

BAHIA MAR OF KEY BISCAIYNE CONDOMINIUM ASSOCIATION - HOUSE RULES

A. General Use & Occupancy

1. Each of the apartments shall be occupied and used only as a residence by the respective owners thereof, their tenants (prior approval having been obtained), their families, servants and guests and for no other purpose.
2. The common elements shall be used only for the purpose for which they are intended.
3. No apartment owner or occupants shall place, store or maintain objects of any kind in the halls, lobbies, stairways, walkways, grounds, and other common elements that would obstruct transit through such common elements.
4. Dogs and cats of less than fifteen (15) inches in height may be kept in any unit. No other pets may be kept in any unit without prior written approval from the Board of Directors of the Association.
5. Every apartment owner or occupant shall at all times keep his apartment in a clean and sanitary condition.
6. Every apartment owner or occupant shall observe all laws, ordinances, rules and regulations now or hereafter enacted by either the State of Florida, by the County, the City or adopted by the Association.
7. No apartment owner or occupant shall make or permit to be made any improper or offensive use of his apartment.
8. No apartment owner or occupant may alter, change or remove any furniture, furnishings or equipment from the common elements without prior approval of the Board of Directors.
9. Nothing should be allowed, done or kept in any apartment which would overload or impair the floors, walls or roofs thereof, or cause any increase in the ordinary premium rates or the cancellation or invalidation of any insurance thereon maintained by or for the Association.
10. Whenever an apartment is to be occupied by guests in the absence of the owner, a written guest identification notice must be sent beforehand to the Manager, listing names and length of stay.
11. No rugs, garments or other objects shall be dusted, shaken or hung from the windows or cleaned by beating or sweeping in any hallway or exterior part of the building.
12. An apartment owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his negligence or by that of any member of his family or his or their guests, employees, agents, or lessees, but only to the extent that such expenses is not met by the proceeds of insurance carried by the Association. An apartment owner shall pay the Association the amount of any increase in its insurance premiums occasioned by use, misuse, occupancy or abandonment of any apartments or it's appurtenances, or of the common elements, by the apartment owner.

BAHIA MAR OF KEY BISCAIYNE CONDOMINIUM ASSOCIATION - HOUSE RULES

13. Occupants must notify the Manager before moving furniture or household effects in or out of the building, so that the elevators may be properly padded. Any item too large for easy carriage shall be moved only by professional movers. In order for families to move in, they must make arrangements with the Manager, so that the manager may be prepared and have the elevators ready for this purpose. The moving company will have to contact the Manager first and use the rear entrance and only one elevator ready for that purpose, leaving the other one available for those families living in the building. After finishing, the moving company must inform the Manager and the Manager will inspect the rear entrance, elevator, elevator lobbies and hallways used to make sure no damage has been done. If damage exists, the Manager will advise the moving personnel and advise the owner by memo that he or she is responsible for whatever repair is needed and he or she, in turn, can adjust the matter with the moving company.

All groceries are to be taken in by the parking level entrance to avoid spills in the lobbies.

Any crates or large objects are to be delivered through the parking level entrance and the owner must advise the Manager to determine if the elevator wall should be covered.

If the owner is not at home, all deliveries are to be left at the Manager's office except if it should be a large heavy package or a piece of furniture, in which case the owner may request the Manager to open the door and observe the delivery, but in no instance will the Manager be responsible for any delivery made in this manner or be held liable for any damage or losses that may occur.

14. Moving furniture or household effects in and out of the building may be done only from 9:00 AM to 5:00 PM on weekdays. Moving is **PROHIBITED ON SATURDAYS AND SUNDAYS**. 24 hour notice must be given to the Manager and only the elevator covered for moving furniture can be used for that purpose.
15. Children should not be permitted to run or play in the stairway. Unit owners, not the Association, will be liable for any damages or losses which may occur.
16. Fireworks are prohibited at all times in the building, on the grounds and in the pool area.
17. Apartment owners are not to leave their hall doors open. To do otherwise not only adds to the expense of the electric bill, but is also in violation of the fire code.
18. Each condominium unit owner who plans to be absent from his unit during the hurricane season must prepare his unit prior to his departure.
19. No owner shall be allowed to put his name or any entry of the condominium units or male receptacles appurtenant thereto except in the places and in the manner prescribed by the association for such purpose.
20. No unit owner or occupant shall interfere in any manner with any air conditioning equipment, electrical equipment or lighting equipment apparatus located in common areas.

