



Condominium Association, Inc.

Short-Term Rental Packet Checklist

All required items must be included and correct before submitting to the Management Office:

- Short-Term Rental Registration Form (Completed): _____
- Vehicle Registration Form (if applicable): _____
- Pet Registration Form (vaccination records required): _____
- Rules and Regulations (Signed by each person over 18): _____
- Gov't issued Photo ID for every individual over 18: _____

Please keep the following in mind:

- **Incomplete submittals will cause delays in processing and unregistered occupants will not allowed on the property. The Association is not responsible for inconveniences experienced by Renters upon their initial registration with the Front Desk if the Association Management Office has not been able to timely review a packet due to last minute or incomplete submittals.**
- **Same day submittals and arrivals will not be accepted.**
- The Front Desk is not authorized to initially review Short Term Rental Packets nor utilize the building's emergency key to provide them access to the unit. Please be respectful of these policies and patient with them.
- "Adult" is anyone over the age of 18. The "Main Renter" on the registration form must be over the age of 21.
- Maximum number of occupants authorized to stay overnight at any Vacation Rental is **limited to two (2) adults per sleeping room** (The living room and Den is not considered a sleeping room as per the City of Fort Lauderdale).
- The Association Management Office is open **Monday-Friday, 9:00 a.m. to 5:00 p.m.**, except weekends and major holidays.
- Please be mindful of major holidays landing on Fridays and Mondays when submitting packets.
- Ensure that a completed packet is sent to STR@TIFFANYCONDOFLL.COM and Frontdesk@tiffanycondofll.com ONLY, at **least 72 hours** before the Renter's arrival date, for timely integration the building system. Vehicle Registrations can be submitted the day of arrival.
- Photo ID's must be included in original packet submittal.
- **Rentals of 27 days or less must pay \$25 per day for Valet parking.**
- **The Front Desk cannot hold personal items or luggage. Please heed your hosts "check-in" time.**
- Property Managers and Owners using the Mobile App must register Renter's by providing them with the unit's credentials. The Association Management Office and the front desk will not register short-term renters or provide entry to private units. To be registered as administrator of a unit, please have the owner of record or authorized agent send a request in writing to the Association Management office.
- The Board of Directors reserve the right to modify the Tiffany House Condominium Association's Short-Term Rental Packet, procedures & processing protocol as deemed necessary from time to time.

TIFFANY HOUSE CONDOMINIUM ASSOCIATION

SHORT-TERM RENTAL REGISTRATION FORM

(Short-Term Rental: Less than 6 mos. / Transient Rental: Less than 30 days)

IMPORTANT: Registration Form must be filled out entirely by Unit Owner or Rental Agent and submitted to Management at least 72 hours before the Renter(s) arrival. Any items that do not apply mark "N/A" for "not applicable". Incomplete/inadequate or last-minute packets will cause delay in processing. The Association will not be liable if any Short-Term Renter chooses to not move forward with occupancy of a unit or seek occupancy elsewhere due to delays in processing. Same day submittals and arrivals will not be accepted. If Front Desk registration is avoided, the Association reserves the right to engage any and all remedies to properly secure the building.

1. UNIT NUMBER: _____ OWNER's NAME: _____ AGENT's NAME: _____

2a. EMERGENCY CONTACT NAME: _____ E-MAIL: _____

2b. EMERGENCY CONTACT PHONE: _____

3a. MAIN RENTER CONTACT NAME: _____ MAIN RENTER E-MAIL: _____

3b. RENTER CONTACT PHONE: _____

4. Date FORM Submitted: _____ Date Received: _____

5. Date of Renter(s) Arrival: _____ Date of Renter(s) Departure: _____

6. Name of OTHER Adult Renter(s) on Reservation: _____

7. Check One: ☐ Transient Renter ☐ Short-Term Renter

8. Total # of Adults occupying Unit: _____ 9a.Total # of individuals under 13 occ. Unit: _____

9b. Name of individuals 17 and under (18 & over are considered adults and must be listed above):

10. Renter(s) ☐ will have; ☐ not have a car on property. (Only standard passenger vehicles permitted)

***FOR VACATION RENTAL UNITS: OCCUPANCY LIMITS WILL BE STRICTLY ENFORCED!
ONLY (2) ADULTS PERMITTED OVERNIGHT PER SLEEPING ROOM. (DEN & LIVING ROOM
IS NOT CONSIDERED A SLEEPING ROOM)**

***MINIMUM AGE REQUIRED TO BE A "MAIN RENTER" & REGISTER IS 21 YEARS OF
AGE.**

Registrant hereby agrees to abide by all the requirements of the Association and the Declaration of the Condominium regarding occupancy density limitations, maximum occupancy, and to be responsible for the conduct of Registrant's guests and visitors.

