

ADMIRALTY TOWERS CONDOMINIUM ASSOCIATION, INC.
c/o Lion Property Management Inc.
P.O. Box 8463
Coral Springs, FL 33075
Phone: 954-227-9556 Fax: 954-753-1417

INSTRUCTIONS FOR RENTALS

1. Application must be completed in its entirety. **Failure to do so are grounds for rejection.** An application fee of **\$100.00** must be paid by **money order payable to Lion Property Management** at the time of submitting the application. The \$100.00 application fee per single applicant is required. If legally married, the \$100.00 is per couple. Any other applicant over the age of 18 there is an additional \$100.00 fee. International screening (residence outside of the United States) requires an additional fee per country per person. For further information contact management for details at 954-227-9556 or by e-mail to msangelo@lionpropertymanagement.net. No personal checks will be accepted. **THE APPLICATION FEE IS NON-REFUNDABLE WHETHER APPROVED OR NOT APPROVED.**
2. Clear copies of Drivers License and Social Security cards for all occupants including children over 18 years old combined on one sheet if possible.
3. Proof of income – **income tax return or total amount of one month's net income.**
4. Proof of current address - telephone or electric bill showing current address.
5. **Complete and sign Disclosure and Release Statement for each applicant. Additional forms for applicants over 18 year of age will be required.**
6. Please make sure you comply with the occupancy regulations per your documents which are:
 - Single Family Residence Only:**
 - One Bedroom Unit – No more than 2 residents, including children.
 - Two Bedroom Unit – No more than 4 residents, including children.
7. A fully executed Lease.

THIS APPLICATION WILL BE RETURNED IF ANY OF THE ABOVE INSTRUCTIONS ARE NOT COMPLETED AND LEGIBLE. THE BOARD HAS 30 DAYS TO PROCESS THIS APPLICATION WHICH BEGINS FROM THE DAY THAT ALL INFORMATION IS COMPLETED AND READY TO BE PROCESSED. THE APPLICANT WILL BE NOTIFIED BY A MEMBER OF THE BOARD TO SCHEDULE THE REQUIRED INTERVIEW IN A TIMELY MANNER. FAILURE TO ABIDE BY THESE REGULATIONS ARE GROUNDS FOR DENYING THE APPLICATION.

ADMIRALTY TOWERS CONDOMINIUM ASSOCIATION, INC.
C/O LION PROPERTY MANAGEMENT, INC
P.O. Box 8463
Coral Springs, FL 33075

APPLICATION FOR RENTAL

THE ATTACHED APPLICATION FOR OCCUPANCY MUST BE COMPLETED IN DETAIL BY THE PROPOSED LESSEE. IF ANY QUESTION IS NOT ANSWERED OR LEFT BLANK, THIS APPLICATION WILL BE RETURNED, NOT PROCESSED AND NOT APPROVED.

ATTACH TO THIS APPLICATION A MONEY ORDER FOR \$100.00 PAYABLE TO LION PROPERTY MANAGEMENT INC FOR PROCESSING THIS APPLICATION. THE \$100.00 APPLICATION FEE IS REQUIRED PER SINGLE APPLICANT OR A LEGALLY MARRIED COUPLE. ANYONE ELSE OVER 18 YEARS OF AGE AN ADDITIONAL \$100.00 FEE PER PERSON PAYABLE TO LION PROPERTY MANAGEMENT MUST BE INCLUDED. INTERNATIONAL SCREENING (RESIDENCE OUTSIDE OF THE UNITED STATES) REQUIRES ADDITIONAL FEES PER COUNTRY PER PERSON. CONTACT MANAGEMENT FOR DETAILS AT 954-227-9556 OR BY E-MAIL MSANGELO@LIONPROPERTYMANAGEMENT.NET. A COPY OF THE FULLY EXECUTED LEASE.

OCCUPANCY PRIOR TO APPROVAL IS PROHIBITED AND ONLY PERSONS NAMED IN THIS APPLICATION MAY OCCUPY THIS APARTMENT. NO ROOM MATES ADDED AFTER APPROVAL.

THE RENTER SHALL MAKE THEM SELVES AVAILABLE FOR A PERSONAL INTERVIEW.

