

**La Residence Condo Association
23200 Camino del Mar, Boca Raton, FL 33433**

Introduction

The Rules and Regulations hereinafter enumerated apply to the Condominium property, the common elements and the limited common elements and are binding on all unit owners and residents. Unit owners shall at all times comply with said Rules and Regulations and use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control or supervision. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors (henceforth for brevity shown as BOD in this document) shall be revocable at any time and shall not be considered as a permanent waiver, consent or approval of identical or similar situations unless such waiver, consent or approval is specifically set forth in writing, by the BOD.

RULES AND REGULATIONS

VIOLATIONS:

Violations must be reported in writing immediately to the management company who represents the BOD.

The management company will notify the BOD for disposition of any direct violations.

Continuing violations will be subject to appropriate action, up to and including attorney referral.

Unit owners are responsible for compliance by their guests, lessees and all family members, with the Rules and Regulations.

FACILITIES:

The facilities of the Condominium are for the exclusive use of unit owners, their approved lessees, and guests accompanied by a unit owner. No guests of any unit owner or approved lessee shall be permitted to use the recreational facilities of the Condominium unless accompanied by a unit owner or approved lessee, unless the guest has registered with the Association before entering the Condominium property. Any damage to the building, the recreational facilities or to the other common areas or equipment caused by any unit owner or his guests or lessee, shall be repaired at the expense of the responsible unit owner within thirty days.

No unit shall be owned, sold or leased or resided in by more than four immediate family members per two- bedroom unit and six immediate family members per three-bedroom unit. All guests shall be registered with the BOD. Guests are permitted to stay no longer than two consecutive weeks when the unit owner is not in residence and the guest is not a member of the unit owner's immediate family. Total number of guest visits in absence of the owner, shall not exceed two visits in any calendar year total, four weeks' maximum per year. NO SUB LEASING IS PERMITTED.

The landscaping of common areas is not to be modified in any way by owners or their lessees without the express written approval of the board of directors. Planting or storing anything in these areas is solely at the discretion of the board of directors and their landscape committee.

No one shall own more than two units at any one time. No units are to be owned by anything resembling or actually being a corporation (for units purchased 9/29/2015 or later)

LESSORS:

Unit owners planning to rent their units must get BOD approved application forms and notify the BOD 30 days in advance of occupancy. The approved application form must be completed and received at the management company thirty (30) days in advance of the screening interview, and "accompanied by a \$100 application fee, (which includes background check), and any fees for violations." The BOD, or its appointed representative, must screen Buyers/lessees.

The unit owner must provide the BOD with lessor's names, lease time period and a copy of the lease contract or at the beginning of a lease renewal.

No more than 15% (9) of the sixty units may be rented at any one time. Concurrently, no more than one unit per owner may be rented at any one time

Upon end of the lease, all keys must be returned to the management company, A new lease will not be permitted until keys are returned,

Unit owners shall make sure that prospective lessees understand and are willing to comply with the Rules and Regulations.

No unit Owner may lease his/her unit before the 3rd Anniversary of their closing date and units eligible for rental may not be leased more than once in any twelve (12) month period regardless of the length of the rental period.

Violation of these rules may result in termination of leasing rights

LESSEES:

All applicants must be approved in person by the BOD through the screening committee, or its appointed representative. Lessees must undergo a background check

Only BOD approved application forms will be acceptable.

LA RESIDENCE LESSEE CRITERIA

The lessee must be approved by the Condominium Association, and all such lessees must execute those documents which the Association may reasonably require in order to insure that the rights of other unit owners shall not be derogated during the term of the lease.

1. Clean background check
2. FICO score of >700
3. No pets
4. Less than three cars
5. Two positive rental references
6. Two personal references
7. Agreement to follow all the Association Rules
8. Complete truthful application
9. No subletting
10. No previous sex offenses, felonies, possession or sale of drugs
11. No previous theft conviction
12. No previous evictions
13. No previous bankruptcy
14. No accounts in collection
15. No alias

RESALE:

Prospective purchasers of units must be screened by the screening committee and approved by the BOD. A screening and background check fee will be charged. **All keys must be returned at settlement and given to the management company**

The purchaser must be approved by the Condominium Association, and all such purchasers must execute those documents which the Association may reasonably require in order to insure that the rights of other unit owners shall not be derogated.

