Rules and Regulations

BERMUDA ROYALE CONDOMINIUM ASSOCIATION INC

BERMUDA ROYALE, A CONDOMINIUM

RULES AND REGULATIONS

Revised April 17, 2012

The Rules and Regulations hereinafter enumerated as to the Association Property, Condominium Property, the Common Elements, the Limited Common Elements, and the Units, shall be deemed in effect until amended by the Board of Directors of the Association, and 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 these Rules are faithfully observed by their families, guests, and invitees, servants, lessees, and persons over whom they exercise control and supervision. The initial Rules and Regulations are as follows:

1. Building Appearance and Maintenance

a. The streets, sidewalks, driveways, walkways and entrances must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the Units, nor shall any carriages, toys, bicycles, wagons, shopping carts, chairs, rafts or other flotation devices, skateboards, roller blades, benches, tables, or any other object of a similar type and nature be left therein or thereon.

b. Personal property of Unit Owners shall not be stored outside their Units. Unit Owners may keep normal outdoor furniture on their lanais.

c. No garbage cans, supplies, containers, or other articles shall be placed in or on the walkways, hallways, balconies and entryways, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, balconies or entryways, or exposed on any part of the Limited Common Elements or Common Elements; and the Limited Common Elements and the Common Elements shall be kept free and clear of refuse, debris and other unsightly material.

d. No Unit Owner shall allow anything whatsoever to fall from the windows, walkways, balconies, entryways or doors of the Unit, nor shall an Owner sweep or throw from the Unit any dirt or other substances outside of the Unit or on the Limited Common Elements or Common Elements of the Condominium.

e. Refuse and garbage shall be properly stored and deposited only in the area provided therefore immediately prior to scheduled pickup. All garbage must be bagged.

f. No Unit Owner shall make or permit any disturbing noises by the Unit Owner, their family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners. No Unit Owner shall play upon or permit to be operated a television, radio, musical instrument,

or other device in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.

g. No barbecuing or outdoor cooking is permitted on walkways, balconies, or any portion of the buildings. Cooking, specifically with an electric grill only, is permitted on lanais. The Board of Directors may establish one or more areas of the Common Elements for outdoor cooking.

h. No exterior radio, television antenna, other wiring, or satellite dishes shall be installed without the prior written consent of the Board of Directors.

i. No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted or affixed, in or upon any part of the Units, Limited Common Elements or Common Elements by any Unit Owner of occupant without written permission of the Association.

j. No inflammable, combustible or explosive fluid, chemical or substance, shall be kept in any Unit or Limited Common Element, except those necessary and suited for normal household use.

k. Unit Owners, residents, their families, guests, servants, employees, agents, or visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roofs of the buildings.

l. No commercial vehicle or any vehicle with more than two axles or disabled vehicle shall be permitted to be parked or stored on the Condominium Property unless kept fully enclosed with a garage at all times. No vehicle shall be parked anywhere but on paved areas intended for that purpose or in garages. Parking on lawns or landscaped areas is prohibited. No vehicle shall be used as a domicile or residence, either permanently or temporarily.

2. Alteration of Condominium

a. Unit Owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the condominium is subject to the provisions of the Declaration of Condominium. All such additions, changes or alterations must be presented in writing to the Board of Directors for approval, using the World Tennis Club Architectural Review committee form, accompanied by written plans or drawings and specifications. The Board of Directors shall approve such requests only if the Association is protected against or indemnified as to mechanic's liens and/or claims arising from such work.

b. Any type of film or covering to the inside or outside of a window or glass door may only be in a light gray color, with no reflective or mirror finish.

c. Owners may have permanent hurricane shutters installed provided wiring and all other apparatus used to install the shutters do not encroach on any portions of property which

are not within the owner's exclusive use or control. The shutters may be accordion or roll down type, in white only. Storm shutters must comply with the Miami-Dade County Wind Code.

d. Owners may install screen or storm doors provided the frames are white in color and open in design without decorations, of similar construction to standard models offered by the major manufacturers. Approved doors include a combination screen/storm door in white aluminum frame with brushed nickel hardware or a white aluminum frame retractable screen. Owners are advised to contact the Management Office in regards to the exact type of door permitted prior to purchasing any material.

e. If ceramic tile flooring, hardwood flooring or other hard surface flooring is installed in second floor units, it shall be applied over a resilient membrane that is both sound absorbing and provides a mold inhibiting moisture barrier, specifically with a minimum Sound Transmission Class rating of 70. The Management Office is to be contacted for information regarding specific approved materials and procedures and shall perform inspections during the installation process.

