



## IV. RULES AND REGULATIONS

The following Rules and Regulations are contained in the Declaration of Condominium for 360° Condominium Association, Inc. (The "Declaration") They are applicable to all occupants of Units as well as to Unit Owners.

### A. General

#### 1. Employees

Employees of Association are not to be sent out by Unit Owners on personal errands. The Board shall be solely responsible for directing and supervising employees of the Association.

#### 2. Visitor's, Guests and Live In Guests, Parking

Visitors must valet park

### B. Common Areas and Other Association Property

#### 1. Obstructions

The entrances, and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, chairs, tables or any other similar objects be stored therein.

#### 2. Signage

No sign, advertisement, notice, lettering or descriptive design shall be exhibited, posted, displayed, inscribed or affixed to the exterior of a Unit or in, on or upon any part of the Condominium Property, except in a place, style and manner approved by the Board.

#### 3. Bicycles

Unit Owners and occupants of Units shall park their bicycles and tricycles only within the Unit in an area where such items are not visible from the exterior of the Building.

#### 4. Barbecuing

No barbecuing shall be permitted on the Condominium Property.

#### 5. Pets

Each Unit may house up to two (2) animals, in the aggregate, which may only be domestic cats/or dogs with a weight of not more than fifty (50) pounds per animal. Pets shall not be allowed on or about the Common Elements except on a leash of no longer than six (6) feet or when being carried by their owner.

## C. Individual Unit and Unit Owners

### 1. Personal property

Personal Property of Unit Owners must be stored in their respective Units.

### 2. Access to Units by Association

Association shall have the right to retain a pass key to all Units for the purpose of access to such Units during reasonable hours, when necessary for the maintenance, repair, or replacement of any Common Elements or for making emergency repairs which are necessary to prevent damage to the Common Elements or to another Unit or Units. If a lock is altered or a new lock installed, Unit Owner shall provide Association with an additional key and security code, if applicable.

### 3. Move-In/Move-Out

Building A (7900 Harbor Island Drive) and Building C (7914 & 7918 Harbor Island Drive):

The move will take place no earlier than 8 a.m. and be must concluded no later than 5 p.m. - Monday through Friday and no earlier than 9 a.m. and must be concluded no later than 4 p.m. – Saturday.

Building B (7910 Harbor Island Drive): 9 a.m. through 5 p.m. and only Monday through Fridays.

### 4. Trash Disposal

No garbage cans, supplies, milk bottles or other articles shall be placed on the balconies, terraces, and patios or on any Common Elements except for designated trash areas, if any. No linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, shall be shaken or hung from any windows, doors, balconies, terraces, patios or other portions of the Condominium Property.

No Unit Owners shall permit anything to fall from a window or door of the Condominium Property, nor sweep or throw from the Condominium Property any dirt or other substance into any of the balconies, terraces, and patios or upon the Common Elements.

All refuse must be deposited and placed in areas designated for refuse disposal

### 5. Noise Restrictions

Unit Owner shall not make or permit any disturbing noises in the Unit by the Unit Owner or Unit Owner's family, servants, employees, agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other residents. No Unit Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio, or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner shall conduct, nor permit to be conducted vocal or instrumental instruction at any time, which disturbs other residents.

### 6. Electronic Installations

No radio or television installation may be permitted in any Unit, which interferes with the television or radio reception of another Unit.

#### 7. Unit Exterior

Unit Owners shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, terraces, patios, or windows of the Building; provided, however, any owner may display one portable, removable United States flag in a respectful way and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display in a respectful way portable official flags, not larger than 4 ½ feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

Curtains and Drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.

Food and beverages may not be consumed outside of a Unit except on the balconies, terraces or patios which are Limited Common Elements appurtenant to the Unit.

#### 8. Flammable Materials

No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.

#### 9. Hurricane Season

A Unit Owner who plans to be absent during the hurricane season must prepare his Unit prior to departure by designating a responsible firm or individual to care for his Unit should the Unit suffer hurricane damage, and furnish Association with the name(s) of such firm or individual. Such Firm or individual shall be subject to the approval of Association.

#### 10. Hurricane Shutters

Hurricane shutters are not required because the Units come equipped with impact resistant glass in accordance with the current building code. Because hurricane shutters are not required, neither the Developer nor Association has adopted hurricane shutter specifications. If a Unit Owner wishes to install hurricane shutters, Unit Owner shall seek approval of the Board for the installation of hurricane shutters. At such time, the Board will provide Unit Owner with hurricane shutter specifications.