



801 Meridian Avenue Condominium Apartments, Inc.

Application for Consent to Lease or For Sale

This application form is fully completed to include, a copy of all proposed sales/rental contracts, a photocopy of picture ID, a photocopy of valid unexpired auto registration, two (2) letters of recommendation for each applicant over the age of 18, an original police report for each applicant over the age of 18, and a cashiers check or money order for the application fee, must be received by the Management office, at the address below, **no less than ten (10) working days prior** to the date action is desired of the Association. The Board of Directors will have ten days after the interview of an applicant.

****Missing or incomplete information will cause the application to be returned without action. ** Fees: (NON-REFUNDABLE) Application Fee:**

Money Order or Cashier's Check:

\$150.00 Per Person Over the age of 18 years old Payable to VTE Consulting LLC

\$175 per married couple with the Marriage Certificate

\$30.00 Money order or cashier's check made payable to VTE Consulting LLC per application over the age of 18 (Background check).

Please note that the application takes from 20 to 25 business days. If you would like to rush in 7-10 business days, there is a fee of \$100.00.

******* No application will be considered and will be automatically denied if a national background check and full credit report cannot be conducted. A maximum of 2 occupants allowed per bedroom. Minimum of 700 credit score for all applicants.**

ONCE THE SALE IS FINAL, IT IS IMPERATIVE THAT YOU FORWARD US A COPY OF THE WARRANTY DEED AND SETTLEMENT STATEMENT INDICATING THE DATE OF THE CLOSING AND NAME(S) OF THE OWNER. Without this information, we can't update our system.

Applicant Print: _____ Applicant Signature: _____ Date: _____

Applicant Print: _____ Applicant Signature: _____ Date: _____

801 Meridian Avenue Condominium Apartments Inc

Email: ninagarcia@vteconsultingllc.com or Office@vteconsultingllc.com

APPLICATION MUST BE COMPLETED IN FULL BY PROSPECTIVE TENANT(S) OR BUYER(S)

Restrictions:

New Residents must be interviewed and approved by the Association, with (5) days' notice to move in or out.

- Residents are permitted to move into the building between the hours of 9:00 A.M. and 5:00 P.M. Monday through Friday.
- If you are having work done in your unit, it must be done between the hours of 9:00 A.M. and 5:00 P.M. Monday through Friday.
- All maintenance fees must be current at the time of application.
- All boxes are to be crushed and folded, placed inside the recycling bins located by the main gate to the main parking lot. If boxes are not broken down, the unit will receive a Violation fine of \$100.00
- **If the sale, the buyer agrees to provide the Management Company with a copy of the Closing Statement no later than seven (7) days after the closing date. Also, 3 months of HOA is due to the HOA as a capital contribution and must be listed in the closing documents. If a lease, You must provide a copy of the lease agreement.**

I certify that I have read and understand the above application and restrictions:

Unit # _____

Signature of Applicant: _____ Date: _____

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Date: _____

All applicants must sign.

***** No excess furniture from move-in or out may be left by the dumpster area. A fine will be issued to the unit owner.



VTE CONSULTING LLC
INTEGRITY DEFINES ALL ODDS

Application for Consent to Lease or For Sale

This application and the attached Application for Occupancy must be completed in detail by the proposed Buyer/Tenant. Please attach a copy of the Sales Contract to this application or rental agreement.

The Seller (current owner) shall provide the Buyer with a copy of all the Condominium documents. Processing of this application will begin after all required forms have been completed, signed, and submitted to the Management's office.

Application For: Lease _____ OR Sale _____

Applicant #1

| | | |
|-----------------------|--------------------|------------|
| First Name: | Middle Name: | Last Name: |
| D.O.B: | Social Security #: | |
| Driver License State: | Driver License #: | |
| Phone Number # | Atl Phone #: | |
| Email: | | |

Employment of Applicant #1

Applicant #1:

| | | |
|---|--------------------------------|----------|
| Have you ever been arrested or convicted of a crime? YES or NO: | | |
| Dates: | County /State Convicted in: | Charges: |



VTE CONSULTING LLC
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Applicant #2

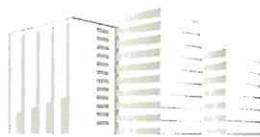
| | | |
|-----------------------|--------------------|------------|
| First Name: | Middle Name: | Last Name: |
| D.O.B: | Social Security #: | |
| Driver License State: | Driver License #: | |
| Phone Number # | Atl Phone #: | |
| Email: | | |

