replaced at the Unit Owner's expense.

GARAGE SALES: (See: "ESTATE SALES/GARAGE SALES")

INSURANCE:

a) **ASSOCIATION INSURANCE POLICIES.** The Association maintains comprehensive public liability, property damage and workmen's compensation insurance in compliance with applicable Florida State laws in amounts which reflect the appraised value of the Common Areas. When and if necessary, the Management Office will provide the Unit Owner with the telephone and/or fax numbers of the insurance company to contact, should a copy of the current insurance policies be required by such Unit Owner.

b) HOMEOWNER'S/RENTER'S INSURANCE POLICIES. All Unit Owners and Tenants are urged to secure insurance policies in sufficient amounts to cover the loss and repair of their own non-common element property caused by robbery, water leaks, fires, etc. Unit Owners shall also be liable for any damage they cause to other Residents or common element property in the event such damage was due to the Unit Owner's negligence.

MAIL DELIVERY: Mail service for the community is provided by the South Miami Branch of the U.S. Post Office. Mailboxes are located on the first floor of each building opposite the elevator. Name changes on the building directories are updated every six months through the Management Office. A fee will be charged for the replacement of mailbox locks. Federal law requires that all Residents have name labels on their mailboxes. The management office is unable to accept or sign for any packages or deliveries.

MAINTENANCE DEPARTMENT: The Maintenance Department hours are from 7:30 a.m. to 4:00 p.m., Monday through Friday. Work orders for Common Area repairs may be arranged by contacting the Management Office during regular business hours. Maintenance Department employees are expressly prohibited from performing any work inside private condominium residences that are not related to repair or maintenance of common element property.

MAINTENANCE FEES: (See "Assessments")

MANAGEMENT OFFICE: The Management Office (telephone number 305-279-3411) is located on the first floor of Clubhouse #1 at 7711 Camino Real. Hours are 8:00 a.m. to 4:00 p.m., Mondays through Fridays, and 9:00 a.m. to 12:00 Noon on some Saturdays. The last person is serviced 15 minutes prior to closing time. The Management Office is closed on Sundays. The lobby, however, remains open every day of the week until 8:00 p.m. to allow Residents access to the laundry card loading machines.

MASTER ASSOCIATION: The Village of Kings Creek Condominium Association, Inc. is an Association who is a member of Kings Creek Village Association, Inc. (the "Master Association"), which also comprises Kings Creek Village single family homes and townhomes, Camino Court, Camino Circle Condominium Associations and the Kings Creek Plaza Shopping Center. The Master Association Community Building is located at 8333 SW 81st Avenue (Telephone No. 305-270-0330). The Community Building's recreational facilities are accessible to all Residents who have a valid VKC I.D. Card. The recreational facilities include a swimming pool, tennis courts, basketball/volleyball areas, billiard/ping-pong rooms and a banquet hall available for rental. Guests wishing to use these facilities they must present a valid "VKC ID" at the KCVA Management Office.

OCCUPANCY & LIMITATION OF RESIDENTS IN UNITS: No more than two (2) persons will be allowed to reside in a one-bedroom Unit; and no more than four (4) persons will be allowed to reside in a two-bedroom Unit. A baby is considered an additional occupant once born; therefore, a woman may rent a Unit while pregnant, but, once the baby is born, if the number of persons (including the baby) exceeds the number of occupants allowed for that Unit, the occupants in that Unit must be reduced to the number of occupants allowed and, in that event, the baby and his/her parent(s) must either move to an appropriate size Unit, or move out of the Property.

PARTIES: (See "Clubhouse" and "Lounges").

PRO SHOP: The Master Association Pro Shop/Recreation Office is located in the Community Building at 8333 S.W. 81st Avenue. Tel. No. (305) 270-0330. Hours are 9:00 a.m. to 10:00 p.m. daily. The Pro Shop schedules tennis, racquetball and volleyball court appointments in addition to loaning out recreational equipment.

REFUNDABLE DEPOSITS: The following amounts will be refunded to the Unit Owner/Resident. For more specific information, please see the Regulation regarding each item.

a) **The Village Clubhouse.** The \$200.00 refundable security deposit delivered to the Management Office, will be returned in accordance with the terms of The Village Clubhouse Rental Contract signed by the parties. (See: "Village Clubhouse, The)

b) **Bicycle Storage Rooms.** The \$25.00 deposit for the key to the Bike Rooms storage area will be partially refunded (\$5.00) to the Unit Owner/Resident upon the return of same to the Management Office. (See: "Bicycles, Tricycles, Motorized Units, Etc.")

c) **Fitness Centers.** The \$75.00 deposit for the key to a Fitness Center will be partially refunded (\$25.00) to the Unit Owner/Resident upon the return of same to the Management Office. (See: Fitness Centers)

d) **Parking Decal.** The \$25.00 deposit will be refunded in full only if the decal is returned to the Management Office. (See: "Parking")

e) **\$100.00 Refundable Deposit.** In order to cover damages caused to common elements, if any, a \$100.00 refundable deposit will be required by the Unit Owner/Resident whenever there is any type of repair and/or construction going on in the Unit, whether it be repair or replacement of air conditioning, repair or replacement of any type of flooring, plumbing or electrical work, delivery of any kind whatsoever (including, but not limited to, furniture, kitchen appliances, etc.). If while in the process of performing any repair, construction or replacement of any kind whatsoever in a Unit any of the Association's Rules or Regulations are violated, the \$100 will be forfeited. The Association reserves the right to determine whether damage done to the common elements calls for deduction of part or all of the \$100 deposit and, if more, the Unit Owner/Resident will be held accountable for payment of whatever cost is necessary to remedy the situation. An additional \$100 deposit will be required to cover any damages to the common elements or any breaking of the Association Rules and Regulations during the process of moving in/out of the property and will be refunded a week from the last date of move to applicant ONLY IF HE/SHE HAS CAUSED NO DAMAGE TO THE PROPERTY'S COMMON AREAS WHILE MOVING OR HAS NOT BROKEN ANY RULES AND REGULATIONS THROUGH THE PROCESS (See: "Carpeting", "Flooring Installation", "Moving", "Moving Vans, Moving Trucks, etc.", "Delivery Truck and Vans" and "Remodeling of a Unit").

SECURITY: Security is provided by a security company hired by the Association 24 hours per day. The cellular telephone number of the security guard on duty is posted on all building bulletin boards.

TREE CUTTING: Since all landscaped areas are common elements, Residents may formally request the Maintenance Department, through the Management Office, to trim tree branches when they affect window or balcony areas. In addition, the Management Office routinely oversees tree cutting programs in preparation for the hurricane season.

UNIT ACCESS: Pursuant to Florida Statute 718.111(5), the Association has the irrevocable right to access each Unit during reasonable hours, when necessary for the maintenance, repair or replacement of any common elements or of any portion of a unit to be maintained by the Association pursuant to the Declaration or as necessary to prevent damage to the common elements or to a unit or units. The definition of "damage" includes, but is not limited to, the following situations whether the unit is occupied at that moment:

a) **FIRE.** In the event of a fire, Management must have access to the unit to be able to control it or at least to avoid the Fire or Police Department from having to break into the unit, thus causing damages to the doors and/or windows. Also, to try to see what can be done while waiting for the Fire fighters to arrive and hopefully avoid the fire from spreading to other units that surround the unit on fire.

b) **FLOODING.** To prevent major damage inside your unit in the event of a flooding due to water heaters, leaking dishwashers or bursting pipes, toilets overflowing while there is no one inside the unit and/or bathtubs or kitchen sinks overflowing because of faucets left open accidentally. Not having immediate access to the unit prevents our maintenance staff from going in to close the valves thus avoiding further damages to the unit due to the reasons mentioned in this paragraph, as well as to the units below and adjacent to the flooded unit.

Therefore, all Unit Owners must provide the Management Office with a set of keys to his/her Unit (whether it is rented or inhabited by the Owner) to be able to access the unit in case of an emergency. Also, the Association shall have the right of entry in a Unit for the purpose of inspecting same in the event of a possible violation of the "Architectural Control" section on page 1 of this Handbook. Additionally, the Association shall have the right to enter a Unit for its inspection prior to the approval of a prospective buyer and/or tenant in order to determine if an architectural change has taken place in such Unit. (See: "Unit Access" on pp. 43-44)

UTILITIES AND OTHER SERVICES:

a) **WATER.** The cost of water for each Unit is included in the monthly assessment for operation of the common elements. Water is supplied by Miami-Dade Water and Sewer Authority. Sewage is fed into Miami-Dade Water and Sewer Authority sewer lines and charges for treatment of sewage are included with the bills for the cost of water.

b) **TRASH.** Trash is to be disposed down the chutes located in each building and is picked up by a private sanitation company three (3) times a week.

c) **ELECTRICITY.** Electricity for heat, light, cooking and hot water is supplied by Florida Power & Light Company. Unit Owners are billed directly for electricity used in their Units.

VIOLATION NOTICES: The Management Office on behalf of the Association shall take such actions and provide such notices to the Resident as may be necessary on a case-by-case basis in connection with a violation committed. The Owner of a Unit shall be subject to a reasonable fine when restrictions are violated. The Association's Bylaws, as amended, provide in part, that the violator may be subject to a fine of up to \$100.00 per violation and the fine may be levied on a daily basis for any continuing violation, provided that no such fine shall in the aggregate exceed \$1,000.00.

WATER RESTRICTIONS: Water and sewer bills for the community are paid by the Association. Residents, therefore, please be conscious of water conservation methods that will assist in reducing overall costs. When conditions warrant, the Management Office will alert Residents of any building which shows a higher-than-average water consumption in order that the Residents may check for leaks or running toilets as a prelude to possible door-to-door maintenance inspections and/or underground pipeline excavations.

WATER SHUT-OFF VALVES: Kitchen shut-off valves are located below the sink. Shut-off valves for the bathroom sink and tub can be found under the basin. The valve for the toilet is directly below the tank. The hot water shut-off valve for the entire Unit is near the water heater. Residents who require complete water shut-off in their Unit due to plumbing renovations must contact the Management Office at least 48 hours in advance and must hire a certified plumber. Water shut-offs are ONLY available Monday to Friday from 10:00am to 12:00 noon. Notifications for water shut-offs are posted on building bulletins 48 hours in advance; in case of emergency or short notice, they are sent via door flyers to the building. PLEASE READ ALL THE NOTIFICATIONS SENT BY MANAGEMENT OFFICE.

II. INTRODUCTION TO RULES AND REGULATIONS

The Rules and Regulations are meant to provide uniformity and quiet enjoyment throughout The Village of Kings Creek Condominium.

The Rules and Regulations hereinafter enumerated shall be deemed to be in effect until such time as they are amended by the Board of Directors and shall apply to and be binding upon all Association members ("Unit Owners"). Unit Owners shall obey the Rules and Regulations and shall use their best efforts to see that the Rules and Regulations are observed by their lessees, Guests, and any other persons for whom they are responsible or over whom they exercise control. Violation of the Rules and Regulations shall subject the violator to any and all remedies available to the Association and other Unit Owners under the provisions of the Association's Declaration of Condominium, the Articles of Incorporation, the By-laws and applicable Florida law, including, but not limited to, suits for money damages, injunctive relief or any combination thereof. The Association shall be entitled to recover any and all court costs incurred by it, together with reasonable attorney's fees against any person violating the Rules and Regulations, if it becomes the prevailing party. The Association shall have the right to suspend voting rights in the event of failure of a Unit Owner to so comply. The Board of Directors may, from time to time, adopt or amend the Rules and Regulations. Any waiver, consent, or approval given pursuant to the Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered a waiver, consent or approval in identical or similar situations.

III. DEFINITIONS

All defined terms shall have the meaning ascribed to them in the Declaration of Condominium of The Village of Kings Creek Condominium Association, Inc. ("Declaration").

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IV. ENFORCEMENT OF RULES AND REGULATIONS; FINES

1. Pursuant to Article X of the Declaration, the Board of Directors may proceed at law or in equity for enforcement, for damages or to take possession of a Unit or for any other relief against any Unit Owner or occupant who violates any provision of the Declaration, By-laws or Rules and Regulations of the Association. All expenses of the Board, including attorneys' fees and costs, and all damages and interest at the highest rate allowed by law shall be assessed against the defaulting Unit Owner.

2. Pursuant to the Association's By-laws, as amended, a violation of the Declaration, the By-laws or Rules and Regulations of the Association shall subject the Owner of a Unit or its occupant, licensee or invitee, to a fine of up to \$100.00 per violation, and said fine may be levied on a daily basis for any continuing violation, provided that no such fine shall in the aggregate exceed One Thousand Dollars (\$1,000.00). The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing after reasonable notice of not less than fourteen (14) days. Said notice shall include a statement of the date, time and place of the hearing, a statement of the provisions of the Declaration, By-laws, or Rules and Regulations which have allegedly been violated; and a short plain statement of the matters asserted by the Association. The hearing shall be held before a committee of other Unit Owners. The committee shall consist of not less than five (5) Unit Owners appointed by the Association's Board of Directors. A quorum of the committee shall consist of not less than three (3) members present at any committee hearing and majority vote at the committee hearing shall have an opportunity to respond, to present evidence and to provide written and oral argument on all issues involved and shall have an opportunity at the committee hearing to review, challenge and respond to any material considered by the Association committee.

3. Pursuant to Article V of the Declaration, the Association shall have a lien against each Unit for any unpaid assessments against the Unit Owner thereof, and for interest accruing thereon, which lien shall also secure reasonable attorney's fees incurred by the Association. Said lien shall continue in effect until all sums secured by the lien, together with all costs incurred in recording and enforcing said lien, shall have been paid. All such liens may be foreclosed by suit brought in the name of the Association in like manner as a foreclosure of a mortgage on real property. The Association may also, at its option, sue to recover a money judgment for unpaid assessments without thereby waiving the lien securing the same.

V. NOTICE AND DETERMINATION OF VIOLATIONS

1. Violations shall be reported to the Board of Directors or the Management Office.

2. The Board of Directors, through the Association's Management Office, shall give written notice to the Unit Owner who is in violation of the Rules and Regulations. The notice of violation shall be issued under the supervision of any officer of the Association, the Office Manager or the licensed Community Association Manager.

3. Determinations of violations of the Rules and Regulations shall be solely within the power and jurisdiction of the Board of Directors.

RULES AND REGULATIONS

A “Resident”, as set forth in these regulations, is a person who has been registered at the Management Office and has been approved by the “Association” to live in the Unit whether it be an Owner or a Tenant.

ADVERTISEMENTS: (See “Signs, Notices, Etc.”, “Written Statements” & “Printed Material”). Unit Owners are invited to submit Real Estate, “For Sale” or “For Rent”, listings to the Management Office for compilation in a monthly bulletin. No other type of advertisement is allowed on any part of the Common Elements. No Soliciting is allowed.

AIR CONDITIONING:

1. A valid Certificate of Insurance naming The Village of Kings Creek as the Certificate Holder and Additional Insurer along with a valid active occupational license is required from all companies and/or service representatives at all times whether they are coming to repair or install an air conditioning unit or to repair or install a new condensing unit or an air handler in the Unit. The Certificate of Insurance needs to be emailed directly from the insurance company. In addition to evidencing the existence of appropriate liability insurance coverage, the Certificate must also evidence the existence of worker’s compensation insurance coverage in accordance with all applicable laws (except to the extent that the particular insured is exempt from the requirement of maintaining such coverage under applicable law, in which event said insured must provide the Association with sufficient proof of such exemption which explicitly sets forth the individuals who are exempt). This information, together with a copy of the driver’s license of the exempted employee, needs to be on file in the Management Office. Any damage caused to the Common Elements due to the repair and/or installation of a unit shall be the Unit Owner’s responsibility in the event of the Unit Owner’s negligence or failure to follow the rules and regulations of the Association, as set forth above. Unit Owners, Residents and/or occupants will not be allowed access to the roof. Only the repairmen repairing or installing the air conditioning unit are allowed access to the roof.

