

This instrument was prepared by:
Kenneth E. Zeilberger, P.A.
KATZMAN & KORR
1501 NW 49 Street, Suite 202
Fort Lauderdale, FL 33309

CERTIFICATE OF ADMENDMENT
TO THE
RULES AND REGULATIONS
OF
SC CONDOMINIUM
A FLORIDA NOT-FOR-PROFIT CORPORATION
FOR THE
SHORE CLUB, A CONDOMINIUM

WE HEREBY CERTIFY THAT THE ATTACHED AMENDMENTS TO THE Rules and Regulations, an Exhibit to the Declaration of Condominium of Shore Club, A Condominium as recorded in Official Records Book 6844 at Page 555 of the Public Records of Broward County, Florida were duly adopted by the manner provided in the Condominium Documents.

IN WITNESS WHEREOF, SHORE CLUB CONDOMINIUM ASSOCIATION, INC. has executed this Certificate of Amendment 4th Day of April 2006 at Fort Lauderdale, Florida.

AFFIX CORPORATE SEAL

SC CONDOMINIUM ASSOCIATION, INC.
1901 N Ocean Boulevard
Fort Lauderdale, Florida 33305

Attest: _____
Arlene S. Heller, Secretary

By: _____
Steven Glassman, President

STATE OF FLORIDA
BROWARD COUNTY

The forgoing instrument was acknowledged before me this 4th Day of April 2006 by Steven Glassman as President; and Arlene S. Heller as Secretary of the SC Condominium Association, Inc. a Florida not-for-profit corporation on behalf of the Corporation. Each of these two persons is personally know to me.

NOTARY PUBLIC, STATE OF FLORIDA

Sign: _____
Phillip B. Zerof

My Commission Expires:

**AMENDED AND RESTATED
RULES AND REGULATIONS
OF
SC CONDOMINIUM
A FLORIDA NOT-FOR-PROFIT CORPORATION
FOR THE
SHORE CLUB, A CONDOMINIUM**

CERTAIN DEFINITIONS

The terms used in these Rules and Regulations and all exhibits attached hereto, unless the context otherwise specifies or requires, shall have the meanings stated in the Condominium Act and as follows:

FROM: DECLARATION OF CONDOMINIUM OF SHORE CLUB, CONDOMINIUM DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

- A. “Articles of Incorporation” means the Articles of Incorporation attached hereto as Exhibit B and any filed amendments thereto of the Association.
- B. “Assessment” or “Assessments” means the cost of maintenance, repair and management of the Condominium Property which is to be paid by the Unit Owner or Unit Owners and includes but is not limited to amounts necessary to meet Common Expenses.
- C. “Association” means SC Condominium Association, Inc., a Florida corporation not for profit and its successors.
- D. “Association Certificate” means a certificate of the Association in recordable form signed by the President or Vice—President and Secretary or Assistant Secretary of the Association.
- E. “Board of Directors” means the duly qualified members of the Board of Administration of the Association.
- F. “Building and Improvements” means the structures and improvements located on the Real Property and built substantially in accordance with the Plans and Specifications.
- G. “Bylaws” means the Bylaws attached hereto as Exhibit C and adopted by the Association and any duly adopted amendments thereto.
- H. “Common Elements” means those portions of the Condominium Property not included within the Units, including personal property required for the enjoyment, maintenance and operation of the Condominium.
- I. “Common Expenses” means (i) expenses of administration, maintenance, operation, insurance, repair and betterment of the Common Elements, including those portions of Units to be maintained and repaired by the Association, and all other costs and expenses required to fulfill the duties of the Association, (ii) all expenses declared to be Common Expenses by this Declaration and the Bylaws of the Association and (iii) any valid charge imposed against the entire Condominium Property.
- J. “Condominium Documents” means the Articles of Incorporation, Declaration of Condominium, Bylaws, Rules and Regulations and all exhibits attached hereto, and as the same from time to time may be amended.

- K. "Condominium Parcel" and "Condominium Property" shall have the meanings set forth in the Condominium Act.
- L. "Limited Common Elements" means those portions of the Condominium Property which are reserved for the use of a certain Unit or Units to the exclusion of other Units, such as balconies and those parking spaces which are identified in deeds to Unit Owners, and which have the further meaning as set forth in the Condominium Act.
- M. "Licensed Architect" means an Architect licensed to practice in the State of Florida.
- N. "Plans and Specifications" means the Plans and Specifications for the Buildings and Improvements prepared by I. Granger McDaniel, Architect.
- O. "Rules and Regulations" means the Rules and Regulations and any amendments thereto which have been duly adopted by the Association relating to the use of the Condominium Property.
- P. "Unit" means unit as defined by the Condominium Act and sometimes referred to as an apartment.
- Q. "Unit Owner" means the person, persons, or legal entity holding title in fee simple to a Unit.
- R. "Utility Services" means but is not limited to electric power, gas, water, telephone, sewer, drainage, television communication, and garbage and sewage disposal.
- S. "Lessee" means the person that has a bona fide contract to lease the entire unit from the Unit Owner for a period not more frequently that once in any twelve (12) month period and has approval from the Board of Directors. (Reference: Declaration of Condominium 19.2 (B)(1) (Ref: Declaration of Condominium amended 6 January 1983 & Declaration of Condominium 19.2 (B)(1))

