

Le Frontenac Condominium Association Inc.

2016 Condo Rules

TO ALL OWNERS AND TENANTS

Noise

1. No noise between 23H and 8H
2. Hours of use of the washer and dryer: 8H to 21H
3. For the comfort and tranquility of the neighbors, avoid noises caused by shoes, chairs...
4. Always close doors gently.
5. Televisions, radios or others are not allowed on the balconies and walkways.

Common Areas

1. You must be clothed and shod at all times inside and outside of the building, with the exception of the pool area.
2. It is prohibited to suspend to the balcony railings and gateways towels, clothes...
3. It is forbidden to smoke in the lobby, the elevators, and the community room of the condo (Florida Indoor Act). At the pool, smoking is permitted only in the space provided for that purpose.
4. Do not throw anything outside balconies and walkways. Ex. Shaking tablecloths and carpets.
5. The main entrance at the front is a landing stage and jetty for people only, no parking is allowed. Tow at your expense.
6. Motorcycles and trailers are prohibited. Tow at your expense.
7. Bicycles must be stored in the spaces provided. No bicycle is allowed in the condos, stairs, elevators or on balconies.
8. Rollerblades and skateboards are not allowed on the field, walkways and inside of the building.
9. The gas BBQs are prohibited throughout the property.
10. The shopping carts and trolleys must be returned promptly after use.
11. The Publix grocery carts are forbidden in the building. (Municipal Act)
12. Animals of all kinds are forbidden in the building.

13. To insure security at Le Frontenac, all visitors must be accompanied by a building's resident. The Association's manager is allowed to verify the identity of anyone present in the locked areas at all time. No key or parking gate remote control lending will be tolerated. In the event unauthorized visitors had access to the building with a lended key (at the pool for instance), the people will be asked to leave promptly and the key will be confiscated. The faulty owner will be informed and will have to pay a 100\$ fine to get his key back.

Recycling and Trash

1. Trash: from 7H to 22H

1.1. Accepted:

- Domestic wastes in closed bags
- Television, small appliances (toaster, blender, microwave, coffee maker...)
- Linen and bed-cover in closed bag
- Blinds (strapped) and their rails of maximum 72 inches wide.

1.2. Forbidden:

- Sinks, baths, plumbing, water heater
- Paint gallons, carpets, ceramic tiles, gypsum, wood
- Furniture (beds, tables, dish-washer, oven...)

1.3. Oversized items or forbidden: contact the manager.

2. Recycling in the parking area at all time (green container)

2.1. Accepted

- Glass
- Newspaper, plastic, bottles, cans and cardboard
- Undo cardboard boxes
- All plastic containers must be crushed to maximize space

2.2. Regulation

- 2.2.1. The articles must not be in bags or boxes. They must be deposited individually. Otherwise, they are considered as waste and are thrown away.
- 2.2.2. The bottles must be decapsulated.
- 2.2.3. To maximize space, the boxes must be disassembled and the plastic containers must be crushed.

- 2.3. Fine: The recycling company can give us a fine for non-complying to the regulations. In this case, the offenders would be identified by surveillance cameras and would have to pay the \$ 250 fine.