OCCUPANCY REGULATIONS – SINGLE FAMILY RESIDENCE ONLY:

ONE (1) BEDROOM UNIT – NO MORE THAN 2 RESIDENTS, INCLUDING CHILDREN.

TWO (2) BEDROOM UNITS – NO MORE THAN 4 RESIDENTS, INCLUDING CHILDREN.

PLEASE TYPE OR PRINT

DATE _____ LEASE TERM :(No less than a year)

FROM: _____ TO: _____

OWNER'S NAME _____

OWNER'S ADDRESS _____

PHONE NO. _____

NAME OF PROPOSED LESSEE (AS LEASE WILL APPEAR)

a. _____

b. _____ (Spouse)

NAMES, AGES AND OCCUPATION OR RELATIONSHIP of all persons who will occupy the apartment:

<u>NAME</u>	<u>AGE</u>	<u>OCCUPATION OR (RELATIONSHIP)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

1. In making the foregoing application, I represent to the Board of Directors that the purpose for the lease of an apartment at **ADMIRALTY TOWERS CONDOMINIUM** is as follows;

Permanent Residence _____ Other (Please State) _____

2. I hereby agree for myself and on behalf of all persons who may use the apartment which I see to lease:

- a. I will abide by all of the restrictions contained in the By-Laws and Rules & Regulations, and Restrictions which are or may in the future be imposed by the **ADMIRALTY TOWERS CONDOMINIUM**.

- b. I may not bring a pet nor may any guest or visitor bring a pet into **ADMIRALTY TOWERS CONDOMINIUM** nor acquire one, without **BOD** approval. Either temporarily or permanently after I occupy the apartment.

- c. I understand that sub-leasing or occupancy of this apartment in my absence is not permitted.

- d. I understand that any violation of the terms, provisions, conditions, and covenants of **ADMIRALTY TOWERS CONDOMINIUM** documents provides cause for immediate action as therein provided or termination of the Leasehold under appropriate circumstances.

- e. All garbage **MUST** be put into plastic bags and tied before being placed into the proper dumpster.

3. I understand that the submission of this application and the payment of the processing fee is no guarantee of approval.

If this application is denied, no reason need be given and no refund of the processing fee will be made. Any misrepresentation or falsification of information on these forms will result in the automatic rejection of this application.

4. I understand that the Board of Directors of the **ADMIRALTY TOWERS CONDOMINIUM** may cause to be instituted as such an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of directors or their agent to make such investigation and agree that the information contained herein may be used in such investigation, and that the Board of Directors and Officers of the **ADMIRALTY TOWERS CONDOMINIUM c/o Lion Property Management Inc.** itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board.

In making the foregoing application, I am aware that the decision of the **ADMIRALTY TOWERS CONDOMINIUM** will be final and that no reason will be given for any action taken by the board. I agree to be governed by the determination of the Board of Directors.

OWNER _____

APPLICANT _____

DATE _____

APPLICATION FOR APPROVAL OF LEASE
LESSEE(S) _____
DATE _____
APARTMENT NO. _____
OWNER(S) _____
PARKING SPACE NO. _____

ADMIRALTY TOWERS CONDOMINIUM
ASSOCIATION, INC.
750 NORTH OCEAN BOULEVARD
POMPANO BEACH, FLORIDA 33062

I/We submit the following application to your Board of Directors in re: a proposed lease of above apartment. I/We agree not to move in as guest(s) or otherwise before this application is filed with and approval given in writing by the Association. It is understood and agreed that occupancy as a guest or otherwise of unit under consideration immediately prior to written approval of original leasing application shall make this application null and void. I/We also understand that we may not move in furniture and/or persona items before the Board approved beginning of the lease period. I/We understand that the apartment "shall be used only for one family in residence and shall during period of lease be occupied by no more than four (4) persons.

THIS APPLICATION MUST BE ACCOMPANIED BY A CERTIFIED, OR PHOTOSTATIC COPY OF THE COMPLETELY WRITTEN LEASE WITH THE bona fide prospective lessee, and a non-returnable investigation fee of \$100.00 made out to and forwarded directly to Lion Property Management, Inc.; otherwise the Association is not required to consider it a bona fide offer to lease, upon which it must or will act.