OTHER DEFINITIONS:

- T. "GUEST" is a person who visits a Unit Owner or Lessee and/or occupies, with the permission of the Owner/Lessee, a unit for more than one day. (Reference: Rules and Regulations 27 March 1984)
- U. "VISITOR" is a person who is entertained for the day or part of the day while the Unit Owner or Lessee is in residence. (Reference: Rules and Regulations 27 March 1984)
- V. "IMMEDIATE FAMILY MEMBER" includes and is limited to Spouse, Live-in Partner; Children, Siblings, Grandchildren and their respective spouses; Parents; and Grandparents.
- W. "Agent of the Association" means but is not limited to a person authorized by the Association typically the Manager, Secretary or Security Personnel.

RULES AND REGULATIONS

USE OF CONDOMINIUM PROPERTY

1. No immoral, improper, offensive, or unlawful use shall be made of the Condominium property nor any part thereof; further, no use may be made which would be in violation of any federal, state, county, or municipal law, statute, ordinance or administrative rule or regulation, or **would be injurious to the reputation of the Condominium. (Ref: Declaration of Condominium 18.4)**
2. Persons shall not be permitted to play in the walks, corridors, parking areas, elevators or stairways of the Condominium Property.
3. The Common Elements shall be used for furnishing the services and facilities for which they were reasonably intended, and said Common Elements shall not be abused, defaced, littered or obstructed in any way. In addition, no Unit Owner shall make any alteration, modification, decoration, repair, replacement, enclosure or change of the Common Elements or limited Common Elements. **(Ref: Declaration of Condominium 18.2)**
4. All structural changes or alterations to any Unit, or any Common Element shall be made only pursuant to the Declaration of Condominium.
5. No nuisance shall be allowed upon the Condominium Property nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and **proper use of the Condominium Property by its residents. (Ref: Declaration of Condominium 18.3)**
 - 5a. PETS: No animals or pets of any kind shall be kept in any unit or on any property of the condominium. No Pets shall be permitted in the Recreation Area or on the Pool Deck. The determination as to whether there has been any violation of this rule shall be made solely by the board of directors.
6. No radio or television antenna, or any other device, or any wiring for any purpose may be installed upon the exterior of the building without the express written approval of the Association.

SATELLITE DISH: Over-the-Air-Reception-Devices (OTARDS), such as satellite dishes which are 18 inches in diameter or less, may be installed at the Unit Owner's expense with prior written approval of the Board of Directors on a Unit Owner's balcony.

Satellite dishes mounted on the railings or otherwise protruding through the boundary of the limited common element are strictly prohibited. No holes may be drilled into the slab (floor) of the balcony. Installers of such devices must be covered by adequate liability insurance.

Installation of such devices on common property (for example, roofs, sides of buildings and the common area around the buildings) is not permitted.

Upon sale or transfer of the unit, the dish must be removed at the Unit Owner's expense and all repairs must be made to restore the limited common area to its original condition.

The Association shall reserve the right to install Over-the-Air-Reception-Devices greater than 18 inches in diameter mounted on the roof when used in conjunction with a central satellite system used for the benefit of all units of the Condominium.

7. Televisions, radios, stereos, home audio, home theater systems, all other sound amplification systems and musical instruments must be used at such times and kept at reasonable volume levels as will provide no disturbance to other Apartment Owners at any time. Additionally, the use of musical instruments after 9:00 P.M. and before 10:00 A.M. is prohibited.

8. ASSOCIATION EMPLOYEES: No Unit Owner or resident shall direct, supervise or in any manner attempt to assert any control over any of the employees of the Association, nor shall such Unit Owner or resident attempt to send any of such employees upon private business of such Unit Owner or resident. Complaints or criticisms concerning any employee's work, misconduct, poor decorum or infractions of these regulations should be reported in a signed statement to the Manager who will, in turn, file a report with the Board of Directors. No individual member of the board is empowered to receive complaints or interpret or enforce provisions of these regulations. If a problem of misconduct is so imperative as to demand immediate action, the Manager is authorized to take such appropriate immediate action. The Manager shall then report such action to the board as soon as possible. Building employees are not permitted to perform any services for any Unit Owner during the regular duty hours.

