

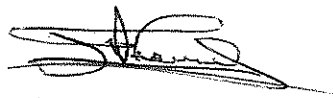
BPPII Prospective Owner Information Packet

Dear Prospective Owner,

On behalf of the membership, it is my pleasure to welcome you to Brickell Place Phase II. This information packet has been prepared to make your transition into our community as smooth as possible.

Take your time and read the rules and regulations and all the information in this information packet so that you are aware of what is expected of you and what to expect from the community. Also, don't forget to read the Condominium Documents. They are an essential part of being a member of the Association. The seller should provide you with a copy. Don't hesitate to ask our friendly staff for assistance. They're always happy to help. For the rest, I'll leave it to Management.

All the Best,



Fabian Wisniacki
Screening Chair
Director, Board of Administration

Enclosed is the Purchase Application. Once you complete the purchase application, you must submit it to the Association Office along with the following:

1. Sales Contract
2. Check for \$100.00 per applicant (\$150.00 for a married couple)
3. Copy of Valid Driver's License and vehicle registration
4. Rules and Regulations Signed and Initialed
5. If the unit is being sold or acquired by a corporate entity a copy of the corporate resolution(s), stating the officers/directors, and all legal documents authorizing the Corporate entity's right to sell/purchase the unit, must be submitted.

The following forms are also included in this information packet:

- Authorization to Release Information
- Pet/Service Animal Registration
- Vehicle Registration
- Bicycle Registration
- Permission to Enter Premises
- Special Needs
- Frequently Asked Questions
- Certificate of Appointment of Voting Member
- ACH Enrollment Form
- Move Reservation Form
- Rules and Regulations
- Bulk Services Digital Starter Channel Line UP

READ FIRST: Complete all questions and fill in all blanks. All information supplied is subject to verification. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays. Once submitted, order can be cancelled but your fee will not be refunded. Rev. 06/2014

**** THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY! ****

APPLICATION FOR OCCUPANCY

Association Name: Brickell Place Phase II Association, Inc.

Circle one: Purchase - Lease - Occupant - Unit.# _____ Bldg.# _____ Address applied for: _____

Full Name _____ Date of Birth _____ Social Security # _____

Circle One: Single - Married - Separated - Divorced - How Long? _____ Other legal or maiden name _____

Have you ever been convicted of a crime? _____ Date (s) _____ County/State Convicted in _____

Charge (s) _____

Applicant's Cell Number(s) _____ Applicant's Email Address _____

Spouse _____ Date of Birth _____ Social Security # _____

Other legal or maiden name _____ Have you ever been convicted of a crime? _____ Date (s) _____

County/State Convicted in _____ Charge (s) _____

Spouse's Cell Number(s) _____ Spouse's Email Address _____

No. of people who will occupy unit - Adults (over age 18) _____ Description of Pets _____

Names and ages of others who will occupy unit _____

In case of emergency notify _____ Address _____ Phone _____

PART I - RESIDENCE HISTORY

A. Present address _____ Phone _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Are you on the Lease? _____ If not, who is the leaseholder? _____ Are you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

B. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Were you on the Lease? _____ If not, who is the leaseholder? _____ Were you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

C. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Were you on the Lease? _____ If not, who is the leaseholder? _____ Were you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

PART II – EMPLOYMENT REFERENCES

Include a recent copy of an earnings statement to expedite processing

- A. Employed by _____ Phone _____
Dates of Employment: From: _____ To: _____ Position _____ Fax _____
Monthly Gross Income _____ Address _____
- B. Spouse Employed by _____ Phone _____
Dates of Employment: From: _____ To: _____ Position _____ Fax _____
Monthly Gross Income _____ Address _____

PART III – BANK REFERENCES

Include a recent copy of a bank statement to expedite processing

- A. Bank Name _____ Checking Acct. # _____ Phone _____
Address _____ Fax _____
- B. Bank Name _____ Savings Acct. # _____ Phone _____
Address _____ Fax _____

PART IV – CHARACTER REFERENCES (No Family Members)

1. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____
2. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____
3. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____
4. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cellular Phone _____

Are you using a realtor? Yes _____ No _____ If yes: Realtor's name _____
Email Address _____ Cellular Phone _____

Driver's License Number (Primary Applicant) _____ State Issued _____

Driver's License Number (Secondary Applicant) _____ State Issued _____

Make _____ Type _____ Year _____ License Plate No. _____

Make _____ Type _____ Year _____ License Plate No. _____

If this application is not legible or is not completely and accurately filled out, Associated Credit (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing the applicant recognizes that the Association and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____

ASSOCIATED CREDIT REPORTING, INC.

Established 1985

4690 NW 103rd Avenue, Sunrise, Florida 33351

www.associatedcreditreporting.com

AUTHORIZATION FORM

I/We hereby authorize Associated Credit Reporting, Inc. to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically the verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references.

I/We hereby waive any privileges I/we may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY. If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Associated Credit Reporting, Inc. is not directly involved in the approval or denial of any applicant. The information received by Associated Credit Reporting, Inc. shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Associated Credit Reporting, Inc. harmless from the result of the investigation.

(Applicant's Signature)

(Spouse's Signature)

(Applicant's Name Printed)

(Spouse's Name Printed)

(Date Signed)

(Date Signed)

Brickell Place Phase II Association,
Inc.

Pet/ Service Animal Registration (last updated on 04/06/2012)

Unit Number: _____

Owner First Name _____ Last Name: _____

Type of Pet (Circle One): Dog / Cat / Bird / Other

If other, please explain: _____

Pet's Weight: _____ lb(s). Pet Tag Number (dog/cat) _____

Is this is a service animal as defined by the ADA¹ (circle one): YES / NO

If yes, what is the US Service Animal Registry Number: _____

If there is no registry number, you must provide Management a letter from a licensed physician indicating the reason for the service animal and verifying that you are the owner.

Breed (be specific – give description, color, etc.): _____

Pet Name: _____

[Insert photo of pet here]

Pets and Service Animals² CANNOT pose a threat to residents and guests of the community. Should there be reason to believe that a pet or service animal poses a threat (security reports, resident testimony, surveillance footage, or the like), then it may be required that the pet or service animal be removed from the premises.

Owner to sign below:

I agree to abide by the rules and regulations of the community, particularly any pet policies that may be amended from time to time:

Signature of Owner: _____ Date: ____/____/____

¹ The ADA defines a service animal as any guide dog, signal dog, or other animal individually trained to provide assistance to an individual with a disability. – ada.gov/qasrvc.htm

² You may exclude any animal, including a service animal, from your facility when that animal's behavior poses a direct threat to the health or safety of others. For example, any service animal that displays vicious behavior towards other guests or customers may be excluded. You may not make assumptions, however, about how a particular animal is likely to behave based on your past experience with other animals. Each situation must be considered individually. – ada.gov/qasrvc.htm

Brickell Place Phase II Association,
Inc.

Vehicle Registration

Unit Number: _____ Parking Space(s): _____

Resident Name (last): _____ Resident Name (first): _____

Resident Name (last): _____ Resident Name (first): _____

Resident Name (last): _____ Resident Name (first): _____

.....
Vehicle Make and Model: _____ **Year:** _____ **Color:** _____
License Plate Number: _____

Vehicle Make and Model: _____ **Year:** _____ **Color:** _____
License Plate Number: _____

Vehicle Make and Model: _____ **Year:** _____ **Color:** _____
License Plate Number: _____

Contact Information:

International Phone Number(s) _____/_____

Work Phone Number (____) ____-____ Home Phone Number (____) ____-____

Mobile Phone Number (____) ____-____ Facsimile Number (____) ____-____

Email: _____ Email: _____

Address (if not in Brickell Place II): _____ Unit: _____

City: _____ State _____ Zip Code _____ Country: _____

If the Unit is being leased:

Lease Expiration Date ____/____/____

I agree to abide by the rules and regulations of the community, particularly any parking policies that may be amended from time to time:

Signature of Resident: _____ **Date:** ____/____/____

Brickell Place Phase II Association,
Inc.

Bicycle Registration

Resident Name: Unit: Phone: Decal Number :

--	--	--	--

Make: Color: Date Registered:

--	--	--

Registration Expires:

--

[Insert photo of bike and authorized user(s)]

Additional Notes: _____

Please Read Carefully: The Bike Room is used at your own risk. Lost, damaged, or stolen bikes and accessories are NOT the responsibility of the Association. Please make every effort to lock/secure your bike and personal property. You are responsible for providing security and/or management with updated contact information. ID will be verified by security and compared with this registration form, when retrieving your bike. Bike Registration must be updated annually. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS. By Signing Below I understand and agree to the terms stated herein.

Resident Signature: _____ Date: _____

-----For Office Use Only-----
Reviewed and Approved by:

Security Representative (Print Name): _____

Security Rep. Signature: _____

Brickell Place Phase II Association,
Inc.