3. Emergencies in Owner's Absence

In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, the Association may retain pass-keys to all Units. If a Unit Owner changes a lock, the Owner shall provide the Association with a duplicate key.

Any Unit Owner who plans to be absent from their Unit for an extended period of time must prepare the Unit prior to their departure in the following manner:

a. By removing all furniture, plants and other objects from around the outside of the Unit; and

b. By designating a responsible caretaker to care for the Owner's Unit should their Unit suffer any damage cause by storms, hurricanes, winds or other violent acts of nature. The management company (if applicable) and the Association shall be provided with the name of each Unit Owner's aforesaid designated caretaker.

4. Pets

The Board may impose reasonable restrictions upon how and where pets may be permitted upon the Common Elements. Pets may not occupy leased units.

The Owner of each Unit may keep not more than two (2) pets of a normal domesticated household type (such as a cat or dog) in the Unit. The pet must be leashed or carried under the Owner's arm at all times while on the Condominium Property outside of the Unit. No reptiles, amphibians, poultry or livestock may be kept in the Condominium, but tropical fish or caged birds are permitted in the Unit (but not on lanais as to caged birds). The ability to keep such a pet or animal is a privilege, not a right, and the Board of Directors is empowered to restrict the

keeping of such pet(s) and may order and enforce the removal of any such pet(s) which becomes a source of annoyance to other residents of the Condominium.

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BERMUDA ROYALE, A CONDOMINIUM
NEIGHBORLY EXPECTATIONS

Attention Bermuda Royale Condominium owners. There have been a number of recent purchases and sales in our community and the board of directors' wish to extend a welcome to all. At a recent board meeting all directors felt that a short reminder of "neighborly expectations" should be circulated of some of the more important rules & regulations that will hopefully help those new owners and remind long time owners of their obligation to their Bermuda Royale neighbors.

These "neighborly expectation" were extracted from the WTC and Bermuda Royale Documents which you should have received at time of purchase. A full version of these documents can be found on the WTC website at www.worldtennisclub.net under "Bermuda Royale Governing Documents".

1. For your information no, carriages, bicycles toys, benches, tables, or any other object of a similar type and nature be left on any sidewalk adjacent to your condo. Bicycles if parked outside of your unit must be cleared by the end of the day.

2. Personal property of Unit Owners shall not be stored outside your Units. Unit Owners may keep normal outdoor furniture on their lanais. In other words any chairs, toys etc. outside of your unit must be removed by the end of each day.

3. No garbage cans, supplies, containers, plants or other articles shall be placed in or on the walkways, hallways, balconies and entryways, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, balconies or entryways, or exposed on any part of the Limited Common Elements or Common Elements; and the Limited Common Elements and the Common Elements shall be kept free and clear of refuse, debris and other unsightly material.

4. No Unit Owner shall play upon or permit to be operated a television, radio, musical instrument, or other device in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.

5. Condominium owner must inform the WTC office and have CINTAS or similar professional onsite to shutdown the water source to your condo block when replacing a water heater, air conditioner or any work that requires a plumber to shut the water off at the source.
   This alleviates the situation of an accident that could cause other condo owners in your block to suffer through water damage claims.

6. Cooking, with an electric grill, propane BBQ or charcoal devise is not permitted on lanais as per Florida Law. No barbecuing or outdoor cooking is permitted on walkways, balconies, lanai or any portion of the buildings.

   No flammable, combustible or explosive fluid, chemical or substance, shall be kept inside any Unit or Limited Common Element, except those necessary and

suited for normal household use. The exception to this rule is storage of a US standard, regulated, up-to-date BBQ propane tank for use on properties with an exterior lanai. Those units would be 101 and 105 on Douglas Drive and 101 and 104 on Jessica Lane. We ask that the propane cylinder be kept in the garage when not in use.