2. The maintenance, repair and replacement of all Residential air conditioner are the express responsibilities of the Unit Owner. Suggested condensing unit sizes are as follows: One Bedroom - 1 Ton; Two Bedrooms - 2 Tons; Executive Models - 3 Tons.

3. In the event a new air conditioning unit needs to be installed, a County permit, which calls for the inspection of the unit after installation, must be obtained from Miami-Dade County. Such County permit must also be obtained for the installation of a new condensing unit and/or air handler. No postcard permits will be accepted. A crane must be used to remove the old unit and raise the new unit to the roof. The crane company must comply with the same Certificate of Insurance-requirements as the air conditioning company. When replacing only the air handler inside a unit, a regular County permit which calls for the inspection of the unit after installation must be obtained from Miami-Dade County. The old air handler must be taken to the truck or van of the company making the installation prior to installing the new unit and must not be left on the catwalks/corridors of the building. The same applies when replacing the compressor. No equipment and/or tools are allowed on the catwalks while a unit is being repaired or installed. Cleaning of air conditioning coils is strictly prohibited anywhere in the Common Elements.

4. Access to the Roof is allowed between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday. All repairs on the roof must be completed by 6:00 p.m., Monday through Friday. Access to the Roof on Saturday is allowed between the hours of 9:00 a.m. to 12:00 Noon. On Saturdays, repairs on the roof must be completed by 2:00 p.m. Installations are not allowed on Saturdays except by previous approval and appointment with the Management Office. Air conditioning repairs are not allowed on Sundays and/or holidays.

ANTENNAS: No television antenna may be installed or erected on the roof or exterior walls of balconies or balcony railings of the Unit by any Unit Owner or Tenant.

ATTIRE: Association Members and their families, lessees and Guests shall not appear in or about, or use the recreational facilities or other common facilities, except in appropriate attire. For purposes of this regulation, "appropriate attire" is defined as clothing and/or garments which are proper, fitting and/or suitable for a particular person, condition, occasion or place. Association Members attending a Board meeting or any other function to which Association Members are invited to, or participate in, shall be dressed properly. This dress code shall be enforced specifically in meetings of the Board of Directors. Absolutely no indecent or revealing attire shall be allowed at Board of Directors' meetings and/or in or about the recreational facilities or other common facilities of the Condominium Property. Shirts and shoes must be worn when visiting the Management Office, otherwise you will be asked to leave.

BALCONIES: **BALCONIES ARE A LIMITED COMMON ELEMENT THEREFORE THE ASSOCIATION HAS THE ABSOLUTE AUTHORITY TO ALLOW OR DISALLOW ANY ITEM PLACED IN BALCONIES.** Balconies are NOT the property of the Unit owners. An item that, in the Administration's sole discretion, is deemed to be an eye sore or a hazard to the safety of the Condominium Property or the Rules and Regulations will be asked to be removed immediately by the Association. Fines will be imposed for non-compliance.

Only weather-resistant patio furniture is allowed on balconies. Weather-resistant furniture is limited to one table and up to two (2) chairs of the same model and color. Tables may be round or square but not bigger than 30" wide or in diameter. A table cannot stand alone without one or two chairs. However, one or two chairs may stand alone without a table. Balconies may not be used for storage. Any item that does not fit in your Unit, or does not go with your decor, please dispose of it and do not store or use it in the balcony. Barbecue grills of any kind whatsoever, or any other kind of cooking device, garbage cans, mops, brooms, patio umbrellas, storage bins, torches, sofas, bar stools, dining room chairs, hammocks, supplies of any kind, bicycles, coolers, appliances, refrigerators, children's toys, or other such articles are not allowed in balconies. Storage of bicycles, tricycles, exercise bicycles or any other type of exercise equipment in the balconies is strictly forbidden. Balcony railings and/or furniture on the balcony may not be used for hanging towels, clothes, rugs, laundry or items of any kind. Plastic patio chairs or any other type of patio chairs cannot be stacked or left folded in balconies. Balconies must be kept free and clear of debris and other unsightly objects. Balcony floors may NOT be tiled. Balcony floors may not be covered with any type of carpeting or artificial turf. No item may be placed in a way so that it can fall from windows, balconies or railings. No fires, cooking devices or other devices which emit smoke or dust shall be allowed on any balcony. Cooking and/or barbecuing is never allowed on the balconies, including during periods of power failure resulting from storms, hurricanes and any other reason. Absolutely no plants of any size, real or artificial are allowed in balconies. In the event of

a hurricane warning, all patio furniture must be brought in from balconies. The Association shall have the right to enter any Unit for the purpose of removing any patio furniture from the balconies. No Unit Owner or his/her Tenant may install light fixtures, cameras, shelving, mirrors, decorative items, curtain rods and similar household items to the balcony walls. Holiday lights are only allowed to be displayed on the balconies from Thanksgiving Day through January 6th, inclusively. All decorative holiday lights and decorations must be removed from the balconies by January 7th.

A Unit Owner shall not cause or permit the enclosure, either partially or entirely, of any balcony or other exterior portions of any Unit. Balcony railings may not be enclosed with any material including but not limited to trellises, screens, wooden panels, etc. The only hurricane shutters allowed to be installed on the balconies' glass sliding doors are accordion shutters. All installations of accordion hurricane shutters must be in accordance with the specifications of the Association and must match the color which has been approved by the Association. Permanent installation of steel panel shutters is not permitted. Steel panels are allowed to be installed immediately prior to a hurricane and must be removed immediately following the hurricane. All screws and hardware necessary to affix the steel panel shutters to the walls of the balcony must be likewise removed and the walls brought to pre-installation condition immediately following the hurricane, at the Owner's expense. No one is allowed to store steel panel shutters on the balconies. (See: "Hurricane Shutters")

Indoor/outdoor carpeting or any type of tile floor coverings on Balconies are strictly prohibited because they retain humidity and can cause major concrete damage. Cages of any kind, with or without birds or other living creatures inside, are strictly prohibited in Balconies. When cleaning the Balcony or balcony floor, it is strictly prohibited to run water or water containing cleaning chemicals (such as Clorox, Pinesol, etc.) down the Balcony to the ground. Running water down the Balconies when cleaning balcony floors is strictly prohibited except while it is raining.

Construction equipment or materials cannot be left overnight outside on the balconies. Everything must be stored inside the Unit by 6:00 p.m. each day and the balcony must be in full compliance with the terms set forth in the Regulation governing balconies. NO ITEM (including, but not limited to, furniture, appliances, household goods, construction material, etc.) is allowed to be moved into or out of the Unit (on whichever floor located) through the Unit's balcony.

BARBECUES: Barbecue grills of any kind, cooking devices, urns or other equipment which holds fire are not allowed to be stored or used on the balconies. Barbecuing or any other type of fire is strictly prohibited on balconies or in any common area in accordance with the National Life Safety Code (NAPA 101, Chapter 19), governing multi-story dwellings.

Barbecuing is only allowed in the existing green areas prepared for barbecuing next to the canal. These areas were built for the pleasure and enjoyment of all Residents. It is, therefore, the obligation of the people using this amenity to make sure that the area around the barbecue is left clean of debris. A maximum of 10 people (including children) are allowed in the barbecue areas between the hours of 10:00 a.m. and 7:00 p.m. daily whether you are cooking or not. Only the barbecues that are already installed in the Common Areas of the Condominium Property may be used. Please do not bring additional personal, portable barbecues to the barbecue areas. Parties are not allowed in the barbecue areas. No balloons are allowed to be placed in the barbecue areas. Radios, boom boxes or any other form of music is strictly forbidden in the barbecue areas. No alcoholic beverages are allowed anywhere in the Common Areas, including the barbecue areas.

Persons found violating the *no alcoholic beverage* regulations will not be allowed to remain in the barbecue areas.

BICYCLES, TRICYCLES, MOTORIZED UNITS, ETC: For safety reasons, no one is allowed to ride bicycles on the catwalks and/or courtyards of buildings, any common area of the property or when entering or exiting a building. Bicycles cannot be operated on the parking areas, except when entering or exiting the Condominium Property. Bicycles must be kept in the bicycle storage rooms or inside the apartment when not in use. Storage of bicycles is only allowed in the Bike Rooms. Any other item found in the Bike Rooms will be removed and brought to the Management Office. Storage of bicycles, tricycles and exercise bicycles on balconies is strictly prohibited. Bicycle storage room keys are available for a fee from the Management Office, which fee shall be partially refunded upon return of the key to the Management Office. Residents are responsible for clearly labeling their property and providing their own locking device. All bicycles found in the bicycle storage room without a VKC decal (sticker) will be removed. The Association will not be responsible for damage to bicycles while in storage. Motorcycles, bicycles or any other type of motorized units of transportation or recreation that operate with gas, fuel or any other type of flammable material shall not be allowed to be stored inside any Unit or in the Bike Room.

BULLETIN BOARDS: Only official Association announcements are posted on the bulletin boards located on the first floor of each building. No other information can be scotch-taped or placed in any manner on the outside of the bulletin boards.

CAR COVERS AND RACKS: Residents and/or their Guests are not allowed to use a car cover of any kind whatsoever over the cars, SUVs, trucks or vans they are driving, while parked at the Association Property. All bike racks MUST be approved by the Management Office. Only standard bike racks will be considered. Canoe, kayak or other sporting racks may not be permanently installed on parked vehicles.

CAR REPAIRS AND CAR WASH: (See: "Repair of Vehicles") CAR WASHING OR CLEANING IS NOT ALLOWED ANYWHERE IN THE PROPERTY.

CARPETING (Cleaning and Installation): Working hours for carpeting installations are from 8:00 a.m. to 6:00 p.m., Monday through Friday and 9:00am to 6:00pm on Saturdays. Carpeting installations are not permitted on Sundays and/or holidays. Commercial passes for carpet installation purposes can only be issued on the same day, but must be scheduled ahead of time with the Management Office, at which time a refundable deposit fee of \$100.00 will be required to cover damages caused to common elements, if any. Inspections will be performed before and after the installation of carpeting. The refundable deposit will be returned after final inspection. No vehicles are allowed in the Property's green areas while the carpet of a Unit is being cleaned (professionally or otherwise). These vehicles can only park in the parking areas. When installing carpeting, no cutting of carpeting will be allowed in any part of the common elements of the Condominium Property, including the parking lot, hallways and courtyards of the buildings. It is absolutely prohibited to dispose of the old carpeting and padding by throwing it over the balcony to the ground floor. The carpeting being replaced, as well as the old padding, must be disposed of by the installer of the new carpeting.

Please do not use the building trash dumpster to dispose of the old carpeting or of the debris and/or remnants of the new carpeting being installed. Catwalks cannot be obstructed with rolls of

carpeting, debris and/or remnants or any carpeting installation tools and equipment before, during or after the installation process. Any damage to the elevators or to any other part of the common elements and the cost of repairing it will be the responsibility of the Unit Owner. Placement of outdoor carpeting or other floor coverings, such as artificial turf, is strictly forbidden on the balcony floors.

All hoses must be in perfect condition when they are being used by a Resident or other person in the course of cleaning carpet, and such Resident or other person shall not permit any water or chemical solutions to leak on the corridors or any Common Elements during such time. Any Resident or other person using a leaking hose in a manner contrary to the provisions of this paragraph will be asked to immediately cease such activity until the hose has been fixed or replaced by a new hose. Any damage caused as a result of any violation of the provisions of this paragraph by any Resident or other person shall be the responsibility of said Resident or other person at his or her own expense.

CATWALKS/WALKWAYS: Catwalks and walkways shall not be obstructed in any manner. Doormats, rugs, furniture, signs, plants, shoes or other items that may obstruct the catwalks and/or walkways are not permitted. Sitting in the hallways or catwalks is not permitted at any time. No bicycle and/or tricycle, motorcycle, skates, roller blades, skateboards, motorized or non-motorized scooters, etc., can be operated or parked for any length of time on the catwalks and walkways of buildings. Catwalks cannot be obstructed with any kind of construction, installation or repair tools, objects or materials used for any kind of installation, construction or repair inside an apartment, including, but not limited to, the installation of tiles, carpeting, air conditioning, kitchen cabinets, bathroom fixtures, etc., before, during or after the construction, installation or repair process. Residents moving in or out of the property are not to temporarily store or place any item being moved on the catwalks, hallways, entrances to the buildings, and/or parking areas.

CHILDREN: Children under twelve (12) must be supervised by an adult (i.e., an individual 18 years or older), at all times when utilizing common element property, particularly the swimming pools. Children are only to play in the park next to the Master Association Community Building with an adult's supervision and shall not be permitted to play ball, or wear skates and/or roller-blades, or ride bicycles, go carts, skateboards and/or scooters on catwalks, walkways, courtyards, parking lots, elevators, lobbies, vestibules, stairways or any of the Common Areas of the Condominium Property. Specifically, football, baseball and/or any other type of athletic or physical game is strictly forbidden to be carried anywhere in the green areas including, but not limited to, alongside the Snapper Creek Canal, in the green areas between the buildings or in the parking areas. Unit Owners are ultimately liable and responsible for the repair or replacement of any damage and/or vandalism caused to common element property by them, their children and Guests, or by their tenants, children and/or children visiting their Unit. Vandalism includes, but is not limited to, relieving themselves in the elevators and laundry rooms, cutting the patio furniture straps, scratching or painting graffiti on building walls or any surface of the Common Areas, leaving garbage in the trash cans in laundry rooms which, except for the trash cans on the first floors where junk mail can be thrown away, are provided only to throw away lint from dryer, empty liquid soap bottles and other related laundry items, leaving garbage on floor of trash rooms, or any other part of the Common Areas. Children of Unit Owners, Residents, their families and Guests shall not deface, remove or destroy, any elements of the Common Areas.

CLUBHOUSE: (See: "Village Clubhouse, The")

COMMON ELEMENT PROPERTY (or “Common Areas”). (See: “Children” and “Signs”). “Common Elements”, pursuant to F.S. 718.108, includes within its meaning “the Condominium Property which is not included within the Units.” No sign, advertising notice, posters, banners, cameras, doorbells, rings or the like etc. or other lettering shall be exhibited, displayed, inscribed, painted, taped or affixed in or upon any part of the Condominium Property referred to as the Common Areas, including the entrance door, windows and glass sliding doors of the Unit. Any unit owner who, with Association approval, alters or changes the cylinder of the door lock MUST provide a new key to the management office. ONLY one key for top and bottom locks is permitted. “For Sale” or “For Rent” or any other real estate-related signs are not permitted to be displayed on the balconies, sliding glass doors, windows or anywhere else within the common element areas of the property. ONLY neutral color levolors, venetian or vertical blinds are allowed on windows and sliding doors. No one is allowed to hold an Open House when selling or renting a Unit. Units being sold or rented must be shown by appointment only.