SECURITY: Security guards have the responsibility and the authority for the enforcement of our Rules and Regulations. Security guards are empowered to call someone's attention to an infraction of the Rules and Regulations. All persons must comply with their requests. Guests/Visitors who do not abide by the Rules and Regulations of the Association may be asked to leave the area.

No one is allowed to enter into areas reserved for security guards unless approval is first obtained from the guard. There shall be no loitering in the upper or lower security office. Telephones at the security desks must be kept free for staff use at all times. Personal calls are not permitted.

Security guards should not be called upon to leave their posts to unlock doors, assist in carrying packages, or to perform other personal services.

REGISTRATION: Anyone not properly registered with the Security Guard is trespassing and will not be allowed to remain on the premises. Every person in the building must cooperate with Security by showing identification when requested. For security purposes, staff may request ID for individuals not known to them. Failure to courteously cooperate is a violation of these rules.

9. UNIT OWNERS, LESSEES, GUESTS, VISITORS: Recreation Facilities shall be used by Unit Owners, their guests, Lessees, and visitors only. VISITORS USING THE FACILITIES SHALL BE ACCOMPANIED BY THE UNIT OWNER, or LESSEE. Guests may use the facility without being accompanied by the Unit Owner or Lessee.

All GUESTS must be pre-registered by the Unit Owner using the appropriate applications and forms - giving their names, relationship, and approximate length of stay and stating also that these guests are not tenants and are not paying rent or any other consideration for the use of the apartment. The pre-registration form is to be received by the Association's office during regular business hours (weekdays 9 a.m. - 5 p.m.) two business days in advance of the guest's arrival. If the registration process is not complete, access to the building will be denied until the next day on which the management office is open for business and the application has been completed.

Any GUEST who occupies a unit, other than a member of the Owner's immediate family, on an overnight basis in excess of THIRTY (30) days, either consecutive or non-consecutive, in a TWELVE (12) month period, must submit an application to the Manager's Office and be approved by the Board of Directors as elsewhere provided herein for leasehold approval. (Declaration of Condominium, Article 19.1 (F), 1 October 1993)

No GUEST or VISITOR may bring other people to the recreational facilities nor commit any act that conflicts with the Condominium documents, the rules and regulations or any county or municipal ordinance.

A Unit Owner may designate members of their IMMEDIATE FAMILY as guest occupants of their apartments in their absence so long as the occupancy levels referred to herein under the heading "Unit Occupancy" are respected. The use of an apartment by a Unit Owner's immediate family in the Unit Owner's absence will require the Unit Owner to pre-register the immediate family member as a GUEST.

VISITORS (with proper identification) will be permitted only while the Unit Owner or Lessee is in residence in the apartment.

All approved GUESTS and VISITORS must present a government issued picture ID upon their arrival at the Shore Club Condominium. For the Unit Owner's protection, guests without a written authorization will not be registered and will be asked to leave the premises. Guests may not authorize other guests to occupy their apartment or use any of the Shore Club facilities.

All GUESTS, VISITORS or IMMEDIATE FAMILY MEMBERS must abide by the same Rules and Regulations of the Condominium in effect for the Unit Owners (and/or Lessees) and they should advise their guests that their stay will be terminated if any of the Rules and Regulations are violated. The Unit Owner will be liable to the Association for any attorney fees and costs which may be incurred in enforcing these Rules against a guest, visitor or immediate family member.

10. The Association, through its Board of Directors or its Managing Agent, under Florida Statutes (718.111) governing emergency access, shall retain a passkey to each Condominium Unit for utilization only in the event of any emergency, such as fire, leakage, etc. The Board of Directors of the ASSOCIATION, or any person authorized by it, shall have the immediate right to enter such apartment for the purpose of remedying or abating the cause of such emergency. No Unit Owner shall alter any lock or install a new lock on any door of the premises without the prior written consent of the Association. In the event such consent is given, the Unit Owner shall - at the same time such alteration or new lock installation is accomplished - provide the Association with an additional key for the use of the Association pursuant to its right of access to each Condominium Unit. Failure to provide such a key makes a Unit Owner (and/or Lessee) totally responsible and liable for resulting injuries, loss of life, or property damage and attorney's fees and costs incurred by the Association. Further, THE SHORE CLUB CONDOMINIUM ASSOCIATION will not be responsible for loss or damage resulting from entry in the event that emergency access is required. Keys deposited with the Manager will not be surrendered to guests, service or domestic personnel but shall at all times be retained by the Association for the above purposes.

