

**RULES AND REGULATIONS  
FOR  
ST. ANDREWS OF MIRAMAR CONDOMINIUM ASSOCIATION**

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the common elements, the units and the Condominium (the "Condominium") shall apply to and be binding upon all unit owners. The unit owners shall at all times obey these Rules and Regulations and shall 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 and supervision. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless such waiver, consent or approval is specifically set forth, in writing, by the Board of Directors. **THE RULES AND REGULATIONS ARE AS FOLLOWS:**

1. **RULES AND REGULATIONS:**

- a. Violations should be reported, in writing, to the Board of Directors of the St. Andrews Of Miramar Condominium Association, Inc., a Florida not-for-profit corporation (the "Association").
- b. Violations will be called to the attention of the violating unit owner or lessee by the Board of Directors.
- c. Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take appropriate action.
- d. Unit owners are responsible for compliance by their guests or lessees with these Rules and Regulations.

2. **FACILITIES:** The facilities of the Condominium are for the exclusive use of unit owners, their lessees and their respective family members and guests.

3. **NOISE:** Unless expressly permitted in writing by the Association, no floor covering shall be installed in the units, except in accordance with the applicable terms of the Declaration. Radios, televisions and other instruments which may create noise should be turned down to a minimum volume between the hours of 10:00 P.M. and 8:00 A.M. All other unnecessary noises, such as bidding good night to departing guests and slamming doors, between these hours should be avoided. No Unit Owner or occupant shall permit any disturbing noises by himself/herself or his/her family, servants, employees, pets, agents, visitors or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts, or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, stereo, television, radio or sound amplifier in his/her Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents. All deliveries to units shall be between the hours of 8:00 A.M. and 6:00 P.M.

4. **OBSTRUCTIONS:** All sidewalks, entrances, driveways, passages, patios, balconies, courts, vestibules, stairways, corridors and halls must be kept open and shall not be obstructed in any manner. The personal property of Unit Owners and occupants must be stored in their respective Units. Rugs or mats must not be placed outside of doors, in corridors or on walkways. No sign, notice or advertisement shall be inscribed or exposed on or at any window or any part of the Condominium, nor shall anything be projected out of any window or door in the Condominium. No radio or television aerial or antenna shall be attached to, or hung from, the exterior of the Condominium or the roof thereon.

5. **CHILDREN:** Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities, including, but not limited to the following specified areas: all gyms; indoor gymnasiums, pools, Jacuzzis, courts, tennis courts; volleyball courts; racquetball courts; tot lots; and clubhouses.

6. **DESTRUCTION OF PROPERTY:** Neither unit owners, nor their family members, lessees, contractors, invitees, nor guests shall mark, mar, damage, destroy, deface or engrave any part of the Condominium. Unit owners shall be financially responsible for any such damage.

7. **EXTERIOR APPEARANCE:** No Unit Owner shall cause or allow improvements or changes to any Unit, Limited Common Elements or Common Elements, including, but not limited to, painting or other decorating of any nature, installing any electrical wiring, television antenna, machinery, air-conditioning units or window tinting, which in any manner change the appearance of any portion of the building or the exterior of said Unit, without obtaining the prior written consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No sign, advertisement, notice, or other graphics or lettering shall be displayed, inscribed, painted, or affixed upon a unit's exterior, or upon the Condominium or Association Property. Curtains or drapes (or linings thereof) which face the exterior windows or glass doors of Units shall be white or off-white in color and shall be subject to disapproval by the Association, in which case they shall be removed and replaced with acceptable items. No Unit Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Building (including, but not limited to, awnings, canopies, signs, screens, and window tinting, or projections of any kind), without the prior written consent of the Association. No window air-conditioning units may be installed by Unit Owners or occupants. No unit shall have any aluminum foil, reflective substance, or unsightly material placed on any window or glass, unless approved, in advance, by the Board of Directors in writing. Notwithstanding the foregoing, any Unit Owner may display one (1) portable removable United States flag in a respectful way.

