



CROWN POINT CONDOMINIUM

RULES AND REGULATIONS HANDBOOK

&

HELPFUL INFORMATION AND PROTOCOLS

Updated, approved and adopted
by the
Board of Directors
of the
Crown Point Condominium Association, Inc.
on

July 16, 2024

To All Owners:

These rules and regulations have been updated and revised to reflect changes in Florida law and changes made by the Board of Directors to ensure that owners understand and respect the duties and privileges that accompany ownership and/or occupancy in Crown Point. This document contains practical guidelines for:

- 1 – Promoting safety and well-being of Crown Point Condominium owners, residents, tenants, and guests.
- 2 – Preserving the assets of the building, its owners and residents.
- 3 – Maintaining/improving the value of our property and investment.

In addition to the rules, regulations, occupancy and use restrictions set forth in the Declaration of Condominium in accordance with provisions in Florida Law and the Association's Bylaws, the Board of Directors is empowered to enforce these rules and regulations through legal means, including but not limited to, the levy of fines of up to \$100.00 per day to maximum of \$1,000.00 per violation. The term "Residents" shall include both Unit owners and Lessees.

If legal action becomes necessary to enforce compliance, violators will be responsible for the Management's prevailing party attorney's fees in addition to their own.

RIGHTS OF A CONDO UNIT IN FLORIDA?

You hold exclusive ownership rights to your individual unit, allowing you to occupy, modify, or sell it. These rights extend to the interior space of your unit, subject to the governing documents of the condominium association.

WHAT IS THE RESPONSIBILITY OF A CONDOMINIUM UNIT OWNER IN FLORIDA?

To sum things up, as a unit owner, you are responsible for items that are located within the boundaries of your unit and serve only your unit.

WHAT IS THE CONDO ASSOCIATION RESPONSIBLE FOR IN FLORIDA?

The association is generally responsible for all the common elements in the condominium except for the following which are the unit owner responsibilities: all personal belongings contained within the unit, or those left in the limited common areas that is part of the unit, as well as all wall coverings, floors coverings and ceilings.

WHAT IS THE ROLE AND RESPONSIBILITY OF THE CONDO PROPERTY MANAGER UNDER CROWN POINT CONDOMINIUM?

- 1 – Maintain property records and accounting, and taxes.
- 2 – Responsible for collecting the monthly HOA
- 3 – Ensuring the Condominium has the proper insurance.

- 4 – Ensuring maintenance and repair of the property.
- 5 – Hiring and monitoring service companies and overseeing staff and contractors.
- 6 – Preparing draft annual budgets and overseeing the reserve fund.
- 7 – Implementing an emergency management plan and responding to emergencies.
- 8 – Responsible to bring attention to the Board Members for approval on all requests that are being asked to be done on the Crown Point Community.

TABLE OF CONTENTS

SECTION ONE: INTRODUCTION

- 1.1. BRIEF HISTORY
- 1.2. ABOUT THE RULES AND REGULATIONS HANDBOOK
- 1.3. DEFINITIONS
- 1.4. AMENDMENTS AND UPDATES TO THE RULES AND REGULATIONS
- 1.5. COMPLIANCE WITH THE RULES AND REGULATIONS

SECTION TWO: RULES AND REGULATIONS, HELPFUL INFORMATION AND PROTOCOLS

- 2.1. AIR CONDITIONING
- 2.2. BICYCLES
- 2.3. COMMON AREAS: CODES OF BEHAVIOR (FOR SHARED SPACES)
- 2.4. COMMON AREAS: CODES OF BEHAVIOR (FOR TERRACES AND BALCONIES)
- 2.5. COMMON AREAS: CODES OF BEHAVIOR (FOR WINDOWS AND THE BUILDING'S EXTERIOR)
- 2.6. COMPLAINTS
- 2.7. DELIVERIES
- 2.8. EMERGENCIES
- 2.9. GARBAGE, TRASH, AND RECYCLING
- 2.10. HOA (HOMEOWNERS ASSOCIATION) FEES AND ASSESSMENTS
- 2.11. HURRICANE PREPARATION
- 2.12. MOVE-INS FOR NEW OWNERS AND LESSEES
- 2.13. PARKING FOR RESIDENTS, GUESTS, AND VISITORS
- 2.14. PETS
- 2.15. RENTALS
- 2.16. REPAIRS TO COMMON AREAS
- 2.17. REPAIRS AND RENOVATIONS (OVERALL REQUIREMENTS)
- 2.18. REPAIRS AND RENOVATIONS (TERRANCES AND BALCONIES)
- 2.19. SOLICITATIONS
- 2.20. SMOKING
- 2.21. WINDOWS