LESSEE(S) _____ SPOUSE _____

SOC. SEC. # _____ SOC. SEC. # _____

HOME ADDRESS _____

CITY _____ STATE _____ ZIP _____

HOW LONG AT ABOVE ADDRESS _____ BUSINESS _____ ACTIVE OR RETIRED _____

NAME OF REFERENCES _____ ADDRESS _____

_____ ADDRESS _____

PHONE NOS: _____

BANK REFERENCE _____ ADDRESS _____

BANK CONTACT _____

AUTOMOBILE _____ LIC.# _____ STATE _____

MAKE, TYPE, YEAR & COLOR _____

DATE OF BIRTH _____

TELEPHONE NO. _____

Lessee and family are restricted to one automobile which must be parked in apartment unit's assigned space #_____. Guest parking must not be used for parking second car or any car by lessee or member of the family.

List all other persons who may occupy this apartment as overnight guest, (including relatives) during term of lease. If 'None" please so state. It is understood and agreed that all overnight guests must be registered with the office prior to occupancy and shall not exceed five (5) persons, children included.

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>

No unit shall be used for any type of full or part time business activity. Lessee(s) not in actual residence may not have day guests or overnight guests. I/We, the lessee(s) understand and agree that no person other than those listed on the Application for Approval of Lessee(s) will occupy the above apartment during my/our leasehold without the prior written approval of the Board of Directors. It is understood and agreed that no person will occupy the above apartment during my absence. That I/We will be responsible for any damage on the premises known as 750 N. Ocean Boulevard, Pompano Beach, Florida 33062 caused, in the opinion of the Board of Directors, by me, my family, guests, and/or visitors. I/We understand and agree to pay for the repairs necessitated by the damage, as arranged for by the representative of the Board of Directors. I/We understand and agree, together with our guests and visitors, to comply with the provisions of the Declaration of Condominium of Admiralty Towers Condominium Association, Inc., its bylaws and Rules and Regulations are to be incorporated in the lease by specific reference and made part of said lease. It is understood and agreed that this Application for Approval of Lessee(s) shall be deemed part of the leasing agreement between the owner(s) and the Lessee(s) with the same force and effect as if fully set forth in the lease.

NUISANCES: No nuisance shall be allowed upon the condominium property nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of any other apartment or common property.

No immoral, improper, offensive or unlawful use in the opinion of the Board of Directors shall be made of, or upon, condominium property, including units and common property.

LEASING: Entire units may be lease provided the occupancy is only by one family and is NOT FOR LESS THAN THREE CONSECUTIVE MONTHS and not LONGER THAN TWELVE CONSECUTIVE MONTHS. THERE MAY BE NO SUB-LEASING. No rooms may be rented and transient tenants accommodated.

In order to secure a community of congenial residents and thus protect the value of the units, leasing of units by any owner shall be subject to the following provisions: No unit owner may dispose of a unit or any interest therein by lease for any term without the prior specific written approval of the Board of Directors and no lessee shall occupy the unit in advance of such approval. No use of unit will be permitted prior to beginning of actual leasing period. NO LEASE MAY BE MADE OR CAN BE APPROVED IF A DOG OR OTHER PET IS TO BE KEPT IN SUCH UNIT.

Each owner of an apartment shall be responsible for the acts of omission and commission on the part of the lessee(s), their guests and visitors, and their acts shall be deemed to be the acts of said owner.

All leases must be on lease forms approved by the Association and contain the provisions required by the Association to carry out the provisions of this Declaration of the Association.

NOTICE TO ASSOCIATION: A unit owner intending to make a bona fide lease of his unit or any interest therein, shall give notice to the Association of such intention, together with the name of the proposed lessee(s), **TOGETHER WITH SUCH OTHER INFORMATION AS THE ASSOCIATION MAY REQUIRE FOR EACH NEW LEASE PERIOD.**

COMPLIANCE AND DEFAULT: Each unit owner shall be governed by and shall comply with the terms of the condominium documents and regulations adopted pursuant thereto and said documents and regulations as they may be amended from time to time. A default shall entitle the Association or other unit owners to the following relief.

