

**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 or 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.