BAHIA MAR OF KEY BISCAIYNE CONDOMINIUM ASSOCIATION - HOUSE RULES

21. Not owner shall use or permit to be brought into the condominium units any inflammable oils or liquids, such as gasoline, kerosene, naphtha or benzene or other explosives or articles deemed extra hazardous to life or property.
22. No sunbathing or littering will be permitted on the roof of the building at any time for any reason.
23. No “For Sale” or “For Rent” signs shall be displayed in the windows, on the patios or exterior walls. The use of the common elements is also prohibited for displaying signs.

B. Sale, Lease or Other Transfer

1. Sale and/or leases and renewals thereof required prior approval by the screening committee appointed by the Board of Directors. Each sale and lease and/or renewal thereof shall be contingent upon such approval. Upon approval, a copy of these Rules and Regulations that shall be furnished to such lessee or new owner who, by acceptance thereof, agrees to abide by the same.
2. The sale or lease must not allow occupancy of the subject unit by more than two persons per bedroom, plus one person.
3. The minimum age of owners or lessees shall be eighteen (18) years of age.
4. No sub-leases or assignment of existing leases shall be permitted with the consent or approval of the screening committee.
5. Each lease must contain the following clause, to wit:
“Lessee agrees in addition to any other security deposit provided in the lease, to deposit with the Condominium Association, a security deposit in the sum of \$500 as security for any loss or damage to any of the common areas or recreation facilities of the Association caused by their negligence or willful ask of the Lessees, their families, servants, agents or invited guest. This deposit shall be made prior to the Lessee taking possession of the premises and will be returned at the expiration of the lease, less any amount deducted from any such damage. Such deposit will be maintained by the Condominium Association in any special non-interest bearing deposit account maintained for the purpose.”
6. Said security deposit shall in no way relieve the unit owner of liability for penalties or damages caused by his occupier which may be in excess of the security deposit so received by the condominium corporation from said occupier. Such unit owner’s excess liability shall be of these Rules and Regulations and the Declaration and By-Law provisions.
7. Any such lease shall likewise contain the following clause, to wit:
“The lesser and the Lessee, by the execution of this lease, give and grant unto the Condominium Association, the right, privilege and power to cancel the lease and remove or cause to be removed Lessees or Sub-lessees who violate the Rules and Regulations of the Condominium Association. Any legal expenses incurred in connection therewith or advanced by the Condominium Association, shall be reimbursed to it by the Lessor or

BAHIA MAR OF KEY BISCAIYNE CONDOMINIUM ASSOCIATION - HOUSE RULES

may be deducted from the security deposit paid to the Condominium Association, provided, however, that such fees and expenses shall not, in addition to the \$500.00 deposit, hereinabove provided for, exceed, as a cost to the Lessor, a some equivalent to one month's rent paid or payable under this lease".

8. Such security deposit or such amount thereof not charged against same as aforesaid will be returned to said occupier either at the time said occupier "checks out" with the Manager or such reasonable time thereafter to enable said penalty of damages, if any, caused by the properly estimated and established.
9. Any lease made in violation of these Rules and Regulations shall be wholly void and ineffective, and any occupancy attempted under such an ineffective lease shall be prohibited by the Board by whatever means the Board deems fit.

C. Pool and Pool Area

1. Children under twelve (12) years of age are not permitted to use the pool at any time without a parent or an adult member of household being present (a person of at least eighteen years of age).
Children under three years of age are not permitted in the pool without wearing tight fitting rubber pants.
2. No surfboards, floats or toys of any kind, size or type are permitted in the pool or the pool area.
3. Shouting, yelling, playing ball or horseplay of any kind in the pool or the pool area, is prohibited and is grounds for ejection from the area.
4. Only four (4) guests per apartment will be permitted in the pool or the pool area, at any time, and guests must be accompanied at such times by the apartment owner or tenant who is there close. Pool and pool deck closes at 10:00 PM.
There will be no use of the pool and pool deck after 10:00 PM.
5. Beverages are permitted at pool deck. No glass, bottles or breakable containers will be permitted. Unit owners and guest using any beverages are required to clean up and remove all containers from the pool deck area.
6. Only bathing attire is allowed in the pool and all persons must take shower before entering the pool to remove oil or lotion.
7. Persons using oil or suntan lotions must use a towel when lying on the lounges.
8. Females and male with unduly long hair must wear bathing caps while in the pool, if submerging their hair. The use of hair pins, bobby pins, clips, etc., which could damage the functioning of the pool and the pool filtering system is prohibited.
9. Persons with open sores of any kind are prohibited from entering the pool.
10. While in the pool, bathers may not drink or smoke.
11. Food is not permitted in the pool and pool area at any time.
12. Persons leaving the pool before returning to their apartment must be certain they are dry and that all sand and dirt has been removed from their feet and that all their personal

BAHIA MAR OF KEY BISCAIYNE CONDOMINIUM ASSOCIATION - HOUSE RULES

belongings have been removed from the pool area, including but not limited to towels, books and magazines.