Renovation Works

1. The renovation works shall be carried out without leaving substantial marks in common areas. To facilitate the work and ensure the tranquility of residents, certain rules must be followed during these works.
2. You must show the manager a list of the jobs you want to run to make sure you have the necessary permits before starting the works.
3. The renovation site is located within the condo unit. It is prohibited to use the walkways as a workshop or storage area.
4. The cleanliness is required everywhere and the cleaning must be done every evening when closing the site by the contractor, the owner or his representative.
5. Debris must be removed from the complex by the contractor, or the owner or his representative. We do not have a container that can receive construction debris. It is prohibited at all times to use the trash container for this purpose.
6. Noisy work must be done within the timeframe determined by the Association, which is between 8H and 17H, Monday to Friday only.
7. We ask your cooperation in making sure that the work will not disturb your neighbors. In the event that there is breakage to be repaired (walls, doors, elevators...) or cleaning to be done as a result of this work, the Association would take charge of it at the owner's expense.
8. You must observe the rules at all times. Fines will be charged for violations.
9. We assure you of our best availability to maintain the wellbeing of residents of our complex and count on your active participation in this sense.
10. We are very proud of the appearance and cleanliness of Le Frontenac and want to keep that stamp.
11. To this end, we must ensure that all public areas, such as balconies on entry gateways, are kept clean, waste-free and furnished appropriately.
12. We must ask you to follow the guidelines and bring your garbage and recycling immediately to the designated place so your neighbors do not have the inconvenience of bad odors or undesirable views.
13. We also ask to have the appropriate and well positioned furniture on the entrance balcony. No shelves or storage cabinet are permitted to maintain the homogeneity of spaces.

Moving

1. Schedule: 8H to 19H only, from Monday to Saturday.
2. You must notify the manager two days before the move and complete the form provided for that purpose available at the office of the Association.
3. To confirm: Tel.: 305-933-0899 Fax: 305-933-0575

Elevators

1.1. Delivery, moves and entrepreneurs

- 1.1.1. The manager must be informed ahead so that he can install the wall's protection cloth.
- 1.1.2. Only the north elevator shall be used for these activities.
- 1.1.3. If there would be breakage or cleaning to be done after such use, the Association would take care of it at the owner's expense.

Pool & Spa

Opening hours:

8H to 9H – swimming only (laps)

9H to 22H – free swim

1. Mandatory shower before entering the pool and the spa.
2. Bathing suits are mandatory for all. For children less than 2 years old, wearing a pool diaper, disposable or washable, is required.
3. It is forbidden to run in the pool area and to jump or dive into the pool and spa.
4. Smoking is forbidden, except in the restricted area designed for this purpose.
5. Use the stairs to get in the pool and the spa.
6. It is forbidden to reserve a chair or a table without being present in the pool area.
7. It is forbidden scream or speak loudly.
8. You must use a beach towel on your chair.
9. Children of 14 years old and under must be accompanied by an adult.
10. No food is permitted 4 feet around the pool and the spa. Light snacks are allowed to tables and swings. Waste must be deposited in the appropriate places.
11. Drinks allowed in unbreakable containers only.
12. Balloons and toys are forbidden in the swimming pool and spa at all time.

13. It is forbidden to circulate in the complex shirtless and barefoot at all times, except for the pool area.
14. Only music players and radios with headsets are allowed.
15. You must dry yourself and put clothes and shoes on before you circulate in the complex or parking.
16. Replace your chair and close your umbrella before leaving the pool area.
17. Beach chairs and carts are only tolerated near the pool entrance.
18. Do not use the pool if you have diarrhea.

Shuffleboard

1. Schedule: 10H to 20H
2. Kids less than 14 years old must be accompanied by an adult.
3. Play with the shuffleboard sticks only.
4. Shoes are mandatory.
5. Do not walk on the playing surface.
6. Replace the disks after use.
7. Respect the location's tranquility.

Community Room

1. Schedule: 9H to 22H30
2. 18 years old kids and under must be accompanied by an adult at all time.
3. The television is available upon request for a group of 2 people minimum. Address your demand to the Association's manager.
4. All community room reservation demand must be addressed to the Association's Board of Directors. The occupation date and hours, the activity's nature and the number of attendees must be specified on your request.
5. The registration form is available at the Association's office.
6. Then activity must take place during the hours allowed in the regulations and end no later than 22H30.
7. The responsible owner is liable for damages if any.
8. The responsible owner must either do the cleaning of the room after the activity or pay for the cleaning fees.

Parking and Landing Stage

1. Landing stage

- 1.1. Reserved for people or small deliveries such as meals, flowers, mail...
- 1.2. The big items, such as furniture and building supplies, must be delivered through the parking.
- 1.3. It is forbidden to park a vehicle in the landing stage. Any offender will be towed at owner's expense without notice.