Signature of Owner or Authorized Agent: I represent that the information provided herein is complete and factual to the best of my knowledge. I agree to abide by all the requirements of the Declaration of the Condominium Association and Rules and Regulations related to building occupancy. I shall advise my Renters of the conduct required of them and their visitors while staying on condominium property and shall be responsible if they fail to comply with the requirements set forth in the condominium's governing documents, including the rules and regulations. **Agents must be properly registered with the Association Management office first to be authorized.**

Signature of Owner or Auth. Agent: _____ Date: _____

Tiffany House

Condominium Association, Inc.

PET REGISTRATION FORM

UNIT OWNER/RESIDENT: _____ UNIT #: _____

I DO NOT HAVE AN ANIMAL _____ (Signature)

TYPE OF PET: DOG ☐ CAT ☐ OTHER ☐ (please specify): _____

PET'S NAME: _____

MALE ☐ FEMALE ☐ WEIGHT: _____ PET'S AGE: _____

IS THIS A SERVICE OR ASSISTANCE ANIMAL? NO ☐ YES ☐

***IF YES, PLEASE COMPLETE SERVICE AND ASSISTANCE ANIMAL APPLICATION WITH
THE MANAGEMENT OFFICE***

ANIMAL'S LICENSE/TAG NUMBER: _____

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

VETERINARIAN CONTACT INFO (WILL NEED CURRENT VACCINATION RECORDS): _____

PLEASE ATTACH PHOTO HERE

I am aware of TIFFANY HOUSE CONDOMINIUM ASSOCIATIONS' rules and regulations and restrictions regarding animals on the property and agree to abide by them:

Unit Owner Signature

Date

Tiffany House

Condominium Association, Inc.

VEHICLE REGISTRATION FORM

Date: _____

Unit #: _____

For the purposes of this form, "Resident" is defined as an Owner, Tenant, and/or Member of the Household who lives in the unit (i.e. child living with you of driving age that has a vehicle and parking space). All vehicles shall be valet only – self parking is strictly prohibited. No commercial vehicles shall be provided valet service and are not permitted to park on property overnight. All parking is subject to availability. Townhome units are permitted one (1) street permit sticker:

Vehicle 1

Resident Type: (check one) ☐ Owner ☐ Tenant

☐ Household Member (if applicable, please explain): _____

Tenant lease term (if applicable): _____ to _____

First Name: _____ Name: _____

Best contact phone number: _____ Email: _____

Make: _____ Model: _____ Year: _____ Color: _____

Tag #: _____ State: _____ Decal #: _____ (Office use)

Vehicle 2

Resident Type: (check one) ☐ Owner ☐ Tenant

☐ Household Member (if applicable, please explain): _____

Tenant lease term (if applicable): _____ to _____

First Name: _____ Name: _____

Best contact phone number: _____ Email: _____

Make: _____ Model: _____ Year: _____ Color: _____

Tag #: _____ State: _____ Decal #: _____ (Office use)

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### Vehicle 3

Resident Type: (check one) ☐ Owner ☐ Tenant

☐ Household Member (if applicable, please explain): \_\_\_\_\_

Tenant lease term (if applicable): \_\_\_\_\_ to \_\_\_\_\_

First Name: \_\_\_\_\_ Name: \_\_\_\_\_

Best contact phone number: \_\_\_\_\_ Email: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_

Tag #: \_\_\_\_\_ State: \_\_\_\_\_ Decal #: \_\_\_\_\_ (Office use)

I acknowledge, understand, and agree to abide by the parking and usage rules, regulations and policies of Tiffany House Condominium, and the Valet Operator:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# *Tiffany House*

Condominium Association, Inc.