8. **SIGNS:** There shall be no "For Sale", "For Rent/ Lease", or yard sale signs exhibited, displayed or visible from the interior or the exterior of a Condominium unit, or on any part of the Condominium Property, Common Elements, and/or Limited Common Elements, except as shall have been approved by the Association. No signs shall be displayed on any car or other vehicle.

9. **CLEANLINESS:** All garbage and refuse from the Condominium shall be deposited with care in garbage containers intended for such purpose at such times and in such manner as the Association shall direct. All disposals shall be used in accordance with instructions given by the Association.

10. **WINDOWS AND BALCONIES:** Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges of windows, terraces or balconies. No objects shall be hung from balconies, terraces or window sills. No cloth, clothing, rugs or mops shall be hung open or shaken from windows, doors, balconies or terraces. Unit owners shall remove all loose objects or movable objects from balconies and terraces during the hurricane season. Unit owners shall not throw cigars, cigarettes or any other object from balconies, doors, windows, terraces, walkways, stairwells, stairwell entrances, passages, or sidewalks. No cooking shall be permitted on any balcony or terrace. Unit owners shall not allow anything to be thrown or to fall from balconies, doors, windows or terraces. No sweepings or other substances shall be permitted to escape to the exterior of the Condominium from the balconies, doors, windows or terraces. No articles other than patio-type furniture shall be placed on the balconies, patios or Limited Common Elements. No barbecues shall be kept or used on a balcony or terrace. No balconies or terraces may be enclosed.

11. **INGRESS AND EGRESS:** Laundry, dry cleaning, supplies or other articles shall not be placed in the halls, on walkways or on staircase landings. No unit owner or lessee shall allow entrance doors to remain open for any purpose other than for immediate ingress and egress.

12. **STORAGE AREAS:** Nothing shall be placed in the storage areas, if any, which would create a fire hazard. No flammable, combustible, or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.

13. **BICYCLES:** Bicycles must be placed or stored in the designated areas, if any.

14. **TRASH:** All refuse, waste, bottles, cans and garbage, etc., shall be securely wrapped in plastic garbage bags and placed in the appropriate collection containers at the compactor units in front of building 5 (12130 St. Andrews Place) and building 11 (12166 St. Andrews Place). No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. No trash shall be placed outside the unit door or in the hallways of the buildings. Bulk garbage, such as construction debris, old furniture and/or appliances, etc., shall be taken out of the Condominium Property for appropriate disposal.

15. **SOLICITATION:** There shall be no solicitation by any person anywhere upon the Condominium Property for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors.

16. **EMPLOYEES:** Except as may otherwise be permitted by the Association, employees of the Association shall not be sent out of the building by any unit owner, except in the unit owner's capacity as an officer or director of the Association, at any time, for any purpose. No unit owner

shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.

17. HURRICANE PREPARATIONS: Each unit owner or lessee who plans to be absent from the Condominium during the hurricane season must prepare the unit prior to departure by designating a responsible firm or individual to care for the unit during the unit owner's or lessee's absence in the event that the unit should suffer hurricane damage. The designated firm or individual shall be registered with the Board of Directors and such designated firm or individual shall contact the Board of Directors for permission to install or to remove hurricane shutters. If permission is given by the Board of Directors for the installation of storm shutters, then the approval shall be conditioned upon the Board of Directors also approving the quality of the storm shutters and the aesthetic appearance of the storm shutters. Storm shutters shall only be installed during hurricane "watch" and hurricane "warning" situations, and are subject to all other provisions regarding hurricane shutters contained in the Declaration of Condominium.

18. PEST CONTROL: All unit owners and lessees shall permit employees of pest control companies employed by the Association, if any, to enter into the units, at regularly scheduled times, to perform pest control services.