SECTION THREE: COMPLIANCE AND ENFORCEMENTS

- 3.1. VIOLATIONS OF RULES AND REGULATIONS
- 3.2. PENALTIES AND FINES
- 3.3. RULES CHANGES

SECTION ONE

INTRODUCTION

1.1. BRIEF HISTORY

Crown Point Condominiums was built and completed in 1983. The two-story condominium site overlooks Crown Point Road. Crown Point has 15 units with parking spaces for 25 cars, two of which are handicap parking spaces. Fourteen units are 1100 square foot, and one unit is 2200 square foot.

1.2. ABOUT THE RULES AND REGULATIONS

This is your home. The Board of Directors of Crown Point Condominium Association, Inc. established this Rule and Regulation Handbook to ensure that the Association upholds the laws and regulations of the City of Jacksonville, Jacksonville-Duval County.

Is the responsibility of the Residents to ensure that their guests, invitees, and lessees comply with Association Rules and Regulations.

For clarification of any item or for further information, please consult the Condominium Documents, including the Association's Declaration and By-laws which may be found on the Elim website, or contact the Management Office.

1.3. DEFINITIONS

For purposes of clarity, the defined terms in this handbook are as follows:

ASSOCIATION: Refers to the Crown Point Condominium Association, Inc

BOARD: Refers to the Board of Directors.

CONDOMINIUM PROPERTY: Refers to the building and all surroundings' grounds owned by the Association.

MANAGEMENT: Refers to the Association Management Office

RESIDENTS: Refers to the Unit owners, renters, and tenants

RULES: Refers to the Rules and Regulations.

UNITS: Refers to Apartments

1.4. AMMENDMENTS AND UPDATES TO THE RULES AND REGULATIONS

The rules and regulations hereinafter enumerated as to the condominium property, the common elements, the condominium units and the condominium in general shall be deemed in effect until amended as provided by the Bylaws of the Association and shall apply to and be binding upon all unit owners. The unit owners shall always obey said rules and regulations and shall see that they are obeyed by their families, guests, invitees, employees, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Violations of these rules and regulations may subject the violator to all remedies available to the Condominium Association and other unit owners pursuant to the terms of the Declaration of condominium, The Articles of Incorporation of the Association, and Florida Law. Violations may be remedied by the Condominium Association by injunction or other legal means and the Association shall be entitled to recover in said actions any and all court costs incurred by it, together with reasonable attorneys' fees in addition to any remedies or rights which the Association or any unit owner may have to recover damages, costs and attorney's fees against any person violating the rules and regulations.

The Board of Directors may, from time to time, adopt new Rules and Regulations or amend or repeal previously adopted Rules and Regulations. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval for any other purpose other than that which is identified at the time of the giving of such waiver, consent or approval.

These amendments will be mailed to the owners at least 30 days prior to their effective date and posted on the website.

1.5. COMPLIANCE WITH THE RULES AND REGULATIONS

Non-compliance with any of these rules, which govern the Association, may select a Resident to a fine. The decision as to whether a fine is to be imposed or the amount of the fine shall be determined by Management appointed by the Board of Directors as described in Section Three.

SECTION TWO

RULES AND REGULATIONS, HELPFUL INFORMATION AND PROTOCOLS

(In alphabetical order)

2.1. AIR CONDITIONING

- 2.1.1. The unit owner is responsible for the maintenance and repair of his/her unit's HVAC equipment.
- 2.1.2. If you have an air conditioning unit that require filter changes it is advised to change them every 1 to 3 months.
- 2.1.3. Resident are advised to maintain their air-conditioning unit at 78 degrees, always, to avoid mold.

2.2. BICYCLES

- 2.2.1. Residents cannot store their bicycles in the breezeway or leaned against the building or any surrounding fences.
- 2.2.2. No e-bicycles/e-scooters are permitted on the premises of Crown Point Condominium due to the cause of fire of lithium-ion battery.

2.3. COMMON AREAS: CODES OF BEHAVIOR (For Shared Spaces)

- 2.3.1. Proper clothing, including shirts and shoes, must be always worn in all public areas within and around the community.
- 2.3.2. Residents may not make or permit any disturbing noises on the Condominium Property that will interfere with the rights, comforts, conveniences, or quiet enjoyment of other Residents.
- 2.3.3. The sidewalk, breezeways, and like portions of the Common Areas shall not be obstructed, nor used for any purpose other than for ingress and egress of the Condominium Property. No carts, bicycles, carriages, chairs, tables or any other similar objects may be used for storage (to include the balconies and terraces) in the Common Areas.
- 2.3.4. The personal property of Residents must be stored inside their respective Unit.

