
BONAVIDA

Condominium Association, Inc.

Bonavida Rules & Regulations REVISED: AUGUST 7, 1998

1. Every unit owner, occupants, renters, and their guests shall observe all laws, ordinances, rules and regulations now or hereafter enacted by governmental authority of this Association.

Violation of the Rules listed herein shall be addressed using the procedure provided by Florida Statute; no fine shall exceed the maximum dollar amount allowed by law and the documents.

No immoral improper or offensive use shall be made or condominium property nor any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the condominium shall be observed. No unit owner shall permit the apartment to be used for transient, hotel or commercial purposes.

2. Unit owners shall be responsible and liable for a violation of these Rules and Regulations by an occupant, lessee or guest staying in their unit.

NO GUEST MAY STAY IN A UNIT FOR MORE THAN THREE (3) WEEKS.

3. Persons working for or on behalf of the Association, the Management Company, or any company or person hired by the Association to do work for the Association shall receive supervision solely from their immediate superior, the Management Company, or appointed Director of the Association. It is prohibited for a person to have or permit any individual employed by or to do work for or on behalf of the Association to do any personal errands or chores for any person whatsoever during business hours whether they are actively engaged in work at such time or not.
4. Condominium residential units may be used and occupied only as a single family private dwelling and for no other purpose, such as a business, or immoral purpose.

c/o Roberts Management & Realty Co., Inc.
1840 N.E. 153rd Street, North Miami Beach, FL 33162
(305) 947-3999. Fax (305) 947-1478

5. The common elements and limited common elements shall be used only for the purpose for which they are intended and as provided for in the Declaration of Condominium, Exhibits thereto and these Rules and Regulations.
6. No unit owner, lessee or guest shall place, store or maintain objects of any kind in the halls, lobbies, stairways, walkways, grounds, or elsewhere on other common elements except in specifically designated storage bins.
7. No unit owner, lessee or guest shall alter, change or remove any furniture, furnishings or equipment from the common elements. No unit owner may cover a window within his/her own unit with any paper or aluminum foil or such other non-permanent window treatment.
8. No unit owner, lessee or guest shall play or permit to be played, any musical instruments, phonograph, radio, T.V., loudspeaker or any other method of creating noise in such a manner as to disturb or annoy any other resident at any time. No resident or guest shall permit any noise from any source whatsoever to emanate from a condominium unit between the hours of 11:00 p.m. and 8:00 a.m.
 - A. No carpentry, carpet laying or hammering of any kind may be done between the hours of 5:00 p.m. and 9:00 a.m.
 - B. No painting or structural changes are to be made to the units except by written permission from the Board of Directors. This includes enclosure of patios, outside shutters, awnings, etc.
 - C. No tile, wood, marble, etc. shall be installed in any condominium unit without also installing a soundproofing and lining system sufficient to prevent any disturbance of the neighbors caused by the noise of walking and scraping furniture on the tile floor. Before such installation may be commenced, a unit owner shall notify the Board of Directors in writing, and present to the Association the description and specifications, in writing, of the soundproofing system which will be used. Failure to comply with this requirement may result in the Board of Directors seeking legal action to force an owner to remove the tile/marble floor.

TERRACES

9. No cooking shall be done on the terrace of any apartment nor shall any barbecue apparatus or open cooking flame of any kind be used in the condominium unit or on the terrace.
 - A. Cleaning or brushing of rugs or mops is prohibited on the terraces or stairwells.
 - B. Storage items shall not be placed on the terraces. In general, terraces must be kept clean and neat.
10. Nothing shall be visible from the outside of a condominium unit that will detract from the outward appearance of the building.
11. No unit owner, lessee or guest shall cause litter or in any way contribute to any unsightly, unhealthy, unsanitary or generally unkempt condition of any part of the condominium property.
12. A unit owner shall be responsible and liable for the expense of any maintenance, repair or replacement of the common elements, limited common elements, or of the condominium property if damaged or destroyed by unit owner, lessee or guests.

LEASING

NO RENTING FOR ONE YEAR AFTER DATE OF PURCHASING THE UNIT.