7. No commercial vehicle or any vehicle with more than two axles or disabled vehicle shall be permitted to be parked or stored on the Condominium Property unless kept fully enclosed with a garage at all times. No vehicle shall be parked anywhere but on paved areas intended for that purpose or in garages. Parking on lawns or landscaped areas is prohibited. No vehicle shall be used as a domicile or residence, either permanently or temporarily.

8. Owners may install screen or storm doors provided the frames are white in color and open in design without decorations, of similar construction to standard models offered by the major manufacturers. Approved doors include a combination screen/storm door in white aluminum frame with brushed nickel hardware or a white aluminum frame retractable screen. Owners are advised to contact the Management Office in regards to the exact type of door permitted prior to purchasing any material.

9. If ceramic tile flooring, hardwood flooring or other hard surface flooring is installed in second floor units, it shall be applied over a resilient membrane that is both sound absorbing and provides a mold inhibiting moisture barrier, specifically with a minimum Sound Transmission Class rating of 70. The Management Office is to be contacted for information regarding specific approved materials and procedures and shall perform inspections during the installation process.

10. The Owner of each Unit may keep not more than two (2) pets of a normal domesticated household type (such as a cat or dog) in the Unit. The pet must be leashed or carried under the Owner's arm at all times while on the Condominium Property outside of the Unit. Be advised renters or visitors **are not allowed** to have pets.

    The Board may impose reasonable restrictions upon how and where pets may be permitted upon the Common Elements. **Pets may not occupy leased units.**

    The pets must occupy that condo with the owner and not cared for, watched over or taken care of by a renter or leasing occupant when the owner is not on property.

    No reptiles, amphibians, poultry or livestock may be kept in the Condominium, but tropical fish or caged birds are permitted in the Unit (but not on lanais as to caged birds). The ability to keep such a pet or animal is a privilege, not a right, and the Board of Directors is empowered to restrict the keeping of such pet(s) and

may order and enforce the removal of any such pet(s) which becomes a source of annoyance to other residents of the Condominium.

11. Owners are expected to collect and properly dispose of their pet's waste and litter, immediately. Violation of this rule may result in the Board fining the owner and/or revoking pet approval and ordering the permanent removal of the animal from WTC.

12. Continuously barking dogs or any excessive noise created by a pet may result in the Board fining or revoking pet approval.

13. WTC **does restrict pets being** walked in and around the Club areas and near the tennis courts.

14. Each owner is allowed parking in his garage [preferred] and two extra guest or family overnight parking spaces. If additional space is required please contact the WTC office for the permission to park the vehicle near the WTC office.

    Please close your garage door when not in use. An open garage door is unattractive and open to violation by criminals.
    Bermuda Royale Document 12:10 – Because the number of parking spaces is limited, an Owner's right to keep more than (1) vehicle on the Condominium property may be limited or regulated by the Association.
    WARNING: According to Florida Statures section 715.07, the Board of Directors is empowered to tow any vehicle at any time or in any place if it is parked in violation of parking restrictions. Towing will be done at the owner's expense.

15. Trash and recycling is provided for only BR and paid in our fees. Trash and recycling is picked up weekly. Please consider others as you recycle and dispose of your trash. Cardboard, plastic, aluminum cans and such are to be deposited in the smaller green bins while the 20 cubic foot large steel bin is for common trash. Large cardboard boxes must be broken down to allow them to fit inside the smaller green bins.

    WARNING: In the WTC document Section 8.13 states very clearly that only the dumpster in your individual Association is to be used by you and/or your guests. Violators will be reported to the Sheriff and subject to up to a $500.00 fine

16. Owners are advised that the electricity provided in your garage is common to all BR owners. It is provided to power the garage door and lights **only**. **Any use of a fridge, freezer, stove or heavy workplace equipment is prohibited.**

17. Bermuda Royale Document 13.2 Owners who rent or lease their condo must understand that 30 days or one month is the minimum rental/lease period.

Bermuda Royale does not allow one, two or three week rentals. Action will be taken by the board if this regulation is violated.

18. WTC Document 1.6 **The owner or agent must provide the renter or person leasing your condo all required paperwork.** This paperwork must be completely filled out and submitted to the WTC management office prior to a renter or guest arriving.