## RULES & REGULATIONS

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the Common Elements, the Limited Common Elements, the Condominium Units, and the Condominium in general shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Violation of these Rules and Regulations may subject the violator to any and all remedies available to the Association and other Unit Owners pursuant to the terms of the Declaration of Condominium, the Articles of Incorporation of the Association and the By-Laws of the Association. Violations may be remedied by the Association by injunction or other legal means, and the Association shall be entitled to recover in said actions any and all court costs incurred by it, fines and suspension of use rights, together with reasonable attorney's fees against any person violating the Rules and Regulations, or the Declaration of Condominium and any of the Exhibits attached thereto. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless notified in writing by the Board of Directors. The Rules and Regulations as set forth herein shall not apply to the Commercial Units. THE RULES AND REGULATIONS ARE AS FOLLOWS:

As used in these Rules and Regulations, unless the context requires otherwise, the defined terms shall have the meaning or definitions listed in the Declaration. All other terms used in these Rules and Regulations shall be assumed to have the meanings attributed to said terms by the Act.

### 1. RULES AND REGULATIONS

1.1 Violations should be reported to the management office, the Board of Directors or to the officers of the Association or to any designees thereof.

1.2 Violations will be called to the attention of the violating Owner by the Board of Directors and the Board of Directors will also notify the appropriate committee of the Board of Directors, if any.

1.3 Unit Owners are responsible for compliance by their guests, family members, employees, agents, visitors, licensees, and lessees with these Rules and Regulations.

2. FACILITIES: The walk-ways, open spaces, recreational facilities, sidewalks, driveways, and other Common Elements of the Condominium shall be maintained and administered

by the Association for the use and benefit of the owners of the Condominium units.

3. **OBSTRUCTIONS:** Sidewalks, entrances, driveways, passages, patios, elevators, vestibules, stairways, corridors, walkways and all Common Elements shall be kept open and shall not be obstructed in any manner. Rugs or mats must not be placed outside of doors in walkways or corridors. No sign, notice or advertisement shall be inscribed or exposed on or at any window or any part of a Unit, except such as shall have been approved in writing by the Association. Nothing shall be projected out of any window in the Condominium without similar approval by the Association. No radio or television aerial or antenna shall be attached to, or hung from the exterior of the Condominium or the roof thereof, without the consent of the Board of Directors.
4. **CHILDREN:** Children shall not play in the lobbies, corridors, driveways, fitness center, spa, lounges or stairways or interfere with the operation of the elevators. Supervision must be exercised when children are playing on the grounds.
5. **DESTRUCTION OF PROPERTY:** Neither Unit Owners, their lessees, not guests shall mark, mar, damage, destroy, deface or engrave any part of the buildings or Common Elements. Unit Owners shall be financially responsible for any such damage and shall be jointly liable with their tenant(s) for any damage.
6. **EXTERIOR APPEARANCE:** The exterior of the Condominium and all other areas appurtenant to the Condominium shall not be painted, decorated or modified by any Unit Owner in any manner without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, light reflective material, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the Condominium except as shall have been approved by the Association
7. **CLEANLINESS:** All garbage and recyclables shall be deposited in garbage containers intended for such purpose at such times and in such manner as the Association shall direct.
8. **BALCONIES:** No cooking or grilling shall be permitted on any balcony, patio or terrace. No hot tubs or other bathing apparatus may be kept on balconies. No items whatsoever may be stored on balconies, patios, or terraces, including, without limitation, bicycles, and/or motor bikes. Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges of balconies or upon any roof areas. No objects shall be hung from balconies, patios or window sills. No cloth, clothing, rugs or mops shall be hung open or shaken from windows, doors, balconies, walkways or terraces. Unit Owners shall remove all loose objects or movable objects from the balconies, walkways and terraces upon a hurricane watch warning. Unit Owners shall not throw cigars, cigarettes or any other object from the balconies, walkways or terraces. No sweepings or other substances shall be permitted to escape to the exterior of the building from the windows, doors, balconies or terraces of individual units. No balconies may be enclosed or screened.
9. **EMERGENCY ENTRY:** In case of any emergency originating in or threatening any dwelling, regardless of whether 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 any management firm, shall have the right to enter such dwelling for the purpose of

remedying or abating the cause of such emergency.