LEGAL PROCEEDINGS: Failure to comply with any of the terms of the condominium documents and regulations adopted pursuant thereto shall be grounds for relief, which relief may include but shall not be limited to an action to cover and recover sums due for damages, or injunctive relief, or both and which actions may be maintained by the Association or in a proper case, by an aggrieved unit owner. In any proceedings arising because of any alleged default, damage, etc. by a unit owner, lessee, guests, or visitor, the prevailing party shall be entitled to recover the costs of the proceedings and such reasonable attorneys' fees as may be awarded by the court.

I/We understand that the Board of Directors of Admiralty Towers Condominium Association, Inc., may cause, to be instituted as such, an investigation of my/our background as the Board may deem necessary. Accordingly, I/We specifically authorize the Board of Directors or their agent to make such investigation and agree that the information contained herein may be used in such investigation, and that the Board of Directors and Officers of Admiralty Towers Condominium Association, Inc., itself shall be held harmless from any action or claim by me/us in connection with the use of the information contained herein or any investigation conducted by the Board of Directors.

In making the foregoing application, I/We understand and agree that the decision of the Admiralty Towers Condominium Association is final and that no reason will or need be given for any action taken by the Board.

I/We understand and agree that I/We will be governed by the decision of the Board of Directors.

DATED AND SIGNED this _____ date of _____ 20____.

OWNER _____	LESSEE(S) _____
Signature	Signature
_____	_____
Signature	Signature

Admiralty Towers Condominium Association Addendum to Lease Agreement for Unit ____

1. The Association and/or its authorized agent shall have the irrevocable right to have access to the unit from time to time during reasonable hours as is necessary for inspection, maintenance, repair or replacement of any Common Element therein or for making emergency repairs to prevent damage to the common elements or other units.
2. The Lessee agrees to comply with the Rules and Regulations, Declaration and ByLaws of the Association and not to interfere with the rights of other residents of the Association with unreasonable noises or otherwise nor permit any nuisance, immoral or illegal act in the unit or on the common elements.
3. The approval of the Lease Agreement issued by the Association is expressly conditioned on the Lessee's observance of the provisions contained in this addendum. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the Lease Agreement. A unit owner who is delinquent in any payment to the Association at the time of the Lease Agreement application shall not be approved and any unauthorized illegal tenant's vehicle(s) may be towed at the unauthorized tenant's expense. The Owner/Lessor acknowledges that he remains ultimately responsible for the acts of the Lessee and Lessee's family and guests and for any costs incurred by the Association, including Attorney's fees, in remedying violations of this Addendum and/or violations of the Condominiums documents.
4. In the event the Owner/Lessor becomes delinquent in the payment of any sums and assessments due the Association during the term of the Lease Agreement, upon written demand by the Association, the Lessee shall pay directly to the Association rental payments due to the Owner/Lessor. The Association shall be granted the full right and authority to demand and receive the entire rent due from the Lessee and deduct from the rent all assessments, interest, late charges, and attorney's fees and costs, if any, due to the Association. The balance, if any, shall be forwarded to the Owner/Lessor at such address as the Owner may designate in writing. At such time as the delinquency no longer exists, the Association shall cease the demand and payments shall again be made by the Lessee directly to the Owner/Lessor. This right may be exercised by the Association at any time the Owner shall become delinquent. The Association also reserves the right to tow any tenant's vehicle at tenant's expense who fails to comply with these provisions along with any additional remedies.

In Witness Whereof, the parties hereto have signed:

Signed in the Presence of:

LESSOR(S):

Witness

Date: _____

Witness

LESSEE(S):

Witness

Date: _____

By: _____
For Admiralty Towers Condominium Association, Inc.

DISCLOSURE AND RELEASE STATEMENT

I, _____ hereby authorize **ADMIRALTY TOWERS** (the Association) c/o LPM to procure a screening criminal report and consumer credit report from Screening Services. (Screening), a company engaged in the business of collecting information for purposes of screening, for the limited purpose of evaluating me as a resident with the Association. I specifically understand that **it is necessary that I provide my date of birth, social security number and telephone number** for the completion of a screening report. I further understand that in all likelihood, the report will contain information about my background, mode of living, character, general reputation, and personal characteristics.