Christmas, Chanukah and holiday decorations and lighting are only allowed on balconies from Thanksgiving Day until the 6th day of January of the following year. No Christmas or other holiday posters or door covers are allowed to be glued, pasted or attached with tape to the entrance door or to the glass sliding doors. Decorative wreaths are only allowed to be placed on the entrance door during these specific holidays: Christmas, Chanukah, Easter, Thanksgiving and Halloween. Wreaths must be hanging from the type of holder that goes over the top of the door; wreaths may not be hung by using tape, any type of adhesive, or hammering a nail or hanging device on the door.

A Unit Owner and/or a Resident and their families, Guests and agents shall not damage, destroy or deface any part of the Condominium Property. Any damage to buildings, recreational facilities and/or the Common Areas or equipment caused by the Unit Owner, the Residents, their families and/or Guests, and their respective children, shall be repaired at the Unit Owner’s expense.

There shall be no solicitation by any person anywhere in the Condominium Property (including solicitation by Residents), for any cause or any purpose whatsoever. Residents must always carry on them their valid VKC Identification Card while in the common areas.

Placing and/or posting of any unsigned flyers, pamphlets, printed materials, advertisements, written statements and/or letters, etc. (for political, business or for any other reasons) on any parked vehicles within the community or upon any common areas, including the Residents’ Unit number plaques next to the Units’ entrance doors, is strictly prohibited. (See: “Printed Material”)

Any item pasted, glued, attached, taped or adhered to the entrance door, door frame, window or sliding door of the Unit will be asked to be removed immediately by the Association through its Management Office. ONLY neutral color levolors, venetian or vertical blinds are allowed on both windows and sliding doors. No plants are allowed to be planted in the Common Areas without the prior approval of the Management Office.

It is strictly prohibited for vehicles of any type to obstruct the entrance of buildings at any time and to obstruct access to any of the parking spaces in the property. Lobbies, vestibules, walkways, stairways and facilities of the Condominium Property of a similar nature shall not be used for storage.

All meter rooms are locked and may not be entered by Residents. If emergency services are needed, please contact the Security Guard.

COURTYARDS: Courtyards may not be used for social parties. Residents are prohibited from planting any foliage in the common element property without the express written consent of the Association. Children and adults are absolutely not allowed to play in the courtyards at any time. Neither children nor adults shall be permitted to play ball, or wear skates and/or rollerblades, or ride bicycles, go carts, skateboards and/or scooters, in the courtyards. Food and/or alcoholic beverages are never allowed in the courtyards. No noise of any kind is allowed on the courtyards at any time.

DAMAGE TO UNITS AND/OR COMMON ELEMENTS: Each Unit Owner shall, within 24 hours, perform all maintenance and repair work required within such Unit Owner's own Unit that, if omitted, would affect any Common Elements or any portion of the property belonging to other Unit Owners. Each Unit Owner shall be responsible for all damages and liabilities that any failure or negligence to maintain or repair may engender.

DELIVERIES; PACKAGES: The Management Office shall not accept any goods, packages or mail for Residents unless previously arranged between the Resident and the Management Office. If the Management Office decides to accept such goods, packages or mail for the Resident, the Association shall not be responsible for the loss of, or damage to, any such property, even though such loss or damage may occur through the carelessness or negligence of the employees of the Association.

DUCK FEEDING: Residents are prohibited from feeding ducks anywhere on the Condominium Property. According to the **Florida Fish and Wildlife Commission**, it is illegal to let the muscovy ducks run loose. They consider muscovy ducks to be undesirable in the wild because of their potential to **transmit diseases** (such as the AVIAN INFLUENZA) or interbreed with Florida's native waterfowl. Furthermore, muscovy duck populations can increase quickly, which can lead to conflicts between neighbors, excessive nutrient loading in small ponds, and messy sidewalks and driveways. **For more information on the prohibition of releasing or relocating muscovy ducks, please see the Federal Control Order below (50 CFR 21.25 (b)(8)(i) and 50 CFR 21.54, paragraph c). RESIDENTS WILL BE FINED IF SEEN FEEDING DUCKS IN THIS CONDOMINIUM PROPERTY.**

ELECTRICAL REPAIRS IN UNITS: A valid Certificate of Insurance naming The Village of Kings Creek as the Certificate Holder and Additional Insurer along with a valid active occupational license is required from all plumbing companies and/or service representatives at all times whether they are coming to repair, remodel or install any electrical equipment. The Certificate of Insurance needs to be faxed or emailed directly from the insurance company. In addition to evidencing the existence of appropriate liability insurance coverage, the Certificate must also evidence the existence of worker's compensation insurance coverage in accordance with all applicable laws (except to the extent that the particular insured is exempt from the requirement of maintaining such coverage under applicable law, in which event said insured must provide the Association with sufficient proof of such exemption which explicitly sets forth the individuals who are exempt). This information, together with a copy of the driver's license of the exempted employee, needs to be on file in the Management Office. Any damage caused to the Common Elements due to the repair and/or installation shall be the Unit Owner's responsibility in the event of the Unit Owner's negligence or failure to follow the rules and regulations of the Association, as set forth above. Any

damage caused to the Common Elements due to the negligence of such electrician shall be the Resident's responsibility.

ELECTRICAL ROOMS (METER ROOMS): Access by Residents and/or their respective electricians to the Electrical Rooms, also known as Meter Rooms, is strictly prohibited, unless accompanied by the Security Guard. The Resident who is in need to turn on the switch of his/her Unit's FPL meter, should call the Security Guard and ask to be escorted to the Electrical (or Meter) Room where his/her Unit meter is located. Only the VKC Maintenance crew, the FPL and BellSouth crews, the Fire Alarm maintenance company and the Association's hired Electrician(s) are allowed to enter the Electrical (or Meter) Rooms without being accompanied by the Security Guard.

ELEVATORS: Elevator malfunctions or acts of vandalism should be immediately directed to the Management Office. Smoking and putting up any kind of flyer, advertisement, or written statement on elevators is strictly prohibited. The elevators are part of the common elements. Defacing the elevators by doing graffiti, writing on their walls and doors with markers, paint or pen, or pasting or scotch-taping flyers will damage the paint on the door and the Formica inside the elevators. It is a criminal offense to deface and/or break the frame enclosing the county elevator inspection certificates and the destruction or removal of same. Anyone who is found urinating an/or defecating inside the elevator is subject to being arrested. If said individual is a renter his/her Lease will be considered null and void and said individual will be asked to vacate the premises immediately. Anyone who is found doing any one of these acts, also will be fined by the Association.

EXTERIOR APPEARANCE: Exterior appearance of all Units must be kept in a like and uniform manner. The Common Elements shall not be painted, decorated or modified by any Unit Owner or Resident; and no awnings, screen doors, wrought iron bars, enclosures of any kind, exterior window guards, light reflective materials (i.e., foil paper), french doors or windows, hurricane or storm shutters, ventilators, fans or air-conditioning devices and/or any exterior or interior changes that may affect in any way or form the exterior appearance of a Unit shall be installed, placed or used in or about the Unit except with the prior written approval of the Board of Directors, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Board. All specifications adopted by the Board shall comply with the applicable building code. Notwithstanding any provision in the Condominium Documents to the contrary, the Board shall not refuse to approve the installation or replacement of hurricane shutters conforming to the specifications adopted by the Board. Balcony floors may be tiled or painted gray. Balcony floors may not be covered with carpeting.

Any architectural improvement which might impair the structural integrity of any building or may change the exterior appearance of a Unit, such as security enclosures of any shape or form (including, but not limited to, security screen doors, wrought iron bars, aluminum bars, trellises, security meshes, etc.) which can be seen through the window or the glass sliding door are strictly not allowed.

Any item pasted, glued, attached or taped to the entrance door, door frame, window or sliding door of the Unit will be asked to be removed immediately by the Association through its Management Office. NO ITEM (including, but not limited to, signs, posters, banners, decals, stickers, ornaments, notices, photographs, pictures, religious and/or political material, cameras, doorbells, rings or the like, advertisements or other lettering, shall be inscribed, attached, glued, taped, exposed on and/or adhered to any window, glass sliding door, door frame, entrance Unit door or

other exterior part of a Unit or on any of the Common Elements, nor shall anything be projected out of any window, balcony or glass sliding door in a Unit at any time. ONLY neutral color levelors, venitian or vertical blinds are allowed on windows and sliding doors. Display of Real Estates signs such as "For Sale" "For Rent" and "Open House" are strictly forbidden anywhere within the common elements areas of property. (See: "Balconies"; See: "Common Elements"; See: "Interior of Units"; See: "Printed Material.")

FITNESS CENTERS: The Fitness Center located at 7818 Camino Real, near Pool #4, between Buildings "T" and "O", shall be used by men only and shall be referred to as the Fitness Center for Men (or the Gym for Men). The Fitness Center located at 7750 Camino Real, near Pool #2, between Buildings "E" and "F", shall be used by women only and shall be referred to as the Fitness Center for Women (or the Gym for Women). Hours are from 6:00 a.m. to 10:00 p.m., daily, for both Fitness Centers. The keys may be obtained at the Management Office. There will be a deposit fee for the use of the Medeco keys for each of the Fitness Centers, which fee is partially refundable at the time each key is returned to the Management Office. Children under the age of eighteen (18) are prohibited from entering the Fitness Centers. No radios and/or "boom boxes" of any type are allowed to be played in any of the Fitness Centers; individuals, however, may only use personal devices with headphones, air pods or the like, while in the Fitness Centers. **NO GUESTS ARE ALLOWED IN ANY OF THE FITNESS CENTERS.** Except for personal bottled water, no beverages (alcoholic or otherwise), food or smoking is permitted in either Fitness Center. No equipment shall be removed from the Fitness Centers. The Fitness Centers are for the use of Residents only, who shall always carry a valid VKC I.D. Card together with the key to the Fitness Center while he or she is using the Fitness Center designated to his/her gender. Residents in either one of the Fitness Centers who are unable to show a valid VKC I.D. Card and the Fitness Center key, will be asked to immediately leave the Fitness Center being used by such Resident(s). Residents using these facilities shall be responsible for returning the equipment to its proper place and leaving it in good working condition. Residents causing any damage to any of the Fitness Centers and/or the equipment contained therein, shall be responsible for the intentional or negligent damage to same. Residents violating the already-posted rules in both Fitness Centers will forfeit their gym key and will be denied access to them.

FLOORING INSTALLATION: Construction or repair work of any kind including but not limited to remodeling a Unit is strictly prohibited on Sundays and holidays. As per the Declaration of Condominium and these Rules and Regulations for The Village of Kings Creek, Article II, paragraph 2.05(b)(ii) tile, slate, ceramic, vinyl laminates, wooden floors, etc. in any portion of the Unit (other than in bath and powder rooms) shall obtain the written approval of the Association before making the installation and shall install a sound-absorbent under cushion to prevent the transmission of noise to the Unit below. The Association has the right to designate the type or types of insulation materials to be used. If, after inspection of a Unit, it is determined that it has not been properly insulated, the Association reserves the right to have the floor removed so that the proper insulation be laid. If the prior written approval of the Association is not obtained, the Association may, in addition to exercising any or all of the other remedies provided for in this Declaration for breach of any provisions hereof, require the Unit Owner to cover all non-conforming work with carpeting or require conforming work. Working hours for floor installations are from 8:00 a.m. to 6:00 p.m., Monday through Friday and 9:00am to 6:00pm on Saturdays. Flooring installations are not permitted on Sundays and/or holidays. Commercial passes for flooring installation purposes can only be issued on the same day, but must be scheduled ahead of time with the Management Office, at which time a refundable deposit fee of \$100.00 will

be required to cover damage caused to common elements, if any. Inspections will be performed before and after flooring installations. The refundable deposit will be returned after final inspection.

1. Material Requirements: The Association shall not approve the installation of any hard and/or heavy surface floor coverings unless the aggregate sound isolation and acoustical treatment carries a minimum Sound Transmission Classification (STC) of 72 or more, ["STC" means the measure of resistance of a building element such as a floor or wall to the passage of audible sounds; the higher the STC number, the better the sound barrier], and a minimum Impact Isolation Classification (IIC) of 70 or more [the transmission of impact noise can be controlled by isolation; the higher the "IIC", the better the impact insulation]. The Unit Owner shall install the foregoing insulating materials in a manner that provides proper mechanical isolation of the floor coverings from any rigid part of the building Structure, including the Unit's bathroom area. For the names of the products that meet the above specifications, please contact the Management Office.

2. Installation Requirements: The Unit Owner shall complete the Architectural Modification and Tile Installation Inspection Form and contact the Management Office when the insulation material is installed and prior to installing the actual floor covering, so that an inspection can be conducted to ensure that the installation complies with the specified standards above mentioned. At that time, the installation shall be inspected, approved or disapproved. To obtain a copy of the flooring installation approval form, please come to the Management Office.

Compliance with such standards is mandatory and shall be enforced for the benefit of all the Residents. Compliance may be enforced by the Association in the Circuit Court in and for Dade County, Florida, by an action seeking injunctive relief or specific performance. The undersigned acknowledges such rights and submits to the jurisdiction of the Dade Circuit Court for the enforcement of the standards described above. In the event that a judicial proceeding shall be necessary, the Association's costs to make the required corrections and Association's reasonable attorney's fees (including a trial and appellate fees) and court costs shall be charged against the Unit Owner, and such amount shall be secured by a lien in favor of the Association against the Condominium Unit and shall be enforceable in accordance with the terms of the Declaration of Condominium.

A copy thereof shall be maintained in the Association's records and may be used in any enforcement proceedings. No proposed transfer of title or lease of the Condominium Unit shall be approved unless the intended transferee or lessee shall have signed a copy of the Notice acknowledging the receipt thereof and such transferee's or lessee's agreement to abide by and be bound by the terms hereof.

3. Other Requirements: When replacing any type of floor covering, it is strictly prohibited to dispose the removed floor covering by throwing same down the chute in the trash room area, placing it in the trash dumpster on the first floor, or leaving same in the trash room floor or in any other common area in the Condominium Property, including the catwalks. The installation of any type of floor covering (including, but not limited to, ceramic tile, carpeting, Saltillo tile (Mexican tile), wooden floors, linoleum, etc.) can only be done Monday through Friday between the hours of 8:00 a.m. and 6:00 p.m. and on Saturdays from 9:00am to 6:00pm. Construction or any other type of work needed to be performed while installation and/or any other type of work is being done in a Unit is strictly prohibited to be done on the catwalks or parking area. Construction or any other type of work, such as cutting of tile, either by machine or otherwise, mixing of materials, or anything else related to the installation of tiles or the installation of any other kind of flooring, must be done within the confinement of the Unit or on the Unit's

balcony. It is strictly prohibited to use the catwalks or any Common Elements to perform work related to any kind of flooring installation before, during and after the installation process. Flooring material and/or equipment of any kind cannot be stored or left in the balcony area, on the catwalks, courtyards and parking area while installation/construction is going on or at any other time. Construction equipment/machinery and construction supplies, and or furniture are not to be left in the balconies overnight. All equipment, machinery and/or construction supplies are to be removed from the balconies and stored inside the Unit overnight. The balconies must be left in the conditions stated herein under "BALCONIES".

GUESTS: In order for a Guest to visit the Unit, the Unit Owner/Lessee must be occupying the Unit. Guests are not allowed to visit and/or stay overnight in unoccupied and/or vacant Units. No Temporary Guest Parking Passes will be issued when the Unit is unoccupied and/or vacant. All Guests are subject to the same Rules and Regulations governing Owners and/or Residents. Guests wishing to use the pools without being accompanied by a Resident, must obtain a "Temporary I.D. Pass" at the Management Office and must carry with them the valid VKC Identification card of the Resident they are visiting. (See "Parking Regulations" concerning "Guests", "Guest Parking Areas", "Temporary Guest Parking Passes" and any other regulation in this Manual that has to do with "Guests"). See also (See "Covenants, Transfers and Encumbrances of Units").

