

**Combined Rules and Regulations
for the Edge Master Association, Inc. and
Edge Condominium No. One Association, Inc.**

Adopted September 17, 2014

1. No nuisances (as defined solely by the Board of Directors) shall be allowed on the Condominium or Association Property,-No Unit Owner or occupant shall make or permit any disturbing noises, nor allow any disturbing noises to be made by the Owners family, employees, pets, agents, tenants, visitors or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owner or occupants. No Unit Owner or occupant shall play or permit to be played any musical Instrument, nor operate or permit to be operated a stereo, television, radio or sound amplifier in his or her Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted vocal or Instrumental Instruction at any time which disturbs other residents. Use of the Amenities is for residents, their immediate families and guests accompanied by residents only. Guests may not use the amenities unaccompanied by a registered resident unless registered with the Management office
2. The Common Areas and facilities, if any, shall not be obstructed nor used for any purpose other than the purposes intended therefor. No carts, bicycles, carriages, chairs, tables or any other similar objects shall be stored therein except in areas (if any) specifically designated for such purposes by the Board. The personal property of Unit Owners and occupants must be stored in their respective Units. Nothing shall be left in any hallway or portion thereof, of the Condominium or Association Property; items found will be removed immediately by the staff and stored for 30 days. The Association will use it's best efforts to contact the owners at the last known address or contact information to provide adequate notice and opportunity to pick up their personal property. If the owner of said item(s) cannot be readily determined the item(s) will be discarded.
3. No articles other than patio type furniture or potted plants shall be placed on the balconies, patios, terraces and/or lanais or other Common Elements or Limited Common Elements. Potted plants are to be raised on a surface with a minimum of 4 inches from the concrete to allow proper drainage to avoid moisture accumulation on the concrete surface.No linens, cloths, clothing, shoes, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, patios, terraces, lanais, railings or other portions of the Condominium or Association Property. Area rugs or carpeting may not be installed on any terrace, balcony or lanai floor as this has been deemed a cause of water saturation of the concrete surface, possibly leading to premature deterioration of the concrete and rebar located therein.
4. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto any of the balconies, patios, terraces and/or lanais or elsewhere In the Building or upon the Common Elements or Master Common Areas. Each Unit Owner shall be responsible for cleaning up after themselves and their guests, tenants and invitees when within the Condominium Property or Association Property, including, without limitation, placing all trash and/or garbage in the proper receptacles.
5. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage, recycling or disposal of such material shall be kept in a clean and sanitary condition. All trash placed in the trash chute must be in a bag. Cardboard boxes must be flattened and placed in the designated cardboard receptacle located on the ground floor in the garage. Bulk items such as bedding and furniture must be removed by the Owner/Lessee at their expense; there is no provision for this service by

the Association. Movers and delivery personnel must remove all packaging material from the property. No large cardboard boxes or oversized refuse is permitted to be disposed of down the trash chute.

6. Employees of the Association are not to be sent out by Owners for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association. Employees, vendors or subcontractors of the Association are not permitted in any common areas unless performing services for which they are contracted; and except for proper employment purposes. Use of the Amenities by any employee, vendor or subcontractor is prohibited
7. No motor vehicle which cannot operate on its own power shall remain on The Properties for more than twenty-four (24) hours, and no repair of such vehicles shall be made thereon except as is necessary to remove them from the property for further repairs. Vehicles are not permitted to park on Condominium or Association Property if they are leaking automotive fluids. No portion of the Common Areas may be used for parking purposes, except those portions specifically designed and intended therefor. Vehicle covers may be used if they are of uniform color, in good condition and installed in the proper manner. Vehicles which are in violation of these rules and regulations shall be subject to being booted or towed at the vehicle owner's sole expense by the Association as provided in the Declaration, subject to applicable laws and ordinances
8. Parking is by assignment only. All vehicles parked in Association spaces must be registered with the Association and display a valid decal or permit. Parking areas for the use of the Unit Owners and/or Lot Owners (or their tenants) are located within the Common Areas. It is intended that parking by Unit and/or Lot Owners, their guests, tenants and invitees shall be only within spaces and areas clearly designated for this purpose.

Any vehicle parked on the property or designated street areas must display an Association-issued permit or decal at all times. Vehicles not displaying such a permit or decal may be booted or towed at the vehicle owner's sole expense per posted signage.