I hereby authorize all persons and entities, including but not limited to businesses, corporations, former employers, credit agencies, governmental agencies, law enforcement authorities, educational institutions, state insurance departments, private regulatory agencies, and all military services, to release all written and verbal information about me to Screening. I release and hold each harmless from all liability and responsibility for doing so.

I further release and hold Screening and Management Company harmless from liability for providing the aforementioned information to the Association for the limited purpose of evaluating me as a resident.

I further understand that upon written request, I will be given a list of the areas, which will be researched and included in the report to the Association.

This Disclosure and Release Statement, in the original or copy form, is valid now through the period of time the Association considers my application for approval. I agree with all of the provisions contained herewith and was furnished with a copy of this Disclosure and Release Statement.

Applicant Name

Date

Applicant Signature

Date of Birth

Social Security Number

Phone Number

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Applicant Name

Date

Applicant Signature

Date of Birth

Social Security Number

Phone Number



Admiralty Towers
Condominium Association, Inc.

Rules and Regulations

Declaration of Condominium Exhibit G
as Amended August 31, 2011, plus Additions Adopted by Previous Board of Directors

1. **Antenna:** No radio or television antenna or any wiring for any purpose may be installed on the exterior of the building without the written consent of the Association.
2. **Attire:** Except in the outdoor recreation area, persons in bathing attire will wear shirts, robes or jacket tops and footwear at all times.
3. **Balconies and Corridors:** No movable objects (except furniture while the unit is occupied) or articles of apparel shall ever be placed in the various balconies, corridors, walkways or stairways, nor shall anything be dropped therefrom. Balconies must be maintained so that they do not detract from the uniform external appearance of the building. Cookouts are not permitted on balconies.
4. **Beach - Use of:** The beach shall be used only for bathing, sun bathing, lounging and fishing and all owners must conduct themselves so as not to interfere with the equal rights of other owners. Pets are not permitted on the beach, pool, or patio areas, whether being carried or not.
5. **Children:** Each unit owner shall be responsible for the actions and any damage caused by his children. Children shall not be permitted to play in the lobby, mezzanine, corridors, stairways, elevators or on the walkways or putting green for general safety reasons. Children under the age of sixteen (16) years shall not be permitted to play in the lobby, mezzanine, corridors, stairways, elevators or on the walkways or putting green for general safety reasons. Children under the age of sixteen (16) years shall not be permitted to use the Recreation Room and Card Rooms unless in the presence of an adult responsible for their conduct for general safety and security reasons. Children under the age of twelve (12) years of age may not use the putting green unless accompanied by at least one (1) adult unit owner for general safety reasons.
6. **Elevators:** Elevators shall not be abused or overloaded. Padding shall be installed while moving furniture or other objects which may damage the interior. Owners shall be responsible to the Board of Directors for any damage done by themselves, their guests, lessees or delivery persons serving them.
7. **Emergency Keys:** The owner of each unit shall deposit with the Association a key or keys fitting all locks to his apartment, including balcony doors. If any of said locks are changed, the owner shall immediately provide a new key. Keys are not to be used for any purpose other than emergency.
8. **Garbage, Trash and Refuse:** All garbage shall be deposited through the disposal unit in each apartment. All trash or refuse shall be placed in closed bags or wrapped, before being deposited in trash chutes. Newspapers, magazines, cartons and glass bottles must never be deposited in the chute, but must be placed in the container provided nearby. Large cartons and anything other than normal trash should be taken to the Trash Room.
9. **Guests:** Owners must notify the Manager when they are expecting overnight houseguests and should provide the manager with full information as to names and dates of arrival and departure. If guests (including members of his family), are to occupy an owner's apartment during the owner's absence, the Manager must be advised of this fact in writing, using the "Guest Occupancy" form, at least one week in advance of the intended arrival. The owner shall also be responsible for providing the guests with keys to said apartment. Guests are not permitted to bring pets into our facilities. Guests occupying an absentee-owner's apartment DO NOT HAVE THE PRIVILEGE TO INVITE OTHER OVERNIGHT GUESTS.
10. **Improvements and Exterior Walls:** No improvement may be constructed upon any part of the exterior of the building or the land upon which it is located without the written consent of the Association.
11. **Insurance** (For apartment interior and furnishings): This insurance is optional but it is recommended that each owner insure the interior against fire, extended coverage and other perils for a minimum of \$5,000.00

