

**Seybold Pointe Condominium Association, Inc.**

**Agreement between (Prospective) Tenant(s) and the Board:**

**Provided (the tenant's) lease and application are approved by the Board, he/she agrees to abide by the following condominium rules:**

- 1) Absolutely no barbecue grills or other cooking devices are allowed on balconies
- 2) No towels, gym equipment, bicycles, clothing, mops, hanging plants or wind chimes are allowed to be kept on balconies ; only patio furniture and potted plants allowed on balconies -
- 3) No drilling or perforation of any balcony surface is allowed, including the balcony floor, ceiling and walls
- 4) Satellite dishes are prohibited
- 5) A **\$500** moving fee (in the form of a check in the name of Seybold Pointe Condominium Association, Inc.) must be provided to Guarantee Management Services, Inc., and a reservation must be made with the management company prior to moving date. For any other type of furniture deliveries, the tenant must make the same arrangements with the management company and can only have deliveries made during hours specified (See the bulletin board in the lobby) on Mondays through Saturdays only. The \$500 check will be fully refunded to tenant provided no damages or scratches are made to common areas of building, including, but not limited to, the elevators, tiles and walls.
- 6) No loud music, noise or hammering inside units from 10:00 p.m. through 9:00 a.m. on any given day
- 7) Pet rules: Only one dog is allowed per unit, unless your lease prohibits pets. Your dog must weigh 25 lbs. or less - Dogs must be leashed while outside unit, in elevator and common areas. Pet feces must be picked up and appropriately disposed of by dog owner/tenant.
- 8) Garbage must be properly bagged, tied up and thrown down garbage chute; Boxes or large items are not to be deposited into garbage chute or left inside the garbage room at the end of hallway; rather, said items must be placed by tenant in the garbage room on the 1st floor
- 9) Tenants must make own arrangements to dispose of unwanted furniture and other large items which are not picked up by waste/sanitation service and will incur any expenses related to the disposal of such items
- 10) Parking - Tenant must only use assigned parking space(s) of landlord/owner and understands his automobile will be towed, as well as his visitor's automobile, at his or visitor's expense, if he decides to use another owner's parking spaces without written authorization
- 11) Any overnight guests must sign in with the security guard in the lobby. Any guests who stay for a period of one week or more must register with Guarantee Management

Signed and agreed to by tenant: Board Member's Signature:

Tenant's unit # \_\_\_\_\_: Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Seybold Pointe Condominium Association, Inc.

November 30, 2005

The hours of operation for the gym and lounge area are from dawn to midnight. For security reasons, and in observation of these hours of operation, the elevator has been programmed to prevent access exclusively to this common area after midnight on a daily basis.

To avoid being denied access to the elevator from the gym and lounge, please make sure you complete your workout and exit the gym area by 11:45 p.m.

The security guard will ensure, on a nightly basis, that all the lounge doors are locked and that all residents have exited this floor prior to midnight.

Thank you for your cooperation,

The Board

Tenant's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Unit#: \_\_\_\_\_

Seybold Pointe Condominium Association, Inc.  
October 22, 2005

**RE: Balconies/Hurricane Preparation**

In light of the impending hurricane or tropical storm, please remove all furniture, bicycles, and other loose items from your balconies and secure these items inside your units no later than Sunday evening. During a tropical storm or hurricane, items such as chairs, tables, bicycles and plant pots can easily become dangerous projectiles and cause damage to not only your property, but to other residents' units, common areas and injuries to pedestrians.

On another note, per condominium rules and/or City of Miami code, residents are prohibited from using their balcony as a storage unit.

The only items which should be kept on your balconies during periods free of hurricanes and/or tropical storms are patio-type furniture and plants (which are not hanging).

Examples of items which are prohibited from being placed on balconies are rugs, clothing, boxes, storage containers, bicycles, barbecue grills (fire hazard and in violation of City of Miami Fire Code), water bottles, boxes, and/or gym equipment on their balcony. These rules are not only safety related, but also for aesthetic reasons.

You may secure your bicycles at the bicycle racks on the first and second floors; during the hurricane, you may want to secure your bicycles inside your unit or in one of the storage rooms on the parking garages, space permitting. If you wish to move your bicycle during the hurricane warning, ask the security guard to temporarily secure the bicycle inside one of the storage rooms. However, the board or management company are not responsible for any damage made to your bicycles.

Your anticipated cooperation is greatly appreciated. Please note that failure to abide by the above rules may result in a fine.

Thank you, the Board

Tenant's Name: \_\_\_\_\_

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

Tenant's Signature: \_\_\_\_\_

Unit#: \_\_\_\_\_

**Seybold Pointe Condominium Association**

**PET RULES - EFFECTIVE IMMEDIATELY (11/3/05):**

- 1) **All pets leaving the units shall be adequately leashed or contained while within the Common Elements, as set forth in 19.3 of the Declaration of Seybold Pointe Condominium.** Common Elements include the **hallways, elevator, lobby, parking garage and the grass** surrounding our property. Very small dogs may be carried by their respective owners, but at no time should be let loose by the owner or run around on the ground without a leash.
- 2) **Pets are not allowed inside the gym.**
- 3) Owners are **prohibited from leaving their dogs unattended on their balconies** for extended periods of time and **allowing them to bark and become a nuisance to other residents.**
- 4) All owners must **pick up and dispose of their dogs' waste or feces.** If your pet accidentally urinates in one of the common areas such as the hallway carpeting, lobby and/or elevator, **please be considerate** and immediately **clean up after your pet.** Aside from the obvious unpleasant odor and appearance, dog feces carry disease and **pose a serious health hazard to children, other pets (including other dogs) as well as adults.** In spite of this, feces are continued to be left by dog owners throughout several areas of the landscaping and common areas of the building.
- 5) As stated in 19.3 of the Declaration, "**there shall not be more than one (1) dog or two (2) cats in any unit.**"
- 6) As per Page 8 of the Prospectus for Seybold Pointe Condominium, "**no pet weighing more than 25 lbs. is permitted.**"

Please note that the board and management company has received **numerous complaints** from residents, many of whom are pet owners themselves, regarding some residents' failure to exercise common courtesy for others and comply with the above rules. Several different residents' respective **unleashed** dogs have been observed fighting with each other in common areas of the building in the past couple of weeks; residents were observed on video allowing their unleashed pets to defecate on the upper levels of the parking garage; and the dog of an unattended minor resident urinated on the rug of the gym directly in front of residents using the exercise machines.

**Your cooperation is greatly appreciated. Failure to abide by the above rules may result in a fine.**

**Tenant's Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Tenant's Signature:** \_\_\_\_\_ **Unit#:** \_\_\_\_\_

Tenant's acknowledges that **NO** pets will be present in this unit