19. REPAIR/WASHING OF VEHICLES. No repair or washing of vehicles shall be made on the Condominium Property.

20. PETS. Pets, birds, fish, and animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:

a. The number of domesticated pet(s) (i.e. dogs or cats) kept within a Unit shall not exceed the maximum limit established by the Declaration of Condominium of St. Andrews of Miramar Condominium. Only domesticated pets weighing twenty (20) pounds or less when fully grown may be kept in a Unit at any time, and then only if such pet is (i) permitted to be so kept by applicable laws and regulations, (ii) not left unattended on balconies or terraces; and (iii) generally, not a nuisance to residents of other Units or of neighboring buildings. A violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owner (as provided in the By-laws and any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property. No pets shall be maintained on any portion of the Common Elements. Said dogs and cats shall only be walked or taken upon those portions, if any, of the Common Elements designated by the Association from time to time for such purposes. Dogs shall be walked on leashes not to exceed six (6) feet in length. All pets must be curbed, and pet owners and handlers shall be responsible to immediately dispose of all pet excrement, and to restore the area affected to a clean and sanitary condition. No pets shall be permitted in the pool, pool area, gyms, or clubhouse.

b. Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration, however no such pets shall be kept or maintained on

balconies or patios.

21. **VEHICLES.** Every vehicle owned by a unit owner or tenant shall exhibit a decal issued by the Association's office. Such decal shall be placed in the lower right hand corner of the rear windshield. Such vehicle shall only occupy the one pre-assigned parking space per Unit. All other vehicles must be parked in the designated guest parking areas. All vehicles shall be parked in a head in orientation only. No vehicles shall be permitted to park on the premises, which is lacking a valid governmentally issued tag, or which displays an expired tag. No disabled or inoperative vehicles shall be parked on the premises at any time. All flat tires shall be repaired or replaced within twenty four (24) hours. No commercial vehicles, such as taxis or vehicles containing ladders and equipment shall be parked on the premises, other than for drop off purposes, or temporarily during the day, with prior Association approval, during brief periods of repair and maintenance. No "for sale" signs or advertisement signs shall be permitted on any vehicle parked on the premises. No motorcycles may be parked on the condominium property at any time. No more than one vehicle may occupy a single parking space. No parking shall be permitted in the dumpster areas. Any vehicles parked in violation of these Rules and Regulations or any governmental ordinance or law shall be subject to being towed at any time, at the vehicle owner's sole expense. Tailgating through the entrance and exit gates is strictly prohibited.

22. **POOL RULES.** The pool may only be used from dawn until dusk. No child under the age of 12 years old may utilize the pool, unless accompanied, at all times, by a responsible adult. No bicycles, skates, or skateboards shall be permitted in the pool area. No glass or other fragile materials capable of breaking and causing harm shall be allowed in the pool or pool area. No alcoholic beverage may be consumed in the pool area or elsewhere on the common elements. No pets shall be permitted in the pool or pool area.

23. **SATELLITE DISHES.** Installation of satellite dishes shall be restricted in accordance with the following: (i) installation shall be in conformity with all governmental laws, codes, and ordinances, and shall be limited solely to the unit or any Limited Common Elements appurtenant thereto, and may not be on the Common Elements; (ii) the dish may be no greater than one meter in diameter, and (iii) to the extent that same may be accomplished without (a) impairing reception of an acceptable quality signal, (b) unreasonably preventing or delaying installation, maintenance or use of an antenna, or (c) unreasonably increasing the cost of installing, maintaining or using an antenna. The dish shall be placed in a location which minimizes its visibility from the Common Elements.

24. **TEMPORARY RENTING OF RECREATIONAL AREAS.** Subject to availability, and the prior written consent of the Board of Directors of the Association, the barbeque area, or clubhouse (excluding offices) may be rented to a Unit owner or his/her/their lawful Tenant, for a fee agreed upon and paid to the Association in advance. Such arrangements shall be made through the management office.

The foregoing Rules and Regulations are designed to make living for all unit owners pleasant and comfortable and compliance with the foregoing Rules and Regulations is mandatory. The restrictions imposed are for the mutual benefit of all.