Parking in any exterior spaces on Association property (roundabout) or designated street parking is for guests and vendors only; residents must park in their assigned spaces or off property if their vehicles outnumber their assigned parking. There is a strict time limit enforced on all guest parking: permits are available in 2 hour, overnight and multi-day terms. Overnight permits expire at 9 a.m. the day after issuance. Multi day permits are available through the Management Office only and limited in availability. Extended passes cannot be issued for the same vehicle in excess of 14 days in any single month or 28 days in any calendar year. Parking is on a first come, first served basis.

Parking in or on the Common Areas shall be restricted to the parking areas therein designated for such purpose. No person shall park, store or keep on any portion of the Common Areas boats, trailers, Jet-skis and trailers for same, panel trucks, buses, trucks with a load capacity of one (1) ton or more, vans (excluding vans used by handicapped persons, mini-vans or sport utility vehicles used as passenger vehicles and receiving a "car" or "passenger vehicle" classification by the Florida Department of Highway Safety and Motor Vehicles), recreational vehicles (RV's and motor homes), vehicles used primarily for commercial purposes, and vehicles with commercial writings on their exteriors other than Sheriffs, Marshall's, or police officers vehicles marked as such, nor may any person keep any other vehicle on the Common Areas which is deemed to be a nuisance by the Board. The foregoing shall not, however, preclude such vehicles from being on The Properties during periods of construction and/or when performing deliveries. No trailer, camper, motor home or recreation vehicle shall be used as a residence, either temporarily or permanently, or parked on the Common Areas. All vehicles will be subject to height, weight, width and length restrictions and other rules and regulations now or hereafter adopted. Vehicles which are in violation of the foregoing restrictions shall be subject to being towed by the Association,

subject to applicable laws and ordinances. The decision of Declarant to assign specific parking spaces within the Common Areas to designated companies or persons, or for specified uses, shall be final, binding and conclusive.

Only one motor vehicle, two motorcycles/scooters, or one vehicle and one motorcycle/scooter are permitted in a parking space at any one time. Under no circumstances may a vehicle extend beyond the stripes on either side of the space, or beyond the end of the striping by more than 12 inches as this would impede the ability of other vehicles to safely navigate the garage.

Handicap parking in the exterior areas (roundabout) is for guest only, not residents and limited to 24 consecutive hours maximum time.

Vehicles parking in a Handicap Space must display a government issued Handicap Parking Permit Placard or Government issued registration tag as well as an Association-issued Parking Permit or Decal.

Handicap parking in the garage may be temporarily assigned to a resident in exchange for surrendering their assigned spot for the same period of temporary assignment. Such assignment is at the sole discretion and authority of the Master Association Board alone and may be withdrawn at any time. Non-assigned Handicap spaces can be used by guest or residents based on availability and cannot be used for long-term (in excess of 1 week). Residents may not utilize a Handicap Parking Space in addition to their assigned space as a 2nd space.

Vehicles which are in violation of parking rules or display an expired Decal or Permit shall be subject to being booted or towed at the vehicle owner's sole expense.

Bicycles must be parked in the Unit or in a private storage area. If the bicycle owner wants to park their bicycle in a common area, it must be parked in one of the Association bicycle racks and registered with the Management office. All vehicle and bicycle parking is at the Owners risk and responsibility.

9. No electronic equipment may be permitted in or on any Unit which interferes with reception of broadcast signals in another Unit or Lot.
10. Access Devices (FOB's) will be issued only to Owners, Tenants or Residents with a limit of 1 (one) device per registered resident. For the safety and security of all residents, a photo ID of vendors (including but not limited to contractors, deliveries, cleaning services, etc...) will be taken by the Front Desk Concierge each time they arrive on property to perform a service. The photo ID will be returned upon exiting the property. When a unit is leased the owner FOB is deactivated for the term of lease. However, owner can still request a 24 hour advance notice to inspect unit. Except in an emergency, as determined by the Board or management.

10.1 Guest FOBS can be issued to residents for properly registered guest providing access for the length of the registered stay of 14 days or less. There will be a refundable deposit of \$25 for the guest fob.

11. Residents picking up packages at the Front Desk, making work orders or requesting to gain access to their respective Unit must present a photo ID.
12. It shall be the responsibility of all Unit Owners to deliver a set of keys to their respective Units to the Association for use in the performance of its functions. No Unit Owner shall change the locks to his or her Unit (or otherwise preclude access to the Association) without so notifying the Association and delivering to the Association a new set of keys (or otherwise affording access) to such Unit. All locks must conform in appearance when viewed from the common hallway or

building exterior in color, shape and size; additional locks cannot be added to any unit door if visible from a common hallway or exterior of the unit.

