

# Rules and Regulations

PORTUGAL TOWERS CONDOMINIUM, A CONDOMINIUM

The Rules and Regulations hereinafter enumerated as to the condominium property, the common elements, the condominium units, and the condominium in general shall apply to and be binding upon all unit owners. The unit owners shall at all times obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Violation of these Rules and Regulations may subject the violator to any and all remedies available to the Association and other unit owners pursuant to the terms of the Declaration of Condominium, the Articles of Incorporation of the Association and the By-Laws of the Association. Violations may be remedied by the Association by injunction or other legal means and the Association shall be entitled to recover in said actions any and all court costs incurred by it, together with reasonable attorney's fees against any person violating the Rules and Regulations, or the Declaration of Condominium and any of the Exhibits attached thereto. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revokable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless notified in writing by the Board of Directors. The Rules and Regulations are as follows:

## 1. Rules and Regulations

- A. Violations should be reported to the Board of Directors or to the offices of the Association or to any existing Management Firm.
- B. Violations will be called to the attention of the violating owner by the Board of Directors or by any existing Management Firm.
- C. Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take appropriate action.
- D. Unit owners are responsible for compliance by their guests or lessees with the Rules and Regulations.

## 2. Facilities

The facilities of the condominium are for the exclusive use of unit owners, their approved lessees and guests accompanied by a unit owner. No guest of any unit owner or approved lessee shall be permitted to use the swimming pool unless accompanied by a unit owner or approved lessee. Any damage to the buildings, recreational facilities or other common areas or equipment caused by any resident or his guest shall be repaired at the expense of the unit owner.

## 3. Noise

Unless expressly permitted in writing by the Association, no floor covering shall be installed in the unit, other than carpeting or other floor covering installed by the Developer. Radios, televisions and other instruments which may create noise shall be turned down to a minimum volume between the hours of 10:30 pm and 8:00 am. All other unnecessary noises, such as bidding good-night to departing guests and slamming car doors, between these hours, should be avoided.

## 4. Obstructions

Sidewalks, entrances, driveways, passages, patios, courts, elevators, vestibules, stairways, corridors and halls must be kept open and shall not be obstructed in any manner. Rugs or mats must not be placed outside of doors in corridors. No sign, notice or advertisement shall be inscribed or exposed on or at any window or any part of the condominium, except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window in the condominium without similar approval. No radio or television aerial or antenna shall be attached to, or hung from the exterior of the condominium or the roof thereon.

## 5. Children

Children are not to play in the public halls, stairways or lobby, or interfere with the operation of the elevators. Reasonable supervision must be exercised when children are playing on the grounds.

## **6. Destruction of Property**

Neither unit owners, their lessees, nor guests shall mark, mar, damage, destroy, deface or engrave any part of the building. Unit owners shall be financially responsible for any such damage.

## **7. Exterior Appearance**

The exterior of the condominium and all other areas appurtenant to the condominium shall not be painted, decorated or modified by any unit owner in any manner without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, light reflective material, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the condominium except as shall have been approved by the Association. Balcony floors may be painted any color desired or covered with carpeting or tile; otherwise, uniform exterior colors may not be altered. Installation of drapes or curtains visible from the exterior of the unit shall have white or off-white, black-out type liners used, which liners must be approved by the Association.

## **8. Cleanliness**

All garbage and refuse from the condominium shall be deposited with care in garbage containers intended for such purpose at such times and in such manner as the Association shall direct. All disposals shall be used in accordance with instructions given to the unit owner by the Association.

## **9. Balconies**

Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges of balconies or on terraces. No objects shall be hung from balconies, patios or window sills. No cloth, clothing, rugs or mops shall be hung open or shaken from windows, doors and balconies or terraces. Unit owners shall remove all loose objects or movable objects from the balconies and terraces during the hurricane season. Unit owners shall not throw cigars, cigarettes or any other object from balconies or terraces. No cooking shall be permitted on any balcony or terrace of an apartment. Unit owners shall not allow anything to be thrown or to fall from windows, doors, balconies or terraces. No sweepings or other substances shall be permitted to escape to the exterior of the building from the windows, doors, balconies or terraces. No screened balconies may be enclosed.

## **10. Hallways**

Garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the halls or on staircase landings. No unit owner shall allow doors to the corridor to remain open for any purpose other than for immediate ingress and egress.

## **11. Storage Areas**

Unit owners are responsible to see that nothing is placed in the storage areas which would create a fire hazard.

## **12. Emergency Entry**

In case of an emergency originating in or threatening any dwelling, regardless of whether the owner is present at the time of such emergency, the Board of Directors of the Association, or any other person authorized by it, or any Management Firm, shall have the right to enter such dwelling for the purpose of remedying or abating the cause of such emergency, and such right of entry shall be immediate and to facilitate entry in the event of any such emergency, the owner of each unit shall deposit with the Association a key to such unit. No unit owner or occupant shall alter any lock or install a new lock without the written consent of the Association. Where such consent is given, the unit owner shall provide the Association with an additional key for use by the Association pursuant to its right of access to the condominium unit.

## **13. Bicycles**

Bicycles must be placed or stored in the designated exterior areas, if any.