- 2.3.5. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Areas.
- 2.3.6. No garbage cans, supplies, bottles or other articles shall be placed on the balconies, landings/breezeways or other Common Areas.
- 2.3.7. Smoking is not permitted in the Common Areas.

2.4. COMMON AREAS: CODES OF BEHAVIOR (For Terraces & Balconies)

- 2.4.1. In accordance with Florida Fire Prevention Code (NFPA 1 10.11.7), **no** hibachi, gas-fired grill or other cooking and heating devices are permitted on the balconies or terraces or under any overhang portion of the building or within 10 feet or 3 meters of any structure.
- 2.4.2. No bathing suits, clothing, towels, etc., are permitted to be hung on the balconies or terraces to dry.
- 2.4.3. No linens, cloths, curtains, rugs, mops, or laundry of any kind shall be shaken or hung from any of the windows, doors, fences, balconies, terraces, or other portions of the Condominium Property.
- 2.4.4. No Resident shall permit anything to fall from a window, balcony, or door of the Condominium Property.
- 2.4.5. No Resident shall sweep or throw any dirt, cigarette butts, water or other substance from, onto or into any of the balconies or upon the Common Areas.
- 2.4.6. Hosing of Balconies is not permitted and take care not to disrupt other Residents in watering plants.
- 2.4.7. No exterior antennas, satellite dishes or similar equipment shall be permitted to be permanently affixed to the roof or to the structure of the building on the Condominium Property. Anything that one wishes to be put onto the common areas must be request in writing to the management office and will be sent to the board members for approval. In no event, may a Unit Owner drill a hole through an exterior wall of the building to install an antenna, satellite dish, or similar equipment. Nothing contained herein is intended, nor will be construed, or create any restriction which is not permissible.
- 2.4.8. All items must be removed from balconies and terraces in the event of Hurricanes and tropical storms. Non-compliances may result in a fine, suspension or legal action. Additionally, Residents are liable for airborne items.

2.5. COMMON AREAS: CODES OF BEHAVIOR (Windows & the Building's Exterior)

- 2.5.1. Residents shall not cause anything to be affixed or attached to the walls of building which is that considered a common area.
- 2.5.2. Window coverings (or linings thereof) of the units which face Crown Point Road shall be subject to approval by the Board and must be in compliance with the design of the building.
- 2.5.3. Windows/patio doors facing Crown Point Road will be covered with white blinds or shutters.
- 2.5.4. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed or painted on or upon any part of the Condominium Property, except signed used or approved by the Board.
- 2.5.5. Not structure or temporary fixtures, nor trailer, mobile home or recreational vehicle shall be permitted on the Condominium Property at any time.

2.6. COMPLAINTS

Residents who have complaints or suggestions are advised to send their concerns to the Association's Property Manager via email or by written notice. Such correspondence will be promptly acknowledged.

2.7. DELIVERIES

- 2.7.1 The time scheduled for deliveries; move-ins / move-outs is Monday through Friday between 8 AM to 4:30 PM. (This is not to disturb the residents who are coming in from working not being able to obtain a parking space).
- 2.7.2. The time scheduled for deliveries, move-ins / move-outs during holiday and weekends between 8 AM to 4:30 PM are not to block the parking lot where cars are parked so not to disturb to flow of the comings and goings of the residents.
- 2.7.3. Residents are responsible for any damages done to the stairs, doors, or exterior walls of the common areas when moving in/or out.

2.8. EMERGENCIES

- 2.8.1. All Residents are required to give the Management Office the name of a person or persons to contact in the event of an emergency. Residents are required to update this information within 10 days of move-in or change in emergency contact. This listing can be done online through email to the Management Office.
- 2.8.2. For emergencies in Common Areas immediately call 911.

2.9. GARBAGE AND TRASH

- 2.9.1. Trash/garbage must be placed in plastic garbage bags and tied or sealed before disposing it into the dumpster.
- 2.9.2. Large boxes must be flattened and placed in the dumpster.
- 2.9.3. Other large items and furnishing must be removed by the Resident.

