



## GENERAL HOUSE REGULATIONS - OWNERS

1. AN APPLICATION FEE OF \$100.00 SHALL BE SUBMITTED ALONG WITH THE COMPLETED APPLICATION AND A COPY OF THE CONTRACT OF SALE REQUESTING ASSOCIATION'S APPROVAL. THIS FEE IS NON-REFUNDABLE.
  2. 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.
  3. UNITS MAY *NOT BE* RENTED, LEASED AND/OR ASSIGNED DURING THE FIRST YEAR OF OWNERSHIP.
  4. AFTER THE FIRST YEAR, UNITS ARE RESTRICTED TO ONE (1) OCCASION RENTAL/LEASE DURING A TWELVE (12) MONTH PERIOD.
  - IN THE EVENT THE ASSOCIATION REQUEST THE REMOVAL OF A TENANT FOR JUST CAUSE, THEN AND ONLY IN THAT EVENT THE UNIT MAY BE RENTED WITHOUT ANY APPLICABLE WAITING PERIOD.
  5. IF AN OWNER, 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.
  6. WHEN OTHER THAN AN OWNER (INCLUDING OWNER'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
7. AN OWNER IS ALLOWED GUEST (S) FOR A PERIOD OF UP TO THIRTY (30) DAYS, PROVIDING THE OWNER RESIDES IN THE SAME UNIT AT THE SAME TIME WITH THEIR GUEST (S).
  8. NO MORE THAN SIX (6) GUEST/VISITORS ARE PERMITTED IN AN APARTMENT AT ANY ONE TIME.
  9. UNIT OWNER (S) MUST ACCOMPANY THEIR GUEST (S) OR FAMILY MEMBERS (S) WHILE USING THE BUILDING FACILITIES.
  10. UNIT OWNER (S) WILL ASSUME FULL RESPONSIBILITY FOR THEIR GUEST ACTIONS AND BEHAVIOR AS WELL AS ANY DAMAGE THEY MAY CAUSE TO ANY COMMON AREAS.
  11. 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 FORTY EIGHT (48) HOURS WRITTEN NOTICE BE PROVIDED TO THE ASSOCIATION AND/OR BUILDING MANAGER. NO MOVING WILL BE PERMITTED ON A HOLIDAY NOR ON A SUNDAY.

PORT ROYALE CONDOMINIUM  
6969 Collins Ave  
Miami Beach, Fl 33141

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12. 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.
13. RENOVATIONS AND/OR REPAIRS ARE LIMITED TO MONDAY THRU SATURDAY FROM 9:00 A.M. AND 5:00 P.M. AND SHALL BE IN COMPLIANCE *WITH* ASSOCIATION'S REGULATIONS AND WITH CITY OF MIAMI BEACH CODE.
  - A) ALL RENOVATIONS/REPAIRS MUST BE REPORTED TO THE OFFICE.
  - B) OWNER'S ARE RESPONSIBLE TO OBTAIN ANY/ALL PERMITS AS MAY BE REQUIRED BY THE CITY OF MIAMI BEACH.
  - C) RENOVATIONS ARE NOT PERMITTED ON A HOLIDAY.
  - D) OWNERS ARE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE COMMON AREAS DURING RENOVATIONS.  
D) HALLWAYS MUST BE MAINTAINED CLEANED DURING RENOVATIONS.
14. ALL CONSTRUCTION MATERIAL, INCLUSIVE OF APPLIANCES, FURNITURE, AND/OR KITCHEN CABINETS IS THE OWNER'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.
15. EACH APARTMENT IS ASSIGNED ONE (1) PARKING SPACE. ALL GUEST (S) VISITORS (S) MUST PARK OUTSIDE THE BUILDING.
16. UNIT NUMBERS 302,408,502, 505,601 AND 1501 DO NOT HAVE A PARKING SPACE.
17. VEHICLES PARKED IN AN UNAUTHORIZED SPACE ARE SUBJECT TO A FINE AND MAY BE TOWED AT OWNER'S EXPENSED.
18. PETS ARE NOT PERMITTED IN UNITS AND/OR BUILDING AT ANY TIME.
19. BALCONIES MUST BE FREE OF HANGING ITEMS, (CLOTHES, TOWELS, ANTENNA, ETC.)
20. SMOKING, EATING AND/OR DRINKING IS NOT PERMITTED IN ANY OF THE COMMON AREAS.
21. MAINTENANCE PAYMENTS ARE DUE WITHIN THE FIRST 10 DAYS OF EACH AND EVERY MONTH. PAYMENTS RECEIVED AFTER THE 10<sup>TH</sup> DAY OF EACH MONTH SHALL INCUR A LATE CHARGE OF NINE (9%) PERCENT.
22. OWNER'S THAT DO NOT ABIDE BY THE GENERAL HOUSE, RENTAL FIRE SAFETY, POOL REGULATIONS AND OR BYLAWS WILL BE FINED \$60.00 FOR THE FIRST VIOLATION AND SUBSEQUENTLY \$100.00 FOR EACH ADDITIONAL VIOLATION AND SUBSEQUENTLY \$100.00 FOR EACH ADDITIONAL VIOLATION AND MAY BE REFERRED TO ATTORNEY FOR FURTHER LEGAL ACTION AT THEIR OWN EXPENSE.
23. WHEN RENTING THE OWNER IS RESPONSIBLE FOR THE TENANT'S COMPLIANCE WITH THE REGULATIONS. IN THE EVENT THAT A TENANT VIOLATE ANY SUCH REGULATION THE OWNER WILL BE CHARGE THE SUM OF \$60.00 DOLLARS PER DAY FOR EACH DAY THE VIOLATION EXISTS. (PLEASE REFER TO RENTAL REGULATIONS)

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### 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.

### 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.
9. NOTE: UPON CLOSING OF TITLE, SELLER WILL BE RESPONSIBLE TO PROVIDE THE FOLLOWING TO PURCHASER:

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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