Permission to Enter Premises

Unit Number _____

Contact Information:

Owner(s) Name(s):

Mobile Phone Number: (____) ____ - ____

Work Phone Number: (____) ____ - ____

Home Phone Number: (____) ____ - ____

Resident(s) Name(s) if different than above:

Guests allowed entry without prior notice:

_____ Relation to person (for example: friend, maid, brother) _____
_____ Relation to person (for example: friend, maid, brother) _____
_____ Relation to person (for example: friend, maid, brother) _____
_____ Relation to person (for example: friend, maid, brother) _____
_____ Relation to person (for example: friend, maid, brother) _____
_____ Relation to person (for example: friend, maid, brother) _____
_____ Relation to person (for example: friend, maid, brother) _____

Important (please read carefully): This form requires the signature of the occupying resident. All Guests must receive a Visitor's Pass and park in a space designated for Visitor Parking. If a guest is to occupy the unit for more than a month, then Management must be notified so that proper arrangements can be made. If you wish to add an additional occupant, the screening procedure and pertinent fee shall apply. **No lease for duration of less than a year is permitted in Brickell Place Phase II Association.** You are responsible for notifying security and/or management of any changes to your contact information and this list. Attain verification of such changes. By signing below you hereby acknowledge, understand, and accept all the information set forth herein.

_____ (print name of resident/owner) Date: ____/____/____

_____ (signature of resident/owner)

-----For office use only-----
--

Reviewed and approved by: _____ (print name)

_____ (signature) Date: ____/____/____

Brickell Place Phase II Association,
Inc.

Special Needs Assistance Form

Unit Number(s): _____ Name: _____ Date of Birth: ____/____/____

Primary Emergency Contact Name: _____

Relationship: _____

Home Telephone number: (____) ____ - ____

Work Telephone number: (____) ____ - ____

Mobile Telephone number: (____) ____ - ____

Email: _____

Secondary Emergency Contact Name: _____

Relationship: _____

Home Telephone number: (____) ____ - ____

Work Telephone number: (____) ____ - ____

Mobile Telephone number: (____) ____ - ____

Email: _____

Condition(s) Requiring Special Assistance: _____

Special Handling (Please check mark all that apply)

- ☐ Assisted Walking (cane, walker, etc.)
- ☐ Wheel Chair or Motorized Assistance
- ☐ Immobile (confined to a bed)
- ☐ Special Equipment: Oxygen Tank, Leg Braces, Etc.
- ☐ Other (please explain below)

Comments and Explanations:

Brickell Place Phase II Association, Inc.

Frequently Asked Questions

1. **When is the maintenance payment due?** The first of every month and is late after the 10th.
2. **What does my maintenance fee pay for?**
 - Utilities (common area electricity, natural gas for pool/Jacuzzi, water)
 - Common Area Insurance Policies (windstorm, flood, liability, machinery, etc.)
 - Common Area Maintenance and Personnel (infrastructure repairs, pool maintenance, landscaping, maintenance and administrative personnel, etc.)
 - Service Contracts (such as waste disposal, elevator maintenance, valet, etc.)
 - Administrative Expenses (legal counsel, accounting, auditing, etc.)
 - Reserves (savings allocated for the replacement of items in excess of \$10,000)
3. **Can I set up the maintenance fee to be paid automatically?** Yes. ACH is available for all owners. The form is included in the information packet.
4. **Does the maintenance increase every year?** Not necessarily. Maintenance fees may change but every effort is made to keep them stable as long as possible without compromising property values and incurring special assessments.
5. **What phone numbers are important for me to know:**

Condominium Main Line	305-858-3891
Front Gate	305-858-3891 Option 1
Valet	305-858-3891 Option 2
Management	305-858-3891 Option 3
Security	305-858-3891 Option 4
Valet Direct Line	786-235-1646
Convenience Store	305-285-0400

6. **Does the Association Insurance cover the contents within my unit?** No. Association insurance policies cover the common areas as defined by the condominium documents. Everything else in your unit requires your own insurance.
7. **What Cable Package is included in Maintenance?** See Exhibit 1 attached (the line up may change from time to time)
8. **Is internet included in the maintenance?** No. You must contact Comcast or an alternative provider.
9. **Do I have to provide a copy of my unit key to the Association?** Yes. The Association must have a copy of your key in case of an emergency. Every effort to contact a resident will be made unless there is no time (for example, in case of a fire, security may attempt to access the unit to put it out with an extinguisher)
10. **Are work order services offered inside units?** Yes. Since they are not in the common areas they must be paid for by the owner or resident at an hourly rate. For more information, speak to the maintenance secretary at the Management Office.
11. **How do I dispose of waste?** Trash rooms are located on each floor near the elevator landing. Recyclables such as aluminum, plastic, glass, paper products (not sanitary), cardboard, etc, are deposited in the green and blue recycling container in the trash room.
12. **How do I dispose of large boxes and articles?** You may contact the Management Office to coordinate disposal. Do not leave large articles and boxes in the common elements.

Brickell Place Phase II Association, Inc.

13. **Are pets accepted?** Yes. So long as they are less than 15lbs.
14. **Do I have storage?** Each unit has a storage unit in the first floor of their tower. The storage unit is used at your own risk and should be adequately secured (locked). Additional storage space may be available for lease. Contact the Management Office for more information.
15. **How many parking spaces do I have?** It depends on your unit. The seller should have that information for you but should be verified with the Management Office.
16. **What are the amenities?**
- Indoor Squash-ball court
 - Indoor Racquetball ball court
 - Outdoor Tennis courts (three)
 - Meeting/Social room facilities (two)
 - Game Room with Pool Table, Foosball, air hockey, and Cable T.V.
 - His and Hers Saunas
 - His and Hers lockers
 - Children's bayfront playground
 - Bay front Grilling and Picnic Area
 - Full sized swimming pool, kiddie pool, and over-sized Jacuzzi
 - Matted multi-purpose playroom for kids and yoga/aerobics classes
 - Bay front walking promenade with park benches
 - Valet Parking from 7:00 A.M. to 11:00 P.M. (7 days a week)
 - 24 hour security
 - Class A state-of-the-art surveillance system and control room
 - Specialized in-house maintenance team and housekeeping personnel
 - Fully staffed office and on-site manager
 - Access to two private members-only bay front marinas (subject to purchase and availability) – Marinas are run as separate Associations with independent operating budgets.
17. **What are my voting rights in the condominium association?** Each unit is entitled to one vote during the election of the Board of Directors. A membership referendum may be required from time to time in order to amend the by-laws, the declaration, and or any governing document, percentage of ownership, material change in the property, partial or full waiver of reserves, meeting notice requirements, and other matters prescribed by the Association's declaration of condominium, by-laws, articles of incorporation, Florida Statutes, and other applicable law. Limited proxies may be used to assign voting rights in certain matters NOT elections. General proxies are used for quorum purposes only.
- What do I do if I want to renovate my unit?** You must make arrangement with the Management Office if:
- Contractor requires elevator be assigned for material/supply delivery
 - Work requires more than two individual workers
 - Work will take more than two (2) days
18. **Can I rent my unit more than once a year?** No. Variances must be requested formally by written appeal.

This FAQ is general and nature. You should refer to the Condominium Documents in their entirety, the rules and Regulations, Sale Contract, and all exhibits attached to this application.

Brickell Place Phase II Association,
Inc.

Certificate of Appointment of Voting Member

To the Secretary of BRICKELL PLACE PHASE II ASSOCIATION, INC. ("Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record Owners of Unit No. _____ in Brickell Place Phase II, a condominium, have designated:

(Name of Voting Member)

as their representative to cast all votes and to express all approvals that Owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Condominium, Articles of Incorporation, and By-Laws of the Association. The following examples demonstrate the proper use of this Certificate:

- I. Unit owned by John Doe and his brother, Jim Doe—Voting Certificate required designating either John or Jim as the Voting Member **(NOT A THIRD PERSON)**
- II. Unit owned by Worldwide Inc., a corporation – Voting Certificate must be filed designating person entitled to vote, signed by President or Vice-President of Corporation attested by Secretary or Assistant Secretary of Corporation.
- III. Unit owned by Bob Smith—No Voting Certificate is required.
- IV. Unit owned by John Jones and his wife, Jane Jones—Voting Certificate required designating either the husband or the wife as the Voting Member **(NOT A THIRD PERSON)**

PRINT THE ONE INDIVIDUAL WHO VOTES AND NO ONE ELSE. THIS FORM IS NOT A PROXY, SO PLEASE BE CERTAIN TO DESIGNATE ONE OF THE JOINT OWNERS OF THE UNIT AS A VOTING MEMBER—NOT A THIRD PERSON. This Certificate is made pursuant to the By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

Dated the _____ day of _____ 20____

SIGNATURES FOR INDIVIDUAL OWNERS

Print Name: _____ Print Name: _____

Print Name: _____ Print Name: _____

SIGNATURES FOR CORPORATE OWNERS

Name of Corporation: _____

By: _____

Attest: _____

Secretary

Print Name: _____

Title: _____

SIGNATURES FOR ENTITY OWNERS

(Partnership, Trust or other entity)

Name of Entity: _____

By: _____

Print Name: _____

Title: _____

IT IS NOT NECESSARY TO FILE THIS VOTING CERTIFICATE IF YOU HAVE PREVIOUSLY FILED A VOTING CERTIFICATE AND DO NOT WISH TO CHANGE THE DESIGNATED VOTING MEMBER FOR YOU UNIT

Brickell Place Phase II Association,
Inc.