2.10. HOA (Homeowners Association) FEES AND ASSESSMENTS

- 2.10.1. All monthly HOA payments are due by the first week of the month.
- 2.10.2. HOA fees will be assessed by the size of the unit.
- 2.10.3. Any monthly HOA and/or assessment payments which is not paid within fifteen (15) days of the due date is submitted as a late fee.
- 2.10.4. Assessment fees which are not paid within the time frame that was given to be paid shall bear interest at the highest rate allowed by law.
- 2.10.5. Any Unit Owner that has not paid a monthly HOA and/or assessment payment within fifteen (15) days from the date when due will be sent a pre-collection letter from Management, which will include notice that the account will be referred to an attorney for collection if payment of the delinquent sums is not received within fifteen (15) days.
- 2.10.6. If any account becomes delinquent by more than thirty (30) days, the account shall be referred to the Management's attorney to pursue collection efforts, which may include as necessary, a notice of intent to record a claim of lien, a notice of intent to foreclose, the filing/recording of a claim of lien, the subsequent filing of foreclosure proceedings and/or the enforcement of any other rights

or remedies of the Management pursuant to applicable statutory provisions and/or the Management's governing documents. The Management will seek to recover any unpaid assessments, late fees, interest at the highest rate allowed by law, as well as all costs of collections, to include attorney's fees and costs.

2.10.7. This policy and the procedure set forth herein will also apply to any special assessment approved by the Board of Directors at a duly called meeting of the Board.

2.10.8. The Association shall be entitled to charge for the preparation and delivery of an Estoppel in connection with the transfer of title to a Unit as provided for by Chapter 718, Florida Statutes.

2.11. HURRICANE PREPARATION

2.11.1. The Hurricane season runs from June 1 – to November 30 but the peak season runs from August 1 – October 30

2.11.2. In preparing for a Hurricane, Residents must remove all items from the balcony areas and terraces and ensure that all windows and sliding glass doors are securely shut and locked.

2.11.3. Residents, who plan on not being in their residence during this time frame, are required to have their Unit prepared for such an event or to assign a friend or family member to secure it for you.

2.11.4. Violation of these procedures will result in a fine if not followed. Residents will also be charged for any expenses the Association assumes to secure a Unit for the well-being of the overall community. Any damages caused by the Resident who has not followed these procedures during the Hurricane season will be charged.

2.12. MOVE-INS FOR NEW OWNERS AND LESSEES

2.12.1. A Unit Owner wishing to rent his/her apartment should consider having the prospective tenant enter a minimum one (1) year lease.

2.12.2. Moving vans and delivery vehicles are limited in size to those that incorporate two axles only. No semi's tractors-trailers, or freight containers are permitted on the premises.

2.12.3. Movers must remove all packing materials and boxes. Residents are responsible for removing all items not removed by the movers. All boxes must be broken down prior to inputting into the dumpster.

2.13. PARKING AREA FOR RESIDENTS, GUESTS, AND LESSEES

- 2.13.1. No vehicle maintenance (i.e. oil changes) or repairs shall be performed on the property.
- 2.13.2. No car wash services shall be performed on the property.
- 2.13.3. All vehicles must be parked fully within (and not on) the lines delineating the parking spaces. Limousine or other vehicles, which may extend beyond the dimensions of a standard passenger automobile, will not be allowed to be parked on the Condominium Property.
- 2.13.4. No mobile homes, motor homes, house trailers, or trailers of every other description, recreational vehicles, boats or boat trailer, and vans shall be permitted in parking spaces on the Condominium Property. This parking prohibitions shall not apply to the temporary parking of trucks and commercial vehicles for pick-up, delivery and other temporary commercial services.
- 2.13.5. Personal items, such as beach chairs, bikes, and/or toys shall not be permitted in the parking spaces or its adjacent area. No exceptions.
- 2.13.6. Any vehicle with a mechanical malfunction (fluid leaks, flat tires, etc.) must be immediately repaired by the Resident and any damages caused to any Common Area because of such malfunction shall be repaired at the sole cost and expense of the Resident. In addition, Resident may be fined \$100 and required to cover cleaning costs, if needed.
- 2.13.7. A vehicle, which cannot operate on its own power, shall not remain on the Condominium Property for more than 24 hours. No repair of vehicles shall be made on the Condominium Property, except for minor repairs like changing a battery or tire.
- 2.13.8. Abandoned or deteriorating vehicles are not permitted to be stored on the Condominium Property. These include vehicles that have not been properly registered, have no tags, or cannot be driven on public streets for any reason. The Management shall give the Resident a thirty (30) day notice to correct any violation of this section. Failure to correct such violation will result in the removal of such vehicles from the Condominium Property. Any towing

expenses incurred by the Association for the removal of such vehicle shall be at the sole cost and expense of the Resident.