1. Clean background check
2. FICO score of >700
3. No pets
4. Less than three cars
5. Two personal references
6. Agreement to follow all the Association Rules
7. Complete truthful application
8. No subletting
9. No previous sex offenses, felonies, possession or sale of drugs
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FLOOR ALTERATIONS/NOISE:

Proper soundproofing beneath any renovated wood and tile floors shall meet or exceed the noise and quality levels of Proflex MSC elastomeric self-bonding membranes which provide crack isolation to 3/8," 90 mils thickness, moisture vapor barrier and sound ratings at a sound transmission class 72 and impact insulation class 68 or greater. Unnecessary noises shall be avoided at all times.

OBSTRUCTIONS:

No sign, notice or advertisement shall be inscribed or exposed on any part of the Condominium, nor shall anything be projected out of any balcony, in or outside the Condominium unit.

No radio or television aerial or antenna shall be attached to or hung from the exterior of the Condominium or the roof there without BOD approval. No lighting fixture, fan, plants, clothes, towels, or any other items shall be hung from balconies or within the balconies.

CHILDREN:

Children are not to play on the common grounds which include the pool deck areas, any grassy areas, and shrubs, flower beds, in the public halls, on the public walkways, on the stairways, in the lobby, in parking areas or in the elevators.

Children shall not interfere with the operation of the elevators and should be accompanied by an adult when using the elevators. Supervision must be exercised when children are on the grounds. No person under the age of eighteen (18) shall be made responsible for children under twelve on the common grounds including in the pool and the surrounding pool areas.

DESTRUCTION/DAMAGE OF CONDOMINIUM PROPERTY:

If any unit owners, their guests, visitors, approved lessees, family members, or employees shall mark, mar, damage, destroy, deface or engrave any part of the Condominium common property, then those unit owners shall be financially responsible for such damage.

EXTERIOR APPEARANCE:

The exterior of the Condominium and all areas appurtenant to the Condominium shall not be painted, decorated or modified by any unit owner in any manner without the prior consent of the Association, which consent may be withheld, on purely aesthetic grounds, within the sole discretion of the Association.

No awnings, light reflective materials, hurricane or storm shutters, ventilators, fans, air conditioning devices or other like items shall be used in or about the Condominium except as shall have been approved by Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association.

Installation of drapes, liners, curtains or verticals, visible from the exterior of unit shall be off-white or tan.

SIGNS:

There will be no signs permitted in or outside the Condominium unit or on any common property other than those approved and/or installed by the BOD.

TRASH AND RECYCLING:

All garbage and refuse from the Condominium residents shall be placed in heavy plastic bags, securely tied and deposited with care in garbage containers or chutes intended for such purposes. All disposals shall be used in accordance with instructions posted or given to the unit owner by the Association.

BALCONIES:

Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges of the balconies, no object shall be hung from balconies or patios. No towels, blankets, cloth, clothing, rug, mops or any other objects shall be hung, shaken, nor hung from doors, balconies or patios. Seasonal unit owners shall remove all loose objects or moveable objects from their balconies and patios when they are absent from the premises. Residents in general will remove objects described above prior to evacuating their units in the case of an emergency.

Barbecue grills and similar cooking utensils cannot be used on balconies, patios, terraces or anywhere on the Condominium property.

Unit owners shall not throw, or allow to fall, anything including cigarettes, cigars, sweepings or any other substances from balconies and doors. No balconies or patios may be enclosed.

STORAGE AREAS:

Nothing shall be placed in the storage areas that would create a fire hazard or block access to any storage unit or common property.

EMERGENCY ENTRY:

In case of any emergency originating in/or threatening any unit, regardless of whether the owner is present at the time of such emergency, the BOD, or any other person authorized by it, shall have the right to enter such dwelling for the purpose of remedying or abating the cause of such emergency, and such right of entry shall be immediate. To facilitate entry in case of an emergency, the Association shall retain a key to each unit in a locked secured container. In the event the unit owner changes locks then the unit owner shall provide the Association with the new key or combination for use by the Association pursuant to its right of access to each unit. Any expense involved to enter unit where no key is provided beforehand shall be charged to said unit owner.