Authorization Agreement
Direct Payments (ACH Debits) [rev. 07/19/13]

I (we) hereby authorize Brickell Place Phase II Association, Inc. hereinafter called "the Company", to debit entries to my (our) account indicated below and the financial institution named below, hereinafter called "the Financial Institution", to debit the same to such account.

Unit Number: _____ Owner Name: _____

Select one below: ☐ First Time Enrolling ☐ Changing Existing Information

Complete Information Below:

(Financial Institution Name) (Branch)

(Address) (City/State) (Zip Code)

(ABA - Routing Number) (Account Number) Acct Type: ☐ Checking ☐ Savings

This authority is to remain in full force and effect until the Company has received signed written notification from me (or either of us) of its termination in such time and manner as to afford the Company and the Financial Institution a reasonable opportunity to act on it.

(Owner Signature) (Date)

-----For Office Use-----

Monthly Maintenance Fee: _____

Insert Voided Check Copy Here

Brickell Place Phase II Association,
Inc.

Moving Reservation

Instructions: Read the information below and return this form filled out completely with the appropriate check(s) and/or money order(s).

Moving Check List:

- ✓ The Association Rules and Regulations State "Moving should be done by professional movers.
- ✓ The moving company must provide a copy of their Certificate of Liability Insurance with a policy of \$1,000,000.00, naming Brickell Place Phase II D-0201 as the Certificate Holder.
- ✓ A \$200.00 refundable deposit is required if a professional moving company is not contracted for the move.

The Management Office only accepts payments in the form of Check, Money Order or Cashier's Check.

This section is to be completed by resident moving in or out:

Resident Name:		
Moving Date:	Unit Number:	Resident Phone:
Name of Moving Company:		
Ins. Policy #	Truck Size (in ft.):	Company Phone:

Movers are expected to conduct themselves properly while on the property. Improper conduct, as determined by security and/or management personnel, may result in the expulsion of movers from the property without notice to the resident/owner and without refund of the moving fee. A move cannot commence after 3PM and can only take place Monday through Friday from 8AM - 5PM (and not on holidays). Moving items such as furniture and boxes cannot be left unattended in the common elements. No item can be dragged—dollies or the like must be used. Doors cannot be held open by objects without authorization from Management.

I, _____, understand and agree to abide by the terms and conditions contained herein, and I am hereby responsible for any losses and/or damages caused to the common as a result of this move.

Resident Signature

Date

RULES AND REGULATIONS

I. MANAGEMENT'S RESPONSIBILITY:

A.) IT IS THE DUTY OF THE MANAGER TO CONDUCT THE DAY TO DAY BUSINESS OF THE CONDOMINIUM AS DIRECTED BY THE BOARD OF DIRECTORS.

B.) EACH OWNER WILL FURNISH THE MANAGER WITH A DUPLICATE KEY TO HIS/HER APARTMENT. THESE KEYS WILL BE KEPT IN A LOCKED CABINET IN THE MANAGER'S OFFICE AND ONLY HE/SHE WILL HAVE ACCESS TO THIS CABINET. THESE DUPLICATE KEYS ARE NOT TO BE USED FOR THE ADMISSION OF RELATIVES, GUESTS, SERVANTS, OR TRADESMAN, UNLESS AUTHORIZED IN WRITING BY THE OWNER AND ON FILE AT THE OFFICE.

C.) IN CASE OF AN EMERGENCY ORIGINATING IN OR THREATENING ANY DWELLINGS, WHETHER OR NOT THE OWNER IS PRESENT AT THE TIME OF SUCH EMERGENCY, THE BOARD OF DIRECTORS OF THE ASSOCIATION, OR ANY OTHER PERSON AUTHORIZED BY IT OR THE BUILDING MANAGER, OR THEIR AGENTS, SHALL HAVE THE RIGHT TO IMMEDIATELY ENTER SUCH DWELLING FOR THE PURPOSE OF REMEDYING THE CAUSES OF SUCH EMERGENCY.

D.) AN INDEMNIFICATION FORM RELIEVING THE ASSOCIATION OF LIABILITY FOR USE OF UNIT OWNERS' KEY TO ENTER THEIR UNIT FOR ANY PURPOSE OTHER THAN IN THE CASE OF EMERGENCY (THIS MEANS UNIT OWNERS REQUESTS THAT THE ASSOCIATION ALLOW OUTSIDERS INCLUDING BRICKELL PLACE HOUSEKEEPING, MAINTENANCE AND PEST CONTROL INTO THEIR UNITS) MUST BE COMPLETED AND SIGNED BY THE UNIT OWNER(S).
(RESOLUTION PASSED ON JULY 21, 1998)

E.) DAMAGE BY A HURRICANE OR TORNADO SHALL ALSO CONSTITUTE AN EMERGENCY FOR THE PURPOSE OF THE ABOVE PARAGRAPH.

F.) ALL REQUESTS FOR INFORMATION AND OR ASSOCIATION RECORDS FROM THE MANAGEMENT OFFICE WILL HAVE TO BE MADE IN WRITING AND SIGNED BY UNIT OWNER AND SUBJECT TO THE MANAGER'S SCHEDULE.

II. PARKING:

A.) ALL AUTOMOBILES BELONGING TO OCCUPANTS MUST BE REGISTERED AT THE MANAGER'S OFFICE.

B.) ONLY RESIDENTS WITH DESIGNATED NUMBERED PARKING SPACES SHALL BE PERMITTED TO ENTER OR PARK ON THE FIRST LEVEL UNDERGROUND PARKING.

C.) OWNERS/RESIDENTS MUST PARK THEIR CARS ONLY IN THE ASSIGNED PARKING SPACE FOR THEIR RESPECTIVE APARTMENT UNIT: IT IS NOT PERMITTED TO PARK IN THE SPACES MARKED "VISITORS" OR "VALET" SUCH SPACES ARE MARKED FOR VISITORS, NOT FOR RESIDENTS.

D.) NO VEHICLE SHALL BE PERMITTED TO PARK IN ANY OTHER THAN A DESIGNATED NUMBERED PARKING SPACE.

Brickell Place Phase II Association,
Inc.

E.) PERMANENT PARKING IN ALL PARKING AREAS IS LIMITED TO NON-COMMERCIAL PASSENGER AUTOMOBILES WITH A CURRENT AUTOMOBILE REGISTRATION. NO PARKING IS PERMITTED ON THE LOBBY LEVEL.

F.) COMMERCIAL VEHICLES SHALL BE ALLOWED TO ENTER THE PROPERTY TEMPORARILY FOR PICK-UP AND DELIVERY FOR REPAIRS AND MAINTENANCE SERVICES ONLY, AND ONLY WHEN AUTHORIZED BY A RESIDENT BETWEEN 8:30 A.M. TO 5:00 P.M. ON MONDAY THROUGH FRIDAY.

G.) ALL OTHER VEHICLES (INCLUDING BUT NOT LIMITED TO TRUCKS, CAMPERS, MOBILE HOMES, MOTOR HOMES, HOUSE TRAILERS, RECREATIONAL VEHICLES, VANS, MOPEDS, MOTORCYCLES OR BICYCLES) SHALL BE PERMITTED TO BE PARKED ON THE CONDOMINIUM PROPERTY ONLY WITH PRIOR PERMISSION FROM THE ASSOCIATION.

H.) ANY VEHICLE WHICH CANNOT OPERATE ON ITS OWN SHALL NOT REMAIN ON THE CONDOMINIUM PROPERTY FOR MORE THAN TWENTY FOUR (24) HOURS. NEITHER CAR WITH EXPIRED LICENSE OR TAG.

I.) NO REPAIR OF VEHICLES (EXCEPT CHARGING OF BATTERY AND CHANGING OF A TIRE) SHALL BE MADE ON THE CONDOMINIUM PROPERTY.

J.) NO VEHICLE PARKED ON THE SECOND LEVEL SHALL BE COVERED BY ANY TYPE OF COVER.

K.) A MOTORCYCLE WHICH HAS RECEIVED PRIOR PERMISSION FROM THE ASSOCIATION TO BE PARKED ON THE PROPERTY MUST BE PARKED WITHIN A DESIGNATED NUMBERED PARKING SPACE. IN SUCH CASE THE MOTORCYCLE WILL BE THE ONLY VEHICLE PERMITTED IN THE SPACE.