- 12. Laundry Rooms:** Use laundry room on your own floor (except in emergency). Remove your laundry promptly and leave the room and its equipment clean and orderly. Dyestuffs are never used in the machines. ALL HEAVY ARTICLES SUCH AS RUGS, BLANKETS, ETC. MUST BE SENT TO A COMMERCIAL CLEANER. The Laundry Room is for the use of Owners and their Guests or Lessees ONLY.
- 13. Entrance Lobby – Use of:** Use of the lobby shall be restricted to greeting guests, collecting mail, utilizing the intercommunication system, and for ingress and egress.
- 14. Noise:** In order to insure your own comfort and that of your neighbors; radios, televisions, Hi-Fi sets, organs and other musical instruments must be kept at a minimum volume, especially between the hours of 10:00 P.M. and 9:00 A.M. All unnecessary noises shall be avoided at all times.
- 15. Occupancy Limitation:** No residential unit shall be permanently occupied by more than four (4) persons, except for three (3) or more bedroom apartment units which shall not be permanently occupied by more than five (5) persons. For security and insurance reasons, all overnight guests must be registered with the office and should not exceed five (5) persons, children included.
- 16. Painting:** No exterior paint shall be applied upon any part of the building without the prior written consent of the Board of Directors.
- 17. Parking:** Owners shall use only the one parking space assigned to them and park well within the lines and up to the curb-stop. Guest parking must not be used by owners for a second car. Any owner desiring to park two cars on condominium property must arrange with another owner to use his/her parking space or purchase a “tandem space,” if available. Make sure your guests are using the GUEST PARKING area. No parking is permitted at the front entrance, but you may leave your attended car there long enough to load or unload. Drive slowly (within a 10 MPH limit) at all times on our driveways and parking areas.
- 18. Pets:** No pets will be permitted on the premises.
- 19. Recreational Facilities:** The use of all of the recreational facilities located at Admiralty Towers Condominium Apartments shall be regulated from time to time by the Board of Directors of Admiralty Towers Condominium Association, Inc. These rules and regulations shall be mailed to each of the unit owners of Admiralty Towers in care of his or her apartment in said condominium, upon adoption of same by Board of Directors.
- 20. Recreational Meeting Room – Special Use Of:** Any owner or lessee desiring to entertain a group shall submit a request in writing, directed to the Board of Directors whose approval is required. The application shall state:
1. The number of guests expected.
 2. Purpose for which the facilities are to be used.
 3. Whether food and/or alcoholic beverages or other liquids are to be served or permitted.
 4. A signed agreement by the applicant to pay all costs of residual cleaning or for restoring any property which may have been damaged or defaced.
- 21. Signs:** No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any owner on any part of the outside or inside of a unit or in the common or limited common property areas without prior written consent of the Association.
- 22. Solicitations:** There shall be no soliciting by any persons, anywhere in the building for any cause, charity or purpose whatsoever, except as authorized by the Board of Directors.
- 23. Storm Shutters:** *Removed. Association now responsible for shutters.*
- 24. Swimming Pool:** Children under three (3) years of age, or older children, if untrained, are not permitted in the pool. Children under twelve (12) years of age must be accompanied by an adult, who shall not leave them unattended at any time. Bathing caps are required for females and any males wearing their hair longer than the normal short “man’s haircut.” Food may not be served or consumed in the pool area or other public areas (except the Barbeque Area to the North of the building) without special permission of the Manager or Board of Directors. No toys, floating objects, snorkels or fins are permitted in the pool. Users of the pool and pool areas shall not participate in games involving running, shouting, and ball playing or throwing of objects. Beverages in plastic containers only are permitted in the pool area. Please use refuse containers around the pool area. All persons using the pool do so at their own risk.
- 25. Section Omitted per Amendment Dated August 31, 2011**

26. **Wet Bathing Suits:** No one will be permitted to enter the Card Rooms or Meeting Rooms, etc., or to use interior furniture while wearing a wet bathing suit or when suntan oils or creams are used. Also, any person wearing a wet bathing suit should towel-dry themselves before using our Lobby, Mezzanine, Elevators and Corridors. (Also see "Attire.")
27. **Additional Rules:** Reasonable rules and regulations concerning use of the swimming pool, shuffleboard courts, sauna baths, exercise rooms, barbeque area, card rooms, recreation and meeting rooms and shipping and putting green, not in conflict with these general rules and regulations, may be made, and amended from time to time, by the Board of directors of the Association.