- 2.13.9. Any violation of the parking rules should be reported to Management or the Board Members. If such violation continues and is not cured after notification to the violator, appropriate action will be taken by Management. Such action can include towing of vehicles, with all recovery, towing and storage expenses to the sole responsibility of the owner of the vehicle, the imposition of such fines and suspensions as may be permitted under Florida Statutes and/or the institution of other appropriate legal action.

2.14. PETS AND ASSISTANCE ANIMALS

- 2.14.1. Each Resident shall be allowed to have dogs or cats that do not interfere with the peaceful enjoyment of other Residents.
- 2.14.2. Domestic birds may be kept in the Unit as long as the bird or birds do not interfere with the peaceful enjoyment of other Residents. The bird or birds may never be taken to any areas on the Condominium Property.
- 2.14.3. In compliance with the Jacksonville-Duval County law, cats and dogs must be inoculated against rabies and other conditions. Proof of vaccination must be provided, if needed. (Section 828.30, Florida Statutes, "Cruelty to Animals" requires that all dogs, cats, and ferrets 4 months of age or older must be vaccinated by a licensed veterinarian against rabies with a vaccine that is licensed by the United States Department of Agriculture (USDA) for use in those species.)
- 2.14.4. Cats, dogs and birds may not be left on balconies or terraces during a Resident's absence.
- 2.14.5. In the event of an evacuation from your Unit, Residents owning cats, dogs, and birds must take these animals with them.
- 2.14.6. Assistance animals are excluded from any of the above prohibitions but must show proof of it.
- 2.14.7. The owner of the dog(s) is responsible for the pick-up of his animal's waste and to be sure to secure the bag before disposing it into the dumpster.
- 2.14.8. Assistance animals (i.e. service animals and emotional support animals) weight larger than what is allowed must be registered in

the Management Office prior to being brought on the Condominium Property. At the time of registration, a photograph of pet, current vaccination documentation and County license documentation must be provided.

- 2.14.9. The person requiring the responsible accommodation of an assistance animal is the only person granted exception from the normal requirements for pets and Association requires completion of the "Reasonable Accommodation Request Verification" prior to bringing the assistance animal on the Condominium Property.
- 2.14.10. The assistance animal must be always under the direct control of the handler. This assistance animal must be harnessed, leashed, tethered or kept in a dog carrier while on the common elements, except with the handler's disability prevents the use of such devices. In that case, the disabled resident must use voice, signal or other effective means to maintain control of the assistance animal.
- 2.14.11. The assistance animal's handler is responsible for caring and supervising his assistance animal while on the common elements, which includes toileting and ensuring that the assistance animal does not constitute a nuisance, pose a direct threat to the health or safety of others or cause substantial physical damage to the condominium property or the property of others. Uncontrolled barking, jumping on other people, or running away from the handler are examples of unacceptable behavior for an assistance animal.
- 2.14.12. The handler is responsible for the pick-up of his assistance animal's waste and to secure the bag before disposing it into the dumpster.
- 2.14.13. The Association may require a resident to cover the cost of clean-up or repairs to the common elements or Association property caused by a resident's assistance animal.

2.15. RENTALS

- 2.15.1 Lessees should be considered for a minimum of one (1) year.
- 2.15.2 Short-term rentals and participation in such enterprise activities as Airbnb, VRBO, and HomeAway and the like are strictly prohibited.
- 2.15.3 Residents participating in short-term rentals will be fined a minimum of \$100 or the maximum allowed by law per day of a continuing violation up.
- 2.15.4 Residents in violation of this section will be referred to the Management Office.

2.16. REPAIRS TO COMMON AREAS

Residents who notice a need for maintenance or repairs in Crown Point's buildings and grounds are encouraged to inform the Board or send a notice to the Management Office through the form available on the website or in writing to the Management Office.

2.17. REPAIRS AND RENOVATIONS (Overall Requirements)

Any repairs and renovations can only be done inside their perspective unit's. Anything done outside of their unit (door change, color change, etc.) cannot be done without a written approval of the Board.