L.) A VISITOR WHOM STAYS MORE THAN 14 DAYS SHOULD RENT A PARKING SPACE FROM THE ASSOCIATION AND SHOULD NOT BE CONSIDERED AS A GUEST. **(RESOLUTION PASSED ON SEPTEMBER 2, 1997.)**

M.) VISITOR PARKING-ANY GUEST VISITING THE PROPERTY FOR THE 15 CONSECUTIVE DAYS OR 15 DAYS WITHIN A 30 DAY PERIOD WILL NEED TO RENT A MONTHLY PARKING SPACE IF THEY WISH TO PARK ON THE PROPERTY OR WAIT 30 DAYS BEFORE BEING ISSUED ANOTHER VISITOR PARKING PASS. **(RESOLUTION PASSED ON JUNE 23, 2004)**

N.) THE USE OF PARKING SPACES BY UNIT OWNERS RENTING THEIR UNITS AND LIVING OUTSIDE OF THE PROPERTY, DO NOT MAINTAIN THEIR RIGHT TO USE THEIR PARKING SPACES. **(RESOLUTION PASSED ON NOVEMBER 17, 1998)**

O.) UNIT OWNERS WHO HAVE OIL STAINS OR SPOTS IN THEIR PARKING SPACE HAVE TEN (10) DAYS IN WHICH TO REPAIR THEIR VEHICLE AND STOP THE STAINING OF THE PARKING SPACE OR THEY WILL BE DIRECTED TO THE GRIEVANCE COMMITTEE. **(RESOLUTION PASSED ON OCTOBER 18, 2006)**

III. BICYCLES AND ROLLER SKATES:

A.) BICYCLES MAY BE PARKED OR STORED UNDER LOCK IN THE DESIGNATED GARAGE AREA.

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B.) BICYCLES MAY BE PARKED INSIDE APARTMENTS BUT NOT ON BALCONIES OR TERRACES.

C.) STORAGE SPACE FACILITIES FOR BICYCLES ARE AVAILABLE AT THE RISK OF THE OWNER, NOT THE ASSOCIATION.

D.) ROLLER SKATES OR ROLLER BLADES CAN NOT BE USED IN HALLWAYS, ELEVATORS, OR ANY COMMON AREAS.

IV. POOL AREA:

A.) ALL PERSONS USING THE SWIMMING POOL DO SO AT THEIR OWN RISK.

B.) THE ADULT POOL MAY BE USED BETWEEN 7:00 A.M. TO 10:00 P.M.

C.) THE ADULT POOL IS NOT TO BE USED BY PERSONS UNDER THE AGE OF THREE YEARS. THE KIDDIE POOL MAY BE USED BETWEEN 8:00 A.M. AND 8:00 P.M. EXCESSIVE NOISE, LOUD TALKING AND SHOUTING ARE PROHIBITED IN THE POOL AREA AT ALL TIMES. THE USE OF ALL RADIOS AND OTHER AUDIO EQUIPMENT IN THE POOL AREA MUST BE KEPT AT A VOLUME AUDIBLE ONLY TO THE OWNER.

D.) DISORDERLY CONDUCT OF ANY KIND IN THE POOLS, POOL AREA OR COMMON AREA IS PROHIBITED AND SHALL BE GROUNDS FOR WARNINGS AND OR FINES.

E.) GLASS BOTTLES, GLASS CONTAINERS, CERAMIC, OR CHINA DISHWARE, OR ANY OTHER BREAKABLE ITEMS SHALL NOT BE BROUGHT INTO THE POOL AREA.

F.) THE POOL AND GAZEBO AREA AND ALL OTHER COMMON AREAS ARE NOT TO BE USED FOR GAMES WHICH INVOLVE RUNNING, THROWING BALLS, FRISBIES, OR USING SKATEBOARDS, OR ANY OTHER BOISTEROUS ACTIVITY.

G.) CHILDREN IN DIAPERS OR TRAINING PANTS ARE NOT PERMITTED IN THE SWIMMING POOL UNLESS SUITABLE RUBBER PANTS ARE USED.

H.) SURF BOARDS, INFLATABLES AND SIMILAR ITEMS ARE NOT PERMITTED ON OR NEAR SWIMMING POOLS, EXCEPT THOSE INFLATABLES ATTACHED TO THE PERSON OR NOODLE TYPE FLOTATION ITEMS FOR SAFETY PURPOSES. TOYS, BICYCLES, PLAYPENS AND SIMILAR ITEMS ARE NOT PERMITTED IN OR NEAR THE SWIMMING POOLS.

I.) FOOD IS NOT PERMITTED IN OR NEAR THE SWIMMING POOL. FOOD IS PERMITTED IN THE DESIGNATED AREA NEAR THE SNACK BAR. ALL AREAS MUST BE LEFT CLEAN.

J.) CHAISE LOUNGES SHALL NOT BE RESERVED. NO POOL EQUIPMENT MAY BE REMOVED FROM THE POOL OR POOL AREA.

K.) PROPRIETY AND OR CLEANLINESS DICTATE THAT ALL PERSONS SHOWER BEFORE ENTERING THE POOL. MOREOVER, FLORIDA STATE LAW REQUIRES ALL PERSONS DO SO.

L.) TANNING LOTIONS MUST BE REMOVED BEFORE ENTERING THE POOL AND JACUZZI.

M.) CIGARETTE BUTTS AND SIMILAR ITEMS MUST BE DEPOSITED IN THE DESIGNATED RECEPTACLES. OBJECTS OR DEBRIS OF ANY NATURE SHALL NOT BE THROWN INTO THE

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POOLS, ON DECKS, OR ON THE GRASS. SUCH OBJECTS AND DEBRIS MUST BE DEPOSITED IN DESIGNATED RECEPTACLES. NO SMOKING IS ALLOWED IN THE POOLS OR JACUZZI.

N.) IN THE LOBBIES, ELEVATORS, AND CORRIDORS, ALL PERSONS MUST WEAR FOOTWEAR (SANDALS OR SLIPPERS) AND BE DRY WHEN GOING TO AND FROM THE POOL AREA. WOMEN AND MEN BATHERS MUST BE COVERED WITH BEACH ROBES OR TOPS. THIS INCLUDES CHILDREN.

O.) PETS ARE NOT PERMITTED IN THE POOLS OR POOL AREA AT ANY TIME.

P.) POOLS ARE ONLY FOR THE USE OF RESIDENTS OR THEIR GUESTS PREVIOUSLY CLEARED AT THE MANAGER'S OFFICE WHEN STAYING FOR AN EXTENDED PERIOD OF TIME. SPORADIC VISITORS MUST BE ACCOMPANIED BY A RESIDENT.

Q.) THE JACUZZI IS NOT TO BE USED BY ANYONE UNDER THE AGE OF 15, REGARDLESS OF WHETHER OR NOT THEY ARE ACCOMPANIED BY AN ADULT.

R.) EXERCISE ROOMS AND SAUNA ARE OFF LIMITS TO CHILDREN UNDER THE AGE OF 15.

V. RECREATION ROOM:

A.) ONLY BPP II RESIDENTS MAY RESERVE RECREATION AREAS, AND MUST BE IN ATTENDANCE AT THE PARTY.

B.) THE MANAGER HAS THE AUTHORITY TO LIMIT THE AREA IN WHICH THE PARTY IS HELD.

C.) A \$100.00 REFUNDABLE DEPOSIT IS REQUIRED TO COVER THE COSTS FOR CLEANING IF NECESSARY. AN ADDITIONAL \$ 50.00 IS REQUIRED FOR RENTERS. ANY DAMAGE SHALL BE ASSESSED TO THE PARTY SPONSOR.

D.) NO PRIVATE PARTY SHALL INTERFERE WITH THE RIGHTS OF OTHER RESIDENTS.

E.) THE PARTY WILL BE RESTRICTED TO THE RECREATION ROOM ONLY AND MUST END BY 1:00 A.M.

F.) PARTIES AT THE BARBECUE AREAS WILL BE RESTRICTED TO SUCH AREA AND MUST END ON OR BEFORE 11:00 P.M.

G.) RESIDENTS ARE RESPONSIBLE FOR PAYING ADDITIONAL VALET AND SECURITY. THE NEED FOR ADDITIONAL PERSONNEL IS TO BE DETERMINED BY THE MANAGER.

H.) RESERVATION FOR CARD ROOMS IN ANY BUILDING MAY BE MADE BY CALLING THE ADMINISTRATIVE ASSISTANT OR THE MANAGER AT (305) 858-3891.

Effective immediately, any resident which wishes to hold a party or event in the playground must reserve the time and date through the management office. The resident must provide a copy of their Homeowner's Insurance. Any company providing a Bounce House or other attraction must provide a copy of their certificate of liability insurance. Once the certificate of liability is received the management office must approve the attraction.