Any Rule or regulation may be passed, amended or repealed upon the approval of 66 2/3% of the entire Membership of the Association.

These Rules and regulations are designed to make living at Admiralty Towers pleasant and comfortable and to insure harmonious relations. As neighbors, all of us have certain rights, but also obligations to all other owners. The restrictions we impose upon ourselves are for our mutual benefit and comfort.

Violations by Owners, employees, guests, lessees or the children or pets of any of them, are the responsibility of such Owner.

These Rules and Regulations are a part of the Declaration of Condominium but do not supersede any other provisions or the Articles of Incorporation or the Bylaws of our Association. SEE DECLARATION OF CONDOMINIUM – Section XI – USE RESTRICTIONS – pages 20 to 25.

Additions to Rules and Regulations

28. **Automobiles:** All owners, lessees and guests must furnish the Manager with the make, color, model and license number of the car or cars which they park on Admiralty Towers' premises.

The manager will supply identification stickers indicating the proper parking area.

Motorcycles are not permitted on Admiralty Towers' premises at any time except for deliver purposes.

29. *Removed due to change in Rule 18.*

30. **Swimming Pool:** (Addition to rule 24): No one is permitted to reserve chairs, chaise lounges or tables by putting towels or other personal belonging thereon unless occupying same.

31. **Water Beds:** Water beds are not permitted in any apartment in the building.

32. **Vending Machines:** No vending machines are permitted in the building, except washing and drying machines.

33. **Floor Coverings:** Carpeting must be used as a floor covering in the foyer, living, dining and bedroom areas in all apartments. The kitchen and bathrooms may be carpeted, but if a covering other than carpeting is used, it must be such that will minimize noise and written approval of the Board of Directors must be obtained before it can be installed.

Additional Rules and Regulations Adopted by Previous Board of Directors

34. **Autos:** Trucks, campers, commercial vehicles, motor homes, trailers, boats, motorcycles, and ATV's are not permitted. Use only the parking spot assigned to the unit, if unoccupied or as directed by the Security Officer. Park front wheels to the concrete stops.
35. **Billiard Room:** The key to the Billiard Room is available from the security desk. Children under 18 years of age are not permitted in this room unless accompanied and supervised by an adult.
36. **Carts:** Carts are provided for the convenience of residents and must be returned to the storage area immediately after use. Carts may not be stored in the units, left on the walkways, or in the elevators.

- 37. Contractors, Moving and Services:** Work from outside contractors, moving and delivery services must be done only between 8:00 a.m. and 4:00 p.m., Monday through Friday. All contractors are required to obtain proper permits for any work to be done in the unit. Please notify the security desk in advance of visits from contractors, movers, or delivery/service personnel.
- 38. Exterminator:** The exterminator is required to visit every unit on a monthly basis. The services may not be refused unless a medical issue exists; approval from the Board of Directors is required. For details on this, contact the Admiralty Towers office.
- 39. Grills:** Grills and benches on the beach must be reserved in advance at the security desk prior to using them.
- 40. Inspections:** Every unit is required to be inspected by our maintenance staff at least once per year. The purpose is to identify items that are in need or will shortly be in need of repair (e.g. hoses, toilet tank balls, pipes, and drains) to prevent damage to any person or property in the building.
- 41. Kitchen:** The kitchen and recreation room may be reserved for parties by calling the office at least one week in advance. If the kitchen and/or recreation area are not reserved, they may be used on a “first come, first served basis.” However, no one may take over these facilities in cases of emergency – remember everyone in the building will need access to the stove, refrigerator, ice machine, etc. (See note on Recreation Room.)
- 42. Recreation Room:** Owners and lessees (with permission of the unit owner) over 18 years of age may reserve this room for gatherings. A deposit of \$125.00 is required at the time of reservation and will be returned provided that the room is properly cleaned within 24 hours of the close of the function or two hours prior to another function (whichever occurs first) and there are no damages to Admiralty Towers property.