Employment of Applicant #2

Applicant #2:

| | | |
|---|--------------------------------|----------|
| Have you ever been arrested or convicted of a crime? YES or NO: | | |
| Dates: | County /State Convicted in: | Charges: |

Vte Consulting LLC 1840 West 49th Street suit#216, Hiaheah, FL 33012



VTE CONSULTING LLC
INTEGRITY DEFINES ALL ODDS

Emergency Contact:

| | |
|--------|---------------|
| Name: | Relationship: |
| Phone: | |
| Name | Relationship: |
| Phone: | |

VEHICLE INFORMATION List All Vehicles Owned

| Make | Year | Color | Tag |
|------|------|-------|-----|
| | | | |
| | | | |
| | | | |

Children Under 18 Years of age

| Name | Last Name | Age |
|------|-----------|-----|
| | | |
| | | |
| | | |

Vte Consulting LLC, 1840 West 49 Street, Ste 216, Hialeah, FL 33012, 305-603-7879

801 MERIDIAN AVENUE CONDOMINIUM ASSOCIATION, INC

PET AFFIDAVIT

NAME OF LESSEE _____

UNIT NO _____

ANIMAL INFORMATION :

WEIGHT _____

BREED _____

COLOR(S) OF PET _____

NAME OF PET _____

The undersigned hereby understands and agrees to maintain his/her pet(s) contained within a unit; no pet(s) may be maintained within a Unit if such pet constitutes a nuisance or annoyance to the owners of other units. Pet(s) outside in the common area must be on a leash and accompanied by an adult at all times.

Your dog's waste must be picked up

By signing this affidavit, I understand and agree that failure to follow the above-mentioned instructions may result in the removal of pet(s) from the premises and the unit lease agreement between the unit owner and tenant may be terminated as a result of such violation

Signature of Unit Owner/Pet's Owner

Date



DISCLOSURE AND AUTHORIZATION AGREEMENT DISCLOSURE

A Consumer report and/or investigative consumer report, including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit, and/or indebtedness, may be obtained in connection with your application for and/or continued residence. A consumer report and/or an investigative consumer report may be obtained at any time during the application process or at your residence. Upon timely written request of the management, and within 5 days of the request, the name, address, and phone number of the reporting agency and the nature and scope of the investigative consumer report will be disclosed to you. Before any adverse action is taken, based in whole or in part on the information contained in the customer report, you will be provided with a copy of your rights under the Fair Credit Reporting Act.

AUTHORIZATION

This requested information will be used in reference to my (our) Purchase/Rental/Lease Application.

I/We hereby authorize you to release any and all information concerning my/our Employment, Banking, Credit, and Residence information to:

VTE Consulting LLC
1840 W 49th Street Suite#216
Hialeah, FL 33012

I/We hereby authorize VTE Consulting LLC. to investigate all statements contained in my/our application, if necessary. I/We understand that I/We hereby waive any privileges I/We may have regarding the requested information by releasing it to the above-named party. A copy of this form may be used in lieu of the original.

READ, ACKNOWLEDGED, AND AUTHORIZED

Applicate Name _____

Applicate Name _____

Applicant Signature _____

Applicate Signature _____

RENT INTERCEPTION

The Condominium Act was amended effective July 1, 2010 to allow an Association to demand that a tenant in possession must pay any future monetary obligation related to unit, i.e. rent, directly to the Association.

Fla. Stat. & 718.166(11)

(11)(a) If the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make written demand that the tenant pay to the association the subsequent rental payments and continue to make such payments until all monetary obligations of the unit owner related to the unit have been paid in full to the association. The tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. Pursuant to section 718.116(11), Florida Statutes, the association demands that you pay your rent directly to the condominium association and continue doing so until the association notifies you otherwise.

This is commonly known as "rent interception", and if the tenant fails to comply, the tenant may be subject to eviction. The statute allows the association to demand the "tenant pay to the association the subsequent rental payments and continue to make such payment until all monetary obligations of the unit owner related to the unit have been paid in full to the association." The rent interception statute provides the association a tool to preclude an owner, who is often in foreclosure, from pocketing the rent obligation while shorting the owner's obligation to the association.

As an owner you understand 10% of the rental interception amount is collected as a processing fee for efforts made. Also, you understand that a \$25.00 fee for each notice posted/mailed is also charged to you.