A unit owner must provide a \$300.00 refundable deposit to hold the reservation. A renter must provide a \$500.00 refundable

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VI. BALCONY AREA:

- A. NO RUGS, CLOTHING, TOWELS OR OTHER OBJECTS SHALL BE DUSTED, SHAKEN OR HUNG FROM THE BALCONIES OR CLEANED BY BEATING OR SWEEPING IN ANY HALLWAY OR ANY EXTERIOR PART OF THE BUILDING.
- B.) NOTHING SHALL BE THROWN OR DROPPED FROM THE BALCONIES.
- C.) WATERING OF PLANTS, AND SWEEPING OR MOPPING OF BALCONIES SHALL NOT BE DONE IN A MANNER THAT BOTHERS PERSONS RESIDING IN OTHER UNITS.
- D.) WATERPROOF CONTAINERS SHALL BE PLACED UNDER ALL FLOWER POTS.
- E.) HOSING BALCONIES OR SCREENS IS PROHIBITED.
- F.) BALCONIES SHALL NOT BE USED AS STORAGE AREAS.
- G.) NO BARBECUES OR BARBECUING IS ALLOWED ON BALCONIES (THIS INCLUDES TOWNHOUSES).
- H.) NO RUGS OR FLOOR COVERING (EXCEPT TILES) PERMITTED.

VII. ELEVATORS:

- A.) SMOKING IS NOT PERMITTED IN THE ELEVATORS.
- B.) OCCUPANTS MUST NOTIFY MANAGER BEFORE MOVING FURNITURE OR HOUSEHOLD EFFECTS IN OR OUT OF THE BUILDING, SO THAT THE FREIGHT ELEVATOR MAY BE RESERVED. FURNITURE SHALL BE MOVED IN OR OUT ONLY BY PROFESSIONAL MOVERS FROM MONDAY THROUGH FRIDAY FROM 8:00 A.M. TO 5:00 P.M.
- C.) ELEVATORS WILL NOT BE USED IN SUCH MANNER AS TO CAUSE DELAYS FOR OTHERS.
EX: HOLDING DOORS OPEN.

VIII. STORAGE:

- A.) ITEMS THAT CREATE A RISK OF FIRE, EXPLOSION, LEAKAGE OR ODOR CANNOT BE STORED ANYWHERE WITHIN THE PREMISES.
- B.) UNIT OWNERS MAY NOT STORE GOODS IN UNAUTHORIZED AREAS, INCLUDING HALLWAYS, FOYERS, LOBBIES OR OTHER COMMON AREAS.
- C.) THE ASSOCIATION PROVIDES STORAGE SPACE TO OWNERS; HOWEVER, THE ASSOCIATION IS NOT RESPONSIBLE FOR DAMAGES OR LOSSES.

IX. WASTE DISPOSAL CHUTES:

- A.) REFUSE SHOULD BE TIGHTLY WRAPPED IN GARBAGE BAGS AND DEPOSITED INTO THE DISPOSAL CHUTES. IT MUST NOT BE PLACED ON THE FLOOR. THE BAGS SHALL BE OF A SIZE WHICH FALLS FREELY DOWN THE CHUTES. GLASS, CANS AND PLASTIC ITEMS MUST

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BE PLACED IN THE INDICATED CONTAINERS. LIKEWISE, NEWSPAPERS MUST BE PLACED IN THE CORRESPONDING CONTAINER.

B.) LARGE CARTONS AND BOXES SHALL BE PLACED NEATLY IN THE DISPOSAL ROOMS NEXT TO THE WALL.

C.) NO FLAMMABLE MATERIAL, LIGHTED CIGARETTES OR CIGARS SHALL BE THROWN DOWN THE GARBAGE CHUTES.

X. MOVING:

A.) MOVING FURNITURE OR HOUSEHOLD EFFECTS IN AND OUT OF THE BUILDING MAY BE DONE ONLY ON WEEKDAYS BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M.

B.) MOVING TRUCKS SHALL PARK ONLY IN THE SERVICE AREA.

C.) MOVING SHALL BE DONE BY PROFESSIONAL MOVERS. A \$ 200.00 DEPOSIT IS REQUIRED IF A PROFESSIONAL MOVING COMPANY IS NOT DOING THE MOVING.

D.) NO MOVING WILL BE DONE ON SATURDAY, SUNDAY, OR HOLIDAY.

E.) EVERY UNIT OWNER, LESSEE, OR RESIDENT MOVING IN OR OUT OF THE COMPLEX WILL BE REQUIRED TO PAY A FEE TO BRICKELL PLACE PHASE II ASSOCIATION, INC. FOR THE USE AND RESERVATION OF THE SERVICE ELEVATOR, MAN POWER FOR INSPECTIONS, PLACING OF MATS AND PANEL PROTECTIONS, AND OTHER COSTS IN THE AMOUNT OF **\$200.00**. THIS DOES NOT APPLY TO STORE DELIVERIES.

F.) the non-refundable fee for the reservation of the service elevator and security escort is \$200.00. This increase will offset the cost for the extra security personnel and any possible damages caused to the elevators and common area hallways as a result of the move.

XI. TENNIS RULES:

A.) PLAYERS MUST WEAR TENNIS SHOES AND PROPER TENNIS ATTIRE.

B.) PETS AND NON-PLAYING PERSONS ARE NOT PERMITTED.

C.) ONLY WATER AND CANNED DRINKS ARE PERMITTED; FOOD OR CHEWING GUM ARE NOT.

D.) THE COURTS ARE RESTRICTED TO BPP II RESIDENTS AND THEIR ACCOMPANIED GUESTS.

E.) COURT RESERVATIONS FOR ONE HOUR PERIODS MAY BE MADE BY CALLING THE FRONT GATE AT (305) 854-6560.

F.) THE NUMBER OF BALLS TO SIX THAT CAN BE USED BY TENNIS PLAYERS ON A COURT IF ANYONE ELSE IS PLAYING ON ANY OF THE OTHER COURTS AT THE SAME TIME AND THAT COURT NUMBER ONE (1) IS THE ONLY COURT TO BE USED FOR TENNIS LESSONS
(RESOLUTION PASSED ON OCTOBER 20, 2004)

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XII. SECURITY:

- A.) UNLESS THE GATE IS GIVEN ADVANCE NOTIFICATION, RESIDENTS MUST BE NOTIFIED UPON ARRIVAL OF GUESTS OR TRADE PEOPLE. THEY SHOULD BE PERMITTED UPON PERMISSION OF THE RESIDENT.
- B.) RESIDENTS AND OWNERS SHOULD NOT GIVE ENTRY KEYS TO TRADESMEN, DAY SERVANTS, OR OTHER PERSONS SEEKING CASUAL OR OCCASIONAL ENTRY.
- C.) RESIDENTS SHOULD LOCK THEIR APARTMENT DOORS AT ALL TIMES FOR THEIR OWN SECURITY.
- D.) OWNERS TELEPHONE NUMBERS ARE NOT TO BE GIVEN OUT BY EMPLOYEES.
- E.) SECURITY GUARDS SHOULD BE NOTIFIED IMMEDIATELY OF ANY EMERGENCY, SECURITY VIOLATIONS, ANY SUSPICIOUS PERSON, OR INCIDENT.
- F.) NO PACKAGES, KEYS, OR ENVELOPES SHALL BE LEFT AT THE FRONT GATE.
- G.) ANY RESIDENT HAVING WORK DONE OR DELIVERIES TO THEIR APARTMENT MUST BE PRESENT OR LEAVE A KEY WITH THE BUILDING MANAGER'S OFFICE. SECURITY WILL NOT BE RESPONSIBLE FOR OPENING THE RESIDENT'S UNIT.

XIII. PETS:

- A.) OWNERS ARE PERMITTED ONLY ONE PET, WEIGHT MAY NOT EXCEED 15 POUNDS AT MATURITY
- B.) IF POSSIBLE, PETS SHOULD BE CARRIED IN INDOOR COMMON AREAS, ELEVATORS, HALLWAYS AND LOBBIES. IF TOO HEAVY TO BE CARRIED, PETS SHOULD BE ON A LEASH AND EXTREME CARE SHOULD BE EXERTED TO AVOID WATERING OR DEFECATING.
- C.) PETS MUST NOT BE CURBED NEAR THE BUILDINGS, WALKWAYS, SHRUBBERY, GARDENS OR ANY OTHER PUBLIC PLACES, INCLUDING THE POOL AREA.
- D.) PETS ARE NOT TO BE KEPT ON BALCONIES WHERE THEY MAY ANNOY OTHER RESIDENTS BY BARKING, ETC.
- E.) OWNERS SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY HIS/HER PET. IN THE EVENT SAID PET SHALL URINATE AND/OR DEFECATE IN THE GARAGE, ELEVATOR, OR ANY PUBLIC AREA, IT IS THE OWNERS RESPONSIBILITY TO CLEAN IT UP.
- F.) PETS ARE NOT PERMITTED IN THE LOBBY OR PUBLIC ROOMS AT ANY TIME AND MUST BE TAKEN IN AND OUT OF THE BUILDING THROUGH THE GARAGE OR SECOND FLOOR ENTRANCE ON A LEASH. EXCEPT WHEN 2ND FLOOR GATES ARE LOCKED FOR ACCESS TO THE STREET.
- G.) PERSONS RENTING APARTMENTS OR VISITORS ARE NOT PERMITTED TO BRING PETS ONTO THE CONDOMINIUM PROPERTY

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H.) AT THE DISCRETION OF THE BOARD OF DIRECTORS, RESIDENTS MAY BE NOTIFIED THAT THE PETS ARE NO LONGER PERMITTED ON THE PREMISES.