HOSES: Hoses cannot be connected at any time nor for any reason to the faucets located in the laundry rooms and the first-floor garbage room. These faucets are strictly for the use of the janitorial personnel.

HURRICANE PREPARATIONS: Each Unit Owner or Tenant who plans to be absent from his/her Unit during hurricane season, must prepare his/her Unit for the season prior to departure by:

1. Removing all furniture and other items from the balcony; and
2. Designating a responsible firm or individual to care for the Unit during said Resident's absence if the Unit shall suffer hurricane damage. The Resident shall furnish the name and telephone number of such firm or individual to the Management Office.

Unless otherwise approved in writing by the Board of Directors, all objects which are not attached to a balcony shall be removed during the hurricane season. Any unattached objects which remain on a balcony or terrace after the first official hurricane alert issued by the local weather bureau shall subject the Unit Owner and/or his Tenant to a fine and the Association shall have the immediate right of entry to the Unit in order to remove or secure said items.

If the windows and sliding glass doors are taped, the tape must be removed immediately after the hurricane. Residents must take care to remove all remnants of glue left on the glass after the tape is removed. There should be no glue marks visible on the glass.

HURRICANE SHUTTERS: The Association has approved accordion shutters as the only type of hurricane shutters to be used on exterior windows and/or glass sliding doors. With the exception of ground-floor Units, roll-up shutters shall be installed on bathroom windows that do not face the catwalk areas. All installation of accordion hurricane shutters must be installed in accordance with the specifications of the Association and must match the color beige which has

been approved by the Association. Permanent installation of steel panel shutters is not permitted. Steel panels are allowed to be installed immediately prior to a hurricane and must be removed immediately following the hurricane. All screws and hardware necessary to affix the steel panel shutters to the walls of the balcony must be likewise removed and the walls brought to a pre-installation condition at the Owner's expense, immediately following the hurricane. No one is allowed to store steel panel shutters on the balconies. Catwalks and Common Areas must at all times during the installation of the shutters be kept free of unnecessary boxes, tools, waste, etc. These areas must be returned to its original condition of cleanliness after the shutters have been installed. When Residents return to their Units, or if they stayed in their Units during the hurricane, we request that they open the shutters immediately after the hurricane. The requirements for shutter installation are as follows:

1. A letter from the Unit Owner to the Association requesting approval to install hurricane shutters must be submitted to the Management Office. This letter must specify where the shutters will be installed together with a copy of the Plan(s) being provided to the County.
2. A letter from the Unit Owner requesting approval of the shutter company from the Association together with a sample of the color being used must be provided to the Management Office prior to the Association approving the installation of the shutters.
3. Once the shutter company has been approved by the Association and prior to installation, the Unit Owner must come in person by the Management Office and show the shutters that are being installed so that the shutter color conforms with the sample previously provided to the Management Office. A Commercial Pass will be issued at that time for the installation of the shutters.
4. A Certificate of Liability, naming The Village of Kings Creek as the certificate holder and additional insurer, must be faxed directly from the insurance company to the Management Office. This must be done prior to approval.
5. Proof of Workmen's Compensation insurance must also be faxed directly from the insurance company to the Management Office. If the installer has an exemption, only those persons who are exempt must do the installation. This information must be provided prior to approval. Only the person named on the Exemption Certificate will be allowed to perform the installation. A copy of the driver's license of the individual doing the installation must be kept on file at the Management Office.
6. A DADE COUNTY PERMIT IS REQUIRED. The installer must be a State of Florida Licensed and Insured Contractor. The Management Office must be provided with a copy of the Occupational License.

Any damage caused to the Common Elements due to the repair and/or installation of a Unit shall be the Unit Owner's responsibility in the event of the Unit Owner's negligence or failure to follow the rules and regulations of the Association, as set forth hereinabove. No Unit Owners, Residents and/or occupants will be allowed access to the roof. Only the repairmen repairing or installing the hurricane shutters in the Unit is allowed access to the roof.

If access to the Roof is needed, it must be between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday. Installations are not allowed on Saturdays.

I.D. CARDS: All Owners and Residents are required to carry with them a valid VKC I.D. Card at all times while in the Common Elements of the Condominium Property for security purposes and for the Resident's use of any of the recreational facilities both at the Condominium Property and at the Master Association. For a nominal fee, VKC I.D. Cards are made at the Management Office only. VKC I.D. Cards shall remain the property of the Association at all times. VKC I.D. Cards for renters shall expire yearly on the date the Lease with the Unit Owner expires. At the time the renters apply for a new VKC I.D. Card, they must bring the new Lease Agreement to the Management Office. VKC I.D. Cards for Unit Owners shall expire every two years from date of issuance. Only I.D. Cards issued at the VKC Management Office will be considered a valid VKC I.D. Card. Guests must have a "Temporary Pass" which is provided at the Management Office for use at the pools or barbecue areas if not accompanied by a Resident. If the Guests are not accompanied by the Resident they are visiting, the Guests must carry with them the Resident's valid VKC Identification Card.

Residents cannot be "Guests" of other Residents at any time and under any circumstances while in the Common Elements of the Condominium Property. For example, if a Resident invites another Resident to the pool, each Resident must have his/her valid VKC I.D. Card with him/her while at the pool. If a Resident fails to provide his valid VKC I.D. Card upon request by the Security Guard or other authorized personnel, the said Resident will be asked to leave the premises.

All Guests must be accompanied by a Resident who must have his/her valid VKC I.D. Card while at the pool area. Guests who are not accompanied by a Resident with a valid VKC I.D. Card shall carry with them a Temporary Guest Pool Pass which can be obtained at the Management Office, together with a picture identification card (such as a driver's license) to show the Security Guard. The Resident and/or his/her Guest may obtain the Temporary Guest Pool Pass at the Management Office from 8:00a.m. to 4:00p.m. Monday through Friday; and from 9:00 a.m. to 12:00 Noon on some Saturdays. No Pool Parties are allowed.

INTERIOR OF UNITS: Construction or repair work of any kind including but not limited to remodeling a Unit is strictly prohibited on Sundays and holidays. No Unit Owner may make any structural additions or alterations to any Unit or to the Common Elements without prior written consent of the Board of Directors. Any Owner may fasten light fixtures, shelving, pictures, mirrors, objects of art, curtain rods and similar household items to the walls of a Unit, provided they may be removed without substantial damage to the Common Elements. Any architectural improvement which might impair the structural integrity of any building or may change the exterior appearance of a Unit, such as security enclosures of any shape or form (including, but not limited to, security screen doors, wrought iron bars, aluminum bars, trellises, security meshes, etc. which can be seen through the window or the glass sliding door), are strictly not allowed. Any architectural improvement which might impair the structural integrity of any building, or which may cause any unreasonable disturbance to others (such as relocation of walls, installation of tiles, exterior security systems, etc.) must receive approval from the Board of Directors during the planning stage. Architectural Change Forms may be obtained from the Management Office.

JACUZZI TUBS: Jetted tubs (jacuzzis) are, without exception, not allowed to be installed in any Unit (including the Executive Units).

LAUNDRY ROOMS: Larger buildings are provided with two card-operated laundry rooms on each floor. Small buildings have one laundry room per floor. Since the laundry equipment is serviced by an outside company, all malfunctions should be promptly reported to the Management

Office. Do not call the Laundry Company directly. Always call the Management Office to report any malfunctioning of these machines.

The use of electrical or water outlets in the laundry rooms are for the use of Association employees and staff ONLY. The use of these utilities is for the operation of the washer and dryer in each laundry room. Without exception, Residents are not allowed to use the electrical or water outlets for any reason whatsoever.

Tinting or dyeing clothing and/or any other item in these machines, is strictly prohibited. Please make sure that you immediately remove your clothes from the washer or dryer (once the cycle has completed) for the further use of other Residents. A Resident shall have the right to remove the clothes left in the washer or dryer after their cycles are completed and put it on the laundry table if such clothes were not removed by the Resident doing the washing or drying after the cycles of these machines are completed. For the peace and quiet of all Residents especially for those living in the Units facing the laundry rooms, laundry is strictly prohibited before 7 a.m. and after 10:00 p.m. daily. Water faucets in the laundry rooms are strictly for the use of the laundry machines or for the janitorial personnel. Garbage is not allowed to be disposed of in the trash cans in the laundry rooms except for junk mail which can be discarded on the first-floor laundry rooms only.

LEASES: No Unit Owner may convey any interest in a Unit by lease without prior approval of the Association and may not lease a Unit for a term of less than twelve (12) months. No Unit Owner may lease less than the entire Unit. No subleases shall be permitted. A Unit Owner intending to make a bona fide lease of his/her Unit or any interest therein shall give to the Association written notice of such intention, together with the name and address of the intended lessee(s) and all occupant(s), a copy of the fully-executed lease, and such other information concerning the intended lessee(s) as the Association may reasonably require. All lease(s) must include a covenant by the intended lessee(s) and occupant(s) to abide by all the terms and conditions of the Declaration, the Articles of Incorporation, the By-Laws and the Rules and Regulations of the Association currently existing or as subsequently amended. No person may permanently occupy the Unit if not first approved by the Association. In order for a Guest to visit the Unit, the Unit Owner/Lessee must be occupying the Unit. Guests are not allowed to visit and/or stay overnight in unoccupied and/or vacant Units. No Temporary Guest Parking Passes will be issued when the Unit is unoccupied and/or vacant.

Leases must be renewed on a yearly basis. It is mandatory to bring copy of the renewal lease to the Management Office for the Association's approval. Once the renewal lease has been approved, the lessee(s) must come to the Management Office to renew their VKC I.D. Cards. Any renewal of a lease shall require the submission of a written notice of the Unit Owner's intention to renew the lease to the Association a minimum of forty-five days (45) prior to the lease termination date, together with any information which has been modified from the originally submitted written notice, lease or such other information concerning the intended lessee(s) as the Association reasonably required. The submission of a written notice of the Unit Owner's intention to renew the lease shall be responded to in the form and time frames established hereinabove. No Unit Owner may renew a lease without the written approval of the Association. A lease shall not be considered a renewal if there is a modification of the party(ies) to the originally submitted lease; any such modified lease shall require full compliance with the provisions as stated above.

A copy of the current lease of a Unit is required to be on file with the Association. Lessees and all occupants are bound by the same rules and regulations as Unit Owners. No Unit shall be occupied unless the Owner of the Unit is in residence, unless an approved lease is on file with the

Association. In order for a Guest to visit the Unit, the Unit Owner/Lessee must be occupying the Unit. Guests are not allowed to visit and/or stay overnight in unoccupied and/or vacant Units. No Temporary Guest Parking Passes will be issued when the Unit is unoccupied and/or vacant.

MAINTENANCE FEES: (See: "Assessments Monthly")

MAINTENANCE, JANITORIAL AND STAFF PERSONNEL: Employees are under the supervision of the Management Office. All requests for service to be performed by such employees must first be approved by the Manager.

MOTORCYCLES: Residents who own motorcycles must obtain a "Resident Parking Decal" in order to be able to park in this community. Motorcycles are not to be operated on the Condominium Property, except for purpose of ingress and egress. Motorcycle engines may not be "revved-up" on the Condominium Property and must be operated with a muffler system in good operating condition to avoid creating excessive noise that would disturb other Residents, thus preventing the creation of a nuisance. Motorcycles are strictly prohibited from parking in spaces adjacent to buildings, from entering and parking inside the building and/or courtyard, and from being stored inside a Unit or in the Bike Rooms. Motorcycles are NOT permitted within fifteen (15) feet of any building, by order of the Florida Fire Marshall. Motorcycle users may cover their motorcycles as long as the cover is the appropriate size and only black or gray in color and the tag and/or Temporary Resident or Guest Parking are visible.

MOVING: Moving hours are from 8:00 a.m. to 6:00 Monday through Friday and Saturday from 9:00am to 6:00pm. Moving is not permitted on Sundays and/or Holidays. Moving passes can only be issued on the same day you move in or out but must be scheduled ahead of time with the Management Office, at which time a refundable deposit fee of \$100.00 will be required to cover damages caused to common elements, if any. The refundable deposit will be returned after inspection. Make certain that you move on the date that is written on the Moving Pass and on no other date because, if the date on the Moving Pass is not the date you are moving, you will not be allowed to move.

MOVING/DELIVERY VANS AND TRUCKS: (See: "Delivery Trucks and Vans" and also see "Moving Vans, Moving Trucks or any other Vehicle used for Moving Purposes" under "PARKING".)

NOISE: No Resident shall make or permit any unreasonable noise that will disturb or annoy other Residents, or permit anything to be done which will interfere with the rights, comfort and convenience of other Residents. The playing of stereos, loud bass speakers, pianos or other musical instruments, T.V.'s, entertaining or other loud activities such as moving around furniture, and the like, shall be kept to a minimum volume at all times, but more particularly between the hours of 9:30 p.m. and 9:30 a.m. of the following day. At all times, Residents should refrain from disturbing the peace of neighboring Residents.

Vehicles with noisy mufflers will not be allowed in the Property at any time and the Management Office reserves the right to request the Owner of these vehicles to remove them from the Property or to fix the situation within 30 days. Non-compliance will be subject to towing.

Residents/Guests driving vehicles that emanate loud music or resounding music due to large bass speakers (whether or not the vehicle's window(s) are down) shall refrain from doing so or they

will be subject to being fined. In the event it is a Guest, the Resident is responsible to request compliance or the Resident will be subject to being fined.

Construction or repair work of any kind including but not limited to remodeling a Unit is strictly prohibited on Sundays and/or holidays. Construction or repairs in Units which produce noise of any kind (such as tiling, drilling, hammering, etc.), will not be allowed between the hours of 6:00 p.m. to 8:00 a.m. the following day, on Monday through Friday and 6:00pm to 9:00am on Saturdays.

OBSTRUCTIONS: Entrances, sidewalks, driveways, parking spaces, passages, patios, courtyards, elevators, vestibules, corridors, catwalks, walkways and stairways shall not be obstructed in any manner at any time. Doormats, rugs, banners, furniture, signs, holiday displays, plants, drying clothes or other items that may obstruct the walkways are not permitted. When installing kitchen cabinets, carpeting, flooring of any kind or when installing or repairing a new air conditioning, or performing any type of construction, or moving, the catwalks and entrances to the buildings cannot be obstructed with carpeting, equipment, pallets of tile, tools, etc. It is strictly prohibited for vehicles of any type to obstruct the entrance of buildings at any time and to obstruct the access to any of the parking spaces in the property. Lobbies, vestibules, walkways, stairways and facilities of the Condominium Property of a similar nature shall not be used for storage.

ODORS: No noxious or unusual odors shall be generated in such quantities that they permeate to other Units and become annoyances or become obnoxious to another Unit Owner or Resident. Normal cooking odors, normally and reasonably generated, shall not be deemed violations of this regulation.

OPEN HOUSE: Open House showings in connection with the sale of a Unit, whether by a Realtor or directly by the Unit Owner, are not allowed. Sale of a Unit can be published in a local newspaper announcing that it will be "shown by appointment only" and can also be advertised in the community's monthly Bulletin which announces the "For Sale" and "For Rent" Units for a fee. The Unit Owner must advise his/her prospective buyers to park in a "Guest" Parking Space or to obtain a Commercial Pass at the Management Office, if applicable.