BICYCLES/MOTORCYCLES / MOTOR SCOOTERS:

Bicycles must be placed or stored in the designated areas. There shall be no motorcycles or motor scooters used or stored on the common property or parked overnight in the parking area.

ATTIRE:

Guests shall not appear at or use the lobby or the recreational facilities, except in appropriate attire. No one in bare feet is allowed in the lobby, in the elevators, on the stairways or at the parking areas. Furthermore, residents and guests must wear proper attire when utilizing the front elevator and lobby.

PLUMBING:

Common water closets and other common plumbing shall not be used for any other purpose than those for which they are constructed, and no sweepings, rubbish, rags or other foreign substances shall be thrown therein. The cost of any repair resulting from misuse of same shall, be borne by the unit owner responsible for the damage. Misuse of any plumbing within individual units which causes damage to any other unit or common area shall be repaired at the responsible owner's expense.

TRASH AND RECYCLING:

All refuse, waste, cans, and garbage. etc., shall be securely wrapped in plastic garbage bags and sent down the trash chute in a container not exceeding the width of the trash chute. Large boxes or containers are to be broken down and placed next to the trash room on the first floor. Glass items and newspapers are to be placed in the appropriate recycling containers. Each unit owner shall make their own arrangements for the removal of furniture, appliances, etc. Subject furniture and/or appliances shall not be deposited in the recycle rooms or in the dumpster area.

ROOF:

No person is permitted on the roof for any purpose whatsoever except workers who must be accompanied by Association maintenance personnel.

SOLICITATION:

There shall be no solicitation anywhere in the community or upon Condominium property for any purpose whatsoever.

EMPLOYEES:

Except as may otherwise be permitted by the Association, employees of the Management company shall not be sent out of the building by any person except in that person's capacity as an officer or director of the Association, at any time, for any purpose. No person shall direct, supervise or in any manner attempt to assert any control over the employees of the management company. All requests or complaints concerning the employees of the management company must be in writing to the management company.

NO SMOKING AREAS:

As per the Florida Clean Air Act, there shall be no smoking anywhere indoors or outdoors in the common areas of our facilities and cigarette butts are not to be thrown on the common grounds.

PETS:

No pet shall be kept or harbored on the Condominium property or within the confines of a unit unless approved in writing by the BOD.

SWIMMING POOL:

All persons using the swimming pool do so at their own risk. All persons shall obey the posted swimming pool rules. The following are basic rules for all persons using the swimming pool:

Use of the pool is permitted between 9:00 am and half an hour before sunset.

A shower is required before entering the pool and all suntan oils must be removed. All persons with shoulder length hair or longer, must wear a bathing cap or tie hair up before entering the pool.

Children less than 12 years old are not permitted in the pool unless supervised at all times, by an adult over 18 years of age.

Diving into the pool is not permitted.

Running, skating, jumping, ball playing, or any other activity, screaming, or noises (such as from a radio or tape player) which creates a danger or annoyance in the general pool area is prohibited.

In accordance to Florida codes, no glass containers of any kind are allowed on the pool deck or in the pool. No radios are to be used unless listened on private ear phones.

Consumption of alcoholic beverages in the pool area is prohibited.

Small swimming aids are permitted in the pool; however, floats, balls, flippers, toys and motorized toys are not permitted in the pool.

Pets are not permitted in the pool area at any time.

A person with a rash, open cut, sores, etc. is not permitted in the pool.

Lounges, chairs and tables may not be reserved, nor removed from the pool area. The chairs and lounges must be covered if suntan oil or lotion is used. Towels must be removed from lounges, chairs, and tables when leaving the pool area. Chairs and lounges must be returned to their proper place. No chairs or lounges shall be placed on the lawn.

All persons using the pool must wear a bathing suit.

Pool safety equipment and signs must be kept in place and not be used for any purpose other than which the intended.

No group parties are allowed at the pool areas except Association sponsored events.

COMMUNITY ROOM FACILITIES:

The community room shall be kept locked unless cleared for use through the BOD. A charge of \$150 (\$50 deposit) will be required for each private function that a unit owner requests through BOD. The \$50 deposit portion is refundable, if the lounge is left clean and all food and garbage is removed after the function. Unit owners will be responsible for any damages to the lounge or other recreational facilities by anyone in attendance at their function. The building recreational facilities will not be used for storage of personal belongings.

