

SIXTH MOORINGS CONDOMINIUM INC.

18555 NE 14th Avenue "F"

N. Miami Beach, Fl 33179

PRINCIPAL RULES AND REGULATIONS FOR ALL UNIT OWNERS VOTED BY THE BOARD OF DIRECTORS ON TUESDAY 07/13/04.

1. **Maintenance** is payable on the first day of each month in advance. A \$25.00 fee incurred after the 10th day and no later than 6:00 pm on the 10th day.
2. No mats or furniture are allowed on the catwalks.
3. **All garbage must be placed in no larger than 3 gallons plastic bags, tied up.** Recyclables must be washed before placing in Bins. NO CARTONS THRU THE CHUTE. CARTON BOXES MUST BE FLATTED DOWN PRIOR TO LEAVING THEM IN ROOM. Newspaper must be placed in the appropriate recyclable bin.
4. All unit owners responsible to cart away old furniture, old appliances, carpets, large cartons, etc.
5. **No window rails on outside of windows permitted.**
6. **No commercial trucks, oversized vans, boats, RV's, or motorcycles** are to be parked in any spaces by any unit Owners or their guests.
7. You must notify the Board of Directors of your **intention to sell** your unit at least 30 days before title closing Takes effect. And no closing could take place unless you maintenance fee is paid in full and current.
8. You must furnish the Board of Directors with a **copy of the contract of sale.**
9. Prospective purchaser must appear live, in person, before the Board of Directors for **Screening.**
10. You must provide a set of keys and a copy of your **Deed** to the Board of Directors.
11. Prospective purchaser will not be permitted to take possession of the unit unless **ALL the rules** have been complied. A screening fee of \$100.00 per marriage couple or \$100.00 per person, a copy of Driver's license and the social security number. A copy of the W-2 form, and a copy of the last two years tax return.
12. **No children or pets are permitted to reside in the Condominium.**
13. **No loud noises or voices or drinking on the catwalk or outside of your apartment after 11:00 p.m. from either radio or T. V.**
14. **No parking permitted** at any time in front of the main lobby.
15. Guests must use specified "GUEST" parking on the south side of the building and must put notice of unit they are visiting on the dashboard.
16. **No Guests or visitors are allowed to stay in the unit without the presence of the unit owner. No visitors are allowed to stay more than 30 days.**
17. No back -in parking is permitted at any time. **Head-in parking only.**
18. **Drive slowly following correct direction of arrows when entering or exiting parking areas.**
19. **Each unit owner has ONE RESERVE PARKING SPACE with the current parking red sticker in the back window in the driver's side. If unit owner has a GUEST, USE A GUEST SPACE.**
20. Anyone parked in a RESERVED SPACE not theirs will be towed at their own expense !!!!!!!!!
21. **No one can bring from outside dirty laundry from families or friends to wash or dry in our washing machines or dryers. NOT ALLOWED, NO EXCEPTIONS!!!!!!!!**
22. **All apartments are sold with the stipulation and understanding that they are for Residential use only. Residency is limited to two individual for all one bedroom units and three individuals for all two bedroom units. The Board is obligated to establish and maintain a community such that at least 80% of the units shall at all times have at least one owner resident 55 yrs of age or older.**

THESE RULES AND REGULATIONS ARE REASONABLE AND ARE INTENDED TO HELP YOU AND YOUR NEIGHBORS ENJOY LIVING AT THE MOORINGS. WE WELCOME YOU.

Signed this _____ day of _____ 2

by the BUYER _____

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Additional Rules and Regulations:

Date: _____

The buyer /person that lives in the apartment is not allowed to conduct:

1. Caregiver,
2. babysitter or any
3. business transactions inside of the apartment.

If you have any visitors, you need to advise the Board in writing of such visit, the length of time the visitor will stay and the date of their departure. Your visitor is not allowed to remain in the apartment more than 30 days and he/she is not allowed to stay in the apartment without the owner being present. It is expected that the owner is responsible for their visitor's behavior.

Owner's Print the Name

Apt #

Owner's signature

Date signed

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RULES AND REGULATIONS OF THE CONDOMINIUM:

1. **WARNING:** One room apartment is ONLY for TWO people. Buyer has to be at least 55 years of age. Buyer must permanently occupy the apartment. If the Buyer has a companion, he/she must be no less than 40 years of age. According to our By-Laws changes of 04/14/03. The 55 years of age Buyer must leave and reside in the apartment at all times. Therefore, the companion CANNOT reside in the apartment WITHOUT the presence of the 55 years of age Buyer.
2. **Visitors:** maximum of 30 days with previous notice and approval of the Board Members as a courtesy.
3. Furniture, fixtures, boxes, etc, anything that can not fit in the garbage shutter, must be cut and place in plastic bags that will fit thru the shutter or dispose at your own expense.
4. **PARKING WARNING:** Every owner has an assigned parking space. If the companion has a second car, it could be parked on the guess parking if the space is available. It is not our responsibility to provide you with a second parking space. The building was developed and constructed with one parking space per unit and no provision was made for a second car.

Corporate Seal

1 Parking Space Only

Date signed: _____

State of Florida County of Dade

First Buyer: Print Name

Second Buyer: Print Name

First Buyer Signature

Second Buyer Signature.

The foregoing instrument was duly acknowledged before me this _____
By _____ and _____ Officers of the Sixth Moorings
Condominium, Inc. a not-for profit corporation, on behalf of the Corporation.

Commission expires:

Notary Public