No keys to the Units may be held by Security or other Shore Club staff for a potential guest, visitor, service provider, maintenance, delivery, or moving personnel. Any of the aforementioned persons must have the keys in their possession or be met by the Unit Owner or Unit Owner's representative.

11. The balconies, catwalks and staircases (both exterior and interior) shall be used only for the purposes intended, and shall not be used for the hanging of garments or other objects, or for the cleaning of rugs or other household items. No personal property items shall ever be placed on any portion of the catwalks or the staircases.

ITEMS ALLOWED ON BALCONY: The only items allowed on the balcony shall be patio furniture, potted plants and other similar patio accessories. No balcony shall be used for storage of household goods. The determination as to whether there has been any violation of this rule shall be made solely by the Board of Directors.

No Unit Owner or occupant shall permit anything to fall from a window or balcony of the Condominium property, nor sweep or throw from the Condominium property any dirt or other substance, including, but not limited to, cigarette butts, water or cleaning solutions, onto any of the balconies or elsewhere in the building or upon the common elements.

12. No garbage cans, supplies, milk bottles or other articles shall be placed in the halls or on the staircase landings, nor shall anything be hung from windows or balconies or placed upon the window sills.

All garbage and trash must be put in durable plastic bags and tied securely before it is thrown into the disposal chute. Use of the disposal chute shall be limited to the hours between 8:00 a.m. and 10:00 p.m. The Association provides for recycling as follows: Newspapers and magazines shall be placed in the containers located in each trash room below the disposal chute. Other recyclable items (glass, plastic, and cans) should be placed in the large recycling containers located in the southeast corner of the lower garage.

13. PERMITTED AND PROHIBITED VEHICLES.

DEFINITIONS:

PRIVATE PASSENGER VEHICLE is defined as a vehicle used for non-commercial transportation of people. The vehicle must have an enclosed body, which may be on a truck chassis (such as an SUV) but must have passenger seats and side and rear windows. The vehicle's dimensions shall not exceed a total overall height of seven (7) feet, total length of nineteen (19) feet and a total ground clearance of one (1) foot.

PICK-UP TRUCK is defined as a vehicle that consists of but is not limited to a cab with two, three or four doors, an open bed in the rear, or is able to be converted to an open bed (such as a Chevrolet Avalanche), and which may or may not have a factory installed cover or bed liner.

COMMERCIAL VEHICLE is defined as any vehicle which contains commercial signs or marking on the vehicle, or contains exterior equipment used in the normal course of commercial business. Additionally, a commercial vehicle is defined to include passenger vehicles, vans or trucks which do not contain side and rear windows or passenger seats.

RECREATIONAL VEHICLE is defined as any vehicle which is designed, used or maintained for purposes of human habitation or camping.

MOBILE HOME/MOTOR HOME is defined as any trailer/vehicle which promotes temporary living quarters for recreational, camping or travel use.

There shall not be parked in any parking space on the Condominium Property any vehicle except a private, passenger automobile commonly used as family vehicles, as long as same have rear and side windows. There shall not be parked in any parking space nor shall there be brought on to any portion of the Condominium property any of the following prohibited vehicles: motorcycle, motorized scooter, all terrain vehicle ("ATV"), trailer, mobile home, motor home, conversion van, commercial type van, commercial vehicle, boat, boat trailer, bus, other recreational vehicle, pick up truck of any kind or size, SUV with open or closed back bed, truck or any other non—passenger automobile.

There shall be no signs, lettering or any type of advertising visible on motor vehicles parked on condominium property except for vehicles servicing Shore Club Condominium common elements.

The Board shall have the authority to determine whether a particular vehicle falls into the approved or disapproved category of vehicles to be parked on the Condominium Property

14. WASHING OF VEHICLES: No washing of automobiles shall be permitted on Condominium property except in the car wash area provided for Unit Owner (and/or Lessee) located outside the lower garage level south of the gate used when entering or leaving the lower garage by automobile.

MECHANICAL MAINTENANCE: No major mechanical maintenance on vehicles shall be permitted on Condominium property except where a towing/garage service must be used to attend to a vehicle for emergency maintenance.

VEHICLE CONDITION: No vehicle may be parked on the property that is in a neglected condition i.e. flat tires, excessive dirt, broken glass, etc. The determination as to whether there has been any violation of this rule shall be made solely by the Board of Directors.

REGISTRATION: All vehicles parking on the premises must be currently licensed. Improperly licensed vehicles will be towed at the Unit Owner (and/or Lessee) expense.

