

**RULES AND REGULATIONS**

**FOR**

**VILLAGGIO IN THE GROVE, A CONDOMINIUM**

1. The entrances, passages and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, or any other objects be stored therein.
2. The personal property of Unit Owners and occupants must be stored in their respective Units.
3. No garbage cans, supplies, or other articles shall be placed on the Common Elements. No linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, fences, balconies, terraces, or other portions of the Condominium Property, except as provided herein with respect to refuse containers.
4. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of Metropolitan Miami-Dade County and the City of Miami for disposal or collection by City of Miami shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition. All garbage and recycling refuse from the Condominium shall be deposited with care in garbage containers and recycling bins intended for such purpose at such times and in such manner as the Association shall direct.
5. Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Administration shall be solely responsible for directing and supervising employees of the Association.
6. No repair of vehicles shall be made on the Condominium Property.
7. No Unit Owner or occupant shall make or permit any disturbing noises by himself or family, servants, employees, agents, visitors, pets or licensees, nor permit any conduct by such persons that 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, television, radio or sound amplifier in his Unit in such a manner as to disturb any other resident. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
8. No radio or television installation may be permitted in any Unit which interferes with the television or radio reception of another Unit.

9. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the condominium Property, except signs used or approved by the Developer. There shall be permitted "For Sale" or "For Rent/Lease" signs exhibited, displayed or visible from the interior or the exterior of the Condominium provided however, that exterior signs shall require the Association's approval prior to their installation. Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the Building or on the Common Elements.
10. No flammable, combustible or explosive fluids, chemicals or substances shall be kept on the Common Elements.
11. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual.
12. No structure of a temporary character, nor trailer, tent, mobile home or recreational vehicle shall be permitted on the Condominium Property at any time or used on the Condominium Property at any time as a residence either temporarily or permanently. No gas tank, gas container or gas cylinder shall be permitted.
13. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted on, upon or in the Condominium Property, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in the Condominium Property. No derrick or other structure designed for use in boring for oil, natural gas or minerals shall be erected, maintained or permitted upon any portion of the Condominium Property.
14. No window Unit air-conditioning Units may be installed by Unit Owners or occupants. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.
15. No exterior antennae shall be permitted on the Condominium Property or Improvements thereon, provided that the Association or Developer shall have the right to install and maintain community antenna, radio and television cables and lines, and security and communications systems.
16. No chain link fences shall be permitted on the Condominium Property or any portion thereof, except during construction by Developer.
17. 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.

18. Pets, birds, fish and other animals 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) Dogs and cats shall not be permitted outside of its Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within the Condominium Property.
- (b) Fish or caged domestic birds may be kept in the Units.

19. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. However, the Association shall not have the right to suspend voting rights and use of recreation facilities in the event of failure to so comply. In addition to all other remedies, in the sole discretion of the Board of Administration of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws, such fine or fines to be assessed as provided in the By-Laws.

20. These rules and regulations shall not apply to Institutional Mortgagees, nor to the Units owned by such Mortgagees. All of these rules and regulations shall apply, however, to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Administration shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

**RULES AND REGULATIONS OF  
VILLAGGIO IN THE GROVE TOWER RESIDENCES CONDOMINIUM**

**CONDOMINIUM**

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1. The sidewalks, entrances and passages must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.
2. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside or inside of the building or the common elements without prior written consent of the Association.
3. No vehicle belonging to a unit owner or to a member of a unit owner's family or guest, tenant or employee of a unit owner shall be parked in such a manner as to impede or prevent ready access to another owner's parking space.
4. A unit owner must not permit his guests, tenants or members of family to use parking spaces which are assigned to other owners.
5. Any damage to the buildings or common elements caused by unit owners or their children or guests shall be repaired at the expense of the unit owner.
6. Unit owners shall be responsible for the action of their children and the action of their guests.
7. The exterior of the condominium unit and all other areas appurtenant to a condominium unit shall not be painted, decorated or modified by any owner or in any manner without the prior written consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.
8. All garbage and refuse from condominium units shall be deposited with care in garbage containers which shall be kept in such location as the Association shall direct.
9. No radio or television aerial or antenna shall be attached to or hung from the exterior of the condominium unit or the roof thereon without the prior written consent of the Association.
10. Any consent of approval given under these Rules and Regulations by the Association shall be revocable at any time.
11. In connection with fines levied against any unit owner, the party against whom the fine is sought to be levied shall be afforded an opportunity for

hearing before a committee consisting of other unit owners, after reasonable notice of not less than fourteen (14) days and said notice shall include:

- A. A statement of the date, time and place of the hearing;
- B. A statement of the provisions of the Declaration, Association By-Laws or Association Rules which have allegedly been violated;
- C. A short and plain statement of the matters asserted by the Association; and
- D. The party against whom the fine may be levied shall have the opportunity to respond, to present evidence, and to provide written and oral argument on the issues involved and shall have an opportunity at the hearing to review, challenge and respond to any material considered by the Association. If the committee does not agree with the fine the fine may not be levied.

12. These Rules and Regulations may be modified, added to or repealed at any time by the Association.