I.) ALL PERTINENT INFORMATION SHALL BE PROVIDED TO THE ASSOCIATION SUCH AS PET LICENSE AND PROOF OF VACCINATIONS. **(RESOLUTION PASSED ON JANUARY 18, 2000)**

(J) A resident may "baby-sit" a fellow resident's pet for a maximum of 30 days within a 12 calendar month period. This means that a resident may only "baby-sit" another resident's pet for a period of one month per year. Renters and guests are still precluded from bringing pets to the property.

GENERAL

A.) EVERY OWNER IS RESPONSIBLE FOR PROMPT PAYMENT OF MAINTENANCE FEES, ASSESSMENTS, FINES OR OTHER CHARGES AUTHORIZED BY THE CONDOMINIUM ASSOCIATION.

B.) THE MANAGEMENT OFFICE CANNOT ACCEPT CASH AS PAYMENT FOR MAINTENANCE, SPECIAL ASSESSMENT, SECURITY DEPOSITS OR OTHER FEES. ALL PAYMENTS TO THE ASSOCIATION SHOULD BE MADE IN THE FORM OF A CHECK, MONEY ORDER, OR OFFICIAL BANK CHECK PAYABLE TO: BRICKELL PLACE PHASE II ASSOCIATION, INC. **(RESOLUTION PASSED ON FEBRUARY 3, 1998)**

C.) EMPLOYEES CAN NOT PERFORM PRIVATE SERVICES FOR RESIDENTS DURING OR AFTER WORKING HOURS.

D.) WHENEVER AN APARTMENT IS TO BE OCCUPIED BY GUESTS IN THE ABSENCE OF THE OWNER A WRITTEN GUEST IDENTIFICATION NOTICE MUST BE SENT BEFOREHAND TO THE MANAGER, LISTING NAME AND LENGTH OF STAY. IF SAID GUEST IS STAYING FOR MORE THAN (2) MONTHS, HE/SHE SHALL GO THROUGH THE SCREENING PROCESS.

E.) AN APARTMENT OWNER SHALL BE LIABLE FOR THE EXPENSE OF MAINTENANCE, REPAIR, REPLACEMENT OR DAMAGE TO THE COMMON ELEMENTS RENDERED NECESSARY BY HIS ACTS OR BY THOSE OF ANY MEMBER OF HIS FAMILY OR HIS GUESTS, EMPLOYEES, AGENTS, OR LESSEES.

F.) DISORDERLY CONDUCT IS GROUNDS FOR EXPULSION FROM ANY AREA.

G.) NO OWNER OR LESSEE SHALL INVITE GUESTS TO USE THE CONDOMINIUM AREAS IN HIS ABSENCE.

H.) ALL RESIDENTS SHALL LIMIT ANY AND ALL NOISES TO A LEVEL SO AS NOT TO DISTURB OTHER RESIDENTS.

I.) NO FOOD OR BEVERAGE SHALL BE CONSUMED OR COOKED EXCEPT IN THE DESIGNATED AREAS NEAR THE SNACK BAR AND THE BARBECUE AREA.

J.) HALLWAYS MAY NOT BE USED BY TRADESMEN, OR WORKERS OF ANY CRAFT TO STORE, SIZE, CUT MATERIAL, OR OBJECT OF ANY KIND. ALL WORK MUST BE ACCOMPLISHED

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WITHIN AN OWNER'S UNIT OR LOWER GARAGE LEVEL WITH CLEANUP IMMEDIATELY THEREAFTER.

K.) SKATEBOARDING, ROLLER SKATING, ROLLERBLADING OR BICYCLING IS NOT PERMITTED IN THE GARAGE DECK AREAS, OR ANY COMMON AREA.

L.) BOAT TRAILER POLICY-A CERTAIN NUMBER OF PARKING SPACES WILL BE SET ASIDE AND MADE AVAILABLE FOR MONTHLY RENTAL BY UNIT OWNERS. **(RESOLUTION PASSED ON JULY 21, 1998)**

M.) NO FISHING IS ALLOWED IN THE MARINA AREA. **(RESOLUTION PASSED ON SEPTEMBER 15, 1998).**

N.) CHILDREN ARE NOT PERMITTED TO PLAY, LOITER, OR ACT IN A DISORDERLY MANNER IN THE LOBBIES, ELEVATORS, CORRIDORS, STAIRWAYS, OR OTHER INDOOR AREAS.

O.) SMOKING IS NOT ALLOWED IN ENCLOSED AREAS.

P.) EMPLOYEES AND ALL OTHERS WORKING IN THE BUILDING WILL CONDUCT THEMSELVES IN A BUSINESS-LIKE MANNER AT ALL TIMES. FACILITIES INTENDED FOR THE OWNERS SUCH AS THE LOBBY CHAIRS, ARE NOT TO BE USED EMPLOYEES AND OTHER WORKERS.

Q.) ONLY THE PROPERTY MANAGER SHOULD HAVE A COVERED PARKING SPACE. THE OTHER EMPLOYEES SHOULD PARK ON ASSIGNED PARKING SPACES IN THE UPPER DECK. **(RESOLUTION PASSED ON OCTOBER 7, 1997)**

R.) EMPLOYEE BENEFIT-THE ASSOCIATION WILL CONTINUE THE PRACTICE OF PROVIDING EACH EMPLOYEE WITH A SUPERMARKET CERTIFICATE IN THE AMOUNT OF \$40.00 FOR THE THANKSGIVING FESTIVITIES. **(RESOLUTION PASSED ON OCTOBER 7, 1997)**

S.) MAINTENANCE AND HOUSEKEEPING SERVICES ARE TO BE SUSPENDED FOR ALL UNIT WHICH ARE OR BECOME 15 OR MORE DAYS PAST DUE. **(RESOLUTION PASSED ON APRIL 14, 1998)**

T.) VALET PARKING/PACKAGE RECEIVING SERVICE-VALET ACCEPTS PERSONAL PACKAGES, NOT OF COMMERCIAL NATURE AND ONLY FOR UNIT OWNERS AND RESIDENTS. PACKAGES FOR COMMERCIAL UNITS WILL BE DELIVERED DIRECTLY BY THE CARRIER TO THOSE UNITS AND NOT BE ACCEPTED BY THE VALETS. **(RESOLUTION PASSED ON NOVEMBER 17, 1998)**

U.) NEW SATELLITE DISH POLICY/ANTENNA INSTALLATION RULES AND GUIDELINES **(RESOLUTION PASSED ON NOVEMBER 16, 1999).** A COPY OF THESE GUIDELINES WILL BE PROVIDED TO UNIT OWNERS VIA THE MAINTENANCE DEPARTMENT AT THE TIME THAT THE INSTALLATION APPLICATION IS PROCESSED FOR APPROVAL.

V.) AS PER THE PRESENT BUILDING AND STRUCTURAL CODE OF STORM SHUTTERS ARE NOT TO BE INSTALLED INSIDE OF THE BALCONY RAILING. ALL UNIT OWNERS THAT HAVE STORM SHUTTERS INSTALLED INSIDE OR OUTSIDE OF THE BALCONY RAILING SHOULD BE GRANDFATHERED IN. ALL RESIDENTS THEREAFTER MUST INSTALL THEIR STORM SHUTTERS OUTSIDE OF THE BALCONY RAILING. **(RESOLUTION PASSED ON NOVEMBER 19, 2002)**

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W.) GAME ROOM RULES AND REGULATIONS (**RESOLUTION PASSED ON JUNE 18, 2003**). A COPY OF THESE RULES AND REGULATIONS MAY BE OBTAINED FROM THE MANAGEMENT OFFICE OR THE SECURITY OFFICE AT THE ROTUNDA.