13. No pool area equipment or furniture may be reserved or removed from the pool area. All furniture should be replaced in proper position and the umbrellas lowered.
14. Pets are prohibited in the pool area at all times.
15. Radios, television sets, tape recorders or playing devices shall be permitted at the pool area provided that the volume is kept at a low level so as not to interfere with the comfort and convenience of others.
16. The swimming pool and swimming pool area are solely for the use of the condominium residents and their invited guests. Those who swim in the swimming pool and utilize the other recreation facilities shall do so at their own risk, and the Association shall not be liable for any personal injury, loss of life, or property loss and damage in any way caused or arising from the use of the recreation facilities.
17. Life preservers are for emergency use only and are not to be played with or used as floats.
18. All persons shall comply with the request of the Manager, respecting matters of personal conduct in and about the pool and recreation area.

THE MANAGER IS AUTHORIZED TO REMOVE FROM THE POOL AREA ANY VIOLATORS OF THEIR RULES AT ANY TIME

D. Parking and Parking Stalls

1. Assigned parking spaces are limited common element of appurtenant thereto and are reserved for their exclusive use. They may not be occupied or used by others except with the permission of the owners.
2. Cars must be parked heading in, centered between the lines and against the forward bumper. They shall not protrude beyond the stalls in such a manner as to block the ingress and egress of others.
3. Parking areas shall not be used for any mechanical work on vehicles except in an emergency.
4. Household articles shall not be stored in any of the parking stalls.
5. Tenants shall park in the stall assigned to such tenant by the apartment owner. No vehicle belonging to an owner or to a member of the family or guest, tenants, or employee of owner shall be parked in such a manner as to impede or prevent ready access to another owner's parking space or limited common elements.
6. Maintain a 10-mph speed limit while in the condominium common areas and roads.
7. Parking is strictly prohibited in front of the entrance to the building in the condominium complex.

The Association reserves the right to remove any vehicles so parked or in any other unauthorized place or manner at the expense of the respective owners thereof. This is pursuant to the provisions of Chapter 76–83 of the Florida Statutes.

BAHIA MAR OF KEY BISCAIYNE CONDOMINIUM ASSOCIATION - HOUSE RULES

8. Automobiles may be washed in the parking area of the building, in the place or places assigned for that purpose.
9. No vehicle, automobile or motorcycle, which cannot operate under its own power, shall remain within the condominium property for more than 24 hours.
10. The owners, their employees, servants, agents, visitors and licensees and the owner's family will obey the parking regulations and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the owners. No unit owners shall store or park or leave boats, trailers, trucks or campers or any recreational vehicle on the condominium property which is in violation of the Metro Dade county code, Chapter 33-20.

E. Pets

1. Only one (1) dog or one (1) cat less than 15 inches in height maybe kept in apartment. No other pet may be kept in any apartments without the written approval of the Board of Directors of the Association.
Any pet heretofore approved to be kept in any apartment may be retained, but not added to. All existing pets shall be registered with the Manager as to type, age, size, color and a photograph.
No guests or visitor shall be permitted to keep pets of any size or description in the apartment in which they are guests or visitors.
2. Dogs, cats and other household pets authorized may be kept by the apartment owners or occupants in their respective apartments, but shall not be kept, bread or used therein for any commercial purpose, and shall not be permitted to cause a nuisance or an unreasonable disturbance. Any pet causing such a nuisance or disturbance to any other occupant shall be given notice to have the pet removed from the apartment.
3. Pets will not be allowed in the pool area.
4. Dogs and cats must be taken off the property to be "aired" with leash and carried, not led, from apartment to outside the building. They must be walked outside the common area during daylight.
5. Should any animal defecate or urinate in any part of the common areas, the owner shall be responsible for cleaning up the waste deposited.

VIOLATION OF THESE RULES WILL RESULT IN LOSS OF PET PRIVILEGES.