SECURITY:

Keys shall not be given to domestic help, workers and/or visitors. The gates, front and rear, must be closed and locked at all times. Gates are not to be opened for building entrance to strangers. Upon sale of the unit, all gate keys must be returned to the management company.

MOVING:

Moving in or out is not permitted on Sundays and Holidays. The BOD must be notified five (5) days before moving. A security deposit of \$250.00 is required to protect the common property. Movers must use the service elevator at the rear entrance. Pads must be installed prior to moving any furniture or equipment into the elevator. The front (glass) elevator is for passengers only. No carts or furniture of any kind are to be put in the front elevator. The association grocery carts are not to be used by movers or contractors.

MOTOR VEHICLES:

No vehicle belonging to a unit owner or approved lessee or to a member of the family, guest, or employee of a unit owner or approved lessee shall be parked in such a manner as to impede or prevent access to another parking space. Unit owners and approved lessees, their respective employees, servants, agents, visitors, licensees and families shall obey the parking regulations posted at the parking areas and drives, and any other regulations promulgated in the future for the safety, comfort and convenience of the unit owners.

No motor vehicle which cannot operate on its own power shall remain within the Condominium property for more than twenty-four (24) hours and no repair of vehicles, except for emergency repairs, shall be made within the Condominium property. Any fluids, oils, gasoline or grease leaking from vehicles shall be eliminated within twenty-four (24) hours and cleaned by the violator. Washing and waxing of motor vehicles shall be limited to such areas as designated by the Association and by unit owners/lessees only.

No commercial cleaning of cars etc. shall be done on common grounds.

Each parking space which is assigned as an appurtenance to a particular unit may be used only by the unit owner or the approved lessee of such unit owner, unless the owner has given written permission for use, copy to the Association. No unit owner or approved lessee or their respective family members, employees, servants, agents, visitors and licensees, may park his or her vehicle in any assigned space other than the space

assigned to the unit owner or approved lessee of the particular unit. A unit owner must park one of their cars in their assigned space.

All vehicles shall be parked within the painted lines and parked "nose-in".

As a security measure all automobile doors should be locked. All automobiles of unit owners must display an Association issued decal affixed to the rear window, lower left (driver's side). All guests must register at the Association's management company and get a dated temporary tag to be placed in the left rear car window and returned upon departure. Each unit is allowed to park up to two motor vehicles on the facility.

No commercial vehicle owned or driven by a unit owner or approved lessee or guest, shall be parked on the Condominium property. No pick-up trucks, motorcycles, boats, trailers, RVs, vans, buses, campers or vehicles shall be parked or stored on the Condominium property between the hours of 7:00 PM and 7:00 AM.

Parking spaces are for approved motor vehicles only.

HURRICANE PREPARATIONS:

Any unit owner or approved lessee who plans to be absent from their unit during the hurricane season, or for an extended period of time, must prepare the unit prior to departure by removing all furniture and plants from the balcony or patio. A firm or individual must be designated to care for the unit during the owner's absence in the event the unit should suffer hurricane damage. The designated firm or individual shall contact the Association for permission to enter the unit.

GUESTS:

Unit owners and approved lessees shall notify the BOD with at least five (5) days prior written notice, of the arrival or departure dates of guests, who have permission to occupy the unit, in the absence of the unit owner or the approved lessee. Unit owners and approved lessees must have such guests register upon arrival for a parking permit.

WATERBEDS:

No waterbeds are to be brought into or used in the units.

ENFORCEMENT:

Every unit owner and approved lessee shall comply with these Rules and Regulations and all additional rules and regulations which from time to time may be adopted, and the provisions of the Declaration, the By-laws and the Articles of Incorporation of the Association, as amended from time to time. Failure of a unit owner or approved lessee to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief or any combination thereof. The Association shall have the right to deny the use of recreational facilities in the event or failure to comply.

RULE REGARDING UNIT OWNER INQUIRIES UNDER SECTION 718.112, FLORIDA STATUTES

Frequency:

No unit owner may submit more than one (1) inquiry pursuant to the Statute during any thirty days (30) period. Additional inquiries will be responded to in subsequent thirty (30) day periods in the order received.