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PARKING.

It is the Resident's sole responsibility to advise their Guests about the Condominium Association's Rules and Regulations regarding Parking Regulations and specifically the Regulations concerning *Guest Parking and Commercial Vehicles.*

1. **Resident Parking Decal.** A "Resident" as set forth in these regulations is a person who has been registered at the Management Office and has been approved by the Association to live in the Unit whether he/she is an Owner or a tenant. All vehicles of Residents parked in the Condominium Property must have a "Resident PARKING DECAL". This permit consists of a decal containing a number that is placed on the outside top or bottom left-side corner of the rear glass window of the vehicle. For your protection, this decal shall be applied to the glass by an Association Representative only. Only Residents actually living all year round in the Condominium Property and owning a valid Florida driver's license and Florida license plate with a Florida Vehicle Registration will be issued a Resident Parking Decal. Residents with temporary tags, temporary driver license, or temporary vehicle registrations, will be issued temporary passes. Absentee Owners who lease their Units are not entitled to having a Resident Parking Decal, but a Temporary Resident Parking Pass will be issued to said absentee Owners in the event they wish to visit the property for extended periods of time. Only one vehicle is allowed per Resident with a valid driver's license and a Vehicle Registration to such vehicle issued in the Resident's name. There will be a \$25.00 refundable deposit for every Resident Parking Decal issued. Failure to return the Decal to the Management Office upon selling, repairing, replacing and/or disposing of his/her vehicle (including total loss due to an automobile accident) or moving out of the Property, such \$25.00 shall be forfeited. In the event Resident obtains a new vehicle and did not return the Decal of his previous vehicle to the Management Office, Resident must obtain a letter from the Dealer (on company letterhead) to whom the car was sold (or traded-in at purchase of a new car) confirming that the decal was, indeed, on the traded-in car. If the car was totaled in an accident, the Resident must bring proof in writing from the junkyard or any other place where the vehicle was disposed of. If the Resident's car was sold or given as a gift to a private party, Resident must obtain and bring to the Management Office a photograph of the sold/gifted car showing that the Decal was removed and thrown away and that it is, in fact, the same car (color, model, year, etc.) as the car sold/gifted. If the Decal has not been removed, the purchaser or receiver of that car should remove the Decal and send it to Resident for delivery to the Management Office. If a Bank or finance company repossesses the Resident's vehicle, they must bring proof of the repossessing company. If Resident was in an accident and the vehicle resulted in a total loss, Resident must provide the Management Office with a letter from the insurance company stating that the Decal was not able to be removed. If the vehicle was stolen the resident must provide a copy of the police report of theft and insurance release. In any of the above-mentioned events, if the Decal is not returned to the Management Office, Resident shall pay an additional \$25.00 refundable deposit for a new Parking Decal. If a Resident to whom a Resident Parking Decal was previously issued and is in the process of moving out of the Property, he/she must remove and bring the Decal to the Management Office before a Moving Pass is issued. If requested, a Temporary Resident Pass will be given. It is the resident's responsibility to ensure the Management Office has an updated registration so that decal records match. Vehicles with decal or temporary passes with tags that do not match office records will be subject to towing without warning. Vehicles with decal or temporary passes with altered or tampered-with decals or temporary passes will be subject to towing without warning. Vehicle repairs which may take more than thirty days will require return of the parking decal prior to obtaining a temporary parking pass for a loan, courtesy, rental or alternate vehicle for the resident during such repairs.

2. **Resident Parking Areas.** Vehicles with a Resident Parking Decal are not allowed to be parked anywhere on the property other than in the assigned Resident Parking Areas (**SPACES BETWEEN THE YELLOW LINES**). Vehicles without a Resident Parking Decal parked in a parking space between the **YELLOW LINES (RESIDENT PARKING)**, will be subject to immediate towing with no warning at Owner's expense. Resident Parking Areas cannot be obstructed or blocked at any time. Resident vehicles parked in the property obstructing two (2) parking spaces will be towed with no further warning at owner's expense.

3. **Temporary Resident Parking Passes.** A Resident must request a Temporary Resident Parking Pass from the Management Office whenever a Resident is temporarily driving a vehicle which is replacing his own. If the pass request is due to vehicle repair, if such repairs will take longer than thirty days, the parking decal must be returned until the repairs are completed. Once a Temporary Resident Parking Pass has expired, the Resident must obtain another Temporary Resident Parking Pass from the Management Office. **Resident vehicles found with expired Temporary Resident Parking Passes will be towed without warning at the Resident's expense. A Temporary Resident Parking Pass expires at 12:00 Midnight on the day specified in the Temporary Pass."** It is the resident's responsibility to ensure the Management Office has an updated registration so that records match. Vehicles with temporary passes with tags that do not match to office records will be subject to towing without warning. Vehicles with altered or tampered passes will be subject to towing without notice.

4. **Guest Parking Areas.** When a Unit Owner/Lessee is occupying his Unit, a Guest, other than an immediate family member, may occupy that Unit only for a maximum aggregate duration of fourteen (14) days in a twelve (12)-month period and only after obtaining a Guest Parking Pass from the Management Office. Guests are allowed to park for three (3) consecutive nights in the Guest Parking Areas during a period of 30 consecutive days, including the 30 nights of such days, **without** a Temporary Guest Parking Pass and without being towed. **Guests abusing this 3-consecutive-night rule by skipping a night and returning for 1 or 2 consecutive nights on a continuous basis and during a prolonged period of time will be considered a Tenant and will be forced to register with the Management Office, otherwise his/her car will be towed without further notice.** An "immediate family member" shall be defined as a Unit Owner/Lessee's spouse, parents, parents-in-law, brothers, sisters, children and grandchildren. On the third night, at 12:00 Midnight, a "Warning" sticker will be placed on the vehicle as a reminder. Once the Warning is placed on the vehicle, the Guest must either remove the vehicle from the property, or obtain a Temporary Guest Parking Pass from the Management Office. A Resident must immediately identify a new vehicle by registering it at the Management Office. Failure to remove the vehicle or failure to obtain a Guest Parking Pass will result in the vehicle being towed without further warning at the Owner's expense. Guest vehicles cannot be parked anywhere on the property other than in the assigned Guest Parking Areas (**SPACES MARKED "GUEST"**). A Guest parking more often than three (3) consecutive nights during a thirty (30)-day period will not be allowed to park in the Condominium Property and will be asked to register in the Management Office as a tenant of the Unit he/she visits. If the Guest refuses to register, he/she will not be allowed to park in the Property. (See subparagraphs "(ii) and (iii)" under "**Guests**" in the "Covenants, Transfers & Encumbrances of Units" Section.

Guests are allowed to park for three (3) consecutive nights in the Guest Parking Areas during a period of 30 consecutive days, including the respective 30 nighttime of such days, without a Temporary Guest Parking Pass and without being towed. Guest Parking Areas cannot be obstructed or blocked at any time. Guest vehicles parked in the property obstructing two (2) Guest Parking Spaces, will be towed with no further warning at Owner's expense. An unidentified Guest vehicle (**without** a Guest Parking

Pass) which is parked in a Resident Parking Space will be towed without warning, at the Owner's expense. If an identified Guest vehicle (**with** a Guest Parking Pass) is found parked in a Resident Parking Space, a "Final Warning" sticker will be placed on the vehicle. If after 24 hours of being warned this vehicle still remains improperly parked, the vehicle will be towed at the Owner's expense. Vehicles with a Resident Parking Permit Decal or a Temporary Resident Parking Pass parked on a Guest Parking Area will be given a 24-hour warning, thereafter said vehicles will be subject to towing without warning at Resident's expense. Guest Parking Areas cannot be obstructed at any time. Vehicles with altered or tampered passes will be subject to towing without notice.

IT IS THE RESIDENT'S SOLE RESPONSIBILITY TO ADVISE THEIR GUESTS ABOUT THE ASSOCIATION'S RULES AND REGULATIONS REGARDING PARKING REGULATIONS AND SPECIFICALLY THE REGULATIONS CONCERNING GUESTS AND COMMERCIAL VEHICLES.

5. Temporary Guest Parking Passes. Guests are allowed to park for three (3) consecutive nights during a 30-day period in the Guest Parking Areas without a Guest Parking Pass and without being towed. On the third night a "Warning" sticker will be placed on the vehicle as a reminder. Once the Warning is placed on the vehicle, the Guest must either remove the vehicle from the property, or obtain a Guest Parking Pass from the Management Office. Failure to remove the vehicle or failure to obtain a Guest Parking Pass will result in the vehicle being towed without further warning at the Owner's expense. **Temporary Guest Parking Passes will not be issued to unoccupied or vacant Units.** If a Guest is visiting a Unit or staying overnight for more than three (3) consecutive nights, the Resident must obtain a Temporary Guest Parking Pass for his Guest. **Guests abusing this 3-consecutive-night rule by skipping a night and returning for 1 or 2 consecutive nights on a continuous basis and during a prolonged period of time will be considered a Tenant and will be forced to register with the Management Office, otherwise his/her car will be towed without further notice.** The maximum time span for a Temporary Guest Parking Pass is thirty (30) days within a 12-month period for immediate family members (Owner/Lessee's spouse, parents, parents-in-law, brothers, sisters, children and grandchildren) and fourteen (14) days within a 12-month period for Guests other than an immediate family members. Once a Guest exceeds the above mentioned time limits, said Guest is considered a Tenant pursuant to Article VII of our Amended Bylaws, and will be asked to register, which means paying the registration fees and complying with all registration requisites with the Management Office, otherwise the Guest(s) will be asked to vacate the Unit. Guest vehicles found with expired Temporary Guest Parking Passes will be towed without warning at the owner's expense. **A Temporary Guest Parking Pass expires at 12:00 Midnight on the day specified in the Temporary Pass.** It is the resident's responsibility to ensure the Management Office has an updated registration so that records match. Vehicles with temporary passes with tags that do not match to office records will be subject to towing without warning. Vehicles with altered or tampered passes will be subject to towing without notice.

6. Commercial Vehicles. "Commercial Vehicles" are defined as any vehicle, including, but not limited to, vans and/or trucks, displaying a commercial license plate, and/or printing on it, and/or containing visible commercial equipment and/or supplies, tool box, storage box, any other type of supplies, any commercial-related boxes, trash, and/or such other vehicle as may reasonably be deemed a Commercial Vehicle in accordance with the normal and customary definition thereof. Cargo vans and vans without side windows behind the driver and front passenger seats are also considered Commercial Vehicles. Any and all flatbed trucks are also considered commercial vehicles. Vehicles having more than four (4) tires are also considered Commercial Vehicles. Vehicles with blank magnetic signs and/or covers covering the lettering and/or signs on trucks, vans, cargo vans and/or any other type of vehicle are also considered commercial vehicles.

Commercial vehicles are not allowed in the property under any circumstances unless a Commercial Pass has been issued to such vehicles by the Management Office. Failure to comply will empower the Association to tow such vehicle without any warning. Only Commercial Vehicles displaying a Commercial Pass on the dashboard are allowed in the property Monday through Friday from 8:00 a.m. to 6:00 p.m. and 9:00a.m. to 6:00p.m. on Saturdays. After 6:00 p.m. from Monday thru Saturday, Commercial Vehicles will be allowed in the property for emergency purposes only. Vehicles with altered or tampered passes will be subject to towing without notice.

Construction or repair work of any kind including but not limited to remodeling a Unit is strictly prohibited on Sundays and/or holidays. **COMMERCIAL VEHICLES ARE NEVER ALLOWED IN THE PROPERTY ON SUNDAYS AND/OR HOLIDAYS EXCEPT FOR EMERGENCY SITUATIONS ONLY.**

Emergency situations will be determined by Management and/or at the Security Guard's discretion if Management is unavailable. Any Commercial Vehicle as defined in this regulation parked in the Condominium Property without a "Commercial Pass" at any time will be towed without warning, at Owner's expense. Commercial vehicles cannot block or obstruct access to any of the parking spaces in the Condominium Property at any time. Failure to do so, will subject the vehicle to be towed without warning at Owner's expense.

RESIDENTS EXPERIENCING AN EMERGENCY ON SUNDAYS AND HOLIDAYS MUST OBTAIN AUTHORIZATION FROM MANAGEMENT OR THE SECURITY GUARD (IF MANAGEMENT IS UNAVAILABLE) BEFORE THE COMMERCIAL VEHICLE IS ALLOWED TO ENTER THE PROPERTY.

Any individual with a vehicle having a Resident Parking Decal entering the property for the purpose of delivering any type of construction equipment and/or supplies and displays any type of construction equipment and/or supplies in its interior or exterior or tied on to its exterior, will be treated as a Commercial Vehicle and be subject to the rules and regulations governing Commercial Vehicles above stated, with the exception that a warning will be issued prior to towing the subject vehicle. Failure to comply will empower the Association to have the vehicle towed at Owner's expense.

Guests operating Commercial Vehicles and visiting Residents in the property must come to the Management Office to obtain a Commercial Pass before parking the car anywhere in the property and must comply with the Commercial Vehicle Regulation set forth herein. Failure to comply with this regulation will subject the vehicle to be towed immediately without warning at Owner's expense. Official Police cars and official Florida State Trooper cars, patrolling the property or otherwise conducting official business and/or investigation, are not considered Commercial Vehicles for purposes of this regulation. However, individuals who are Guests of Residents and who are driving official Police cars and official Florida State Trooper cars while visiting the property are still required to comply with all Guest Parking Regulations of the Association.

Official Police cars and official Florida State Trooper cars are Law Enforcement Official Vehicles and, therefore, are not considered Commercial Vehicles. A Resident (as defined in these Parking Regulations) who drives an official Police car and/or an official Florida State Trooper car, will be allowed to park in the Condominium Property in a parking space marked "RESIDENT".

7. **Commercial Passes.** Upon entering the property and prior to parking, individuals operating a Commercial Vehicle must first stop by the Management Office to obtain a Commercial Pass in order to be allowed to park in the Condominium Property. This applies to individuals performing any kind of work in a Unit as well as individuals visiting Residents. The Commercial Pass will allow said vehicles to be parked in any Resident or Guest parking area of the Condominium Property while repairing or servicing the Unit. A Commercial Pass may be obtained from the Management Office between the

hours of 8:00 a.m. and 4:00 p.m. Monday through Friday and on Saturdays between the hours of 9:00 a.m. and 12:00 Noon. Commercial vehicles entering the property on Saturdays, after the Management Office closes at 12:00 Noon, are to contact the Security Guard to obtain a Commercial Pass. **COMMERCIAL PASSES ARE NOT ISSUED FOR SUNDAYS AND/OR HOLIDAYS EXCEPT FOR AN EMERGENCY SITUATION, AS STATED ABOVE.**

It is the Unit Owner's as well as the Resident's responsibility to make sure that any individual with a Commercial Vehicle upon entering the Property obtain a Commercial Pass from the Management Office. Commercial vehicles in the Property not displaying a Commercial Pass will be towed without warning at Owner's expense.