BAHIA MAR OF KEY BISCAWAYNE CONDOMINIUM ASSOCIATION - HOUSE RULES

F. Quiet Hours

1. Owners and occupants are requested to observe the following quiet hours during the following periods:
 - a) Sunday evening through Thursday evening: 12:00PM to 8:00AM the next day
 - b) Friday evenings, Saturday evenings and the evening before a holiday: 2:00AM to 9:00AM the next day
2. All occupants shall exercise extreme care about making noises and in the use of musical instruments, radios, televisions and amplifiers that may disturb other occupants.
3. During quiet hours there shall be no noise audible outside one's apartment.
4. In the parking areas, excessive noise, loud talking, slamming of doors, racing of engines and the use of horns shall be avoided. Car radios shall be turned off when entering the grounds.
5. In case of remodeling or construction of common areas or within apartment units, this work will be done exclusively within the following schedule:

Monday through Friday: 9:00AM to 4:00PM.

G. Architectural Control

1. No apartment owner or occupant shall install any wiring, television antenna, machines, air-conditioning units or other equipment or appurtenances whatsoever on the exterior of the building or through the walls, windows or roof thereof.
2. No apartment owner or occupant shall make any additions or alterations to any common elements, nor place or maintain thereon any signs, posters or bills whatsoever, except in accordance with such plans and specifications approved the Board of Directors.
3. No apartment owners shall alter, change, decorate or landscape any entrance or hallway appurtenant to his apartment except in accordance with standards established or plans approved by the Board of Directors.
4. No apartment owner may change the exterior appearance of his apartment without the written approval of the Board of Directors
5. The manager is expressly permitted to maintain a CB radio unit in the Manager's office, with an outside antenna, therefore, to be used in connection with the performance of Manager's duties.

BAHIA MAR OF KEY BISCAIYNE CONDOMINIUM ASSOCIATION - HOUSE RULES

H. Financial Responsibility

1. Every owner is responsible for prompt payment of maintenance fees, assessments, or other charges authorized by the Association as more fully provided in the By-Laws.
2. Payment which are delinquent will be subject to such fines, penalties and interest as established by the Board of Directors.
3. Any damages to the building, recreational facilities, or other common areas or equipment caused by any resident or his guests shall be repaired at the expense of the owner who has himself or whose guests or family have caused same.

I. Security

1. Each occupant is responsible for closing all doors which should be locked and for observing security regulations.
2. The Manager should be notified immediately of security violations.
3. Solicitors shall not be permitted entry to the building.
4. It is specifically requested that domestic help not be given keys to the building.
5. All doors leading out of the building must be kept closed and locked at all times. The placing of objects to keep these doors open is expressly prohibited. Damage to these doors will be paid for by the party or parties responsible.

J. Refusal Disposal

1. All waste material and refuse not disposable in the individual apartments shall be paper wrapped in reasonably small bundles or put in heavy paper bag before placement in the trash chute.
2. Bottles, glass and metal containers or cartons too large for disposal in the chute, shall be placed before 9:00AM next to the chute, for removal by the maintenance crew.
3. No inflammable or volatile material shall be thrown down the chute.
4. No refuse, garbage or trash of any kind shall be thrown or kept in any common elements, including the trash room, except as above provided.
5. Electric lights should be turned off when leaving the room.

K. Bicycles

1. Bicycles shall be parked or stored only in areas designated for such purpose.
2. No bicycles, motorcycles or other objects may be kept in the stairways, lobbies, hallways, or other public or common areas of the building. It is specifically prohibited to transport bicycles or motorcycles in the elevators.

L. Storage Lockers

BAHIA MAR OF KEY BISCAYNE CONDOMINIUM ASSOCIATION - HOUSE RULES

1. Nothing of a volatile, inflammable or odorous nature shall be stored in any locker.
2. Lockers and the safeguard thereof are the full responsibility of the owners and the Association will not be responsible for loss or damage of any property therein due to theft, wind, flood, fire, mysterious disappearance or any other cause whatsoever.
3. Electric lights should be turned off when not in use.
4. No articles may be kept of stores in storage rooms other than in individual storage lockers.

M. Recreation Room

1. The use of the Recreation Room is reserved for occupants and their guests.
2. The Recreation Room should be reserved in advance for private use or a private party, through the Manager.
3. When the recreation room is used for private use or a private party, the sponsor/host of such party will pay the Association in advance the sum of \$100.00 to cover the cost of electricity, air-conditioning and cleaning. Another sum of \$100.00 will also be paid in advance as deposit in the case of any damage done in the Recreation Room. This deposit will be returned if no damage is reported by our Manager after the party.