You understand the law that has been stated above and will adhere to such recourse if needed.

Applicant Signature: _____ Date: _____

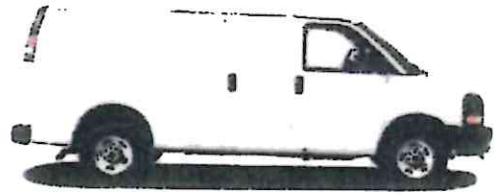
Print Name: _____

**VEHICLES NOT ALLOWED PARKED IN THE
ASSOCIATION**

PICKUP RACKS



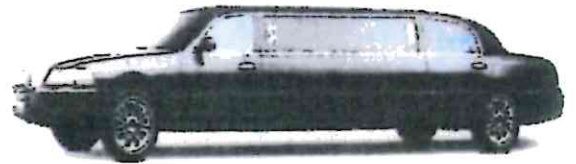
**ALL TYPES OF COMMERCIAL VEHICLES/
VEHICLES WITH SIGNS / LETTERING**



MOVING VEHICLES



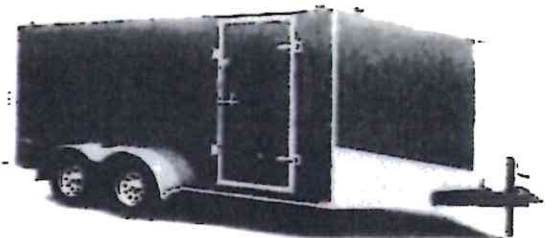
LIMOUSINES



**TRUCKS NOT ALLOWED ARE AS FOLLOW:
HEAVY DUTY / LONG BED / F250 / F350**



ANY TYPES OF TRAILERS





VTE CONSULTING LLC
INTEGRITY DEFINES ALL ODDS

Rush: Yes ___ No ___ (additional fee required)

- 1) Fully completed Application
- 2) \$150.00 Money Order or Cashier's check per applicant - Made payable to VTE Consulting LLC
- 3) \$175.00 per married couple with the Marriage Certificate - Made payable to VTE Consulting LLC
- 4) \$30.00- Money Order or Cashier's check per applicant - Made payable to VTE Consulting LLC
- 5) Two Personal Reference Letters per applicant
- 6) U.S. Government-issued photo ID per applicant
- 7) Copy of Executed Lease or purchase contract- Must be fully executed
- 8) Sales Only. Please provide proof of income.
- 9) Copy of License (if you are registering a vehicle with the association)
- 10) Copy of vehicle registration (if you are registering a vehicle with the association)
- 11) Copy of vehicle insurance (if you are registering a vehicle with the association)
- 12) Signed and acknowledged receipt of Rules and Regulations.

If the above requirements are not met, the application will not be accepted. (No Exceptions)

Application and documentation received (Date): _____ Received By: _____

This document must be filled out by the office manager.

801 Meridian Avenue Condominium Apartments, Inc.
RULES AND REGULATIONS



Board Members:

| | |
|----------------------------|----------------|
| Rodolfo De Oliveira (Rudy) | President |
| Predag Zivic (Pez) | Vice-President |
| Giulia Iacobelli | Treasurer |
| Thomas Ojeda | Secretary |
| Allen Fore | Director |

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CONDOMINIUM RULES AND REGULATIONS
801 MERIDIAN AVENUE CONDOMINIUM ASSOCIATION

The following Condominium Rules and Regulations have been established for the benefit of all owners of condominium units at 801 Meridian Avenue Condominium Association.

These Rules are intended to contribute to preserving a clean and attractive environment and assuring the peaceful enjoyment of our community. They are also intended to protect and enhance the value of the property. These Rules are not, in any way, designed to unduly interfere, restrict, or burden the use of such property. All Owners, residents and their guests are expected to abide by the following rules, which are meant to supplement the provisions of the Declaration. In the event that the Rules conflict with the Condominium Instruments, which include the Declaration and Bylaws and all Amendments, or the Chapter 718 of the Florida Statutes, also known as The Condominium Act shall take precedence.

1. AMENDMENT.

These Rules can be revised in any way, at any time, by the Board of Directors as conditions warrant, provided that a communication is sent to each Owner advising of the change and further provided that no such Rule or revision is contrary to or inconsistent with the Condominium Act, Declaration or By-Laws of the Condominium.