8. Moving Vans, Moving Trucks or Any Other Vehicle Used for Moving Purposes. Moving is only allowed between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday and 9:00 a.m. to 6:00p.m. on Saturday. Vehicles used for moving purposes are not allowed to stay in the Condominium Property beyond 6:00 p.m. Vehicles used for moving purposes found parked in the property after 6:00 p.m. will be towed without warning, at the expense of the person responsible for the moving. No moving is allowed on Sundays and/or Holidays. Moving hours are from 8:00 a.m. to 6:00 Monday through Friday and 9:00 a.m. to 6:00p.m. on Saturday. Moving is not permitted on Sundays and/or holidays. Moving passes can only be issued on the same day you move in or out, but must be scheduled ahead of time with the Management Office, at which time a refundable deposit fee of \$100.00 will be required to cover damage caused to common elements, if any and compliance with all Rules and Regulations. The refundable deposit will be returned after inspection. Make certain that you move on the date that is written on the Moving Pass and on no other date because, if the date on the Moving Pass is not the date you are moving, you will not be allowed to move and will be subject to forfeit the refundable deposit.

A "Moving Pass" must be requested at the Management Office the same day you are moving in or out of the Property between the hours of 8:00 a.m. and 4:00 p.m. Monday thru Friday and Saturdays from 9:00 a.m. to 12:00 Noon. **NO MOVING PASSES WILL BE ISSUED ON SUNDAYS AND/OR HOLIDAYS.** Moving Vehicles not displaying a Moving Pass will be subject to immediate towing without warning and at the expense of the persons responsible for the Moving.

When moving out, all Resident Parking Decals must be returned to the Management Office the same day of the moving or a few days before the moving date. If the decals are returned before the moving date, a Resident Temporary Parking Pass will be issued to accommodate the vehicles until the date of your moving out. If Resident Parking Decals are not returned to the Management Office prior to moving out, a "Moving Pass" will not be issued until all the parking decals have been returned to the Management Office. Failure to do so, will subject the moving vehicle to be towed without warning at the expense of the person doing the moving. Based on design restrictions, portable moving vehicles commonly known as "PODS", oversized moving trucks a/k/a trailer trucks, six-wheelers and/or rigs, are not allowed to come into the Condominium Property. Moving vans, trucks, any other moving vehicles or any other vehicle being utilized to deliver or pick up moving goods from a Unit may not block the entrances to the buildings, back-up into the entrance of the buildings, obstruct disabled parking spaces or any parking spaces on the property, or park on green areas. Moving Vehicles displaying a "Moving Pass" may be parked head-in on any parking space (other than spaces for the handicapped) or on places in the parking lot designated by the security guard as places allowed to accommodate moving vehicles while loading or unloading. The security guard reserves the right to request proper identification from any individual entering the Condominium Property while driving Moving Vehicles.

9. Moving Passes. A "Moving Pass" must be requested at the Management Office the same day you are moving in or out of the Property between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday, and on Saturday from 9:00 a.m. up to 12:00 Noon. **NO MOVING PASSES WILL BE ISSUED ON SUNDAYS AND/OR HOLIDAYS.** Moving passes will only be issued the same day you move in or out and will only be issued by the Management Office. The Moving Vehicles not displaying

a Moving Pass will be subject to immediate towing without warning and at the expense of the persons responsible for the Moving.

10. Delivery Trucks and Vans. Vehicles utilized for the delivery of furniture, major appliances and/or any other kind of delivery may not block the entrances to the buildings or disabled parking spaces at any time while making these deliveries. Unit Owners and Residents are fully responsible that this regulation be enforced and fully cooperate with the Security Guard when the persons making the delivery refuse to abide and comply with the regulations. Delivery Hours are Monday to Friday from 8:00 a.m. to 6:00 p.m. and 9:00a.m. to 6:00p.m. on Saturday. Unit Owners and Residents must obtain a Commercial Pass from the Management Office the same day the delivery is going to be made so that the vehicle may be allowed to enter the property. Vehicles not displaying the Commercial Pass will not be allowed to make the delivery, except for UPS, Federal Express, Airborne, DHL, shuttles, taxis, medical vans transporting patients, medical trucks or vans delivering medical supplies, school vans, vehicles delivering food like Dominos Pizza, Publix, etc. These vehicles will be allowed to park in the Condominium Property without a Commercial Pass only while loading or unloading the goods, or while picking up or bringing back students or patients, as the case may be. Any of the mentioned vehicles who abuse a reasonable time limit will be towed at Owner's expense. Hours for delivery are from 8:00 a.m. to 6:00 p.m., Monday through Friday and 9:00a.m. to 6:00p.m. on Saturday. Delivery is not permitted on Sundays and/or holidays. Commercial passes for delivery purposes can only be issued on the same day. but must be scheduled ahead of time with the Management Office, at which time a refundable deposit of \$100.00 will be required to cover damage caused to common elements, if any. An inspection will be performed before and after delivery. The refundable deposit will be returned after inspection provided there were no damages and no breaking of Rules and Regulations.

11. Stationary Vehicles; Tags. (a) Stationary Vehicles: It is the Resident's responsibility to advise the Management Office if he/she will be away for several days or a lengthy period of time. Otherwise, vehicles not moved from the same parking space for longer than three (3) days (or 36 hours) will be towed at Owner's expense. (b)Tags: Vehicles with no tags or with expired tags are subject to towing and may not park on the Condominium Property. All vehicles parked on the Condominium Property must possess current State tags. If a tag was stolen, a Temporary Parking Pass will be issued to the Owner of the vehicle until the new tag is obtained (the pass will be for no longer than 5 working days). It is the resident's responsibility to ensure the Management Office has an updated registration so that decal records match. Vehicles with decals or temporary passes with tags that do not match to office records will be subject to towing without warning.

12. Inoperable/Disabled Vehicles, Derelict Vehicles. Inoperable/disabled vehicles and/or derelict vehicles are not allowed in the property at any time.

Vehicles that are jacked up (whether with jacks, concrete blocks, or any other devise) are considered to be in a dangerous condition and are absolutely prohibited in the property at all times. Any vehicle parked in this manner will be towed without warning at Owner's expense. Vehicles with flat tires are absolutely prohibited in the property and must be repaired immediately. Failure to comply will subject the car to be towed at Owner's expense.

13. Damaged Vehicles. Vehicles found parked on the property with body damage (which may include damaged paint) resulting from vandalism or collision, or for any other reason, will be given a written notice which will allow said vehicle to remain parked in the Property for 48 hours. Once the 48-hour limit expires, said vehicle must be removed from the Property or it will be towed without warning at vehicle owner's expense, unless a special pass is obtained from the Management Office. Special Passes will be given to those existing Residents who abide by the Rules by repairing their damaged vehicles and/or vehicles with deteriorated or faded paint. However, if in Management's discretion, the vehicle is in need of (i) repair/body work and/or (ii) new paint, Special Passes will not be issued to future Resident(s) when they initially register to buy and/or lease a Unit, prior to said future Resident(s)' approval to move into a Unit."

14. Backed-In Vehicles. In order to avoid unnecessary damages to the landscaping in the Property and to keep exhaust fumes from entering the first floor Units, head-in parking is only allowed in the Property at all times.

15. Recreational Vehicles. No trailers, boats, campers, limousines, motor homes of any type, jet skis, or other large recreational vehicles shall be parked on the Condominium Property at any time and will be subject to towing without previous warning at Owner's expense.

16. Car Alarms. Motor vehicle alarms must be kept in correct working order. This regulation applies to Residents/Owners of this community or to any Guest(s) visiting this community. **ABUSE OF CONTINUOUS HONKING BY CAR ALARMS WILL NOT BE TOLERATED, AS SUCH BECOMES A NUISANCE TO OTHER RESIDENTS IN THIS COMMUNITY.** Following are the car alarm regulations:

(a) Car alarms must be repaired if they honk more than twice when (i) starting a car with a remote starter and/or (ii) when leaving a car and activating the alarm. If it is not repaired, a 2-day "Warning" notice will be placed on the car. If after the 2-day Warning notice the honking does not stop after a maximum of 2 honks and/or the alarm is not repaired within the 2-day time period, the vehicle will be towed without any further notice at the owner's expense.

(b) If a car alarm is defective and continuously goes off on short-interval periods during the day or night, and the Security Guard is unable to contact the vehicle's owner or driver when knocking at the Unit's door, the car will be towed without further notice at the owner's expense in order to avoid awakening the neighbors and/or disturbing the peace of other Residents in this community.

(c) If a car alarm suddenly goes off for more than three (3) consecutive minutes, the Security Guard will try to reach the owner or driver of that vehicle by knocking on his Unit door and the owner or driver should turn it off immediately. If this incident repeats itself, there will be no prior warning by the Security Guard and the owner or driver of the vehicle must remove it from the Property immediately; otherwise, the vehicle will be towed at the driver or owner's expense without further warning and will not be allowed to park again in the Property until the problem is corrected.

(d) If the alarm that goes off belongs to an unidentified vehicle parked in the Property and the Security Guard is unable to find the owner or driver of that vehicle, the vehicle will be towed without any warning at the owner's expense.

17. Noisy Vehicles and/or Vehicles Emitting Excessive Odor. Vehicles with noisy mufflers and/or vehicles with excessive odor emissions will not be allowed in the Property at any time and the Management Office reserves the right to request the Owner of these vehicles to remove them from the Property or to fix the situation within 30 days. Non-compliance will be subject to towing. Vehicles emitting loud music is not allowed anytime anywhere in the Condominium Property.

18. Motorcycles; Covers. Motorcycles are not to be operated on the Condominium Property, except for purpose of ingress and egress. Motorcycle engines may not be "revved-up" on the Condominium Property and must be operated with a muffler system in good operating condition to avoid creating excessive noise that would disturb other Residents, thus preventing the creation of a nuisance. Motorcycles are strictly prohibited from entering any building in the Property and from parking in spaces that are adjacent to buildings, from entering and parking inside the building and/or courtyard and from being stored inside a Unit or in the Bike Rooms. Motorcycles are not allowed to be stationed within fifteen (15) feet of any building, by order of the Florida Fire Marshall. Motorcycle users may cover their motorcycles as long as the cover is the appropriate size and only black or gray in color.

The Parking Decal on the motorcycle must be visible at all times. Residents must have a "Resident Parking Decal" to park their motorcycle.

19. Green Areas. Any vehicle **with or without** a Resident parking Permit Decal, a Temporary Parking Pass (whether Resident or Guest), or a Commercial Pass, found parked in the green areas of the Condominium Property will be subject to immediate towing **without warning** at Owner's expense.

PETS: Residents and or their Guests may not keep or bring any pets in a Unit, or on or about the Condominium Property, except small birds, fish and one cat per Unit, which must ALL be kept inside the Unit at all times. No pet shall be allowed to constitute a nuisance. If a pet constitutes a nuisance, or is a threat to safety, the Board of Directors may demand its removal from the Condominium Property. Roaming cats unattended will be removed. If the Owner reclaims the cat, it shall be at the cat Owner's expense. The placing out of food for, or in any way attracting, encouraging or maintaining, stray animals on Condominium Property is strictly prohibited. Food and water containers found on common or limited common property will be removed.

1. DOGS ARE STRICTLY PROHIBITED. This rule will be strictly enforced regardless of the circumstances involved and whether or not legal action needs to be taken. **VISITING DOGS ARE NOT ALLOWED IN THE PROPERTY AT ANY TIME OR FOR ANY REASON.** A fine for each visiting day will be imposed on the Resident of the Unit where the dog is visiting.

2. ONLY ONE CAT PER UNIT IS ALLOWED. Cats shall not be permitted outside of the Owner's Unit. Roaming cats will be removed. If the Owner reclaims the cat, it will be at the cat Owner's expense. Any Owner who violates this provision by walking or carrying the pet on or about any of the Common Areas shall be subject to a \$100.00 fine per violation.

3. FEATHERED ANIMALS AND FISH. Caged small birds (household-type), such as parakeets, finches and cockatiels, as well as goldfish, tropical fish and the like, must be kept inside the Units at all times (not in balcony area), subject to the provisions of the Declaration. **Loud and noisy birds such as the cockatoos, large parrots, macaws, African Greys, etc., are not allowed.**

PLUMBING REPAIRS IN UNITS: A valid Certificate of Insurance naming The Village of Kings Creek as the Certificate Holder and Additional Insurer along with a valid active occupational license is required from all plumbing companies and/or service representatives at all times whether they are coming to repair, remodel or install any plumber equipment. The Certificate of Insurance needs to be emailed directly from the insurance company. In addition to evidencing the existence of appropriate liability insurance coverage, the Certificate must also evidence the existence of worker's compensation insurance coverage in accordance with all applicable laws (except to the extent that the particular insured is exempt from the requirement of maintaining such coverage under applicable law, in which event said insured must provide the Association with sufficient proof of such exemption which explicitly sets forth the individuals who are exempt). This information, together with a copy of the driver's license of the exempted employee, needs to be on file in the Management Office. Any damage caused to the Common Elements due to the repair and/or installation shall be the Unit Owner's responsibility in the event of the Unit Owner's negligence or failure to follow the rules and regulations of the Association, as set forth above. Working hours for plumbing repairs are from 8:00 a.m. to 6:00 p.m., Monday through Friday and 9:00am to 6:00pm on Saturdays. Plumbing repairs are not permitted on Sundays and/or holidays, except for emergency purposes only. Commercial passes for plumbing repairs can only be issued on the same day, but must be scheduled ahead of time with the Management Office, at which time a refundable deposit of \$100.00 will be required to cover damages caused to common elements, if any.

Inspections will be performed before and after the plumbing repair has been completed. The refundable deposit will be returned after final inspection.

PRINTED MATERIAL: Placing and/or posting of any flyers, for sale signs, real estate signs, pamphlets, printed materials, advertisements, lost items or animals, written statements and/or letters, etc. (for political, business or for any other reasons) on any parked vehicles within the community or upon any common areas, including the Residents' Unit number plaques next to the Units' entrance doors, is strictly prohibited.

RAILINGS IN BALCONIES AND CATWALKS: Railings in balcony and catwalk areas are for security purposes only and are not to be used as clotheslines to hang towels, clothing, mats, rugs, tablecloths or any other type of apparel and/or personal items. Planters, flower boxes, decorations, shelving, cameras and/or any other items whatsoever are not allowed to be hung, tapes, glued, attached or adhered to the outside or inside of the balcony railings. Balcony railings may not be enclosed with any material including but not limited to trellises, screens, wooden panels, etc. Satellite dishes and/or antennas of any kind or any other type of devices are not allowed to be installed on the balcony railings.

RECREATIONAL FACILITIES: The recreational areas and/or recreational facilities of the Condominium Property shall be for the exclusive use of Residents of the Condominium, their families, Guests. The Guest of a Resident shall be accompanied by the Resident whenever such Guest uses the facilities of the recreational areas, except that the Fitness Center is not allowed to be used by the Residents' Guests at any time. If a Guest is not accompanied by the Resident, that Guest must obtain a Pass from the Management Office and carry it with him/her all the time while in the Property. Valid VKC I.D. Cards are required from all Residents at all times while in the Condominium Property. Any Resident who obtains the exclusive use of the clubhouse shall pay a fee equivalent to the cost of such use plus whatever amount the Board of Directors deems reasonable as a clean-up charge and as deposit to cover the cost of any damage to the Clubhouse.

The Resident may also be required to deposit as security with the Management Office an amount that the Management Office may consider necessary to cover damages. The Resident also shall hold the Association harmless against any and all claims arising from use of the recreational facilities resulting from the Resident's negligence and/or intentional act and that of the Resident's family and Guests. Residents shall be responsible for leaving the recreational facilities in a neat and clean condition.

RECYCLING: Miami Dade County Code requires multi-family establishments to provide recycling programs. The current location of recycling bins is behind Building "A", on the 7703 Camino Real side. The four materials that Residents are required to separate from their daily/weekly refuse are: glass containers, papers, aluminum/steel and plastic.