FLUID: Vehicles leaking fluids or emitting fumes will not be allowed on the property. The Unit Owner (and/or Lessee) whose vehicle leaks damaging fluids upon the upper deck or lower garage deck is responsible for the cost of repairing the damage caused by the leaking fluid.

15. No Unit Owner shall without first obtaining the prior written consent of the Board of Directors make any alteration, modification, decoration, repair, replacement, enclosure or change of the Common Elements, Limited Common Elements, balcony or terrace, or to the exterior surface of any door or doorjamb which opens into any of the Common Elements or common areas of the Condominium Property, or any exterior hallway lights, including but not limited to the erection of any awning, fixtures, storm shutters, or other devices, paintings, or wall coverings, or any other changes or alterations which would in any way or manner whatsoever change the physical and visual appearance. (Formerly, Rule 16, Amended Rules Adopted February 8, 1993; this Rule was not amended by the Unit Owners on March 9, 2006; it is merely re-numbered as Rule 15.)

All Units shall utilize interior window coverings immediately adjacent to the windows as specified by the Board of Directors so that the exterior view of the Condominium shall be uniform throughout the entire building.

16. Unit Owner (and/or Lessee) their families, visitors and guests, including children, shall not appear in the main lobby, elevators or public rooms unless properly attired. Top coverings and foot wear must be worn at all times in these places. Uncovered and wet swimming suits must not be worn by adults or children in the lobbies, elevators and public places. (Formerly, Rule 17, Amended Rules Adopted February 8, 1993; this Rule was not amended by the Unit Owners on March 9, 2006; it is merely re-numbered as Rule 16.)

17. Doors to the premises are to be kept closed and locked at all times. Only Unit Owner (and/or Lessee) and the security guard shall admit known persons, visitors or craftsmen onto the premises or into the buildings. Owner (or Lessee) shall notify the security office in advanced of any visitors or craftsmen that are expected. Owner (and/or Lessee) must arrange directly with repairmen and outside service people for inside apartment requirements. Management is not permitted to admit anyone into your apartment without the Owner (or Lessee) written authorization.

18. The Shore Club Condominium is a private apartment residence.

SINGLE FAMILY RESIDENCE: Each unit shall be occupied only as a residence by a single family, its guests and servants. "Single Family" means one person or a group of two or more persons (not to exceed 4) living together and interrelated by bonds of consanguinity, marriage or legal adoption; or, not more than (2) persons, living together who may not be interrelated.(Ref: Declaration of Condominium 18.1)

19. Each unit Owner has been assigned the use of a certain numbered parking space. Deeds conveying Ownership of the Unit should identify the assigned parking space by its parking space number. The use of a parking space may not be assigned or deeded except by a deed that conveys Ownership of the Condominium Unit. Vehicles assigned to these spaces are subject to registration with the Association and must display any identification provided by the Association. (Ref: Declaration of Condominium 11(C)(1))

NUMBER OF VEHICLES: The number of approved vehicles that may be brought onto the Condominium property by the Unit's Occupants shall be that number that equals the number of a Unit's Occupants who are licensed drivers plus one (1). Approved vehicles shall occupy the specific numbered parking space(s) appurtenant to the Unit Owner's unit. If additional parking space is required, the Unit Owner shall use a "GUEST" marked parking space for such additional vehicle. As an alternative, a resident is allowed to rent the use of a parking space from a Unit Owner; or such Owner (or Lessee) may rent the use of a parking space from the Association, if same is available.

ASSIGNED SPACE: Do not use any assigned space except the one assigned to your unit. Guest vehicles shall only occupy guest parking spaces. The speed limit on the upper deck and in underground garage is not to exceed five miles per hour.

20. IDENTIFICATION: Only authorized cars may be parked on the Condominium property or use the parking area of the building. All vehicles brought onto the Condominium property must bear identification provided by the Association or Security Guard. Any vehicle parked in an unauthorized space or not having the correct identification from the Association will be towed at the vehicle owner's expense.

IDENTIFICATION (DECALS) will be assigned to a particular Unit. These identifications shall be permanently affixed to the left-hand side of the windshield. When a properly registered vehicle is temporarily replaced with another vehicle, e.g., a loaner, the replacement vehicle must be registered with the Association by obtaining a pass from the Security Guard.

21. VEHICLES: All vehicles parked on Condominium property must be parked "head in" with the exception of service vehicles parked with special permission.

EMPLOYEE VEHICLES: Approved Vehicles belonging to employees are to be parked on the upper north deck in spaces marked "Employee".

22. RECREATION FACILITIES: The use of all recreational facilities shall at all times be governed by the rules and regulations promulgated by the Association.