13. No unit owner may sell or lease their unit without the express approval of the Association in accordance with the Declaration of Condominium and Exhibits thereto. There will be a \$100 charge by the Association to cover the expense in examining and reviewing the proposed lessee or purchaser, their credit standing, and preparing and processing the necessary documentation. The \$100 fee is not refundable even if purchase or lessee is not approved. Condominium units may not be leased for less than a twelve (12) month period, and only one such lease within a twelve (12) month period will be allowed. All leases must be on a form approved by the Association. All lessees shall abide by and comply with all the terms and provisions of the Declaration of Condominium, Exhibits thereto and these Rules and Regulations as now or may hereinafter be promulgated. No unit may be leased for the first twelve (12) months after purchase.

14. Only the entire condominium may be rented. No rooms may be rented and no transient tenant shall be accommodated in any condominium unit. A lessee's family may not exceed two (2) persons in a one bedroom apartment, four (4) persons in a two bedroom or convertible apartment. In the event that a lessee, his family or guests violate these Rules and Regulations such shall be considered a breach of this lease and shall entitle the Association to terminate said lease and evict the offending tenant and his family or guests. The lessee shall not have the right to sublease the apartment or any part thereof.
15. No pets or animals of any kind shall be permitted in any condominium unit or common elements.

PARKING

16. A specific parking space is assigned to each condominium unit. The space is for the use of occupants of such unit only. Other parking spaces known as "guest" parking spaces may be used by others visiting people in the condominium. Automobile must be parked head-in, centered between the lines and against the forward bumper. No automobile shall be parked as to block the ingress and egress of any other automobile. The Board shall have the right to assign and reassign any parking space at its discretion.

A. It is mandatory that the Bonavida auto decal be displayed on your vehicle.

B. Parking spaces on the property are for conventional passenger vehicles only. Excluded are trailers, mobile homes, campers, boats, commercial vehicles and any form of transportation deemed not to conform to the spirit and intention of this regulation. This shall not apply to vehicles making deliveries or performing work on the premises.

However, the Board may, in its sole discretion, provide a space for a vehicle excluded hereinbefore, provided there are extenuating circumstances. The Board shall make written findings of fact detailing the circumstances under which such provision is made. Such as pickup trucks used for personal use, sport utility vehicles and vans, for personal purposes and no commercial vehicles.

17. VEHICLES parked in violation of these Rules and Regulations and those illegally parked in someone else's assigned parking space are subject to being towed away at the owners' expense as provided in the Condominium Documents.

All vehicles illegally parked in the tow-away zone in the front of the building will be towed away at the owners' expense without any further notice. It is imperative that we protect the lives and well being of our Bonavida residents.

A. Disabled vehicles (ones that cannot be operated under its own power) will only be permitted to remain on the property for 24 hours and must have a valid tag.

B. Any unit owner parking in other than their own space must have written permission from the unit owner and be registered in the Condominium office. Such changes must be approved by the Board of Directors.

18. Washing or waxing cars is permitted only in designated areas. Only passenger cars shall be parked in parking spaces provided on condominium property. Parking areas shall not be used for any mechanical work on vehicles except in emergencies. Professional car washing in individual spaces will be permitted in your parking spot before 9:00 a.m. After 9:00 a.m. such services are to be accomplished at the west end of the building in the self washing area. A maximum of one automobile per unit permanently residing in a unit is permitted to occupy a space in the parking area. The second vehicle must be parked in guest parking.

SWIMMING POOL

19. All persons using the swimming pool do so at their own risk. Rules posted in pool area must be observed and will be strictly enforced.

A. No floating objects, such as rafts, floats, balls, etc. are allowed in the pool area. Swimming aids attached to the body of the swimmer are permitted.

B. As required by Florida State Law, all persons must shower before entering the pool.

C. No running, ball playing or other such dangerous activities are permitted near the pool area.

D. Children under ten (10) years of age, using the pool or recreation area, must be accompanied and supervised by an adult at all times.

E. Any person in diapers are absolutely not permitted in the pool or jacuzzi by order of the Health Department.

F. Persons using lounge chairs must spread a protective covering or towel on the chairs before using them.

G. Radios with headphones only are permitted.

H. The pool may be used by residents and guests between the hours of 7:00 a.m. and 9:00 p.m. Monday thru Sunday.

I. The facilities of the pool are for the use and enjoyment of the unit owners, their families and guests. The unit owner remains responsible at all times for their guest's conduct, which must be in conformity with the Rules and Regulations.