2. COMPLIANCE.

To the extent permitted by law and the Condominium Declaration and Bylaws, the Board of Directors shall have the authority to issue or deny approval of any exception to these Rules. Such approvals shall be in writing and may be for the resolution of temporary problems or situations. Approvals may be revoked at any time.

The Board of Directors shall have the power to waive any provision of the Declaration, Bylaws or Rules in order to accommodate any disabled residents and comply with the provision of Federal and State Law.

Residency regulation concerning the operation and use of the Common Area may be promulgated and amended by the Board of Directors provided that such regulation are not contrary to or inconsistent with the Condominium Act, the Declaration or these Bylaws. Copies of the Residency Regulations shall be furnished by the Board of Directors to each Owner either by paper or electronically prior to the time when the same shall become effective.

3. ENFORCEMENT COSTS/FINES.

- Costs and expenses, including reasonable attorney's fees, incurred in enforcing these Rules shall be assessed by the Board of Directors against the Unit Owner, who is ultimately responsible for any violation.
- All complaints of violations of the Declaration, Bylaws and Rules and Regulations must be submitted to the property management company via portal. Complaints should state the nature of the violation, the time and place the violation occurred and the facts that give rise to the violation and the unit number or name of the party violating the Declaration, Bylaw or Rule or Regulation. All complaints should also contain the name, unit number and telephone number of the complaining party.
- Upon receipt of a complaint, an initial investigation shall take place to determine whether an allegation is founded.
- If a determination is made that the complaint is founded, it shall direct that notice be sent to the unit owner, stating the date, time and rule violated and request that the owner cease the conduct. This shall constitute a first notice of violation, the "warning" letter.
- If the violator wishes to contest this notice, he/she shall request a hearing with the Fines Committee
- The Fines Committee with its 3 members makes a final determination. If voted to confirm, the violation is valid. If voted not to confirm, the violation is dropped.
- All fines are considered an assessment against an unit and shall be payable thirty (30) days after the issued date
- Unit Owner may after payment of all fines, appeal any fine to the entire Board and request a meeting with the Board and property manager.
- Board may direct that legal action be taken to enforce the condominium instruments. The attorney's fees and costs of such action will be assessed to the violating unit. Each day a violation remains unabated is a separate violation.
- Violation amount is to be set at \$100.00

Any outstanding fees when moving out, late fees will be assessed, subject to the property's collection procedures if not paid promptly.

Any Notice required by this section shall be deemed given when it is given in hand, mailed, or emailed to the unit owner. If mailed or emailed, the notice will be delivered to what's on file. If a unit owner's actions or violations endanger the health safety and welfare of the residents, the Board may take immediate action to remove or abate the violation or bring immediate legal action to enforce the rules.

4. NUISANCE AND NOISE.

No use or practice shall be allowed which is an unreasonable source of annoyance to the Owners and residents of the Condominium, or which unreasonably interferes with the peaceful possession or proper use of the Condominium by others. Owners and their guests will be

expected to reduce noise levels during the hours of 11:00 PM to 7:00 AM, so that neighbors are not disturbed. At no time are musical instruments, radios, tape-decks, phonographs, televisions, cell phone conversations on the balconies or other sound producing sources to be so loud as to become a nuisance. No alcohol consumption in the common areas of the building. We ask residents to report any of these incidents to property management.

5. LITTERING AND TRASH DISPOSAL.

There shall be no littering. All refuse/trash and recycle material shall be deposited only in designated areas. Garbage pick up schedule are as follows:

Garbage – Monday, Wednesday, Friday, and Saturday.

Recycling – Saturday

Trash must be bagged and secured tightly before placing it in the trash chute. Recycle materials may be placed in paper sacks or dumped loose in the recycle bins placed in the first floor garbage room and another recycle bin beside the emergency staircase located by the alley. No plastic bags are to be put in the recycle dumpster.

Under no circumstances are any larger items or recycled items to be dropped off by the garbage chute or left on the ground. No garbage, trash, or recycle materials shall be permitted to remain in the hallways, patios, catwalks, or anywhere in public view. No household furnishings including any electronic device, remodeling materials or construction debris are to be placed in the dumpster. The dumpster is for the residential refuse of the residents only and no industrial, commercial, or refuse from offsite may be placed in the dumpsters.

In the occurrence of overage, the HOA is billed additionally for extra pick up and for overage. Be mindful when disposing items that may cause such overage charges. The fine for non-compliance is \$100.00 per offense plus, if applicable the cost of overage pay to Waste Management as per contract.