23. GENERAL RULES: Recreation facilities will be open from 6:00 A.M. until 11:00 P.M. Use the outdoor shower and tar removal products located by the beach gate to remove tar and sand. Shower room, located in bathrooms, is not to be used to remove tar and sand.

POOL SMOKING AREA: Smoking is only permitted in the Tiki Bar area and on the deck between the Tiki Bar and the Beach Fence.

ELECTRONIC DEVICES: Persons listening to personal electronic devices in the common elements (including the lobby, corridors, pool area and fitness center) must use headphones. No amplified sound or musical instruments are allowed outside in the Recreation Area at any time.

MEETING/RECREATION ROOM RESERVATION: The meeting room may be reserved by a Unit Owner (and/or Lessee) only for a private social or political function, upon written application ("use" contract) to the Manager.

The application must be accompanied by a refundable deposit of \$200.00. A private social function is one for which the Host does not make a general, publicly displayed invitation to all Unit Owners. It shall be limited to sixty (60) people and the use shall be limited to the hours of 6:00 p.m. until 1:00 a.m. The meeting room, pool deck or any other common area may not be used for any private business meeting.

The Unit Owner (and/or Lessee) making the reservation must be in attendance at the function and will be held responsible for any damage or failure to clean the facilities. Costs greater than Two Hundred dollars will be billed to the Unit Owner (and/or Lessee) and is due within two (2) days of receipt of the bill. An alphabetized guest list must be furnished to Security not less than 24 hours prior to the private social function.

24. SWIMMING POOL: Pool hours shall be from 6:00 A.M. until 11:00 P.M. unless other hours are specifically approved by the Board of Directors. Swimmers must take a cleansing shower before entering the pool and remove all sand, tar, suntan oil and/or lotions. Food, bottled beverages and glasses are not allowed on pool deck. No running or throwing of articles (ball playing on pool deck) is allowed. Children under twelve (12) years of age must be accompanied by an adult at all times while on the pool deck and while using the pool. There shall be no artificial floats, toys, balls, snorkels, fins, Frisbees, etc. in or around the pool area or in the pool, except for fun noodles or those attached to a person for life-safety purposes. Pets are not allowed in the recreation center at any time. All persons using the recreation facilities do so at their own risk. Proper bathing attire is required. Cut-offs are prohibited. No one wearing diapers is permitted in the pool. Diaper age babies/children must wear swim pants while using the pool.

VERIFICATION OF IDENTITY: Security staff reserves the right to request verification of identity of all users of the pool facilities and fitness center. Anyone not registered with the Association will be asked to leave the property.

NUMBER OF VISITORS: To ensure that all Unit Owners or their tenants have fair access to the pool area, the Association reserves the right to limit visitor access to the pool area on holidays and other peak times.

SAFETY ROPE: Swimmers must return the safety rope to its "cross the pool" position when leaving the pool.

25. RECREATION ROOM: Proper attire, including shirt and footwear, is required at all times. No wet clothing is allowed. Unit Owner (or Lessee), Guests and Visitors shall clean up the recreation room and kitchen area after use.

26. BILLIARD TABLE: If people are waiting there is a one hour time limit. Children under twelve (12) must be accompanied by an adult eighteen years or older. Table may not be reserved.

27. SAUNA: Sauna shall be shut off when not in use. Children under twelve (12) years of age are to use sauna only under supervision of an adult eighteen years of age or older. If not familiar with a sauna, please follow directions as posted. People with high blood pressure, heart condition or other sickness should consult their doctor before using the sauna. Sauna will be used at your own risk.

28. WHIRLPOOL: A cleansing shower must be taken before using the whirlpool. No one under twelve (12) years of age will be allowed in the whirlpool unless accompanied by an adult. Please limit use of the whirlpool to ten minutes if other residents are waiting. Use of the whirlpool will be at your own risk.

29. EXERCISE ROOM: If people are waiting, limit use of equipment to twenty (20) minutes. Report any malfunction of equipment to Management. Use exercise equipment at your own risk. Equipment is to be wiped down after use.

PROPER ATTIRE: Athletic shoes, shirts, and proper attire are to be worn in the fitness center. Wet swimsuits are not allowed.

SMOKING/FOOD: No smoking or consumption of food is permitted in the Exercise Room.

SETTINGS: The Exercise Equipment must be returned to the original settings after changing the equipment configuration.

30. BEACH GATE: The Beach Gate must remain closed and locked at all times. Propping the gate open or leaving the gate ajar is strictly prohibited.

SHOWERS are provided inside the gate along with material to remove tar and sand.