The key to each Unit that the Association is required to keep secured is solely for emergency purposes. Residents may leave a key at the Front Desk to be issued to guests, vendors, contractors, workers or delivery personnel if the key is in a sealed envelope with the unit owners name, signature, Unit number, name of the person or company that the key is left for. A Key Release, Indemnification and Hold Harmless form must be provided with the key. When the key is to be picked up by the visitor, a photo ID must be presented in order to pick up the key.

For real estate showings, Owners must provide a Unit key to the real estate listing agent. That key may be stored in a lock box located in a separate designated area. The Association Unit keys will not be made available for any non-Association purposes.

13. Mailbox keys, unit keys and access devices are the responsibility of the owner to transfer to any tenant or subsequent owner. The Association does not maintain spare keys for any unit keys for this purpose at any time. Mailbox keys are never kept by the Association; locks can be changed for a fee and requires coordination with the Postal Delivery Service and must conform in appearance with the current locks. Previously issued access devices will be removed from the system at the expiration of a lease. They may be re-activated once transferred by the owner, as long as the amount of access devices does not exceed the limits contained herein.
14. Occupancy: Each Unit shall be used as a residence and/or home office only, except as otherwise herein expressly provided, all in accordance with, and only to the extent permitted by applicable local, County, state and federal codes, ordinances and regulations. Notwithstanding the foregoing, in no event shall occupancy (except for temporary occupancy by visiting guests) exceed more than (i) two (2) persons per bedroom or den (as defined by the Association for the purpose of excluding from such definition living rooms, dining rooms, family rooms, kitchens and the like) or (ii) two (2) persons per efficiency. By way of example only, (i) occupancy of a two (2) bedroom Unit shall be limited to a total of four (4) persons, two (2) per each bedroom and (ii) occupancy of an efficiency shall be limited to a total of two (2) persons. ***(Temporary is defined to mean less than fourteen (14) days in any single particular month or thirty (30) day period in any calendar year).***

14.1 Occupancy Definitions

- (a) "Guest" (14 days or less) is a person other than the owner or occupying the unit for more than a day paying no compensation of any type to the owner or tenant. All guests must be registered with the Association. A registered guest may be on the premises without being accompanied by the owner or tenant. The Front Desk and office must be notified in advance of all guests staying overnight or longer who may be unaccompanied. Residents must supply all the details for the guest PRIOR to arrival. Residents are responsible for providing keys and fobs to their guest. Residents are responsible and liable for the behavior and any damage caused by their guest.
 - i. In the event that a guest pass is issued guest must provide proper ID upon arrival. After (30) days in a calendar year, a guest occupant must apply for residency and if approved be added to the lease.
- (b) "Permanent Visitor"(1 day or less) is a person who is a frequent daytime visitor, aide, household employee, or immediate family member of a resident who has been registered with the management office as a permanent visitor. A Permanent Visitor may not be an overnight guest.
- (c) "Visitor" (1 day or less) a person visiting a unit for a day or less while the resident is present in the unit and has been granted access to the amenities after being verified with the resident.