2.18. REPAIRS AND RENOVATIONS (Balconies & Terraces)

- 2.18.1 No awning, canopy, shutters, satellite dish, or other projection shall be attached to or placed upon the outside walls or roof of the building or on the Common Areas without prior written approval of the Board.
- 2.18.2 The balconies and terraces are not to be used as a storage unit. Anything that is placed on the balconies that are too heavy that may cause any damage are the responsibility of the unit owner to fix.
- 2.18.3 All balconies and terraces must be maintained clean and neat.
- 2.18.4 A unit owner shall be solely responsible for any damage to the common areas caused by any installation, maintenance or lack of maintenance and shall be immediately repaired by the unit owner at the unit owner's sole cost and expense.

- 2.18.5. Any changes to the terraces are not allowed without a written approval of the board.

2.19. SOLICITATIONS

No letters, flyers, brochures, advertising or other forms of solicitation can be placed on or under the door of a unit or placed on the common elements unless approved in advance by the Board of Directors in writing. Residents are required to report any solicitors to the Property Manager.

2.20. SMOKING

Smoking is prohibited in all Common Areas of the Condominium Property. Residents are asked to dispose of cigarettes and other smoking materials safely into the dumpster.

2.21. WINDOWS

Washing/cleaning of balcony windows and all other windows within the unit is the responsibility of the resident.

SECTION THREE

COMPLIANCE AND ENFORCEMENT

3.1. VIOLATIONS OF RULES AND REGULATIONS

3.1.1. The Condominium Documents of the Association and the Florida Statue 718 (Condominium Act) permit the levying of fines for violations of the Rules and Regulations of The Association.

3.1.2. In accordance with Florida Statue the administrative process, should be a fine be deemed appropriate by the Board of Directors, is as follows:

A – Upon violation of the Rules and Regulations, a request from the Management Office will be delivered either by regular mail or by hand delivery, shall be made to an Owner to cease the violation of said Rule and Regulation.

B – Should the owner continue the violation; the Board of Directors will proceed to hold a duly noticed Board meeting to vote on whether to impose a fine or suspension. If the Board votes to impose a fine or suspension, a letter shall be sent to the Owner by Certified Mail and regular mail to the legal address provided to the Association advising the Owner of the violation.

C – Should the owner ignore the mandates of the Board of Directors, or continue the violating behavior, the Board of Directors shall proceed to cure the violation through the legal process, with all fees and costs of said corrective process to be the responsibility of the violating Owner.

3.2. PENALTIES AND FINES

3.2.1. The Association may impose a fine not to exceed the amount allowable by law per day for each day the violation exists.

A – **Payment of Penalties:** Fines shall be paid not later than thirty (30) days after notice of the imposition of assessment of the penalties.

B – **Application of Penalties:** All monies received from fines shall be allocated as directed by the Board.

- 3.2.2. Penalty Assessment: The Management may impose fines against the applicable Unit in the amount of \$100.00 per violation or up to such other maximum as may be allowed by the laws from time to time. Each day during which a violation continues shall be deemed to be a separate violation subject to a separate fine up to \$100 per day (or up to such other maximum amount per day as may be allowed).
- 3.2.3. Every Unit Owner, tenant, occupant, guest, family member, invitee or lessees shall comply with these rules and regulations as set forth herein.
- 3.2.4. These rules may be amended from time to time along with the provisions of the Declaration, By laws and Articles of Incorporation of the Association. Failure of any person to comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, fines, administrative and/or attorneys' fees or any combination thereof.

3.3. RULES CHANGES

The Board of Directors of the Association reserves the right to change or revoke existing Rules and Regulations and to make such additional rules and regulations from time to time as, in their opinion, shall be necessary or desirable for the safety and protection of the Building and its occupants, to promote cleanliness and good order of the Property and to assure the comfort and convenience of members; provided that such changes, revocations, or additions must be adopted in accordance with the procedures set forth in the By-laws of the Association before such changes, revocations, or additions become effective. After adoption, changes may be overridden in the manner described in the by-laws.

REFERENCE SITES FOR:

Elim Services Inc.

<https://www.elimservices.com/>

2.5.1 Florida Fire Prevention Code

<https://www.nfpa.org/codes-and-standards/nfpa-1-standard-development/1>

2.15.3 Section 828.30, Florida Statue

Section 828.30, Florida Statutes, “Cruelty to Animals” requires that all dogs, cats, and ferrets 4 months of age or older must be vaccinated by a licensed veterinarian against rabies with a vaccine that is licensed by the United States Department of Agriculture (USDA) for use in those species.

3.1.1. Florida Statue 718 Condominium Act

<https://condominiumassociates.com/condo-condominium-act-chapter-718-florida-statutes>