When disposing any construction debris, furniture, or larger than average items, please arrange for a proper pick up. The improper disposal of such items may incur in a fine from the City of Miami Beach directly to the Association. If such an instance occurs, the fine shall be passed on to the resident along with a fine from the association to the resident/owner.

6. IMPROPER USE OF COMMON AREAS.

There shall be no use of the Common Area, which injures or scars Common Area or the plantings thereon, increases the maintenance thereof, or causes unreasonable embarrassment, disturbance or annoyance to the Owners/residents in their enjoyment of the property. This includes no smoking in all common areas of the building as well as no bikes on the common areas. There is a bike rack located in front of parking spot #9 for its use.

7. ADDITIONS TO EXTERIOR OF BUILDING.

Changes affecting the appearance of the exterior of the building, such as awnings, screens, sunshades, deck/terrace covers, air conditioners, antennas, or similar changes are not allowed. Any damages resulting from the displaying of exterior decorations will be the responsibility of the unit Owner. Any requests for satellite dishes are an immediate denial by the board. As, cable and internet services are provided.

8. VEHICLES.

No owner with an assigned spot by the board association shall be entitled to maintain more than (1) vehicle within the Condominium grounds at one time. No campers, boats, trailers or other oversized vehicles will be parked or allowed to enter the Condominium.

9. PARKING (For parking assignment, please refer to 2018 Amendment to the bylaws)

- Each unit is allocated one (1) parking spot on the property.
- All resident vehicles parked on property must be current in registration and in running condition.
- Vehicle info must be provided to management for recording. Any changes in vehicles must also be reported to property management.
- Vehicles must park in their assigned spot
- Any unit is allowed to register more than one vehicle but only one of the registered cars may park at a time at the assigned spot.
- There are no visitor spots available. For visitor parking refer to the city of Miami Beach visitor parking.
- Any unit may allow a visitor to park at the assigned spot for the unit, but a note must be placed of the dash as it doesn't pertain to a registered vehicle with the association
- Gate clickers are for purchase for 50.00. Please contact management for clicker purchase.
- Gate clickers are only for the units with an assigned parking spot, which is set up to work only with the specific gate where the assigned spot is located. Units waiting for a parking spot are not allowed to purchase gate clickers.
- Gate must not be left opened upon arriving or leaving the building, even if the gate is set to auto-close, it is still one's responsibility that gate fully closes..
- Do not obstruct anyone's access in and out of the building. This includes guests, vendors, and contractors.
- The use of hoses or building outdoor spigots as use for water supply to a carwash is strictly prohibited
- No double parking allowed

10. PARKING LOT.

There is NO skateboarding, scooter riding, bicycle riding, roller blading, roller skating, hoverboard riding or any other mode of transportation other than vehicles and motorcycles allowed on any of our parking areas, sidewalks or any landscaped areas.

11. VISITOR PARKING & EXCEPTIONS.

Any visitor, vendor or person(s) doing business for the Association, making deliveries, picking up items, meetings or making repairs shall do off street parking. (except if prior arrangements have been made to park at a specific spot within the building)

Any cars illegally parked in any parking spot without approval may be subject to towing without notice at the owner's expense along with a violation notice and a fine

12. CLOTHES LINES.

No clothing, laundry, rugs or similar materials shall be hung or otherwise left or placed in or on Common or Limited Common Area. No such articles shall be hung from any window or exterior portion of the Unit or on the catwalks and balconies thereto so as to be exposed to public view.

13. PETS.

- No pets allowed
- The Association recognizes and allows service and emotional support animals.
- Proper documentation must be provided prior to bringing an animal to live in the building. Documentation consists of a letter from a licensed mental healthcare professional, such as a licensed counselor, psychologist, psychiatrist, or nurse. After submitting information and receiving acknowledgement from management, residents must follow the below guidelines:
 - The owner of the unit shall be responsible for any and all damage caused by the support animal and for violations of this rule by any tenants, residents or guests at their unit and shall promptly pay any fines or assessments.
 - \$200.00 non-refundable fee will be charged if an owner or tenant obtains a service or emotional support animal without the prior notice and proper approval.
 - Unit owners or tenants are liable for any damage caused by such animal.
 - They shall not create noise, odor, or be allowed to disturb other residents.
 - They shall not be permitted outside the unit on the common area of the Association unless accompanied by a responsible individual and kept on a hand leash at all times.
 - Owner/tenant shall be responsible for the immediate removal of any droppings on common area, catwalks, hallways, or parking lot. Its waste must be securely bagged and placed inside the dumpster. If any waste found or not properly disposed, Owner/tenant shall be fined \$100.00
 - It is the owner / resident responsibility to keep animals from causing or creating a nuisance, or unreasonable disturbance.