X.) COMPLAINT/COMMENT POLICY FOR THE BOARD OF DIRECTORS-IN ORDER FOR A COMPLAINT AND/OR CONCERN TO BE ADDRESSED BY THE PROPERTY MANAGER AND/OR THE BOARD OF DIRECTORS, THE UNIT OWNER MUST STATE, IN WRITING, THE NATURE OF THE COMPLAINT AND/OR CONCERN AND FURNISH IT TO THE PROPERTY MANAGER. THE PROPERTY MANAGER WILL THEN PASS THE LETTER ON TO THE BOARD OF DIRECTORS FOR REVIEW AND ACTION. YOU MAY CHOOSE TO EMAIL THE PROPERTY MANAGER AT bp2@bellsouth.net. (**RESOLUTION PASSED ON DECEMBER 12, 2005**)

Y.) A LATE FEE OF \$10.00 WILL BE CHARGED IF MONTHLY PAYMENT FOR A RENTED STORAGE SPACE OR PARKING SPACE IS RECEIVED AFTER THE 10TH OF THE MONTH AND AFTER THE SECOND MONTH OF NON-PAYMENT OF MONTHLY FEE, THE INDIVIDUAL WILL LOSE ALL PRIVILEGES OF SAME. (**RESOLUTION PASSED ON JULY 20, 2006**)

Z.) SMOKING IS PROHIBITED IN THE ENTIRE PLAYGROUND AREA. (**RESOLUTION PASSED ON OCTOBER 18, 2006**)

ENTRY CARD DISTRIBUTION POLICY:

1. BASED ON THE CONDOMINIUM BY-LAWS AND REGARDING THE OCCUPANCY OF CONDOMINIUM UNITS THE ENTRY CARDS SHOULD BE DISTRIBUTED AS FOLLOWS:

STUDIO (CABANAS) UNITS	1 ENTRY CARD
STUDIO (CABANAS) MARRIED COUPLE	2 ENTRY CARDS
STORAGE UNITS	NO ENTRY CARD
ONE BEDROOM UNIT (ONE OWNER)	1 ENTRY CARD
ONE BEDROOM UNIT (MARRIED COUPLE)	2 ENTRY CARDS
TWO BEDROOM UNITS (MARRIED COUPLE)	2 ENTRY CARDS
THREE BEDROOM UNITS (MARRIED COUPLE)	2 ENTRY CARDS
TWO/THREE BEDROOM UNITS WITH CHILDREN	1 CARD PER CHILD OVER 15 YRS. OLD

2. A. CORPORATIONS, PARTNERSHIPS AND ASSOCIATIONS:

BRICKELL PLACE PHASE II, WILL PROVIDE A FORM REQUESTING DETAILED INFORMATION WHICH SHOULD BE COMPLETED BY CORPORATION, PARTNERSHIP OR ASSOCIATION AND RETURNED TO MANAGEMENT ACCOMPANIED WITH A COPY OF THE CORRESPONDING DEED INDICATING OWNERSHIP, CERTIFICATE OF INCORPORATION, RESOLUTION OF THE BOARD OF DIRECTORS, CERTIFICATE OF MOST RECENT ELECTED OFFICERS, DATE OF ELECTION, CERTIFIED COPY OF LATEST TAX FORM SUBMITTED TO THE GOVERNMENT. THEIR BOARD OF DIRECTORS ELECTIONS SHOULD BE SUBMITTED ANNUALLY OR WHENEVER NEW ELECTIONS TAKE PLACE.

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B. PROXIMITY CARDS

1. TWO PROXIMITY CARDS WILL BE GRANTED TO THE BOARD MEMBERS SELECTED BY THEIR BOARD OF DIRECTORS (OFFICERS).
2. FOR OTHER BOARD MEMBERS (OFFICERS), AND BY THE CORPORATION'S REQUEST TO THE ASSOCIATION'S OFFICE *PROGRAMMABLE CARDS* WILL BE GRANTED FOR A SPECIFIED LIMITED TIME AS DEFINED BY THE CORPORATION FOR EACH INDIVIDUAL.

C. PARKING STICKERS

PARKING STICKERS WILL BE ISSUED DEPENDING ON THE NUMBER OF SPACES ASSIGNED TO THE UNIT AND THE MEMBERS SELECTED BY THE CORPORATION BOARD OF DIRECTORS (OFFICERS). OTHERS MUST USE VISITORS PARKING SPACES.

3. RENTERS

PROXIMITY CARDS WILL BE GRANTED BASED ON THEIR APPLICATION FOR RENTAL FILED WITH THE ASSOCIATION'S OFFICE.

4. PHASE I – RESIDENTS

A RESIDENT FROM PHASE I (A & B BUILDINGS) WHO WISH TO USE OUR RACQUETBALL AND SQUASH COURTS WILL BE ISSUED PROXIMITY CARDS UPON PLACING A REFUNDABLE DEPOSIT IN THE AMOUNT OF \$ 25.00. THIS POLICY IS CONSISTENT WITH THE POLICY OF PHASE I FOR THE USE OF THE GYM BY RESIDENTS OF BUILDINGS "C" AND "D".

5. CHARGE

FIRST TIME PROXIMITY CARDS WILL BE ISSUED FREE OF CHARGE TO OWNERS AND RENTERS OF BUILDINGS C & D, REPLACEMENT OF LOST OR DAMAGED CARDS WILL REQUIRE A \$ 25.00 FEE.

BUYING AND LEASING POLICY:

A.) A SCREENING COMMITTEE CONSISTING OF TWO (2) OF THE BOARD OF DIRECTORS SHALL INTERVIEW ALL PROSPECTIVE LESSEES AND/OR PURCHASERS. IF THE SCREENING COMMITTEE APPROVES THE APPLICATION AND SUBSEQUENT TO THE PAYMENT OF THE APPLICABLE FEES. A WRITTEN APPROVAL SHALL BE ISSUED. A LESSEE OR BUYER OF AN APARTMENT MAY NOT TAKE POSSESSION OF UNIT PRIOR TO OBTAINING THE WRITTEN CONSENT OF THE BOARD OF DIRECTORS.

B.) THE SCREENING COMMITTEE HAS UP TO 30 DAYS TO APPROVE AN APPLICANT.

C.) ALL LESSEES SHALL BE REQUIRED TO POST A SECURITY DEPOSIT AGAINST ANY DAMAGE TO THE COMMON ELEMENTS WITH THE ASSOCIATION EQUAL TO ONE MONTH RENT. THE AMOUNT DEPOSITED LESS ANY DAMAGES TO THE COMMON ELEMENTS, ANY PENDING BILLS, OR FEE IF THE COMMON AREA KEYS/GATE CARDS WERE NOT RETURNED WHEN MOVING OUT, SHALL NOT BE RETURNED TO THE LESSEE. **(RESOLUTION PASSED ON JULY 21, 1998)**

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D.) BEFORE AN APARTMENT MAY BE RENTED THE UNIT OWNER MUST NOT OWE ANY PENDING BALANCE TO THE ASSOCIATION. (RESOLUTION PASSED ON OCTOBER 7, 1997)

E.) A RENTAL CONTRACT MUST ALSO HAVE AN ADDENDUM TO THE LEASE AGREEMENT SIGNED WHEREIN IF A UNIT OWNER GETS BEHIND IN HIS MONTHLY PAYMENTS, THE LESSEE WILL BE RESPONSIBLE TO PAY DIRECTLY TO THE ASSOCIATION THE MONTHLY RENTAL. (RESOLUTION PASSED ON OCTOBER 7, 1997)

F.) A \$150.00 TRANSFER FEE IS REQUIRED TO BE SUBMITTED TOGETHER WITH A FULLY FILLED OUT APPLICATION FOR OCCUPANCY.

G.) SUB-LEASING IS PROHIBITED

H.) AFTER MOVING IN, ALL BOXES SHOULD BE KEPT INSIDE THE APARTMENT, AND THE HOUSEKEEPING DEPARTMENT SHOULD BE CALLED FOR PICK-UP.

I.) ANY MODIFICATION OR OTHER CONSTRUCTION WORK EXCEEDING \$500.00 MUST BE APPROVED BY THE MANAGER PRIOR TO CONSTRUCTION.

J.) APPROVED WORK MUST BE PERFORMED BETWEEN 8:00 A.M. AND 5:00 P.M. MONDAY THROUGH FRIDAY.

POSTERS:

ANY SIGN TO BE POSTED IN THE BULLETIN BOARDS OR OFFICE AREAS MUST BE PRESENTED TO THE MANAGER'S OFFICE.

I have read and understand the rules and regulations and acknowledge that I am obliged to abide by them in accordance with the Declaration of Condominium, By-Laws, Articles of Incorporation of the Association, pertinent covenants, to which I am contractually bound:

Name: _____

Signature: _____ Date: ____/____/____



Brickell Place Phase II Association, Inc.

**D BUILDING RECREATIONAL ROOM
(FIRST FLOOR)**

The Association has provided this facility for the enjoyment of all residents. This is a use at your own risk area. Anyone who chooses to participate in or use this facility agrees to hold this Association harmless of all liabilities.

HOURS

- 6:00 AM – 9:00 AM Adults
- 9:00 AM – 1:00 PM Children
- 1:00 PM – 3:00 PM Adults
- 3:00 PM – 6:00 PM Children
- 6:00 PM – 10:00 PM Adults

No food or drink.

No pets.

Children under 10 must be accompanied by an adult at all times.

No incendiary items are permitted at any time i.e. candles, incense etc..

All recreational items borrowed from the storage area should be returned to its proper place.

Residents must accompany visitors at all times.

A reservation for this room is not required and is subject to use by multiple individuals.