10. **BICYCLES:** Bicycles must be registered with the Management Office and placed or stored in the designated areas in the parking garage or within the unit itself. It is strictly prohibited to store bicycles in limited/common areas.
11. **ATTIRE:** Unit Owners, the lessees, their families and guests shall not appear in or use the common areas except in appropriate attire. No bare feet are allowed in the lobby, lounge, fitness center, spa, elevators, hallways, stairways, or driveways. Shoes and shirts must be worn at all times while in the common areas, except for the exterior pool deck.
12. **PLUMBING:** Water closets and other plumbing shall not be used for any other purposes than those for which they are constructed, and no sweepings, rubbish, rags or other foreign substances shall be thrown therein. The cost of any damage resulting from misuse of same shall be borne by the Unit Owner causing the damage.
13. **TRASH CHUTE:** All refuse, waste, bottles, cans, etc. placed in the trash chute must be disposed of in plastic bags not to exceed thirteen (13) gallon capacity and all bags must be tied. Use of trash chutes shall comply with all posted instructions. Heavy items and boxes intended for disposal shall be placed in the area designated on your floor and not thrown down the trash chute. No construction debris of any type permitted down trash chute.
14. **EMPLOYEES:** Neither employees of the Association nor employees of any management firm shall be sent off the Condominium Property by any Unit Owner. Except where authorized by the Association or Board of Directors, no Unit Owner or resident shall direct, supervise or in any manner attempt to assert any control over the employees of the Association and/or any management firm. Employees of the Association shall not perform work for Unit Owners in the Units or perform personal services during their working hours, except for work or services authorized by the Board of Directors of the Association, or its agents. In the event that any Association employee does perform personal services for a Unit Owner (regardless of when they are performed), such performance shall be deemed outside of the scope of their employment by the Association and the Association shall not be responsible in any manner for such employees (including, without limitation, their tortious acts, injuries and remuneration).
15. **COMMERCIAL PROHIBITION:** No Residential Condominium Unit may be occupied or used for any commercial or business purpose. However, offices as an ancillary use shall be permitted to the extent allowed by applicable zoning regulations.
16. **COMMON FACILITIES:** Unit Owners shall cooperate with the Association or any management firm in the use of common facilities where more than one organized activity is scheduled for the same time.
17. **HURRICANE PREPARATIONS:** Unit Owners and lessees who plan to be absent from their Unit during the hurricane season must prepare their Unit prior to departure by:
  - 17.1 Removing all furniture and plants from the Unit's patio or balcony.
  - 17.2 Designating a responsible firm or individual to care for their Unit during their absence in the event that the Unit should suffer hurricane damage, and furnish the Association, any management firm or other designate with the name of such firm

or individual.

18. **GUESTS:** Unit Owners and lessees shall notify the Association or any management firm, in advance by written notice, of the arrival and departure dates of guests who have permission to occupy the Unit in the absence of Unit Owners and lessees. All guests must check-in with the Front Desk upon arrival.
19. **COMPLIANCE WITH GOVERNMENTAL REGULATIONS:** Owners will maintain their Units at all times in compliance with all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction over the Property.
20. **REPAIR WORK:** No repairs will be performed within a Unit by an Owner, contractor, or subcontractor prior to 9:00am or subsequent to 5:00pm. No work may be performed on Saturdays and Sundays. The foregoing shall not apply to the Developer for so long as the Developer is holding Units for sale in the ordinary course of business.
21. **WINDOWS:** No Unit shall have aluminum foil placed in any window or glass door or any reflective or tinting substance placed on any glass, except such as may be approved by the Board for energy conservation purposes. No unsightly materials may be placed on any exterior window or glass door or be visible through such window or glass door. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors shall be white or off-white and are subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.
22. **PASS-KEY:** The Association may retain a pass-key to all Units. No Unit Owner shall alter any lock, nor install a new lock, without the prior written consent of the Board. Where such consent is given, the Unit Owner shall provide the Association with an additional key. Lock boxes are not permitted anywhere upon the Common Elements.
23. **SIGNS AND FLAGS:** No sign, advertisement, flag, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium Property, except signs and flags used by the Developer. However, any Unit Owner may display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than four and one half (4½) feet by six (6) feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.
24. **STORAGE:** The personal property of Unit Owners must be stored in their respective Units or assigned storage spaces, if any. Unit Owners are responsible to see that nothing is placed in the storage areas which would create a fire hazard. The Association will not be liable for any damage or loss that may occur to items stored in a storage area. Nothing will be done or kept in a Unit which will either increase the Association's cost of insurance or result in the insurance being cancelled.
25. **ARCHITECTURAL MODIFICATIONS:** No Unit Owner will permit any material modification or alteration to be made within a residential Condominium Unit without first obtaining the written consent of the Association, which consent may be withheld in the event a majority of the Directors determine, in their sole discretion, that such structural modification or alteration would affect or in any manner endanger the Condominium Property. If the modification or alteration desired by the Unit Owner