2. Parking

- 2.1. Cars, family vans, and non commercial vans in good condition can park in the designated spaces. Any other type of vehicles, such as motos, boats, watercrafts and motorized and non motorized RVs are forbidden on the property at all time.
- 2.2. All vehicles (owner's, tenant's or long and short term guest's) must be registered at the Association's office.
- 2.3. It is forbidden to repair or perform maintenance work on a vehicle on the property, with the exception of a real emergency. Ex. Changing a tire
- 2.4. A resident who rents his condo for a certain period must release its parking in favor of the tenant if he has a vehicle. It is strictly forbidden for the resident or tenant to park in visitor's spaces. Their vehicle would be towed at their expense without notice.
- 2.5. Note that only Le Frontenac Association Inc. manages the use of parking spaces belonging to the Association.
- 2.6. You can wash your vehicle in the space provided for this purpose. If there is space, you can use a visitor's parking space to wipe and wax your vehicle. Only vehicles registered with the Association can be washed in this space. There is a penalty of \$ 50 for non-complying with this regulation. Remember that it is forbidden to be topless.

2.7. Private parking lot

- 2.7.1. Each condo unit has a parking space identified by a number. Residents must park their vehicle at this location at all times at the risk of their vehicle towed at their own expense without prior notice.
- 2.7.2. Owners can leave their vehicles in their parking lot during their prolonged absence as long as the vehicle is functional and that the owner provides a set of keys to the Association.
- 2.7.3. A resident may have a second parking space as long as there is room without affecting the visitors reserved spaces. The amount required is \$ 500 payable annually before January 1st each year. An invoice will be issued on

December 1st each year. (Article 7 of Parking Regulation 7-11-1994 is effective since January 1st, 2004) If payment is not made after this date, the tenant will be in default and will automatically and irrevocably lose the right to this space. No third vehicle will be allowed on the premises and would be towed.

2.7.4. To occupy a second parking, non-resident must have a second vehicle and make the request in writing to the Association. His name will be added to the list for a second parking. His request should indicate the brand of vehicle and the registration number.

2.7.5. No one shall transfer his right to a second parking space in a condo's sale or property title transfer unless it is transferred to legal heirs.

2.7.6. No resident can rent or sublet the parking space or even lend it without informing the Association.

2.8. *Guests zone*

2.8.1. A guest is considered to be a person living with the resident for 15 days or less. The guest's cars will be tolerated for this period only.

2.8.2. Residents with visitors who park overnight will get from the Association a night permit to be deposited on the vehicle dashboard. A form for this purpose is available at the Association's office.

2.8.3. The visitor's parking spaces can be used only by building's resident guests.

2.9. *Handicapped zone*

2.9.1. The resident that requires a permanent disabled parking gives to the Association the space assigned to his unit, as long that he will use the disabled space.

2.9.2. The Association reassign to the resident the space assigned to his unit as soon as the disabled space will no longer be required. A tenant who has rented this space will be relocated to another space managed by the Association if there is space available. Otherwise, the second vehicle must be parked outside the complex. The tenant will be refunded in proportion to the unused period of the year if necessary.

2.9.3. Le Frontenac condo residents and all visitors can occupy the parking space for disabled with the use of the vignette provided for that purpose.

In Case of Emergency

If you are a tenant, contact the owner or manager of your rental. However, if there is an emergency that can cause damage to the outside of the condo unit, including water damage or an electrical problem, please contact the manager.

The Board of Directors

Moving Form

Name: _____

Condo unit: _____

Date: _____

Time: _____

Moving company: _____

Elevator used: _____

Moving truck arrival time: _____

Community Room Occupation Request Form

Name of the responsible owner: _____

Condo unit: _____

Occupation date: _____

Time: From: _____ To: _____

Nature of the activity: _____

Number of attendee: _____

Owner's signature: _____

Association's signature: _____