BAHIA MAR OF KEY BISCAVNE CONDOMINIUM ASSOCIATION - HOUSE RULES

Amended Rules and Regulations, dated May 31st, 2018

1. No access to the roof should be allowed for recreational purposes.
2. Cars should be parked in their allotted space in a manner respecting the painted boundaries. (This would replace the existing rules that cars must be parked with headlights facing in.)
3. In the garage, household articles except those contained in durable storage boxes similar to the ones currently in use will be removed and disposed of at the owners' s or residents' expense.
4. In the garage, durable storage boxes will be stored by their respective owners or residents following a hurricane watch. Alternatively, removal and disposal said boxes will accrue to the owners' expense.
5. Pets will only be allowed following approval by the Board of Directors. Pets will be leashed and controlled at all times and elevators and all common areas, but do not need to be carried. Owners must clean up waste and debris after their pets. Any animal that harms a person on Association property may be expelled. (This would replace the existing rule requiring that all pets be carried)

BAHIA MAR OF KEY BISCAIYNE CONDOMINIUM ASSOCIATION - HOUSE RULES

Amended Rules and Regulations, dated March 14th, 2019

1. The personal property of Unit Owners must be stored in their respective Units. Any personal property left on the Common Elements for, in the Board's discretion, an unreasonable period of time may be treated as Abandoned Property and shall be subject to removal and disposal by the Association without notice except for items duly stored in Storage Lockers provided at the rate of one per apartment unit.
2. Bicycles in the storage area/*Bike Room(s)* that are not registered, or left in any other area, even for short periods, shall be deemed Abandoned Property and may be permanently removed from the condominium premises without prior notice. Removal may entail cutting the lock if a key or combination code is not on file in the management office. The Association will not be responsible for replacement of any lock or other device severed pursuant to this section. Bicycles that are removed pursuant to this rule will be held and disposed of pursuant to Florida's abandoned property statutes, 705.102 and 705.103, after which time they may be thrown out or donated to a suitable charity designated by the Board. The Association will not be held responsible for any damage to the bicycle as a result of removal and/or storage.
3. The Association will use its best efforts to identify the owner of the Abandoned Property. A Notice will be sent to the purported owner of the Abandoned Property, including posting on the unit owner's door stating: "You have been previously notified that owners are not permitted to maintain personal property on the Association's common elements. Nonetheless, you have not collected your personal property from the common elements. Your property (set forth brief description) is being maintained without permission or authorization on the Association's common elements, specifically on the (set forth brief description of location). This property must be removed within 15 days, otherwise, it will be deemed Abandoned Property and will be removed and disposed of without further notification to you. You, as the owner of the Abandoned Property will be liable for the costs of removal, storage, and disposal. The Association will have no liability for any damage or loss and the item(s) as well as all contents are deemed to have no intrinsic value to you since you have refused to collect the item(s) and instead abandoned same in the condominium common elements. You have 15 days from today's date to remove the subject item(s) from the common elements. Date/Signature".
4. All unit owners will complete a registration form for each of the two entitled bicycles per unit once a year. Each of the two bikes will display at the center of the handle the Bahia Mar provided decal. Any bicycle failing to display such decal shall be considered in violation of the indoor storage procedures and shall be removed. The association will exercise its best effort to provide appropriate indoors storage space for each of the registered bikes. This rule will be enacted once the bicycle racking system is completed.

BAHIA MAR OF KEY BISLAYNE CONDOMINIUM ASSOCIATION - HOUSE RULES

BAHIA MAR OF KEY BISCAVNE CONDOMINIUM ASSOCIATION - HOUSE RULES

Covid -19 Change in Rules and Regulations:

-All persons including vendors, residents and visitors over the age of 2 must wear a face covering/mask which covers both the mouth and nose at all times while outside of the Units and on the condominium property. This requirement specifically covers the elevators, hallways, stairways, lobby, entertainment pool area and grill.

-Any person who has tested positive for Covid 19, is symptomatic of Covid 19 or has come into close contact with a person that has Covid 19, must immediately inform Management and the Board of same.

-Any person who has tested positive for Covid 19 or is symptomatic of Covid 19 must remain in their Unit until, pursuant to CDC or Miami-Dade County guidelines, until they are no longer at risk for infecting others.

-No more than two persons will board the elevators except for family members.