Anyone who damages the room unintentionally should report it to Security immediately. Anyone seen or caught damaging or vandalizing this area will be charged for all damages.



Brickell Place Phase II Association, Inc.

BBQ RULES AND REGULATIONS

- 1) The BBQ area is for the use of residents of BPPH and BPPI, and their invited guests only.
- 2) Advance reservation for the use of the BBQ area may be made at the Security center.
Please check in with the security desk before use of the BBQ area.

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In case no advance reservation was made, but the area is available, Security may authorize the use of the area only until such time that a party with reservation claims use of the area; and the party without prior reservation is to vacate the area immediately.

- 3) Use of the BBQ area is from 11am to 11pm only.
- 4) Reservations may be in increments of 3 hrs.—11 am to 2 pm, 2pm to 5 pm, 5pm to 8pm, 8pm to 11 pm. During high demand times the BBQ area may not be reserved for longer but one 3 hrs period only per day, and may be reserved for two separate parties at a time—each to use only one table and one BBQ stand and share the counter and sink.
- 5) No loudspeakers or loud music are allowed in the BBQ area.
- 6) No alcoholic beverages may be consumed outside the BBQ area—the childrens play ground is adjacent.
- 7) As a courtesy to your fellow residents please clean up after your use of the area —grill, table, sink and trash.
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- 8) Please follow the instructions of the security staff.

We appreciate your co-operation.
BPPII Board of Directors

Digital Adapter Service Channel Lineup

2	WPBT (PBS MIAMI)	34	ESPN
3	WBFS (MY NETWORK TV)	35	ESPN2
4	WFOR (CBS)	36	GOLF CHANNEL
5	QVC	37	VERSUS
6	WTVJ (NBC)	38	SUN SPORTS
7	WSVN (FOX)	39	FSN FLORIDA
8	WGEN (GENTV)	40	SPEED
9	WLTU- (UNIVISION)	41 or 277	COMCAST SPORTS SOUTHEAST
10	WPLG- (ABC)	42	TNT
11	WSFL (CW NETWORK)	43	TBS
12	COMCAST COMMUNITY CHANNEL3	44	FX
12	WJAN (AMERICA TEVE)4	47	AMC
13	WSCV (TELEMUNDO)	48	TV LAND
14	C-SPAN	49 or 188	JEWELRY TV
15	WJAN (AMERICA TEVE), 3	50	NICKELODEON
16	WPXM (ION)	51	DISNEY CHANNEL
17	WLRN (PBS MIAMI)	52 or 124	CARTOON NETWORK
19	WBEC (BECON)	53	ABC FAMILY
20	WXEL (PBS WEST PALM BEACH)	54	ANIMAL PLANET
21	WHFT (TBN)	55	DISCOVERY CHANNEL
22	WSBS (MEGA)	56	TLC
23	WAMI (TELEFUTURA)	57	TRAVEL CHANNEL
24	HSN	58	E!
25	WGN	59 or 118	STYLE
46 or 186	SHOPNBC1	60	FOOD NETWORK
77	GOVERNMENT ACCESS4	61	HGTV
78	GOVERNMENT ACCESS	62	LIFETIME
80	TELEMIAMI	63	SPIKE
81	MIAMI LATIN TV	64	A&E
83	ONDAS DE AMOR	65 or 126	HISTORY
85	CUBANA DE TELEVISION	66	BRAVO
88	TELEAMERICA	67	COMEDY CENTRAL
104	C-SPAN 2	68	SYFY
177	TV GUIDE NETWORK	69	MTV
201	WPBT-V-ME	70	GAC
202	WPBT-CREATE	71	VH-1
209	WPLG-LATV	72	BET
216	WTVJ-NBC MIAMI NONSTOP	74	GALAVISION4
217	WTVJ-UNIVERSAL SPORTS	75	CMT NEW!
220	WSVN-ESTRELLA TV	105	C-SPAN 3
224	WSFL-AZTECA AMERICA	111	INVESTIGATION DISCOVERY
225	WSFL-ANTENNA TV	115	BIO: THE BIOGRAPHY CHANNEL
226	WSFL-THIS TV	116	HISTORY INTERNATIONAL
578	HOMETOWN TV	119	LIFETIME MOVIE NETWORK
580	LOCAL ORIGINATION	128	PBS KIDS SPROUT
26	USA	137	HALLMARK CHANNEL
27	THE WEATHER CHANNEL	149	MOVIEPLEX
28	CNN	162	G4
29	CNN HEADLINE NEWS	173	TV ONE
30	MSNBC	239	JEWISH LIFE TELEVISION NEW!
31	CNBC	243	EWTN
32	FOX NEWS CHANNEL	251	BLOOMBERG TELEVISION
33 or 252	TRUTV	256	HALLMARK MOVIE CHANNEL
34	ESPN	668	MUN2

Bulk Services Digital Starter Channel Lineup

1	ON DEMAND	31	CNBC
2	WPBT (PBS MIAMI)	32	FOX NEWS CHANNEL
3	WBFS (MY NETWORK TV)	33 or 252	TRUTV
4	WFOR (CBS)	34	ESPN
5	QVC	35	ESPN2
6	WTVJ (NBC)	36	GOLF CHANNEL
7	WSVN (FOX)	37	VERSUS
8	WGEN (GENTV)	38	SUN SPORTS
9	WLTU- (UNIVISION)	39	FSN FLORIDA
10	WPLG- (ABC)	40	SPEED
11	WSFL (CW NETWORK)	41 or 277	COMCAST SPORTS SOUTHEAST
12	COMCAST COMMUNITY CHANNEL3	42	TNT
12	WJAN (AMERICA TEVE)4	43	TBS
13	WSCV (TELEMUNDO)	44	FX
14	C-SPAN	47	AMC
15	WJAN (AMERICA TEVE)1, 3	48	TV LAND
16	WPXM (ION)	49 or 188	JEWELRY TV
17	WLRN (PBS MIAMI)	50	NICKELODEON
19	WBEC (BECON)	51	DISNEY CHANNEL
20	WXEL (PBS WEST PALM BEACH)	52 or 124	CARTOON NETWORK
21	WHFT (TBN)	53	ABC FAMILY
22	WSBS (MEGA)	54	ANIMAL PLANET
23	WAMI (TELEFUTURA)	55	DISCOVERY CHANNEL
24	HSN	56	TLC
25	WGN	57	TRAVEL CHANNEL
46 or 186	SHOPNBC	58	E!
77	GOVERNMENT ACCESS4	59 or 118	STYLE
78	GOVERNMENT ACCESS	60	FOOD NETWORK
80	TELEMIAMI	61	HGTV
81	MIAMI LATIN TV	62	LIFETIME
83	ONDAS DE AMOR	63	SPIKE
85	CUBANA DE TELEVISION	64	A&E
88	TELEAMERICA	65 or 126	HISTORY1
104	C-SPAN 2	66	BRAVO
177	TV GUIDE NETWORK	67	COMEDY CENTRAL
201	WPBT-V-ME	68	SYFY
202	WPBT-CREATE	69	MTV
209	WPLG-LATV	70	GAC
216	WTVJ-NBC MIAMI NONSTOP	71	VH-1
217	WTVJ-UNIVERSAL SPORTS	72	BET
220	WSVN-ESTRELLA TV	74	GALAVISION4
224	WSFL-AZTECA AMERICA	75	CMT NEW!
225	WSFL-ANTENNA TV	10	5 C-SPAN 3
226	WSFL-THIS TV	111	INVESTIGATION DISCOVERY
298	FREE MOVIES ON DEMAND	115	BIO: THE BIOGRAPHY CHANNEL
534 or 555	MOVIES ON DEMAND	116	HISTORY INTERNATIONAL
540	ADULT ON DEMAND	119	LIFETIME MOVIE NETWORK
578	HOMETOWN TV	128	PBS KIDS SPROUT
580	LOCAL ORIGINATION	137	HALLMARK CHANNEL
740	EXERCISE TV ON DEMAND	149	MOVIEPLEX
801-846	MUSIC CHOICE®	162	G4
886	ENTERTAINMENT ON DEMAND	166	FEARNET
887	SHOPPING ON DEMAND	173	TV ONE
888 or 893	SEARCHLIGHT ON DEMAND	239	JEWISH LIFE TELEVISION NEW!
889	AUTOMOTIVE ON DEMAND	243	EWTN
890	MY GOVERNMENT ON DEMAND	251	BLOOMBERG TELEVISION
892	JOBS BY MONSTER	256	HALLMARK MOVIE CHANNEL
999	COMCAST HELP VIDEOS	668	MUN2
26	USA	960	COMCAST CENTRAL HOME NEW!
27	THE WEATHER CHANNEL	961	COMCAST CENTRAL NEWS NEW!
28	CNN	962	COMCAST CENTRAL KIDS NEW!
29	CNN HEADLINE NEWS	963	COMCAST CENTRAL SPORT NEW!
30	MSNBC		