J. Use of the pool and recreation rooms by employees of the Association is prohibited.

K. Pool furniture shall not be removed from the pool under any circumstances.

L. Persons with long hair must tie their hair up or use a bathing cap.

RECREATION ROOM

20. Rules posted in billiard room and recreation area must be observed and will be strictly enforced. Children under 15 will not be permitted to use pool tables unless accompanied by an adult.

21. Recreational area or any of its facilities may not be utilized for private parties except when authorized by the Board of Directors.

A. Under no circumstances shall any furniture be removed from the Recreation room without prior approval of the Board of Directors. No furniture may be placed in the Recreation Room without Board of Director approval.

STORAGE ROOMS

22. Storage rooms - no bicycles, cartons, etc. Room must be free and clear of any and all encumbrances or obstacles.

A. Owners must maintain their storage areas in a neat and sanitary condition. All items are to be kept in the bin and not on the floor. Unit owners may use the common storage areas at their own risk. The building is not responsible for any contents in the storage areas.

B. No flammable oil or fluid such as gasoline, kerosene, carbon tetrachloride, naphtha or benzine, or explosives, fireworks or articles hazardous to life, limb or property shall be used or brought into any unit or stored anywhere on the common elements.

- C. All bicycles must be stored in the Bike Room. Bicycles are not allowed in the apartments.
23. No carpet remnants or old carpets are to be dumped in any trash rooms. Residents must make their own arrangements to dispose of same and have it removed from the premises.
24. THE ASSOCIATION MUST HAVE A KEY FROM EACH UNIT OWNER FOR EMERGENCY PURPOSES ONLY. IF NO KEY IS SUPPLIED, THE BOARD OF DIRECTORS MAY CALL A LOCKSMITH TO ENTER THE APARTMENT AT THE OWNERS' EXPENSE.
25. All persons, including children, are required to wear tops and shoes in all common areas of the building at all times coming from the pool area. No wet bathing suits are to be worn in the common areas.

TRASH ROOM

26. Garbage bags - it is mandatory that all unit owners or renters, including guests, use plastic bags to dispose of garbage that the sink disposal cannot handle. These plastic bags are to be tied securely and thrown down the trash chute. No garbage is to be put in paper bags. It is essential that these buildings be kept free of rodents, roaches, and all unsanitary and unhealthy conditions. This is for your own good and protection. In the case of guests or temporary residents, the unit owners will be held responsible for their violations. It will be the unit owners responsibility to inform their guests and lessess of this regulation.
- A. In conformity with County Recycling laws, newspapers are to be placed on the shelf. Thoroughly washed bottles and cans (lids removed) are to be placed with plastic in the special containers in the trash room.
- B. The trash rooms can only be used etween the hours of 7:00 a.m. and 11:00 p.m.
27. All unit owners and lessees must allow the exterminator to enter their apartment for extermination.

IN ORDER TO MAKE SURE THAT THERE IS NO INFESTATION, OF ANY KIND, IN ANY UNITS, SEASONAL OWNERS MUST PROVIDE THE ASSOCIATION WITH A KEY OF THEIR UNIT FOR THE MONTHLY EXTERMINATION.

28. All carts must be returned to the ground floor immediately after use to the mail room. Carts must not be left in the elevators or common areas.

ALL CARTS MUST BE RETURNED TO THE MAIL ROOM. NO COMMERCIAL SHOPPING CARTS OR GROCERY CARTS ARE ALLOWED ON THE PREMISES.

29. All lights and air conditioning in the card room, recreation room and pool room must be turned off when room is not in use.
30. It is incumbent on all unit owners, lessees, maids and guests who use the laundry facility to remove all lint and keep the machines clean.
31. IN MOVING FURNITURE OR APPLIANCES IN OR OUT OF ANY UNIT, THE BOARD MUST BE NOTIFIED OF DATE AND TIME, AND ONLY ONE ELEVATOR SHALL BE USED. MOVING IS ALLOWED BETWEEN 9:00 A.M. AND 4:00 P.M. ONLY. MOVING IS PROHIBITED ON SATURDAYS, SUNDAYS, AND HOLIDAYS.
32. Any maintenance or emergency problems should be called into Roberts Management at (305) 947-3999.

