



## GENERAL HOUSE REGULATIONS - RENTAL

1. A TENANT MUST BE APPROVED IN THE SAME MANNER AS A PURCHASER AND THE ASSOCIATION MUST APPROVE ALL LEASES.
2. AN APPLICATION FEE OF \$100.00 SHALL BE SUBMITTED ALONG WITH THE COMPLETED APPLICATION AND A COPY OF THE LEASE AGREEMENT.  
**THIS FEE IS NON-REFUNDABLE.**
3. ANY LEASE NOT APPROVED BY THE ASSOCIATION SHALL BE DEEMED VOID.
4. UPON THE ASSOCIATION'S APPROVAL THE PROSPECTIVE TENANT SHALL PAY A SECURITY DEPOSIT IN THE SUM OF \$200.00 TO THE ASSOCIATION. THIS SECURITY DEPOSIT SHALL BE DEPOSITED BY THE ASSOCIATION AND RETURN TO THE TENANT UPON TERMINATION OF THE LEASE, PROVIDED TENANT COMPLIED WITH ALL BY-LAWS AND HAS NO OUTSTANDING VIOLATIONS.
5. CONDOMINIUM UNITS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY. NO MORE THAN TWO (2) PERSONS SHALL OCCUPY A ONE (1)-BEDROOM UNIT. THIS REGULATION IS FOR HEALTH AND SANITARY REASONS.
6. SUBLEASES ARE NOT PERMITTED.
7. IF A TENANT, FOR MEDICAL/HEALTH REASONS, REQUIRES THE ASSISTANCE OF A NURSE AND/OR HOUSEKEEPER, A PHYSICIAN' LETTER SHALL BE PROVIDED TO THE CONDOMINIUM'S OFFICE INDICATING THE MEDICAL NEED, THE HEALTH PROFESSIONAL AND/OR HOUSEKEEPER SHALL PROVIDE THEIR NAME (S) AND SCHEDULE.
8. WHEN OTHER THAN A TENANT (INCLUDING TENANT'S IMMEDIATELY FAMILY) OCCUPIES A UNIT FOR ANY PERIOD OF TIME, **THE INDIVIDUAL (S) MUST BE REGISTERED AT THE OFFICE.**

### **IMMEDIATE FAMILY CONSISTS OF THE FOLLOWING:**

SINGLE: PARENTS, SISTER AND OR BROTHER

MARRIED: HUSBAND, WIFE, CHILDREN, PARENTS, SISTER AND OR BROTHER

9. A TENANT IS ALLOWED GUEST (S) FOR A PERIOD OF UP TO THIRTY (30) DAYS, PROVIDING THE TENANT RESIDES IN THE SAME UNIT AT THE SAME TIME WITH THEIR GUEST (S).
10. NO MORE THAN SIX (6) GUEST/VISITORS ARE PERMITTED IN AN APARTMENT AT ANY ONE TIME.
11. UNIT TENANT (S) MUST ACCOMPANY THEIR GUEST (S) OR FAMILY MEMBERS (S) WHILE USING THE BUILDING FACILITIES.