REGISTRATION OF NEW OWNERS, TENANTS AND OCCUPANTS: (Pursuant to Article VII of the Amended Bylaws - Covenants, Transfers and Encumbrances of Units).

Notice:

No Unit Owner may dispose of a Unit or any interest in a Unit by sale, transfer or lease without approval of the Association. A Unit Owner intending to make a bona fide sale, transfer or lease of his or her Unit or any interest therein shall give to the Association written notice of such intention, together with the name and address of the intended purchaser(s) or lessee(s) and such other information concerning the intended purchaser(s) or lessee(s) as the Association may reasonably require.

With the submission of the Application (form to be provided by the Association), for the sale, transfer or lease of a Unit, the Unit Owner intending to make such bona fide sale, transfer or lease of his or her Unit or any interest therein, shall submit to the Association a fully executed copy of the Sale and Purchase Agreement in the case of a sale, and a fully executed Lease form in the case of a lease. A "Non-Refundable Transfer Fee" of \$150.00 is required per applicant, other than husband/wife or parent/dependent children, to cover the cost of processing the application, or such higher other amount as provided in the Condominium Act as amended from time to time, to cover costs incident to the determination of approval. A "dependent child" shall be defined as an individual below the age of eighteen who is a direct descendant of the intended occupying parent(s). The "Non-Refundable Transfer Fee" shall be paid along with the Application and the Application shall not be accepted unless the "Non-Refundable Transfer Fee" is paid. The time frame for approval shall not begin to run until all documentation has been received, the Non-Refundable Transfer Fee" has been paid and the applicant(s) present(s) him/herself (or themselves) for a personal interview with the Property Manager and take a written test based on this Handbook of Rules & Regulations, which all Applicant(s) must pass. Applicants who are caught cheating while taking the written test will be automatically disapproved.

Approval:

Within twenty-one (21) days after receipt of the Notice, the "Non-Refundable Transfer Fee" and all necessary information, the Association shall either approve or disapprove the proposed sale or lease. If approved, the approval shall be stated in a certificate executed by a person authorized by the Association to sign the certificate, which shall be delivered to the Unit Owner or lessee. Any attempt to sell or lease a Unit without prior application for approval by the Board of Directors of the Association shall be deemed a breach of the By-Laws and shall be null and void, and confer no interest whatsoever upon the intended purchaser or tenant. Any application for lease of a Unit shall be denied if the Unit Owner is delinquent in his/her maintenance assessment payment or any other payment is outstanding and due to the Association, including fines levied under these By-Laws. If the transaction is a lease, and the lease is disapproved, then the lease shall not be valid. If the Association fails to act upon the transaction within a twenty-one (21)-day time limit, the transaction shall be deemed to have been approved.

Leases:

No Unit Owner may convey any interest in a Unit by lease without prior approval of the Association and may not lease a Unit for a term of less than twelve (12) months. No Unit Owner may lease less than the entire Unit. No subleases shall be permitted. A Unit Owner intending to make a bona fide lease of his/her Unit or any interest therein shall give to the Association written notice of such intention, together with the name and address of the intended lessee(s) and all occupant(s), a copy of the fully-executed lease, and such other information concerning the intended lessee(s) as the Association may reasonably require. All lease(s) must include a covenant by the intended lessee(s) and occupant(s) to abide by all the terms and conditions of the Declaration, the Articles of Incorporation, the By-Laws and the Rules and Regulations of the Association currently existing or as subsequently amended. No person may permanently occupy the Unit if not first approved by the Association. In order for a Guest to visit the Unit, the Unit Owner/Lessee must be occupying the Unit. Guests are not allowed to visit and/or stay overnight in unoccupied and/or vacant Units. No Temporary Guest Parking Passes will be issued when the Unit is unoccupied and/or vacant.

Leases must be renewed on a yearly basis. It is mandatory to bring copy of the renewal lease to the Management Office for the Association's approval. Once the renewal lease has been approved, the lessee(s) must come to the Management Office to renew their VKC I.D. cards. Any renewal of a lease shall require the submission of a written notice of the Unit Owner's intention to renew the lease to the Association a minimum of forty-five days (45) prior to the lease termination date, together with any information which has been modified from the originally submitted written notice, lease or such other information concerning the intended lessee(s) as the Association reasonably required. The submission

of a written notice of the Unit Owner's intention to renew the lease shall be responded to in the form and time frames established hereinabove. No Unit Owner may renew a lease without the written approval of the Association. A lease shall not be considered a renewal if there is a modification of the party(ies) to the originally submitted lease; any such modified lease shall require full compliance with the provisions as stated above.

A copy of the current lease of a Unit is required to be on file with the Association. Lessees and all occupants are bound by the same rules and regulations as Unit Owners. No Unit shall be occupied unless the Owner of the Unit is in residence, unless an approved lease is on file with the Association. Guests are not allowed to visit and/or stay overnight in unoccupied and/or vacant Units. No Temporary Guest Parking Passes will be issued when the Unit is unoccupied and/or vacant.

Number of Unit Occupants:

A one (1)-bedroom Unit may not be occupied at any time by more than two (2) authorized individuals (including children and infants) and a two (2)-bedroom Unit may not be occupied by more than four (4) authorized individuals (including children and infants). A baby is considered an additional occupant once born; therefore, a woman may rent a Unit while pregnant, but, once the baby is born, if the number of persons (including the baby) exceeds the number of occupants allowed for that Unit, the occupants in that Unit must be reduced to the number of occupants allowed and, in that event, the baby and his/her parent(s) must either move to an appropriate size Unit, or move out of the Property.

Compliance with Covenants and Rules:

All leases must include a covenant by the intended lessee(s) to abide by all the terms and conditions of this Declaration, the Articles, By-Laws and Rules and Regulations of the Association as currently existing or as subsequently amended. If lessee fails to abide by all covenants and rules contained in the Association documents, the Unit Owner must promptly act to terminate the lease and evict the lessee. If the Unit Owner does not do so, the Association is hereby empowered to act as agent and attorney-in-fact for the Unit Owner to terminate the lease and evict the lessee. The Unit Owner shall be liable for all costs and reasonable attorney's fees incurred in connection with the lease termination and eviction of lessee.

Effect of Delinquent Assessments:

In the event a Unit Owner becomes delinquent in the payment of any assessment or fees, or installment thereof, due to the Association during the term of the lease, Unit Owner agrees that the lessee shall pay directly to the Association on written demand all rental payments due to the Unit Owner. The Association shall be granted the full right and authority to demand and receive the entire rent due from the lessee and deduct from the rent all assessments, interest, late charges, costs and attorneys fees, if any, due the Association. The balance, if any, shall be forwarded to the Unit Owner at such place as the Unit Owner may designate in writing. At such time as the delinquency no longer exists, the Association shall cease to demand any payment directly from the lessee until such time as the Unit Owner again becomes delinquent in the payment of assessments.

Guests:

(i) When a Unit Owner/Lessee is occupying his Unit, an immediate family member may occupy that Unit only for a maximum aggregate duration of thirty (30) days in a twelve (12)-month period. An "immediate family member" shall be defined as a Unit Owner's/Lessee's spouse, parents, parents-in-law, brothers, sisters, children and grandchildren. The Owner/Lessee must obtain a Temporary Guest Parking Pass from the Management Office.

(ii) When a Unit Owner/Lessee is occupying his Unit, a Guest other than an immediate family member may occupy that Unit only for a maximum aggregate duration of fourteen (14) days in a twelve (12)-month period. The Owner/Lessee must obtain a Temporary Guest Parking Pass from the Management Office.

(iii) Any individual occupying a Unit who is not in compliance with the terms of this section, shall be deemed a tenant, whether or not any consideration is being exchanged for the use of the apartment. Any Guest deemed to be a tenant shall also be deemed to be disapproved, pursuant to the provisions of this Article VII and the Association shall be entitled to evict such Guest/tenant, or bring any other legal or equitable action to have such Guest/tenant removed from the Condominium Property, as the agent of the Unit Owner, and to recover from the Owner and/or the Guest/tenant, jointly and severally, the Association's costs and reasonable attorney's fees incurred in connection with such eviction or other legal or equitable action. The remedies provided for herein shall be in addition to any other remedy the Association may have against the Owner or Guest/Tenant.

(iv) When a Unit Owner/Lessee is occupying his Unit, a Guest, other than an immediate family member, may occupy that Unit only for a maximum aggregate duration of fourteen (14) days in a twelve (12)-month period. Guests are allowed to park for three (3) consecutive nights during a 30-day period in the Guest Parking Areas without a Temporary Guest Parking Pass and without being towed. On the third night, at 12:00 Midnight, a "Warning" sticker will be placed on the vehicle as a reminder. Once the Warning is placed on the vehicle, the Guest must either remove the vehicle from the property or obtain a Temporary Guest Parking Pass from the Management Office. Failure to remove the vehicle or failure to obtain a Guest Parking Pass will result in the vehicle being towed without further warning at the Owner's expense. Guest vehicles cannot be parked anywhere on the property other than in the assigned Guest Parking Areas (SPACES MARKED "Guest"). A Guest parking more often than three (3) consecutive nights during a thirty (30)-day period will not be allowed to park in the Condominium Property and will be asked to register in the Management Office as a tenant of the Unit he/she visits. If the Guest refuses to register, he/she will not be allowed to park in the Property. (See subparagraphs "(ii) and (iii)" under "Guests" in the "Covenants, Transfers & Encumbrances of Units" Section. Guests abusing this 3-consecutive-night rule by skipping a night and returning for 1 or 2 consecutive nights on a continuous basis and during a prolonged period of time will be considered a Tenant and will be forced to register with the Management Office, otherwise his/her car will be towed without further notice.

In order for a Guest to visit the Unit, the Unit Owner/Lessee must be occupying the Unit. Guests are not allowed to visit and/or stay overnight in unoccupied and/or vacant Units. No Temporary Guest Parking Passes will be issued when the Unit is unoccupied and/or vacant.

An unidentified Guest vehicle (**without** a Guest Parking Pass) which is parked in a Resident Parking Space will be towed without warning, at the Owner's expense. If an identified Guest vehicle (**with** a Guest Parking Pass) is found parked in a Resident Parking Space, a "Final Warning" sticker will be placed on the vehicle. If after 24 hours of being warned this vehicle still remains improperly parked, the vehicle will be towed at the Owner's expense.

Vehicles with a Resident Parking Permit Decal or a Temporary Resident Parking Pass parked on a Guest Parking Area will be given a 24-hour warning, thereafter said vehicles will be subject to towing without warning at Resident's expense. Guest Parking Areas cannot be obstructed at any time.

It is the Resident's sole responsibility to advise their Guests about the Condominium Association's Rules and Regulations regarding Parking Regulations and specifically the regulations concerning Guests and Commercial Vehicles.

REMODELING OF A UNIT: Construction or repair work of any kind including but not limited to remodeling a Unit is strictly prohibited on Sundays and Holidays. No structural alteration (construction, addition or removal) of any Unit shall be commenced or conducted except in strict accordance with the

provisions of the Bylaws. All changes proposed by a Unit Owner to his/her Unit shall be submitted in writing to the Association for approval. All requests shall include a written description and a diagram of the proposed changes signed by the Unit Owner along with the Architectural Modification and Remodeling Form. Once written approval has been received from the Association and changes have been made, the Unit Owner must contact the Management Office so that a final inspection may take place and signed off by the Association's representative. No Unit Owner and/or Resident may make or cause to be made any change in his/her Unit without the prior express written approval of the Association, unless the Association fails to respond within sixty (60) days of a written request submitted by the Unit Owner. Working hours for remodeling are from 8:00 a.m. to 6:00 p.m., Monday through Friday and 9:00am to 6:00pm on Saturdays. Remodeling is not permitted on Sundays and/or holidays. Commercial passes for remodeling purposes can only be issued on the same day, but must be scheduled ahead of time with the Management Office, at which time a refundable deposit fee of \$100.00 will be required to cover damages caused to common elements, if any. Inspections will be performed before and after remodeling. The refundable deposit will be returned after final inspection.

When doing any type of construction inside the Unit, it is strictly prohibited to dispose of any type of construction debris by throwing same down the chute in the trash room area, placing it in the trash dumpster on the first floor, or leaving same in the trash room floor or in any other common area in the Condominium Property, including the catwalks. Any type of construction and/or installations in the Unit can only be done Mondays through Fridays between the hours of 8:00 a.m. and 6:00p.m. and Saturdays from 9:00am to 6:00pm. Construction or any other type of work needed to be performed while installation and/or any other type of work is being done in a Unit is strictly prohibited to be done on the catwalks or parking area and can only be done in the confinement of the Unit and the balcony. It is strictly prohibited to use the catwalks or any Common Elements to perform work related to construction, flooring, kitchen and bathroom remodeling and the installation of any kind of appliances before, during and after the installation process. NO ITEM (including, but not limited to, furniture, appliances, household goods, construction material, etc.) is allowed to be moved into or out of the Unit (on whichever floor located) through the Unit's balcony. Construction material and/or equipment of any kind cannot be stored or left in the balcony area, on the catwalks, courtyards and parking area while installation/construction is going on or at any other time. Construction equipment or materials cannot be left outside in the balconies overnight. Everything must be stored inside the Unit by 6:00 p.m. each day and the balcony must be in full compliance with the terms set forth in the Regulation governing balconies. (See: "Balconies")

REPAIR OF VEHICLES: Mechanical repairs and oil changes on any type of motor vehicles are strictly prohibited throughout all areas of the Condominium Property and is subject to fine. Only emergency mechanical work, such as changing of a flat tire or boosting a battery, may be performed. At no time shall a vehicle be left on jacks. Vehicles left on jacks will be immediately towed from the Condominium Property without warning at the Owner's expense. Window tinting or automobile glass replacement is not allowed in the Condominium Property.

SATELLITE DISHES: Satellite dishes must be approved by the Board of Directors prior to their installation. The only location upon which a Resident shall be permitted to install a satellite dish antenna is the balcony structure of the Unit. No more than one (1) satellite dish shall be installed on any one balcony structure at any given time. The satellite dish can either be purchased in beige or, if purchased in any other color, it will have to be painted the same color as the balcony walls for aesthetic value purposes, in which event the Management Office will provide the Resident with the paint.

Moreover, any such satellite dish shall be installed either on the balcony floor or below the balcony railing line so that the satellite dish is below the railing line and is substantially out of view so as to remain entirely within the confines of the subject balcony structure and shall not protrude or extend beyond such confines and/or onto the Common Elements of the Condominium Property. In addition, each permitted

satellite dish shall be anchored securely within the confines of the subject balcony structure and shall not remain free-standing thereon and shall otherwise be installed in accordance with such reasonable rules as may be adopted by the Board of Directors of the Association from time to time, for the purpose of ensuring

that said equipment does not, in the event of strong winds or other forces of nature, become a danger or cause injury to other persons or their property, or to any of the Condominium Property.

SCREENS/SLIDING GLASS DOORS/WINDOWS: Only the Management Office may replace a screen for a fee. Contact the Management Office in the event that you have a broken or damaged screen. Sun film/window tinting of any kind is not permitted. Prior to renting a unit, ALL windows and sliding door MUST have levolors, venetian or vertical blinds installed in neutral colors ONLY; they must be in perfect physical and working condition. BED SHEETS, TOWELS, FOIL and the like, are expressly prohibited as window or sliding door treatments. Broken window panes must be replaced immediately. Screens on sliding doors must be correctly installed at all times. Screens are not allowed to be resting against balcony walls or glass sliding doors.