DECK FURNITURE shall not be used on the beach. It is not permitted to reserve chairs or lounges

31. TIKI BAR AREA. Icemaker and drink cooler are provided for your convenience. The Tiki Bar area is the only designated area on the pool deck where food may be stored and eaten. No food or consumption of food is allowed on the pool deck. Ice, ice water and cups will be provided at the Tiki bar area. No glass containers of any kind may be present near the pool or anywhere on the pool deck except for the Tiki Bar area.

32. SECURITY POLICY: The policy of the Shore Club is to provide our Unit Owner (and/or Lessee) with the best possible security. The purpose of Security is to protect persons and property, preserve the peace, maintain order, prevent fires, vandalism and crimes. Security Guards must advise violators of the Rules and Regulations and request immediate compliance with same. Unit Owner (and/or Lessee) and Guests will assist the security program by not distracting the guards with conversation or service requests. This also applies to our house employees.

It is the responsibility of each Unit Owner (and/or Lessee) to inform their guests, immediate family and visitors of Shore Club Rules and Regulations to avoid violations of same.

Residents must ensure that the Association has the correct phone number of their unit. Visitors and deliveries to units without a phone number will not be allowed on condominium property unless the registered occupant personally escorts them.

33. SAFETY CONCERNS FOR UNITS.

FLAMMABLES: Unit Owners, residents or any of their agents, employees, licensees or visitors SHALL NOT, at any time, bring into or keep in their units, the elevator lobby, the catwalk, or the balcony any FLAMMABLE, COMBUSTIBLE or EXPLOSIVE fluids, materials, chemicals or substances, except for household use and in household quantities. No Gas Grills. FLAMMABLE, COMBUSTIBLE or EXPLOSIVE fluids, materials, chemicals or substances are strictly prohibited on the Common and Limited Common elements of the Condominium, except for the Association BBQ located in the Recreation Area.

EMERGENCY GENERATORS: Unit Owners, residents or any of their agents, employees, licensees or visitors SHALL NOT at any time, bring into or keep in their units, the elevator lobby, the catwalk, on Limited Common Elements, or Common Elements an Emergency Generator. Unit Owners, residents or any of their agents, employees, licensees or visitors SHALL NOT connect an outside source of Electrical Power to any electrical connection in their units, limited Common Elements or Common Elements.

PLASTIC TUBING: Plastic tubing for plumbing purposes is strictly prohibited. All plumbing must be installed by a licensed and fully insured contractor and must use PVC, galvanized piping or copper tubing when connecting any fixture, water filter, cooler, or any other plumbing device within a Unit. Failure to comply with these plumbing standards makes an apartment Unit Owner (and/or Lessee) totally responsible and liable for resulting injuries, loss of life, or property damage. Further, THE SHORE CLUB CONDOMINIUM ASSOCIATION will not be responsible for loss or damage resulting from Unit Owner (and/or Lessee) failure to comply with the above plumbing standards.

34. ADMITTING: DOMESTIC/CONSTRUCTION/WORKMEN/DELIVERY/SERVICE/MOVER PERSONNEL:

DOMESTIC PERSONNEL: All domestic personnel must be cleared through upper-level security guards.

CONSTRUCTION/WORKMEN/DELIVERY/SERVICE/MOVER PERSONNEL: Construction, Workmen, Delivery, Service Personnel, other personnel performing light maintenance and mover personnel, must be cleared through lower-garage security guards. They must be identified, signed in (and out), and must be announced to the resident before being allowed to enter the Condominium property.

- A. All approved domestic, construction, workmen, delivery, service personnel, other personnel performing heavy construction, light maintenance and mover personnel and visitors must present a government issued picture ID upon their arrival at the Shore Club Condominium.

- B. Construction, Workmen, Delivery, and Service Personnel, other personnel performing heavy construction, light maintenance and mover personnel must wear a badge provided by the Association while on the premises.
- C. Unit Owner (and/or Lessee) must supply their building access and apartment keys to domestic, workmen, delivery, service or moving personnel whom they have properly requested to be admitted to the apartment. Unit Owner (and/or Lessee) will be responsible for any loss or damages caused by their domestic or service personnel.

35. Sell, Lease or Add Occupant: No Unit Owner may lease a unit within his/her first TWELVE (12) months of Ownership. (Declaration of Condominium, Article 19.1 (E), 1 October 1993)

SALE: Unit Owners who wish to sell or lease a unit, or take in an additional occupant are required to comply with and provide completed Shore Club Condominium Association forms: Owner's Notice of Intent to Sell, Owner's Notice of Intent to Lease, and Application to Occupy, along with the required fees. Unit Owner and/or resident must allow the Board a maximum of 20 days for interview and approval of all new occupants prior to move-in. A non-Owner resident is not permitted to take in an additional resident.

