

EXHIBIT A
OPERATIVE REGULATIONS & COURTESY GUIDELINES

- 1.1 El Cantil Quiet Hours are from 11:00 pm to 8:00 am daily.
- 1.2 Condo Owners will abstain, at all times, from operating and installing speakers, bells, musical equipment, machinery or other equipment or instruments which may disturb other Condo Owners
- 1.3 Repair and Maintenance in private property must be carried out between the hours of 9am and 5pm, Monday through Saturday, except in cases of emergency.
- 1.4 No Vendor Access is permitted for purposes of solicitation. Deliveries, professional services required or requested by Condo Owner, renter or their guest are allowed. A courtesy notice to Security Personnel is expected and appreciated.
- 1.5 It is requested the Condo Owner provides a courtesy notification to Security personnel and/or Administrator of any expected guests that may need access to buildings or assistance with parking or cabs.
- 1.6 Common Areas such as beachfront and pools cannot be reserved for exclusive use by any Condo Owner, renter or their guests.
- 1.7 Smoking is not permitted at any time in the common areas including: lobbies, elevators, stairways and garages etc. With the exception of the beach areas with the wind blowing away from the pool areas. Please if you smoke, remove any and all debris upon exiting the area.
- 1.8 Keep sidewalks, building entrances, elevators and stairways clear from obstruction(s) for purposes of safety to owners, visitors, renters, and employees.
- 1.9 Parties: Condo Owners, their renters and guests will use their respective private unit in an orderly and quiet fashion when having parties inside their condos. When having parties in common Areas, No parties may engage in negligent behavior [loud music, drug use, nudity, etc.] that may compromise the Regime's balance, safety, health or comfort.
- 1.10 Terraces
 - a.) No clothing or other articles shall be hung from windows, railings, columns or arches.
 - b.) No grills with open flames may be used or stored on any Terraces.
 - c.) Terraces may not be covered with canopies or other materials.
 - d.) Nothing is to be thrown or dropped from Terraces.
 - e.) Terrace plants, furniture and decorative items must be maintained in good condition and present an orderly and attractive appearance.
 - f.) No Condo Owner will place food on Terraces to solicit visitation of birds with the exception provided that the feeder is not hung from or installed upon Common Elements.
 - g.) Care should be exercised when cleaning Terraces, watering plants or filling/using hot tubs so that no excess overflow water splashes downward onto lower Terraces.
 - h.) All items must be removed from Terraces prior to hurricanes by Condo Owner or Unit's Management Company.
- 1.11 No entrances, hallways or other portions of Common Elements shall be decorated by any Condo Owner in any manner without prior written approval of the VC.

- 1.12 Pets are allowed by all Condo Owners. Pets are not to disturb the harmony and peace of the Regime. Condo Owner is responsible for removal of all pet wastes.
- 1.13 Children shall not be allowed to play in entrances, stairways, elevators or garages of buildings. Under no circumstances are children allowed to play around parked vehicles.
- 1.14 The roof, storage rooms or other restricted areas [electrical or AC shafts etc.] may only be accessed by approval of and in coordination with the Administrator.
- 1.15 No Antennas or Satellite Dishes shall be attached to or hung from the exterior of the building by Condo Owners
- 1.16 Moving large items into units must be coordinated with Administrator to ensure proper access and safety and that inconvenience to other Condo Owners is minimized. Use of padding to eliminate damage to elevators may be required. Any damages to common areas or utilities will be charged to responsible Condo Owner.
- 1.17 Any remodeling projects to units must be coordinated with the Administrator to ensure proper access and safety and that inconvenience to other Condo Owners is minimized. Administrator must have proper notification to notify Condo Owners five (5) days in advance via email so they are aware and can notify guests or tenants.
- 1.18 The Administrator shall have the right to determine that in the event of an emergency, access to enter any unit is required. If an owner or management company cannot be reached and if a key or access code is not placed with the Administrator to be used for that purpose. Therefore in the event it becomes necessary, the Administrator is hereby authorized to utilize the necessary methods to gain entry, including physical force. The Condo Owner hereby releases the Administration and Regime from any liability for damages caused by such emergency entry. Should a Condo Owner decide not to provide a key or access code for emergency access, all costs of restoration to access points of unit will be borne by the Condo Owner.
- 1.19 All garbage, trash and refuse from units shall be placed within a closed plastic bag and given to a security personnel to be taken to designated trash and/or recycling areas. Under no circumstances is it permissible to leave garbage in the Common Area hallways or garages for disposal by others. The Administrator shall be given the right to change this procedure as seen fit to comply with municipality regulations and access to the trash areas.
- 1.20 No resident shall use, or permit to be brought into, or stored in the building any hazardous or flammable materials, chemicals, oils or fluids such as gasoline, kerosene, naphtha, benzene, fireworks or other explosives or articles deemed hazardous to life, limb or property.
- 1.21 No weapons are allowed in Common Areas.
- 1.22 Fireworks are forbidden at all times and in all areas of the Condominium.
- 1.23 Loading Areas in front of buildings should never be used for parking by Condo Owners, contractors or Visitors other than for loading and unloading in the least amount of time possible.
- 1.24 Common Parking Areas:
 - a.) No vehicles shall be left in a parking space in a non-operative condition.
 - b.) Major repairs to vehicles of any type are not permitted in parking areas.
 - c.) Entrances and driveways are never to be used for parking.
 - d.) Vehicles should not generate excessive noise or gases.
 - e.) No parking allowed in any RED marked areas at any time.
 - f.) Parking Spaces are for exclusive use of Condo Owners or their tenants/guests.
 - g.) Cleaning of vehicles or recreational equipment must use non-toxic products.

- 1.25 No advertising, pictures, publicity notes or signs may be posted on common area walls, windows, elevators etc., with the exception of official Condominium notices approved by the Administrator.
- 1.26 Belittlement or abuse of employees will not be tolerated.
- 1.27 Pool Use:
 - a.) Pool Hours are 9:00am to 10:00pm daily.
 - b.) No lifeguard is on duty in the pool or beach areas. Use at your own risk.
 - c.) Children under the age of 12 must be accompanied and directly supervised by a parent or guardian.
 - d.) Proper attire and behavior is required at all times as this is a family location.
 - e.) Considerate and respectful use of the pools appreciated
 - 1.) Limit yelling
 - 2.) Refrain from excessive splashing or horseplay that would adversely affect other users of pool
 - f.) No diving is allowed in any pool or Jacuzzi
 - g.) Waterproof pants are required on all infants using any of the pools
 - h.) No dive gear is allowed in any pool or Jacuzzi
- 1.28 Do not bring glassware to the Pool or Beach area for everyone's safety
- 1.29 For your own safety – Do not walk on the Outer most Pool Wall that extends over the Ocean.
- 1.30 If Music is to be played at the Pool area, please play it at a Volume that is respectful of other guests and users of pool and beach areas
- 1.31 After swimming or sunning at the beach and ocean please rinse off using the Outdoor Shower at the south end of the Pool deck before entering any pool or Jacuzzi to remove any salt water or sand from your body.
- 1.32 Use designated rinse tanks at each end of the pool deck for rinsing swimming, diving or snorkeling articles.
- 1.33 Remove your personal trash to appropriate trash or recycle bins upon exiting the pool or beach areas.
- 1.34 Pets are not allowed in the pool.