All the doors, windows and glass sliding doors at The Village are **property of the Association's common element areas** and fall under the care and governance of the Association's governing documents as well as its Rules & Regulations, which must be complied with by all owners and tenants. Nothing may be changed, added, adhered or altered on the doors, door frames, windows or sliding doors without prior Association approval and consent. Any and all violation repairs will be the full responsibility of the unit owner. Any unit owner who, with Association approval, alters or changes the cylinder of the door lock MUST provide a new key to the management office. ONLY one key for top and bottom locks is permitted.

These documents clearly state that absolutely **nothing** is allowed to be permanently or even briefly changed, added, altered, adhered, glued, bonded, fastened, or in any way attached to them. This would include, but is not limited to any and all doorknobs, door handles, doorknockers, latches, window films, cameras, doorbells, rings or the like, window tinting; decorative adhesive films; any and all forms of stickers; decorative decals; any and all forms of notices; images or printed text displayed on fabric, leather, paper, plastic or other material with one of its side coated with glue, gum, cement or any other sticky substance and adhered to the windows and/or sliding glass doors. In other words, **ABSOLUTELY NOTHING IS TO BE ADHERED TO, OR OTHERWISE DISPLAYED ON DOORS, THE GLASS WINDOWS AND/OR SLIDING GLASS DOORS.** If you have any such displays on your door, windows, and/or glass sliding doors, they must be removed immediately.

No signs including but not limited to for sale signs and/or real estate signs, masking tape, decals, stickers, ornaments, notices, photographs, pictures, religious and/or political material, advertisements or other lettering shall be inscribed, attached, glued, exposed and/or adhered to any door, window or glass sliding door or other part of a Unit or on or about any of the Common Elements; nor shall anything be projected out of any window in a Unit.

SECURITY ALARM SYSTEMS: Home Owners who install an alarm system device must file an emergency contact form with the Management Office within ten (10) days after installation. No alarms may be affixed to the outside doors, windows or walls.

SECURITY GUARDS: Security representatives are authorized to request valid VKC I.D. Cards at all Common Elements, including, but not limited to, pools, clubhouses, fitness centers, barbecue areas, parking lots, green areas, and club house.

SERVICE AREAS: Residents, their families, and Guests shall not enter or attempt to enter electrical/gas power rooms, service areas, meter rooms, fire alarm rooms, elevator rooms.

SHOPPING CARTS: Stray Shopping Carts become a public safety issue. If not quickly addressed, it will lead to property decay, crime and loss of security, thus decreasing our property value. The Resident seen entering the Property with a shopping cart from any of the nearby stores will be reported

to such store, will be asked to return the shopping cart to the store and a warning letter will be issued to the Resident and/or Unit Owner by the Association, to this effect.

SIGNS, NOTICES, ETC: (See: "Advertisements"; "Written Statements"). Personal signs, whether hand-written, printed or professionally done (such as "Just Married", "Baby Born", celebrations of any kind, etc., or any wording related thereto), and/or Business signs are not permitted on any part of the Common Elements, including, but not limited to, signs, whether hand-written, printed or professionally done on vehicles parked in the Condominium Property (such as "For Sale" or any type of commercial signs), as well as on Unit windows and/or doors. Signs, notices, advertisements or any alteration of exterior surfaces shall not be laced, inscribed or exposed on any window, glass sliding door, front door of the Unit, or other exterior parts of the Unit or on the Common Areas or vehicles parked in the Condominium Property. Specifically excluded from this regulation are Christmas and Chanukah decorations from Thanksgiving day through January 7th. Owners wishing to advertise their Unit(s) for sale or rent, may do so by calling the office and having their ad included in the Association's monthly bulletin. Please be sure to call the Management Office to cancel your ad after your Unit has been sold or rented. The display of any type of real estate signs and/or advertisement such as "For Sale" "For Rent" and "Open House" are strictly prohibited anywhere within the property, including windows, sliding glass doors, entrance door, automobiles, etc.

SLIDING DOORS: (See "Screens/Sliding Glass Doors/Windows")

SMOKE ALARMS: Each Residential Unit must have a wired and battery-backed smoke detector in always working condition which should be connected near the entrance of each Unit's foyer by the door. There should also be a battery-operated smoke detector in each bedroom area. A water leak alarm MUST also be installed in all water heater closets. This is a mandatory requirement of the Miami Dade Fire Department and the Association.

SOLICITING: (See "Advertisements"; "Printed Material"; "Signs, Notices, etc.") Soliciting or knocking on doors to solicit or give information of any kind, for any reason on the Condominium Property (whether for charity, or any other purpose whatsoever) is strictly prohibited. Residents are required to report solicitors promptly to the Management Office. Residents are not allowed to solicit or advertise in the Property by means of flyers, business cards and/or any other type of printed material.

STORAGE ROOMS: Access to storage facilities in each building is arranged by appointment with the Management Office during regular business hours. No boxes larger than 3' long x 2' wide x 2' high are allowed. All boxes must be clearly labeled with the Resident's name, Unit number and date of storage. At your request, a security guard will be sent to your Unit during regular business hours to open and close the storage facilities. Storage rooms will not be opened without a valid VKC I.D. Card from the Resident. Suitcases may be stored in the Storage Rooms. Only those items that are stored in boxes are allowed in the Storage Rooms. Items that are not in a box are in violation will be removed and the violator will have to come to the Management Office to retrieve his/her belongings. Furniture is NOT allowed in the storage rooms.

SWIMMING POOLS: There are four (4) swimming pools in the Condominium Property. Pool #4 has been designated for adults only. Pool #3 is an Olympic-size pool. Pool bathrooms in Pools #3 and #4 are A.D.A. approved. Pools are meant for the exclusive use of Residents and their Guests. By order of new ordinance from the State of Florida Department of Health County Health Department daily pool hours are from dawn to dusk. No more than 2 Guests per Unit are allowed in the pool area.

All Guests must be accompanied by a Resident who must have his/her valid VKC I.D. card while at the pool area. Guests who are not accompanied by a Resident with a valid VKC I.D. card shall carry with them a Temporary Guest Pool Pass which can be obtained at the Management Office, together with a picture identification card (such as a driver's license) to show the Security Guard. The Resident and/or his/her Guest may obtain the Temporary Guest Pool Pass at the Management Office from 8:00 a.m. to 4:00 p.m. Monday through Friday; and from 9:00 a.m. to 12:00 Noon on Saturdays. No Pool Parties are allowed.

Lifeguards are never on duty at any pool. Use of the pools shall be at user's own risk. Swimming Pool rules are posted at each pool area. Please observe them for your own safety and the safety of others. Pool hours must be observed.

Children under twelve (12) years of age must be accompanied by an adult (i.e., an individual 18 years or older) with a valid VKC I.D. card, or, if a Guest, by the Resident with a valid VKC I.D. card. Infants must wear disposable swimming pants. Regular diapers are not allowed in the pools. Infants and small children who do not know how to swim yet, are the only persons allowed to wear floatable and life savers. No recreational objects shall be permitted in the pool or deck areas, including, but not limited to, bicycles, tricycles, frisbees, big-wheels, skate-boards, rafts, floats, balls or any items which could disturb or injure another swimmer inside or outside the pool area.

Only personal ear-plug radios, or players, are allowed in the pool and/or deck areas.

Beverages (alcoholic or non-alcoholic) and food are not allowed anywhere in the pool and/or deck areas. No barbecues or hazardous equipment; no glassware or other breakable glass items are allowed in the pool/deck areas.

No one with sores, wounds or with a communicable disease is allowed in the pools.

All swimmers must wear appropriate swimwear. No inappropriate, indecent, nor revealing swim wear shall be allowed. No form of outer clothing is permitted inside the pools. Only bathing suits are allowed to be used while inside the pool.

No furniture or equipment shall be removed from the pool areas.

The life ring at each pool is NOT A TOY. It is a crime to use the life ring except for a drowning emergency. Coolers are not allowed in the pool areas.

TENNIS/RACQUETBALL COURTS: Six (6) lighted tennis and five (5) lighted racquetball courts located near the Master Association Community Building are available for use by Residents with valid VKC I.D. Cards. Guests wishing to use these amenities must obtain a "Temporary Pass" at the VKC Management Office. Reservations for tennis and/or racquetball courts may be made by contacting the Pro-Shop between 9:00 a.m. to 10:00 p.m. daily, at 305-270-0330.

TILE: (See: "Flooring Installation")

TRASH/GARBAGE: Garbage rooms are located at both ends of the hallway on each floor in large buildings and at one end of the hallway on each floor in small buildings. Disposal of trash is prohibited between the hours of 10:00 p.m. and 7:00 a.m. the following day, so as not to disturb neighbors residing near the trash rooms. All garbage shall be securely contained in sealed plastic bags before putting these down the trash chute. **NOTHING IS ALLOWED TO BE LEFT ON THE FLOORS OF ANY OF**

THE TRASH ROOMS. Disposing of appliances, furniture and/or fixtures by leaving them in the trash rooms is absolutely prohibited. Those found leaving such items in the trash room or anywhere else in the Condominium Property will be fined. When replacing appliances such as water heaters, air handlers, toilets, basins, dishwashers, stoves and refrigerators, the one being replaced should be personally disposed of by the Unit Resident, at his expense, and not left anywhere in the Condominium Property, particularly in the trash rooms.

Full plastic bags must not exceed the width of the chute. Plastic bags larger than the width of the chute and/or any other item which is not able to go down the chute, must be disposed of by throwing them inside the trash dumpster on the first floor trash room and not left sitting on the trash room floors for someone else to throw away for you. When disposing of oversized boxes, they should be dismantled and folded and taken to the first floor to be thrown inside the trash dumpster inside the trash room.

Christmas trees should be dumped in the trash dumpster located on the first/ground floor. They are not to be thrown down the trash chute or left in the elevators or in any other part of the buildings or common areas for someone else to throw away for you.

Old carpeting, tile cut-outs and construction debris is strictly prohibited to be thrown down the chute into the trash dumpster at any time or left on the floor of any of the garbage rooms, including the ground floor garbage room where the dumpster is located. (See: "Carpeting and Flooring")

UNIT ACCESS: Pursuant to Florida Statute 718.111(5), the Association has the irrevocable right to access each Unit during reasonable hours, when necessary for the maintenance, repair or replacement of any common elements or of any portion of a unit to be maintained by the Association pursuant to the Declaration or as necessary to prevent damage to the common elements or to a unit or units. **Units not having a key in the Management Office for these purposes will be charged every time access is needed to cover the costs incurred by the Association to repair the damage(s) done.** The definition of "damage" includes, but is not limited to, the following situations whether or not the unit is occupied at that moment:

a) **FIRE.** In the event of a fire, Management must have access to the unit to be able to control it or at least to avoid the Fire or Police Department from having to break into the unit, thus causing damages to the doors and/or windows. Also, to try to see what can be done while waiting for the Fire Fighters to arrive and hopefully avoid the fire from spreading to other units that surround the unit on fire.

b) **FLOODING.** To prevent major damages inside your unit in the event of a flooding due to water heaters, leaking dishwashers or pipes bursting, toilets overflowing while there is no one inside the unit and/or bathtubs or kitchen sinks overflowing because of faucets left open accidentally. Not having immediate access to the unit prevents our maintenance people from going in to close the valves thus avoiding further damages to the unit due to the reasons mentioned in this paragraph, as well as to the units below and adjacent to the flooded unit.

Therefore, all Unit Owners must provide the Management Office with a set of keys to his/her Unit (whether it is rented out or inhabited by the Owner) to be able to access the unit in case of an emergency. Also, the Association shall have the right of entry in a Unit for the purpose of inspecting same in the event of a possible violation of the "Architectural Control" section on page 1 of this Handbook. Additionally, the Association shall have the right to enter a Unit for its inspection prior to the approval of a prospective buyer and/or tenant in order to determine if an architectural change has taken place in such Unit.

The keys will be kept in a locked cabinet inside the Management Office. Only the Property Manager and Board members will have access to the key, which will be used **IN CASE OF**

EMERGENCY ONLY. The Manager, together with 1 or 2 other Board members living in the property, are the only persons allowed to go inside a Unit.

If Owner refuses to provide the Management Office with an entrance key to his/her Unit: Owner shall be liable for any damages to the unit due to fire, flooding and/or any other catastrophic reason, whether generated in Owner's unit or in any of the units surrounding Owner's unit. Owner shall be liable for locksmith charges, as well as all costs in repairing/replacing damages caused to the Association's Common Elements to not only his unit but to other surrounding units damaged due to Owner's neglect in not providing a key to his/her Unit. "Common Elements" include, but are not limited to, walls, ceilings, doors and windows.

USE OF UNITS/RESTRICTIONS: All Condominium Units are to be used for housing purposes only. No industry, business, trade, occupation or profession of any kind may be conducted, maintained or permitted in the Condominium Units. Assignment of a lease, subleasing or granting concession or licenses to use a leased Unit is absolutely not permitted. No objects such as antennas, signs or awnings may be displayed or affixed to outer walls, windows, glass sliding doors, Unit's front doors or balconies. No electric lights may be installed in balconies. Residents may not overload electrical wiring or hook into common element outlets. Residents may not hook hoses to common area water faucets. Only two persons are allowed in a one-bedroom Unit, four persons in a two-bedroom Unit and six persons in an Executive Unit. (See: "Covenants, Transfers and Encumbrances of Units"; and "Satellite Dishes")

VILLAGE CLUBHOUSE, THE: The Village Clubhouse is located at 7900 Camino Real (the "Clubhouse") and has a party area (first floors) available for rental by Residents for a set fee and a refundable security deposit. No common element area adjacent to or surrounding this building, such as balconies and pool areas, are to be considered as rented party areas by Residents. Excessive noise, loitering, drinking, etc., is not allowed anywhere in the common areas adjacent to the Clubhouse including but not limited to the balconies of the Clubhouse and/or the wooden walkways outside of the Clubhouse. The front outside area of the Clubhouse and the surrounding areas of such Clubhouse are to be used for smoking purposes only. It is absolutely prohibited to glue, tape, nail, hang or attach any decorations or any other items to the doors, walls and ceilings of the Clubhouse. At the time the rental contract is signed a deposit will be required which will be returned in full if there is no damage. Should any damage be caused to the clubhouse during the party or the key is lost, costs for repair and/or replacement shall be deducted from the deposit. Should the cost for repair and/or replacement exceed the amount held in deposit, the Resident who rented the space shall be liable for such costs and is responsible for making sure that all outside doors are locked. On the same day or night, after the party is over, the Resident who rented the space shall return the keys to the Security Guard on duty. The deposit shall be refunded minus the cost of any damages. For further and more specific information about the rental of any of the clubhouses, please contact the Management Office.

WATER BEDS: Water beds are not allowed in any Unit. Should this rule be violated and there is damage caused by the rupture of a water bed illegally set-up in a Unit, the Resident shall be liable for all damages caused.

WASHERS/DRYERS: Kitchen and/or bathroom vent and plumbing construction does not permit the installation of washers and dryers in Residential Units, except for Executive Models, which are designed to accommodate in-house laundry appliances. All legal remedies will be enforced to the fullest extent allowed by law to those Unit Owners who violate this regulation.

WINDOWS: (See "Screens/Sliding Glass Doors/Windows")

WOODEN FLOORS: (See: "Flooring Installation")

[END OF RULES AND REGULATIONS]