PORT ROYALE CONDOMINIUM  
6969 Collins Ave  
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12. UNIT TENANT (S) WILL ASSUME FULL RESPONSIBILITY FOR THEIR GUEST ACTIONS AND BEHAVIOR AS WELL AS ANY DAMAGE THEY MAY CAUSE TO ANY COMMON AREAS.
13. MOVING IN/OUT AND/OR DELIVERIES ARE RESTRICTED TO THE REAR ELEVATOR MONDAY THRU SATURDAY FROM 9:00 A.M. AND 5:00 P.M. IT IS REQUIRED THAT A WRITTEN NOTICE OF FORTY- EIGHT (48) HOURS BE PROVIDED TO THE ASSOCIATION AND/OR BUILDING MANAGER. **NO MOVING WILL BE PERMITTED ON A HOLIDAY NOR ON A SUNDAY.**
14. A FEE OF FIFTY (\$50.00) DOLLARS SHALL BE CHARGED FOR MOVING IN AND AN ADDITIONAL FEE OF FIFTY (\$50.00) DOLLARS FOR MOVING OUT.
15. ALL MOVING BOXES AND MATERIALS ARE THE TENANT'S RESPONSIBILITY AND MUST BE DISCARDED IN THE PROPER MANNER. THE TRASH ROOM, TRASH CHUTE AND/OR DUMPSTERS IN THE BUILDING ARE NOT TO BE UTILIZED FOR THIS PURPOSE.
16. EACH APARTMENT IS ASSIGNED ONE (1) PARKING SPACE. ALL GUEST (S) VISITORS (S) MUST PARK OUTSIDE THE BUILDING.
17. **UNIT NUMBERS 302, 408, 502, 505, 601 AND 1501 DO NOT HAVE A PARKING SPACE.**
18. VEHICLES PARKED IN AN UNAUTHORIZED SPACE ARE SUBJECT TO A FINE AND MAY BE TOWED AT OWNER'S EXPENSE.
19. PETS ARE NOT PERMITTED IN UNITS AND/OR BUILDING AT ANY TIME.
20. BALCONIES MUST BE FREE OF HANGING ITEMS, (CLOTHES, TOWELS, ANTENNA, ETC.)
21. SMOKING, EATING AND/OR DRINKING IS NOT PERMITTED IN ANY OF THE COMMON AREAS.
22. ALL HOUSE RULES, FIRE SAFETY REGULATIONS, POOL RULES AND BYLAWS APPLY TO ANY AND ALL RENTALS.

#### **FIRE SAFETY REGULATIONS**

1. HALLWAYS ARE TO BE CLEAR OF BEACH CHAIRS, SHOPPING CARTS, MATS OR OBJECTS OF ANY KIND. IT IS A FIRE HAZARD AND MAY CAUSE A POTENTIAL INSURANCE PROBLEM.
2. ALL BUILDING EXITS SHALL BE KEPT CLEAR; APARTMENT DOORS SELF-CLOSING AND EMERGENCY EXIT DOORS COMPLETELY ACCESSIBLE.
3. BARBECUES ARE NOT PERMITTED IN ANY PART OF THE BUILDING, INCLUSIVE OF UNITS, TERRACE, COMMON AREAS AND POOL.

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### POOL REGULATIONS

1. NO FOOD AND/OR DRINK IS PERMITTED IN/OR AROUND THE POOL. FLOATS AND/OR TUBES ARE NOT PERMITTED IN/OR AROUND THE POOL. NO BALL PLAYING IN OR AROUND THE POOL. NO JUMPING OR DIVING IN THE POOL.
2. RADIO PLAYING SHALL BE PERMITTED ONLY WITH THE USE OF A HEAD SET.
3. CHILDREN WEARING DIAPERS ARE NOT ALLOWED IN THE POOL AT ANY TIME.
4. A PARENT OR GUARDIAN MUST ACCOMPANY CHILDREN UNDER THE AGE OF 14 AT ALL TIMES.
5. THE POOL WILL BE CLOSED TO MINORS UNDER 14 YEARS OF AGE AT 8:00 P.M.
6. WHEN RETURNING FROM THE BEACH WE REQUEST THAT YOU CLEAN THE SAND OFF BEFORE ENTERING THE POOL AND/OR BUILDING.
7. IT IS REQUESTED THAT YOU SHOWER BEFORE ENTERING THE POOL FOR HEALTH AND SANITARY REASONS.
8. WHEN ENTERING THE BUILDING AND/OR THE ELEVATOR, PLEASE NO SAND, BARE FEET, WET CLOTHING AND PROPER ATTIRE ARE REQUIRED.

**NOTE:** UPON THE SIGNING OF THE LEASE AGREEMENT, OWNER WILL BE RESPONSIBLE TO PROVIDE THE FOLLOWING TO THE LESSEE:

- One (1) set of Port Royale's By-Laws
- One (1) Fob
- One (1) remote control (clicker garage) with the exceptions of apartments 302, 408, 502, 505, 601 & 1501.
- One (1) access key to beach gate
- One (1) air conditioning door key
- One (1) mailbox key

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