

# ENCLAVE SHORES CONDOMINIUM ASSOCIATION INC

## RULES AND REGULATIONS

**BELOW IS A BRIEF** summary of the Document Rules & Regulations of the Association. The comprehensive list of rules and regulations can be found in the governing documents or online at [www.grsmgt.com](http://www.grsmgt.com)

1. A Unit may be used only for single family residential purposes. No Unit may be partitioned or subdivided, except in accordance with the provisions of the Declaration of Condominium.
2. The number of people occupying a Condominium Unit shall not exceed the amount permitted by applicable zoning regulations promulgated from time to time by the City of North Miami Beach.
3. The exterior of the building 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.
4. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the building except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association.
5. Installation of drapes or curtains visible from the exterior of the Unit shall have white or off-white, black out type liners used, which liners must be approve by the Association.
6. Children of guests shall at all times be supervised by their parents or the Unit Owner they are visiting. Children shall not be permitted to play or loiter in stairways, sidewalks or other Common Elements.
7. The sidewalks, catwalks, entrances, passages, fire exits, patios, stairways, and like portions of the Common Elements or Limited Common Elements shall not be obstructed and shall not be used for any purpose other than ingress; nor shall carts, carriages, bicycles, chairs, tables or any other similar objects be stored therein.
8. The personal property of Unit Owners must be stored in their respective Units.
9. No garbage cans, supplies or other articles shall be placed in or on the patios, balconies or staircase landings, nor shall any linens, blankets, clothing, curtains, rugs, mops or laundry of any kind or other articles, be shaken or hung from any of the windows doors, patios or balconies.
10. No cloth, clothing, rugs or mops shall be hung open or shaken from windows or doors. No Unit Owner shall permit anything to fall from window or balcony of a Unit, or sweep or throw from the unit any dirt or other substance into any of the sidewalks, patios or Common Elements.
11. All garbage must be deposit in bags with all other refuse in areas designated for such purpose.
12. No skateboarding or bicycle riding shall be permitted in the Commons Elements or the Condominium Property.
13. Employees of the Association may not be sent by Unit Owners for personal errands. The Board shall be solely responsible for supervising Association employees.
14. No motor vehicle which cannot operate on its own power shall remain on the Condominium Property for more than forty-eight (48) hours.
15. No vehicle shall be repaired on the Condominium Property.
16. No trucks, trailers, mobile homes, vans, buses, motorcycles or similar vehicles shall be parked on the Condominium Property.

### **Proof of Receipt of Documents**

I will / have received the Declaration of Covenants and Restrictions, the Articles of Incorporation and the By-Laws of Enclave Shores Condominium Association as well as the Rules and Regulations of the community. Documents may be obtained from the website: [www.grsmgt.com](http://www.grsmgt.com) under Enclave Shores Condominium Association.

Applicant Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_

Co-applicant Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_