- involved the removal of any permanent interior partition, the Association will have the right to permit such removal so long as the permanent interior partition to be removed is not a load-bearing partition and so long as the removal thereof would in no manner affect or interfere with the providing of utility services constituting Common Elements.
- 25.1 No Unit Owner or Occupant shall alter the exterior appearance of their Unit entry door, including, but not limited to, peepholes, thresholds, doorbells, door knockers, lock and handle sets, paint, and/or signs without first obtaining the written consent of the Board of Directors. Lockboxes are not permitted.
26. FIRE DOORS: Unit Owners shall not use fire doors for ingress and egress except during an emergency.
27. LIMIT ON OCCUPANTS: No Unit may be occupied on a permanent basis by more persons than two (2) per bedroom (or studio type Unit) and one (1) per den. **(VACATION RENTAL OCCUPANCY LIMITS ARE MORE RESTRICTIVE).**
28. COMPLIANCE: Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration and By-Laws of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines, or suspension of use rights, may be imposed upon an owner for failure of an owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or By-Laws, provided the Owner or occupant is afforded an opportunity for a hearing before a Unit Owner's committee established by the Board of Directors, and the following procedures are adhered to:
- 28.1 Notice: The Association shall at least fourteen (14) days prior to the hearing, notify the Owner or occupant of the time and place of the next Unit Owners' committee hearing and a statement of the provisions of the Declaration, By-Laws, or rules that have been allegedly violated.
- 28.2 Hearing: The party against whom the fine or suspension may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the Association. A written decision of the committee shall be submitted to the Owner occupant not later than twenty-one (21) days after the meeting.
- 28.3 Fines and Suspensions: The Board of Directors may impose fines against the applicable Unit up to the maximum amount of One Hundred Dollars (\$100.00) (or such greater amount as may be permitted by law from time to time). The Board of Directors may also suspend the use rights of a resident for a reasonable period of time. Notwithstanding the foregoing, if the committee of Unit Owners described above does not agree with the fine or suspension, the fine or suspension may not be levied.
- 28.4 Violations: Each separate incident which is grounds for a fine shall be the basis of

one separate fine. No fines shall exceed One Hundred Dollars (\$100.00) per violation or One Thousand Dollars (\$1,000.00) –in the aggregate (or such greater amount as may be permitted by law from time to time). In the case of continuing violations, each continuation of same after a notice thereof is given shall be deemed a separate incident.

- 28.5 Payment of Fines: Fines shall be paid no later than thirty (30) days after notice of the imposition thereof.
  - 28.6 Application of Fines: All monies received from fines shall be allocated as directed by the Board of Directors.
  - 28.7 Non-exclusive Remedy: These fines and suspensions shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant.
29. PETS: A maximum of two (2) domesticated pets may be maintained in a Unit provided that such pet is:
- a) vaccinated and permitted to be so kept by applicable laws and regulations,
  - b) not left unattended on balconies, terraces, patios and/or lanai areas,
  - c) generally, not a nuisance to residents of other Units or of neighboring buildings,
  - d) not a breed prohibited by applicable law or considered to be dangerous or a nuisance by the Board of Directors (in its sole and absolute discretion),
  - e) under the handler's full control on a leash not to exceed six (6) feet in length at all times while travelling through the Common Areas.
- 29.1 Owners must curb their animal and dispose of solid waste in an appropriate receptacle. Any accident occurring within the Common Areas of the Property must be cleaned by the owner or reported to the Front Desk for assistance immediately.
- 29.2 Any landscaping damage or other damage to the Common Elements and/or the Residential Limited Common Elements caused by a pet must be promptly repaired by the Unit Owner. The Association retains the right to affect said repairs and charge the Unit Owner therefor.
- 29.3 All pets may only be walked in designated paths and areas for such purposes. Pets are not permitted in the recreational areas/facilities of the Condominium Property.
- 29.4 All pets must be registered with the Association.
- 29.5 The aggregate number of gallons of water for any aquarium(s) within a Unit shall not exceed 125 gallons.
30. PARKING: All vehicles parking on the property shall be facilitated by valet parking. **Self-parking** is strictly prohibited. No commercial vehicles shall be provided valet

service or permitted to park on the property overnight. All residents must register their vehicles with the Management office and display resident identification labels, stickers or tags as directed by Management. Townhome units are permitted to one (1) street permit sticker. All parking is subject to space availability.