## **14. Attire**

Unit owners, their lessees, their families and guests shall not appear in or use the lobby or common rooms except in appropriate attire. No bare feet are allowed in the lobby, elevators, stairways and parking areas.

### **15. Plumbing**

Water closets and other plumbing shall not be used for any other purposes than those for which they are constructed, and no sweepings, rubbish, rags or other foreign substances shall be thrown therein. The cost of any damage resulting from misuse of same shall be borne by the unit owner causing the damage.

### **16. Trash Chutes**

All refuse, waste, bottles, cans, etc., except garbage, shall be securely wrapped in plastic garbage bags and sent down the trash chute in a container not exceeding the width of the chute. Trash chutes may be used only between 8:00 am and 10:00 pm. Newspapers, magazines and heavy items intended for disposal shall be placed in the laundry room adjacent to the elevators and not thrown down the trash chute.

### **17. Roof**

Unit owners, their lessees, their families and guests are not permitted on the roof for any purpose whatsoever.

### **18. Solicitation**

There shall be no solicitation by any person anywhere in the building for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors.

### **19. Employees**

Employees of the Association and employees of any Management Firm shall not be sent out of the building by any unit owner, except in the unit owner's capacity as an officer or director of the Association, at any time, for any purpose. No unit owner or resident shall direct, supervise or in any manner attempt to assert any control over the employees of the Association and/or the Management Firm.

### **20. Swimming Pool**

Unit owners, their approved lessees and their guests using the swimming pool do so at their own risk. Unit owners, their approved lessees and their guests shall obey the posted swimming pool rules. Children under fourteen (14) years of age using the swimming pool and facilities of the recreational area must be accompanied and supervised by a responsible adult. The following are basic rules for all persons using the swimming pool:

- A. Swimming in the pool is permitted between the hours of 9:00 am and 9:00 pm.
- B. All persons using the swimming pool must be appropriately attired.
- C. Bathing caps are to be worn by all persons having long hair.
- D. Shower thoroughly before entering the swimming pool.
- E. Restraining pool safety cables should be kept in place and are not to be used as swings or as a diving aid.
- F. Pneumatic floats or other items of a similar nature other than swimming aids, are not permitted in the swimming pool.
- G. Pets are not permitted in the general swimming pool area.
- H. Running in the general swimming pool area is prohibited.
- I. Beverage or food is not to be consumed poolside or in any other common area, except with the permission of the Board of Directors.
- J. If suntan oil is used, a beach towel must be used to cover pool and patio furniture.

### **21. Parking**

No vehicle belonging to a unit owner or lessee or to a member of the family or guest, tenant or employee of a unit owner or lessee shall be parked in such a manner as to impede or prevent access to another unit owner's or lessee's parking space. The unit owners and lessees, their respective employees, servants, agents, visitors, licensees and families shall obey the parking regulations posted at the private streets, parking areas and drives, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the unit owners. No motor vehicle which cannot operate under its own power shall remain within the condominium property for more than twelve (12) hours, and no repair of vehicles, except for emergency repairs, shall be made within the condominium property.

Each parking space which is assigned as an appurtenance to a particular unit may be used only by the unit owner or the lessee of such unit, except when the unit owner has given written permission (copy to Management Firm) for use by another unit owner, lessee or guest. No unit owner or lessee or their respective employees, servants, agents, visitors, licensees and families may park his vehicle in any other assigned space other than the space assigned to the unit owner or lessees of the particular unit. All vehicles shall be parked within the painted lines and pulled close to the bumper. As a security measure, all automobile doors should be locked.

No commercial vehicle owned or driven by a unit owner shall be parked on the condominium property.

## **22. Common Facilities**

Unit owners are requested to cooperate with the Board of Directors or any existing Management Firm in the use of common facilities where more than one organized activity is scheduled for the same time.

## **23. Fire Doors**

Unit owners are not to use fire doors for ingress or egress.

## **24. Hurricane Preparations**

Each unit owner or lessee who plans to be absent from his unit during the hurricane season must prepare his unit prior to departure by:

A. Removing all furniture and plants from his patio or balcony.

B. Designating a responsible firm or individual to care for his unit during his absence in the event that the unit should suffer hurricane damage and furnish the Board of Directors or Management Firm with the name of such firm or individual. The designated firm or individual shall contact the Board of Directors or any Management Firm for permission to install or to remove hurricane shutters.

## **25. Guests**

Unit owners and lessees shall notify any Management Firm, in advance by written notice, of the arrival and departure dates of guests who have permission to occupy the unit in the absence of unit owners and lessees. Unit owners and lessees should have such guests check in at the management office upon arrival in order that service can be extended to them in the way of telephone calls coming into the management office, incoming mail or any emergency which might arise.

## **26. Waterbeds**

No waterbeds are to be brought into the units for any purpose whatsoever.

The foregoing Rules and Regulations are designed to make living for all unit owners pleasant and comfortable. The restrictions imposed are for the mutual benefit of all. Violations of these Rules are to be reported to the Board of Directors or any Management Firm who will call the matter to the attention of the violating unit, owner, lessee or guest for corrective action. Any disagreement over the violation will be reported to the appropriate committee for subsequent judgement by the Board of Directors.

PORTUGAL TOWERS CONDOMINIUM  
ASSOCIATION, INC.

By: \_\_\_\_\_