- kitchen and bathroom fixtures, cabinetry, countertops, and appliances within the Unit.
- Any special equipment, fixtures or facilities affixed, attached or appurtenant to the Unit by a Unit Owner.

15. RESALE.

It is the obligation of the Unit Owner to notify the property manager when listing his/her unit for sale. The seller must provide a copy of condominium paperwork, such as bylaws and these Rules and Regulations to the hired realtor. Property management will ensure new owner is screened with needed background check and to be made aware of the rules and regulations. All potential buyers are subjected to the board's approval and interview. New owners must also make capital contributions at the time of closing. The amount is the equivalent to 3 months of maintenance fees. The fund is to be deposited into the Reserves.

The failure to report change of ownership will result in a violation

16. RENTALS.

It is the obligation of the Unit Owner to notify property management when renting out his/her unit. Once a potential tenant is found, he/she must go through the application process. Minimum 12 months lease contracts. Short term rentals are strictly prohibited and if/when found property manager has been given instructions to report it to the city of Miami Beach. Property management will provide any potential tenant a copy of these Rules and Regulations. Unit Owner will include in any lease, or as a separate signed document, the following notice to all tenants: "This lease is subject to all provisions of the By-Laws of 801 Meridian Avenue Condominium and Rules and Regulations of 801 Meridian Avenue Condominium. In the event of a conflict between this lease and the By- Laws of 801 Meridian Avenue Condominium or Rules and Regulations, the By-Laws of 801 Meridian Avenue Condominium and the Rules and Regulations will take precedence."

The failure to report change in tenancy/occupancy will result in a violation.

Unit owners are financially responsible for any property damages and fines incurred by their tenants and their guests. Nothing in this paragraph, however, shall be interpreted to prevent the Unit Owner from seeking reimbursement from their tenants for any charges or fines. See below flowchart for tenant screening process:

14. CONTRACTORS & MAINTENANCE.

Our maintenance vendors are responsible for keeping the common areas clean, safe, and in good working conditions. Your cooperation is essential in order to maintain it. We also count on your cooperation to report to property management if/when anything needs immediate action, your support is greatly appreciated.

When doing any renovation work, we recommend you to use one of our vendors, especially when it comes to electrical and plumbing. Our vendors are very knowledgeable of the building and have been working with us for years. If/when you choose to do any renovation work, you must submit a fully completed ARC to property management via system. You as the owner must provide a description of all of the proposed work along with contractor info, including license and insurance information. Permit info is also needed if the work about to be performed is a requirement by the City of Miami Beach. Failure to not fully inform the work scope in the ARC will result in a violation by the association.

Owner must notify the contractor of the following:

- All work must be done in between the hours of 9am to 5pm Monday through Friday
- Common areas must be clean at the end of the day, this includes elevator and hallways
- If needed the use of the elevator, property management needs to be notified 3 days prior, taking into consideration the residents may use it as well since it is the only elevator in the building. For jobs needed for main water to be shut off, please notify property management 3 days in advance.
- If work to be performed directly impacts another unit, the owner and tenant of the unit to be impacted must be notified, so the adequate arrangements can be made.