- 30.1 The parking of motorcycles and/or scooters is permitted in the designated area first floor next to charging station
- 30.2 Valet parking shall be subject to availability at the rates established from time to time by the Board of Directors.
- 31. **SWIMMING POOL:** The posted pool rules shall be observed at all times. **NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK.**
  - 31.1 Swimming hours shall be from dawn to dusk.
  - 31.2 No diving.
  - 31.3 No pets allowed on pool deck or inside swimming pool.
  - 31.4 No smoking on pool deck or inside swimming pool.
  - 31.5 No food or drinks within 4 feet of swimming pool.
  - 31.6 No glass containers permitted on pool deck or inside swimming pool.
  - 31.7 No running or horseplay.
  - 31.8 No portable music device or radio which may cause a nuisance or disturbance to others shall be permitted.
  - 31.9 Children must be supervised by a responsible adult at all times. Infants **must** wear appropriate swim diaper at all times while inside swimming pool.
- 32. **FITNESS CENTER and SPA:** The posted fitness center rules shall be observed at all times.
  - 32.1 Fitness Center will be open 24 hours a day, 7 days a week, and Spa will be open from 6am to 11pm daily.
  - 32.2 Appropriate footwear, shirts and fitness attire must be worn at all times while exercising. Towel must be worn at all times while using sauna or steam room.
  - 32.3 Persons under the age of 14 are not permitted in Fitness Center or Spa unless accompanied and supervised by a responsible adult at all times.
  - 32.4 Fitness equipment and Spa facilities may only be used in accordance with the manufacturer's instructions.
  - 32.5 Fitness equipment must be wiped clean after use.

- 32.6 Weights must be returned to rack after use.
  - 32.7 Out of consideration to others, use of equipment shall be shared or limited to 30 minutes if another person is waiting to use it.
  - 32.8 Personal trainers must be registered with the Association prior to entry, must provide valid professional certification and insurance, and be accompanied by a registered Resident at all times.
33. CLUB ROOM: Club Room hours shall be from 7:00am to 12:00am, 7 days.
- 33.1 Pool table accessories may be signed out at the Front Desk upon supplying valid photo identification. Pool table shall not be used for any other purpose than playing pool.
  - 33.2 Club Room may be reserved for private events, subject to a usage fee, cleaning fee, and security deposit, as established by the Board of Directors from time to time. Additional security and/or valet parking services may be charged for private events.
  - 33.3 Children must be supervised by a responsible adult at all times while in the Club Room.
34. CLUB ROOM: Room may be reserved only through the management office for private parties. Children under the age of 13 are not permitted unless accompanied by a responsible adult. Food and drink are permissible, but consumers/suppliers are responsible for immediate clean up and of debris/trash after use. The front desk is to be notified if assistance is needed. Alcohol use must be kept under control and reasonable times. Smoking is prohibited in or any common area.
35. THEATER: Hours are from 7am – 12am, 7 days a week. Room may be reserved only through the management office for private events. Children under the age of 13 are not permitted unless accompanied by a responsible adult. Smoking is prohibited in or any common area.
36. OFFICIAL RECORDS REQUESTS: Available upon written request by Unit Owner in accordance with Chapter 718.111 Florida Statutes. Official records requests may be limited to one (1) request per thirty (30) days. Unit Owners may inspect official records in a manner provided by the Association during regular business hours. A reasonable fee may be charged for photocopies.

The foregoing Rules and Regulations are designed to make living for all Unit Owners pleasant and comfortable. The restrictions imposed are for the mutual benefit of all. Violations of these Rules are to be reported to the Association which will call the matter to the attention of the violating Unit Owner, lessee or guest for corrective action. Any disagreement over the violation will be reported to the Association for subsequent judgment by the Board of Directors.

The foregoing Rules and Regulations are subject to amendment as provided in the Declaration of Condominium of TIFFANY HOUSE CONDOMINIUM ASSOCIATION, INC., and the By-Laws of the Association.

### **Tiffany House Condominium Rules and Acknowledgment**

I acknowledge, understand, and agree to abide to the Rules and Regulations of **TIFFANY HOUSE CONDOMINIUM ASSOCIATION, INC.**

Date: \_\_\_\_\_ Main Renter Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Other Adult Renter Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Other Adult Renter Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Other Adult Renter Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Other Adult Renter Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Other Adult Renter Name: \_\_\_\_\_ Signature: \_\_\_\_\_