Manner of Response

Each letter of inquiry may set forth up to 3 substantive inquiries. The Association shall determine the number of substantive inquiries in a particular letter. If a unit owner combines multiple substantive inquiries into one question or one letter, the Association has the right to determine how many substantive inquiries are fairly set forth in a particular question or a particular letter. If more than three (3) substantive inquiries are set forth in a one letter, the Association shall respond to three (3) of the substantive inquiries, to be determined based upon the order in which the inquiries are set forth in the letter or otherwise at the discretion of the BOD.

The Association shall not be obligated, in responding to any inquiry under the Statute, to digest information which is available from an inspection of the official records of the Association or to create a compilation or summary of information that is otherwise available from an inspection of the official records of the Association. If an inquiry under the statute can be responded to with official records of the Association, the Association may respond by providing the owner an opportunity to inspect and photocopy pertinent records, the identity of such records to be reasonable and fairly set forth and described within the written response from the Association.

BOARD MEETINGS:

Board meetings are held the fourth Tuesday of each month.

Any item that is on the agenda and that is going before the board for a motion is open for discussion with a 3 minute limit to speak per person. Any other comment must be held until the end of the meeting.

THE AFOREGOING RULES AND REGULATIONS ARE DESIGNED TO MAKE LIVING FOR ALL OUR UNIT OWNERS SAFE, PLEASANT AND COMFORTABLE. THE ABOVE RESTRICTIONS ARE FOR THE MUTUAL BENEFIT OF ALL.

Additional Rules, Regulations, and Helpful Hints

Meetings of the BOD are held monthly on the last Tuesday of each month, in the Community room, at 7:00 p.m. unless otherwise posted. All unit owners are invited.

Any deficiencies, including electrical outages, broken pool furniture, burned out light bulbs in parking or pool areas, pool discoloration or plumbing to common areas must be reported to the management company as soon as possible for repairs.

Mailbox locks may be replaced or re-keyed at the owner's expense. Meet the mailman during his deliveries to remove the lock. It must be replaced the next business day.

All, deliveries and/or pick-ups of furniture or appliances are to be made through the rear gate. Please notify your delivery company of this in advance of their arrival.

From time to time, lightning strikes may disable our tele-entry phone system. Occasionally, press your unit number to verify your line is operating properly; if not, please contact the management company for reprogramming.

Trash chutes, recycling containers, trash container in the first floor trash room as well, as containers located in the rear parking lot are for the exclusive use of unit owners and their approved lessees ONLY. All contractors must remove appliances, furniture and debris from the property.

There is a nominal charge for removal of appliances or furniture. Please contact the management company to make arrangements for pick-up.

The rooms containing electrical meters, telephone and cable television hook-ups are locked. Our maintenance person is available to open these rooms for your suppliers or contractors.

All air conditioning service companies are to be informed that all repair materials must be removed from the roof and removed from the property upon completion of their work.

Unit owners are allowed one assigned parking space. All vehicles belonging to residents must have a La Residence parking sticker. Stickers may be obtained from the management company. All other vehicles must use guest spaces.

We maintain a service contract for pest control on the outside and inside perimeter of the building. Unit owners are responsible for the inside of their respective units.

Cleaning of balconies is to be done with a sponge mop. Absolutely no large mixtures of water and cleaning solutions should be flushed out through the weep-holes onto the balconies of those beneath you.

The Community and Exercise rooms are opened to owners and lessees with the primary gate security key. Duplicate keys are available at a charge. To purchase additional keys, you must contact them Management Company.

We participate in the county's recycling program. Please rinse and separate glass from newspapers and leave them in the trash room for pick-up.

Be certain the Association has a duplicate key to your unit. **This is a Condominium requirement**

Reminder: all hard floor surfaces must have soundproofing material underneath.

Report any suspicious activity/personnel on the property to 911 immediately

Air conditioner drain lines require periodic cleaning. The Association recommends your unit be serviced at least twice per year as problems with drain lines can cause water leaks in the units below the faulty A/C. It is the owner's responsibility to ensure that A/C units are properly strapped.

Please report leaks of any kind to the management company immediately.

The Association provides carts for the convenience of our residents. Carts are to be used to transport groceries and light items. Carts are not to be used by contractors or movers.