

EXHIBIT A
OPERATIVE REGULATIONS

- 1.1 Condominium Quiet Hours are from 11:00 pm to 8:00 am daily.
- 1.2 Co-Owners will abstain at all times from placing, operating and installing speakers, bells, musical equipment, machinery or other equipment or instruments which may disturb other Co-Owners.
- 1.3 Repair and Maintenance must be carried out between the hours of 9am and 5pm, Monday thru Saturday, except in cases of emergency.
- 1.4 No Vendor Access permitted for purposes of solicitation. Deliveries, professional services required or requested by Co-Owners allowed. A courtesy notice to Doormen is expected and appreciated.
- 1.5 Common Areas such as beach fronts and pools cannot be reserved for exclusive use by Co-Owner or others.
- 1.6 Smoking is not permitted at any time in the common areas, including lobbies, elevators, stairways and garages etc.
- 1.7 Sidewalks, Green Areas, Walkways, Entrances, Elevators and Stairways shall not be obstructed or used for any purpose other than ingress or egress from condo units.
- 1.8 Co-Owner and Occupants will use their respective unit in an orderly and quiet fashion. No party may engage in negligent behavior [loud music, drug use, nudity in common areas etc] that may compromise the Regime's balance, safety, health or comfort.
- 1.9 No clothing or other articles shall be hung from windows or Terrace railings, columns or arches.
- 1.10 No grills with open flames may be used on any Terraces.
- 1.11 Terraces may not be covered with netting or canopies.
- 1.12 Nothing is to be thrown or dropped from Terraces.
- 1.13 Terrace plants, furniture and decorative items must be maintained in good condition and present an orderly and attractive appearance.
- 1.14 No Co-Owner will place food on Terraces to solicit visitation of birds with the exception of hummingbirds provided the feeder is not hung from or installed upon Common Elements.
- 1.15 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.
- 1.16 All items must be removed from Terraces prior to hurricanes by Co-Owner or Unit's Management Company.

- 1.17 No entrances, hallways, Terraces, or other portions of Common Elements shall be decorated by any Co-Owner in any manner without prior approval.
- 1.18 Pets are allowed to be owned by Co-Owners only. No visitors shall bring pets for any extended/overnight period. Pets are not to disturb the harmony and peace of the Regime. Co-Owner is responsible for removal of all pet wastes.
- 1.19 Children shall not be allowed to play in entrances, stairways, hallways, elevators or garages of buildings. Under no circumstances are children allowed to play around parked vehicles.
- 1.20 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.
- 1.21 No Antennas or Satellite Dishes shall be attached to or hung from the exterior of the building by Co-Owners
- 1.22 Moving large items into units must be coordinated with Administrator to ensure proper access and safety so that inconvenience to other Co-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 Co-Owner.
- 1.23 The Administrator shall have the right to determine that in the event of an emergency, access to enter any unit is required. If a key or access code is not placed with the Administrator to be used for that purpose, and in the event it becomes necessary, the Administrator is hereby authorized to utilize such methods as may be necessary to gain entry, including physical force. The owner hereby releases the Administration and Regime from any liability for damages caused by any such emergency entry. Should a Co-Owner decide not to provide a key or access code for emergency access, all costs of restoration to access points of unit will be born by the Co-Owner.
- 1.24 Elevators are not to be manually held open by putting anything in the doorway. If the doors need to be held open temporarily, use the "DOOR OPEN" button on the panel within the elevator.
- 1.25 All garbage, trash, refuse and disassembled paper cartons from units shall be placed within a closed plastic bag and 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.

- 1.26 No resident shall use, or permit to be brought into, or stored in the building any hazardous or inflammable materials, chemicals, oils or fluids such as gasoline, kerosene, naphtha, benzene, fireworks or other explosives or articles deemed hazardous to life, limb or property.
- 1.27 No weapons are allowed on the premises.
- 1.28 Fireworks are forbidden at all times and in all areas of the Condominium.
- 1.29 Loading Areas in front of buildings should never be used for parking by Co-Owners, contractors or Visitors other than for loading and unloading in the least amount of time possible.
- 1.30 No vehicles shall be left in a parking space in a non-operative condition. Major repairs to vehicles of any type are not permitted in parking areas. Entrances and driveways are never to be used for parking.
- 1.31 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.
- 1.32 Belittlement or abuse of employees will not be tolerated.