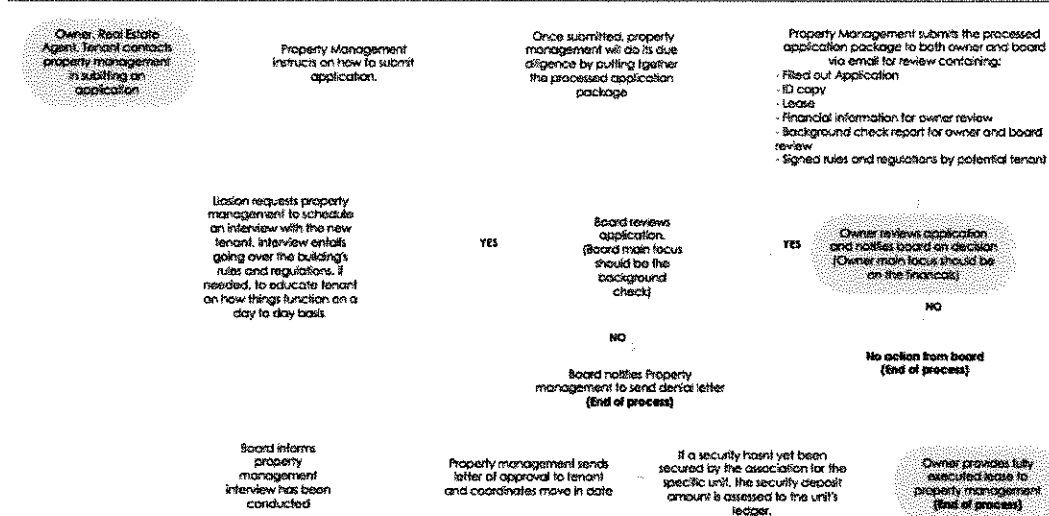
It is the owner's responsibility to inform the contractor of such rules, taking into consideration the owner is ultimately responsible if they fail to do so.

Unit owner is responsible for any damages that occur inside and outside the walls of his/her unit.

Unit owner's responsibility to maintain includes, but limited to:

- Entrance doors into the unit, including its framing, casing, and trims.
- Non-load bearing walls and partitions, sheetrock and plaster wall covering ceiling and floor moldings.
- Smoke and carbon monoxide detectors.
- All plumbing outside the wall.
- Cooling and heating fixtures located either inside the unit and in common or restricted areas such as, HVAC, ventilating equipment, including fans, piping and electrical conduits to such fixtures
- Appliances, including the ones attached to pipes
- All lighting, wiring, light switches, and electrical outlets.
- Coaxial cables

801 Meridian Tenant Approval/Denial Process



Owner's role may be shifted to real estate professional if one is hired by owner to handle the process. This does not shift any financial obligation from owner with the association.

17. DELEGATION OF POWERS.

The Board of Directors, in its discretion, may delegate its powers and duties with respect to the granting of consents, approvals and permissions under these Rules, to the property manager or to a committee within 801 Meridian Avenue Condominium.

18. DELINQUENT CONDO FEES AND FINES.

Condo fees are due on the 1st day of the month, business day of the month. The board gives a grace period of 10 days. If condo fees are not received by the last business day of the 10th day, a late fee will be charged plus interest on any unpaid balance.

Unit owners who are more than sixty (60) days past due with their condo fee or fine payments will be sent to collections. At that point further, unit owner will also incur fees associated with the collection process.

19. CONSENT REVOCABLE.

Any consent or approval of the Board of Directors given under these Rules shall be revocable at any time.

20. BUILDING HALLWAYS, BALCONIES, CATWALKS, COMMON AREA.

- Nothing can be temporarily or permanently left in building hallways at any time except unit entry rug
- Unit entry rug cannot impede in any way the opening or closing of unit door
- Unit number must be visible at all times
- No BBQ grills allowed on balconies and/or catwalks.

- No items can be placed on or hung from balconies
- Items may be placed or hung as long these items are placed or hung from the inside of the balcony and not visible on the outside
- No item can be hung, nailed to, or affixed in any way to the building structure. No holes of any kind can be made to any part of the building structure.
- Emergency access must not be blocked in any way
- No other items can be temporarily or permanently placed on catwalks.
- Do not toss anything over balconies and/or catwalks. railing to the ground below; examples: trash, dirt, water, etc. as this is also a safety issue for the people living below you.

21. WATER HEATER.

It is the unit owner's responsibility to maintain their hot water tank/heater. Hot water tanks/heaters have an average useful life of 10 years with proper maintenance. Water contains minerals that can collect at the bottom of the heater, causing overheating of sediment and corrosion. This results in a shorter life of the water heater tank and possible water leak damage to you and your neighbor's units. Do not assume that by having a brand new or fairly new water heater, it automatically discards the possibility of leaks. Preventative maintenance can increase the efficiency and the life of your investment. By doing so, it'll protect every unit owner's property.

22. INSURANCE POLICY.

The association carries the following types of insurance policies:

- Property Insurance
- Commercial Flood Residential Form Insurance
- General Liability Insurance
- Crime Insurance
- Directors & Officers Liability Insurance

These policies cover liability and property damage to common areas of the building.

It is at each owner's best interest to purchase HO6 insurance. Such insurance typically applies to the property and personal belongings of the homeowner.