- (d) In the event a Lessee fails to comply with the provisions of the guest/visitor policy, the Association has the right to pursue legal action to remove the unapproved guest or unapproved permanent visitor in the Owner's Unit, in addition to all other remedies available to the Association. If such action becomes necessary, the Association is entitled to recover its Attorney's fees and cost pursuant to the Declaration of Condominium and Florida Statutes, Section 718.303.
- (e)
15. Home Office Use: Home office use of a Unit shall only be permitted to the extent permitted by law and to the extent that the office is not staffed by employees, is not used to receive clients and/or customers and does not generate additional visitors or traffic into the Unit or on any part of the Condominium Property.
16. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium or Association Property.. Except only as may be permitted by the Master Covenants, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the Building or on the Common Elements, without the prior written consent of the Board of Directors of the Association. Any vehicle parked in the garage cannot display any lettering. If lettering is covered, it must be done with either an entire vehicle cover or type of covering that is aesthetically acceptable to the Board in its sole discretion. Vehicle covers may be used if they are of uniform color (grey), in good condition and installed in the proper manner. No sign, poster, display, billboard or other advertising device of any kind shall be displayed to the public view on any portion of the Common Areas without the prior written consent of the Association's Board of Directors.
17. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his or her Unit prior to his or her departure by designating a responsible firm or Individual to care for the Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage. The Unit owner should furnish the Association with the name(s) of such firm or Individual. All items on the balcony, terrace or lanai must be removed prior to leaving for any extended period of time during the Hurricane season. In preparation for a tropical storm, hurricane watch or hurricane warning, the Association has the right but not the obligation to enter a Unit to remove items left on the balcony or lanai. If the Association enters a Unit to remove any items from a Balcony, Lanai or Terrace during a Tropical Storm or Hurricane Watch or Warning, there shall be a \$150.00 non-refundable charge to the Owner (whether the Unit is Owner-occupied or leased to a tenant) for administrative and labor costs. Items will be stored inside the Unit and will not be brought back out onto the balcony, terrace or lanai. The charge will be applied to the Unit Owner's Association account.
18. No Unit Owner or occupant shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, door, balconies, railings or windows of the Building. Notwithstanding the foregoing, 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 4 ½ feet by 6 feet that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard. Curtains and drapes (or linings thereof) which face on exterior windows or glass door of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items. Flags displayed on the designated days must be removed no later than 9 a.m. the following day.
19. No window air-conditioning units may be installed. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance, by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door. Window or sliding door coverings must be white or off white in color when seen from the exterior of the unit.

20. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within The Properties and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under fourteen (14) years of age must be accompanied by a responsible adult when entering and/or utilizing recreation facilities (if any). Children under the age of 14 are not permitted to use the Fitness Center equipment or be allowed in the Spa at any time, whether or not accompanied by a responsible adult.
21. No hunting or use of firearms shall be permitted anywhere within The Properties.
22. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements or Master Common Areas, other than as is reasonable and customary in vehicles and/or in cleaning supplies.
23. Cooking is not permitted on any balcony, terrace, lanai or exterior common areas of the condominium.
24. Except as is otherwise permitted by the Master Covenants, no Owner may alter in any way any portion of the Common Areas, Including, but not limited to, landscaping, without obtaining the prior written consent of the Architectural Control Committee.
25. No flammable, combustible or explosive fluids, chemicals or substances shall be kept In any Unit, on a Lot or on the Common Areas, other than as is reasonable, customary and within the limits established by applicable law.

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26. Amenities (Pool, Spa, Fitness Center, Cyber Café, Club Room, and Game Room): The Amenities are meant for the use of all of our residents and their families and guests. They are not meant for commercial use in any manner and may not be used as such. These rules are in place to ensure the peaceful use and enjoyment of the amenities by all residents and their registered guests; please respect your neighbors at all times.

- Pool, Fitness Center, Clubhouse and Spa Rules, as posted and contained herein, must be observed. There is no lifeguard on duty, swim at your own risk.
- Pool and Spa use is restricted from dawn to dusk only (dusk is defined as no later than 30 minutes after official sunset). Use of pool and spa after these designated times is prohibited.
- Fitness Center hours are 5 a.m. to 11 p.m. daily.
- Amenities exterior deck hours (excluding pool and spa use) are from dawn to 11 p.m.
- Clubhouse hours are 9 a.m. to 11 p.m. Clubhouse may be reserved for private use, inquire with the Management Office.
- There is no smoking permitted anywhere on the property, including all exterior areas of the pool or amenity deck.
- No coolers are allowed in the pool, on the pool deck or anywhere on the amenity deck.
- No glass or breakable objects are permitted on the pool or amenity deck.
- No food is permitted on the pool deck or amenity deck except in designated areas located near the Clubhouse. Please dispose of trash and leave area clean after use; contact Front Desk Concierge if there is a spill or need for additional cleanup.
- No alcohol is permitted on the pool or amenity deck, or any public area unless approved by the Board for private functions in the Clubhouse.
- No food or drink permitted in the pool or spa.
- No pets are permitted on the amenity deck, pool deck or in any areas of the clubhouse, fitness center, cyber café, etc...
- No floats are permitted in the pool with the exception of Coast Guard approved floatation devices for children 5 and under.
- Proper swimming attire is required when using the pool or spa, no street clothes are permitted in the pool or spa at any time.
- No one may utilize the pool or spa with open wounds.
- You must shower before entering the pool or spa.
- Personal listening devices may be used with ear buds only. No open-speaker system is permitted unless it is the Association utilized music system.
- Any child or any incontinent adult or person who requires diapers must wear ~~use~~ proper swimming diapers when in the pool.
- Children under the age of 14 must be accompanied by a parent or responsible adult (over 18 years old) guardian.
- Ball playing on the pool or amenity deck is prohibited. No running or boisterous behavior is permitted. No diving or repeated jumping in the pool or spa is permitted.
- Cover-ups (shirt and shoes) must be worn while in the building and travelling to/from the Amenity Deck.
- Proper attire is required while inside the Fitness Center and all other areas of the Clubhouse. Bare chests or feet are not permitted at any time.
- Television and music volume in the Fitness Center and Clubhouse must be kept at reasonable levels at all times.
- Cell phone use must be taken outside of the Fitness Center and Clubhouse areas if anyone else is present.

