

**Rules and Regulations
for
Metro Warehouses 441 Condominium Association, Inc.**

A. GENERAL RULES

1. Terms not otherwise defined in these Rules and Regulations shall have the meanings ascribed to such terms in the Declaration of Condominium for METRO WAREHOUSES 441 Condominium.
2. To maintain harmony of exterior appearance no one shall make any changes to, place anything upon, affix anything to or exhibit anything from any part of the Condominium or Association property visible from the exterior of the building or from Common Elements without the prior written consent of the Board of Directors.
3. All Common Elements inside and outside the buildings will be used for their designated purposes only, and nothing belonging to Owners, their employees, tenants, guests, customers and invitees shall be kept therein or thereon without the approval of the Board of Directors, and such areas shall at all times be kept free of obstruction. Owners are financially responsible to the Association for damage to the Common Elements caused by themselves, their employees, tenants, guests, customers and invitees.
4. Owners may not keep in any Unit, or bring upon the Common Elements, any animals or pets.
5. Disposition of garbage and trash shall be only by use of trash dumpsters, bins and receptacles located within the Common Elements approved by the Association. Owners and users of Units must not leave or place garbage or trash outside of the Units.
6. Illegal and immoral practices are prohibited.
7. Lawns, shrubbery or other exterior plantings shall not be altered, moved or added to without permission of the Association.
8. No nuisance of any type or kind shall be maintained upon the Condominium Property.
9. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance on the building or contents thereof, without the prior written consent of the Board of Directors. Should any use or any other activity in any Unit result in an increase in the rate of insurance on the building or the contents thereof, then any increased costs shall be borne solely by the Unit Owners) conducting any such permitted use or other activity. No Owner shall permit anything to be done or kept in a Unit or in the Common Elements which will result in the cancellation of insurance on the building, or contents thereof, or

which would be in violation of any law or building code.

10. These Rules and Regulations shall apply equally to Owners, their families, guests, staff, invitees, employees, customers and tenants.

11. The Board of Directors of the Association may impose up to a \$100.00 fine for each violation (except for non-payment of an assessment) or each day of a continuing violation, provided that no such fine shall exceed \$1,000.00, of any of the provisions of the Declaration of Condominium, the By-Laws, these Rules and Regulations or any of the other condominium documents.

12. These Rules and Regulations do not purport to constitute all of the restrictions affecting the Condominium and Common Elements. Reference should be made to the Condominium documents.

B. RULES FOR CONTRACTORS AND SUB-CONTRACTORS

1. All contractors and all sub-contractors must have all licenses required by Miami-Dade County, Florida and other applicable governmental authorities.

2. All trash and debris shall be hauled off by the workers on a daily basis unless a dumpster is specifically designated for their use.

3. Grout, paint, wall mud or any other material may not be poured down building drains, sinks, toilets or bathtubs.

4. Do not tamper with or hang extension cords from any of the sprinkler heads.

5. Unit smoke alarms are to be left in place. They are to be properly protected during the interior finish work which generates heavy airborne particles, i.e. sanding and painting.

6. Workers are not to wander around in areas other than the specific area or unit they are assigned to.

7. Contractors and sub-contractors are prohibited from smoking in the Building.

Please help us keep the Building clean.

Metro Warehouse Condominium Association, Inc.

Towing Rules & Regulations

Towing: Cars/Vehicles/Trucks WILL BE TOWED at owners Expense, at any time of Day or Night, IF Cars/Vehicles/Trucks Are or Have:

1. Parked on the grass anywhere around the entire property.
2. Parked in a Fire Lane.
3. Blocking Garbage Dumpsters (Garbage Pick Up Day Or Not!).
4. Parked Between and/or next to the dumpsters.
5. Parked in an Area Marked "NO PARKING".
6. No License Plate/Tag.
7. Expired Plate/Tag.
8. Parked on Sidewalks/ Walkways (Common Areas).
9. Double Parked (blocking ingress or egress of units and or of the roadway, Blocking In any other vehicles).
10. Inoperable Vehicles: Flat tires, Missing tires, Cars left on Jacks or any other sort of elevating mechanism, Broken Windows, non-working engines, cars that have been taken apart and have parts missing like, missing hoods, missing front bumpers, missing back bumpers, missing fenders on either side of the vehicles/cars/trucks.
11. Any vehicle (car/truck/motorcycle) that is left on the property for more than 30 days, for any reasons not authorized in writing by the Management Co. will be towed away.
12. Parked in Non-Lined spaces- will be towed.
13. Owners/Tenants can only park at their assigned spaces. If parked at any space other than the previously assigned your vehicle will be towed at your expense.
Allowable # of cars/parking spots per unit (3 in Total) (1) In front of Unit door, (2) in front of roll-up, (3) space between those two spots. Do not block other units door nor roll-up.

Effective April 20, 2020 all previous written authorizations to use other unit parking spaces will be voided and non-valid.

Metro Warehouses 441 Condominium Association

Rules & Regulations for owners and Tenants

- **(3) Allowable # of Cars/Parking Spots per Unit.** (1) In Front of Unit Door, (2) In front of Roll-Up, (3) Space Between those two Spots.
****Do NOT Block other Units doors nor Roll-Up****
- **Walkways:** (common areas). Do NOT Block walk ways with pallets, Trash, Equipment, Vehicles, Boxes, etc., or with any other items that may not have been listed here.
- **Trash:** Garbage must be placed inside of the Dumpsters. Cardboard Boxes Must be Flattened or Broken down before being placed inside the dumpsters. Its is NOT the maintenance man's job to do it for you. If maintenance man has to clear up the area(s), then person(s) responsible will receive a Charge/Fee/Bill from the Property Mgmt Co./Association.
- **Moving In or Out:** please make sure when moving in or out that there is no damage done to the property (common Areas), (ie) Damage to Gate, Landscape, other Units Property, etc. if damage occurs, person(s) responsible will receive a Charge/Fee/Bill from the Property Mgmt Co./Association.
- **Repairs:** Any repairs/maintenance of your unit must be confined exclusively to the interior of your unit. Any debris/Garbage/materials, etc, CANNOT be placed outside of your Unit (Common Areas).
- Unit owners, Tenants, employees, etc MAY NOT!! Use the Common Areas of the property as a personal Workshop/Work Area for any type of work not limited to (ie) oil changes, engine repairs, machinery repair, fork lift repairs, or any other sort of reparation related work.

- **NOT PERMITTED!! Absolutely NO type of Mechanic/Auto/Boat / Machinery Work and/or Repairs of any kind are allowed on the outside of your Unit. These areas are considered Common Areas (ie) (parking lot, parking spaces, handicap spaces, grass areas, in front of dumpsters, or on the sides of the dumpsters, or next to, or in between the buildings). Units found doing this will receive a Charge/Fee/Bill from the Property Mgmt Co./Association, for damage caused by but not limited to, Stains caused by- Oil, Paint, Anti-freeze, Gas, or any other kind of substances, that cause damages to pavements, roadways , walkways, etc.- Any and all Common Areas.**
- **Do NOT leave tools, supplies, paint cans, car parts, garbage, nor any other sort of personal items, outside of your unit in the Common Areas. Anything left in Common Areas will be discarded and the unit responsible will receive a Charge/Fee/Bill from the Property Mgmt Co./Association.**
- **All owners must submit an application to the association (Top Service Property Mgmt.) prior to renting their unit. Failure to do so may result in an eviction of your tenant at your expense.**