LEASE: When a Unit Owner leases his unit, the Unit Owner relinquishes the use of all Shore Club Condominium facilities including parking, swimming pool, fitness center and any other facilities and services of the Condominium. These rights are transferred to the tenant, who has the responsibility of observing and adhering to all of the Rules and Regulations of the Association. The Unit Owner retains the right to attend and speak at Board and Member meetings. For any Unit, either the Unit Owner(s) or lessee(s) will be activated for access. At no time will a Unit have a Unit Owner and a tenant activated at the same time. (Ref: Declaration of Condominium 18.5)

TITLE DESIGNEE: If title vests in any entity other than a natural person or persons or in multiple families, then such entity or multiple families shall designate in writing the single family to occupy the apartment unit; and Association approval of said designee shall be subject to the same Rules, Regulations, and requirements regarding qualification for occupancy as apply to prospective tenants seeking approval for occupancy. Once a designee is so approved, such designation may be changed only once in any 12 month period.

36. INSURANCE: Each Unit Owner is responsible for, but is not obligated to, purchasing and maintaining standard condominium homeowner's insurance coverage (for example, an H06 policy). Such coverage shall be sufficient to adequately cover all contents and upgrades, as well as general liability.

37. BUSINESS: There shall be no visiting clientele, no employees, no significant truck deliveries, and no use of guest parking, no storage of equipment and materials, and no signs posted on the premises for the purpose of operating a business

38. SMOKING: No Smoking - Common Elements: Smoking is not permitted in any of the Common Elements including the lobbies, elevators, stairwells, catwalks, lower-level garage, pool and pool deck, except for the designated Pool Smoking Area. Smoking materials are to be extinguished in proper receptacles. (Required by Florida Clean Air Act)

39. FLYERS/PAMPHLETS: Flyers, pamphlets, or any other items, may not be placed under the unit doors or in any common element, except as authorized by an agent of the Association in order to limit debris.

40. WATERBEDS: The Unit Owner/Lessee shall obtain, at his expense, appropriate liability insurance for any waterbed installed in the Unit and shall provide proof of same to the Association prior to installation of any water bed. Further, the Unit Owner/Lessee shall be liable for all claims and actions initiated by the Association, another Tenant or any other person for any injury to any person or damage to any property.

41. WHEELED VEHICLES:

WHEELED VEHICLES: The USE of skate boards, bicycles, tricycles, in-line skates, and other similar wheeled vehicles are not permitted on the Common Elements including elevators, lobby, catwalks, driveways, the upper parking deck, the lower parking deck, the pool deck, and tunnel.

BICYCLES: Unit Owner's and Lessee's Bicycles must be registered with the Association; otherwise, the Association can remove them from the property. Bicycle registration is required annually. Thirty (30) days after the bicycle registration has expired, the Unit Owner will be notified in writing and ninety (90) days after the registration has expired, the bicycle will be removed and donated to charity.

Unit Owner's and Lessee's Bicycles must be kept only in the bicycle rack in the lower-level garage or in front of the lower-level parking space when not in use. They may not be stored on balconies.

It is strictly prohibited to ride bicycles in the garage or anywhere on the premises.

SHORE CLUB CONDOMINIUM ASSOCIATION will not be responsible for theft or damage to all or any part of a Unit Owner's or Lessee's bicycles while on the property.

42. UNIT FLOOR COVERING: All non carpet floor covering, being installed or replaced within a unit, must have sound-deadening material installed before laying hard-surfaced treatments.

43. STORAGE AREAS:

STORAGE ROOMS: No items may be left outside your enclosed store bin located in the lower garage storage room.

PARKING SPACE: No items may be stored in your lower-level parking space except for a currently approved vehicle, bicycles, folding shopping cart(s) and a car top.

44. HURRICANE PREPARATION: During hurricane season (Jun 1st – Nov 30th) all shutters must be closed when leaving for extended periods.

A Unit Owner who plans to be absent during hurricane season (Jun 1st – Nov 30th) must prepare the unit and balcony prior to departure by closing all hurricane shutters and by designating a responsible individual or firm to care for the unit should a hurricane threaten or should the unit suffer hurricane damage. Such a firm or individual shall be subject to the approval of the Association.

45. These building Rules and Regulations heretofore enumerated shall be deemed in effect and adopted by the Association and shall apply to and be binding upon all Unit Owners. These Rules and Regulations may be amended from time to time by the Association. The Unit Owners shall, at all times, obey these Rules and Regulations and be responsible for their full and faithful observance by their families, guests, invitees, servants, lessees, and other persons over whom they exercise control and supervision.