- To ensure the availability to enjoy the amenities located here, there is a limit of 4 (four) guests per unit permitted to utilize the amenities (Pool, Fitness Center, Club Room, Cyber Café, Game Room, Pool Deck, Spa, etc..) at any one time.

For their own safety and the enjoyment of our adult residents, children under 14 are not permitted in the Spa or Fitness Center at any time: NO exceptions.

27. No alcoholic beverages are permitted to be consumed in any common area of the Condominium Property or Association unless for a Board approved private function in designated areas.
28. Food is not permitted to be consumed in any common area of the Condominium Property or Association except in areas designated by the Board for such purposes.
29. Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration (Section 17.3 for the Condo Declaration and Section 6.8 of the Master Declaration):
 - (a) A maximum of two (2) domesticated pets may be maintained in a Unit provided that such pets are: (a) permitted to be so kept by applicable laws and regulations, (b) not left unattended on balconies, terraces, patios or in lanai areas, (c) generally, not a nuisance to residents of other Units or of neighboring buildings and/or lots.
 - (b) Dogs and cats (or any other pets) shall not be permitted outside of their owners Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats (or any other pets) shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within The Properties. Pets shall only be in the hallways of the Building as a means of direct Ingress or egress to and from Its Owners Unit and the service elevator. A picture of the pet must be attached to the registration form.
 - (c) Unit Owners shall pick up all solid wastes from their pets and dispose of same appropriately.
 - (d) Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.
 - (e) No more than two dogs may be walked by a single person at any one time.
 - (f) Dangerous breeds of animals such as pit bulls or other breeds considered to be dangerous or a nuisance as may be determined at the sole discretion of the Board are not permitted to be kept in the Unit or on Condominium or Association Property. A letter from a veterinarian or other certified agency must be presented proving the breed of the dog.
 - (g) Non-residents are not permitted to bring their pets onto the Condominium or Association Property and Residents are not permitted to maintain temporary pets without registering them with the office.
 - (h) Upon registration, a one time non-refundable pet fee of \$250 will be required for the first pet and an additional \$200 will be required for a second pet from all residents keeping pets in the units. This fee will be collected by the Condominium Association in a separate account with funds used to offset additional cleaning costs incurred in supplying doggy bags/stations and staffing for clean ups in common areas. All residents' pets must be properly registered, including a photo of your pet. Pets must be up-to-date on all vaccinations, including rabies. Pet owners must present a valid rabies inoculation certificate to management annually.
 - (i) Service animals (occupant or guest) shall be governed by the Florida and Federal Fair Housing laws and must be registered with the Management Office.