The association also encourages renters to purchase renter's insurance

23. BUILDING WATER SHUT-OFF.

When it is necessary to shut off water to an unit, a 3 day notice must be given to management unless an emergency occurs. This gives property management advance notice to properly notify all residents affected. It is the owner's responsibility to notify property management when work

is needed to be performed inside of their respective units, in addition, unit owner must work with other affected units.

24. PLUMBING & ELECTRIC.

All plumbing and electrical work done within a unit must be accomplished by a licensed plumber or licensed electrician. Proof such repairs have been completed by a licensed contractor will be required should any damage occur to the Common Area or to other units and to conform to legal requirements.

All faucets, toilets, sinks, drains, shut-off valves, heating and other plumbing fixtures shall be maintained by the Unit Owner in good working order and free from leaks. If a leak is deemed a threat to the common elements and/or other Units, then the Association is authorized to repair all such fixtures at the Unit Owner's expense.

25. MOVE IN-OUT POLICY.

When moving in or out, 3 day notification must be given so proper arrangements can be made. Moving may only occur from Monday through Friday from 9am until 5pm. No moving on weekends. This also includes moving of large pieces of furniture.

In the event of any damages that may occur during the moving process, the unit shall be assessed for the damages.

26. LAUNDRY ROOMS.

There are two laundry rooms available in the building. They are located on 3rd and 4th floors. They are accessible by owners and/or tenants 24 hours a day, 7 days a week. Your cooperation is appreciated in keeping the laundry rooms clean and free of laundry left behind and lint in the dryers.

27. PEST CONTROL.

Exterminator services are provided by the building on a quarterly basis. They handle the common areas of the building for roaches. If you would like to have the inside of your unit serviced, reach out to property management to get the schedule so it can be planned accordingly.

Termite treatment is not provided by the association and it is the owner's responsibility to get it treated as prevention vs after the fact occurs.

28. FIRE SAFETY.

Each unit is required by code to have 2 working smoke detectors. 1 must be hardwired and 1 battery operated (10 years battery life),

Property Management will periodically check for its compliance. If found any issues, a notification will be sent out to the City of Miami Beach.

It is imperative to keep both smoking alarms in working condition, not only for the safety of the community but as well as any fines that may occur for the lack of doing so.

Do not tamper with the fire alarm.

29. UTILITIES.

Cable & Internet:

- Cable & Internet Services are provided by the building, included in HOA dues. Upon moving in, it is the resident's responsibility to contact Breezeline at 1-888-752-4222 to have account set up and schedule installation.

Electricity:

- All unit owners/residents are responsible for their own electrical usage. Electricity is provided by FPL. Billing is done by individual use per unit. All units are sub-metered, and the usage information is read remotely, this service is both efficient and money smart.

30. DELIVERIES.

Except for the United States Postal Service, by which they have access into the building for mail delivery, any other delivery personnel may be granted access into the building by calling the respective resident from the call box. Once in the building, they do not have access to the 2nd and above floors. If you do not go to the lobby to get the package from the delivery agent, your package will most likely be dropped off at the lobby area. The association is not responsible for any theft or loss.

If receiving furniture/appliances, management must be notified 3 days in advance. That way proper arrangements can be made, just like moving in and out procedures.

31. KEYS.

Each unit has the right of acquire up to three building entry keys, by which shall be handled as follows:

- Key 1 - Unit Owner/Realtor - \$60.00
- Key 2 - Tenant 1 - \$30.00
- Key 3 - Tenant 2 (if Applicable) - \$30.00
- Lost or stolen key - \$60.00

If an owner/tenant is locked out of the unit, a locksmith must be contacted. Property Management does not have access to the units.

32. SECURITY.

The building currently has cameras installed throughout the building. But the most effective way to prevent burglaries come from residents. We ask that all owners, residents and guests refrain from holding doors open for people they do not recognize by allowing them in the building. There are 8 electrical garage gates around the building. These gates operate with a clicker or a manual key. It is imperative that owner/resident/guests ensure the gate used is fully closed when arriving/departing the building. The failure to cooperate will result in a violation. If any situation occurs that poses a threat to you or anyone else's safety in the building, call 911 for immediate action of local authorities. At your earliest convenience, please reach out to any board member to inform of the incident and if possible, provide an incident report along with any relevant information.

33. NUMBER OF OCCUPANTS

The maximum numbers of occupancy allowed is 2 residents per bedroom. If the number of residents in any specific unit changes management must be notified of it.