COMMON AREA

33. A speed limit of five (5) miles per hour shall be maintained within the property.
34. For safety reasons, play of any kind is prohibited in the parking area.
35. The directional arrows and signs have been established for everyone's safety and must be observed.
36. No food or beverage is permitted in the lobby or common elements except the recreation room. No food or beverage will be served in the recreation room unless reserved in advance for special occasions.
 - A. Private functions in the recreation room must be over at 12:00 a.m.
37. APARTMENT DOORS ARE NOT PERMITTED TO REMAIN OPEN. THIS IS A VIOLATION OF THE FIRE CODE.
38. The bulletin board is to be used for condominium business only and social announcements and must be approved by the Board of Directors.
39. All meeting notices and agendas shall be posted on the bulletin board and elevators and shall meet the proper time requirements based on the type of meeting.
40. Individuals not on the Board may participate in the agenda items with a two minute restriction time limit and not more than twice on any issue.

SALE AND LEASE OF APARTMENTS

41. Applications for resale are available from the office and are to be completed by the purchaser. The application shall be accompanied by a check in the amount of \$100 (non-refundable even if purchase or lessee is not approved) for processing fees. Each applicant when not husband and wife, parent and child, will be treated as an individual and will be subject to a transfer fee as stipulated in our documents.
42. If the Association's Board of Directors approved the sale, the seller shall be provided with a certificate of approval so that seller may proceed with sale. Applications shall be submitted with at least thirty (30) days prior to the proposed closing date. A copy of the deed must be received by the Association thirty (30) days after the closing. In addition, within five (5) days a copy of the closing statement. If, however, the Board of Directors of the Association or the Management Firm shall refuse to consent, then the members of the Association or the Management Firm shall be given an opportunity during thirty (30) days next after said last above mentioned thirty (30) days within which to purchase or to furnish a purchaser for sash the said Condominium Parcel. at the then fair market value thereof.
43. No "FOR SALE" signs shall be permitted on the condominium grounds.
44. Application will not be approved should there be any money owed for maintenance, reserves, late charges, interest, special assessments, fines or any delinquencies.
45. Application for sale or rental of a unit whose owner is delinquent in his account will not be accepted until account is current.
46. No apartment may be sold or leased to a corporation or a trust.
47. The owner must supply the lessee with copy of these Rules and Regulations and an agreement of compliance must be signed.
48. Unit owner must make provisions for the eviction of lessee for violation of condo rules. Such eviction cost, including legal fees, shall be paid by the unit owner.
49. The applicant will be notified as to acceptance or rejection and a consent supplied indicating approval. No lessee will be permitted to move into the building without approval form.
50. A copy of a new lease must be sent to the Board of Directors for approval at least thirty (30) days prior to lease expiration date.

EXERCISE ROOM

51. The hours of operation are from 7:00 a.m. to 11:00 p.m. and is available for the use of the residents and their guests. Use of the equipment by children under fifteen (15) must be closely supervised by an adult and with the sole responsibility of the adult.
52. No food or drinks are permitted in the exercise room. After using the room, it is essential that lights be turned off and the door locked and the air conditioning turned off.

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This instrument was prepared by:
Robert Rubinstein, Esquire,
BECKER & POLIAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312

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CERTIFICATE OF AMENDMENT
TO THE ARTICLES OF INCORPORATION OF
BONAVIDA CONDOMINIUM ASSOCIATION, INC.

WE HEREBY CERTIFY THAT the attached amendments to the Articles of Incorporation of Bonavida Condominium Association, Inc., an Exhibit to the Declaration of Condominium of Bonavida Condominium, as recorded in Official Records Book 8325 at Page 4 of the Public Records of Dade County, Florida, were duly adopted in the manner provided in the Condominium Documents.

IN WITNESS WHEREOF, we have affixed our hands this 17 day of March, 2003, at Aventura, Dade County, Florida.

WITNESSES

Sign Milica Kohn

Print MILDRED KOHN

Sign [Signature]

Print DARIO MILIANI

BONAVIDA CONDOMINIUM ASSOCIATION, INC.

By: Marilyn Krisbergh
Marilyn Krisbergh, President

Address: 20100 W. Country Club Drive
Aventura, FL 33180

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 17 day of March, 2003, by Marilyn Krisbergh, as President of Bonavida Condominium Association, Inc., a Florida not-for-profit corporation.

Personally Known OR
Produced Identification

Type of Identification _____

NOTARY PUBLIC - STATE OF FLORIDA

sign [Signature]
print MERRILL SPIVAK

My Commission expires:

761058_1.DOC



Merrill Spivak
MY COMMISSION # DD174912 EXPIRES
January 24, 2007
BONDED THRU TROY FAIR INSURANCE, INC.