- (j) Pets cannot relieve themselves in the garage or any common area. Any "accidents" must be reported to the Front Desk Concierge immediately for cleanup if the pet owner is incapable of performing this duty.
30. Installation of satellite dishes by Unit Owners shall be restricted in accordance with the following: (i) installation shall be limited solely to the Unit or any Limited Common Elements appurtenant thereto, and may not be on the Common Elements and/or Common Areas; (ii) the dish may be no greater than one meter in diameter, and (iii) to the extent that same may be accomplished without (a) impacting reception of an acceptable quality signal, (b) unreasonably preventing or delaying installation, maintenance or use of an antenna, or (c) unreasonably increasing the cost of installing, maintaining or using an antenna, the dish shall be placed in a location which minimizes its visibility from the Common Elements and/or Common Areas.
31. Move-In/Move-Out and Deliveries: Exclusive use of the Service Elevator. A move is defined as furniture, appliances or boxes taken to or from a Unit for the purpose of taking possession of a Unit or preparing to cease residence in the unit. Deliveries are defined as all other furniture, appliances or construction materials taken to a Unit.
- All moves require a minimum seven (7) day advanced reservation of the elevator and **MUST** be scheduled through the management office Monday – Friday between the hours of 9 AM - 5 PM. No other reservations will be accepted. Accommodations will be made, if possible, for shorter notice moves. Reservations are made in 3 ½ hour blocks from 9 AM to 12:30 PM and 1 PM to 4:30 PM, Monday through Friday and 9 AM through 12:30 PM Saturday (holidays excluded). There will be no moves on Thanksgiving Day, Christmas Day, New Year's Day, Memorial Day, July Fourth, and Labor Day. The move must be complete and the movers must be out of the building by 4:45 PM. Additional fees (overtime salary rates) will be charged if employees need to work late.
 - Deliveries require a minimum 24 hour notice to the Management Office and are restricted to the same hours and days as Moves..
 - . A non-refundable fee of \$250.00 is required prior to the move-in and covers administrative, clean up and additional staffing costs incurred by the Association for the initial move in and eventual move out. Any damage to the property will be additionally charged.
 - A Certificate of Insurance from the Moving or Delivery Company listing the Association as additional insured must be submitted prior to the date of the move. The Association requires General Liability coverage in the minimum amount of *One Million dollars (1,000,000.00)* combined single limits and Workers Compensation Insurance as required by State Law.
 - Immediate notice to Management is required if there is any delay in the start or completion of the move that will prevent the completion of the move on time or in a timely fashion. Please note owner/lessee is responsible for any additional staffing costs incurred due to an overtime move. Management has the right to cancel and reschedule a move if it appears to be starting late that it cannot be completed in the authorized time frame.
 - If you are doing the moving in/out yourself, you must provide Renter's insurance or Homeowner's insurance reflecting the Edge Condominium No. One Association, Inc. as "certificate holder"
 - Prior to beginning any moves or Deliveries, a Management representative will photograph the elevator, lower and upper elevator lobby and hallways to the unit. A representative of the moving company will leave a photo ID at the front desk upon arrival. Upon completion of the move a management representative will inspect the elevator, the upper and lower lobbies and the hallways. If any damage is noted, photographs will be taken and compared to the earlier photographs. If no damage is noted in, the moving company representative may then retrieve their photo ID and leave the property.
 - DUE TO TURN RESTRICTIONS, 18 WHEEL AND/OR FIFTH WHEEL VEHICLES ARE NOT PERMITTED AT THE PROPERTY. HEIGHT LIMIT FOR TRUCKS IS 8' (8 FEET) IF ENTERING GARAGE.

32. 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, By Laws and Articles of Incorporation 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, a fine or fines may be imposed upon an Owner for failure of an Owner, or such Owners family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By Laws, provided that the procedures set forth in the Declaration for fining are adhered to. Fines shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid 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. Owners are required to pay any and all fines levied against a unit pursuant to Florida Statutes Chapter 718.

33. Leases:

- (a) The rental application process can take up to 30 days. The applicant will be notified of a decision within 30 days. The normal time frame is usually within 14 days.
- (b) A non-refundable \$100 per applicant screening fee must be paid.
- (c) All leases as well as lease renewals must be approved prior to occupancy
- (d) As part of the approval process, the Association will run a criminal background search to assist in protecting the financial and physical well-being of the Association and its membership.
- (e) If the applicant fails the background check the occupant shall not occupy the unit.
 - i. Reasons for denials:
 1. Felony Charges –
 2. Misdemeanor against a person or property
 3. Any crime against a minor
 4. Previous history as a guest and/or resident at The Edge resulting in violations of governing documents
 5. Management and the Board can at its own discretion also deny an applicant for other reasons related to the background results
- (f) Pursuant to the Condominium Act, a lease may also be denied where the Unit Owner is delinquent in payment of assessments.

34. These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium and the Master Covenants, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted.

All of these rules and regulations shall apply to all other Owners and occupants even if not specifically so slated in portions hereof, The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

By signing below, you acknowledge receipt and understanding of the Rules and Regulations contained herein. In addition to these Rules, the Association(s) Governing Documents and all Municipal, County, State and Federal Laws, ordinances and rules must be observed at all times.

Further, you understand that any violation of said Rules and Regulations as they may be modified from time to time, may incur fees and or fines as applicable and permitted under the Governing Documents and Florida Statutes.

Date _____

Date _____

Print Name _____

Print Name _____

Signature _____

Signature _____

Association Representative Witness:

Date _____

Print Name _____

Signature _____