



OCCUPANCY PACKAGE



TEN ARAGON CONDOMINIUM ASSOCIATION

10 Aragon Avenue, Suite 600, Coral Gables, FL 33134

T: 305-444-9665 • F: 305-444-3522



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<http://fsrsouth.fsrconnect.com/tenaragon>

Application Instructions

Dear Prospective Resident:

With respect to your application for residency at Ten Aragon Condominium through sales or lease agreement, please provide the Management Office with the completed Occupancy Packet as well as the documents listed below in order to begin the application process. Once all documents have been received, a link to complete the background screening will be sent to the email address(es) provided. Please ensure that the following information is clear and legible when submitted:

- Fully executed sales or lease agreement
- Copy of Photo I.D. for each occupant
- Prospective occupant email and contact information

Please be advised that the background screenings are completed online. The fee is \$100 per applicant/couple (if married) and must be paid via debit or credit card directly to our screening company. Please note that each occupant is required to complete an individual background screening.

Once your application for residency has been processed, the Management Team will send you a confirmation via email to schedule your move in. In anticipation of the positive outcome to your application for residency, please take note of the following move in (and move out requirements):

- Fob access devices, which open common area doors and provide access to the elevators, are provided by the seller to the buyer or by the landlord to their tenant. If additional or replacement fobs are needed, the cost is \$35 per fob.
- Move in (and move out) reservations should be made at least 7 business days in advance and can be scheduled Monday to Friday either 9am – 12pm or 1pm – 4:30pm.
- A refundable \$500.00 (cashier's check or money order) elevator deposit is required at the time of reservation.

We appreciate your interest in making Ten Aragon Condominium your home and look forward to assisting you in the near future.

Respectfully,
For the Board of Directors

Adriana Olmos, LCAM
Community Association Manager
Ten Aragon Condominium Association, Inc.



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Application for Occupancy

Unit # _____

The following is a checklist guideline to assist applicants in a smooth transition when planning to occupy a property at Ten Aragon Condominium Association. Should you have any questions please contact the management office at (305) 444-9665 for clarification.

Application Checklist

- Application of Occupancy with Photo Identification of all Prospective Occupants
- Unit Access Authorization for (If applicable)
- Signed copy of Lease or Sales Agreement
 - o Applicant Name: _____
 - o Applicant Email: _____
 - o Applicant Telephone: _____
 - o If Applicable, Lease Term: From: _____ To: _____
- Vehicle Registration Information
- Pet Registration Form
- Parcel Receipt Authorization
- Acknowledgement of Rules & Regulations
- Screening Application (Online)

INTERNAL OFFICE USE	
<input type="checkbox"/> Verify contact information updated in system	Date Received in Mgt office:
<input type="checkbox"/> Rules & Regulations issued to resident	Date Acknowledged:
<input type="checkbox"/> Unit maintenance account is current	Follow up Call:
<input type="checkbox"/> Background Check Received	Orientation Date:
<input type="checkbox"/> Move in date scheduled in calendar	Move in Date:
<input type="checkbox"/> Elevator Reservation Deposit	Date Returned: CHK#: Amount: \$500
<input type="checkbox"/> Orientation	Scheduled Date: Completed by:





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Confidential Resident Information Sheet

Unit # _____

In a continuing effort to improve communication between your property management company (FirstService Residential), your Board of Directors and our community; we request that all residents completely fill out the form below and return to management as soon as possible.

Applicant's Name: _____ Owner Rente

Will this home be your primary residence? Yes No

Primary Billing Address:

Name(s) of full-time occupants (children, live-ins, etc.):

Occupants	Relation	Age	Phone Number	Email

IMPORTANT! Please identify which phone numbers listed below you wish to be notified in the event of an emergency or non-emergency through our new system Resident Alert. You may check both emergency and non-emergency for each number or select as you wish. Timely messages recorded by our property manager will be broadcast to the number you select:

	Emergency	Non-Emergency
Home Number: _____	<input type="checkbox"/>	<input type="checkbox"/>
Mobile Number: _____	<input type="checkbox"/>	<input type="checkbox"/>
Work Number: _____	<input type="checkbox"/>	<input type="checkbox"/>
Other Telephone Number: _____	<input type="checkbox"/>	<input type="checkbox"/>
Email Address: _____	<input type="checkbox"/>	<input type="checkbox"/>





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UNIT # _____

GUEST LIST

The following are a list of persons that you authorize us to register as Permanent Guests. These are guests authorized to visit your unit without the Front Desk having to announce them. They are still required to check in at the Front Desk but no phone call will be required for authorization.

Guest	Relationship

Emergency Contact Information

Name	Phone Number	Relationship	E-Mail

Are you or anyone in your household in need of special medical attention or have restricted mobility, which would require additional assistance in the event of an emergency? YES NO

If yes, please explain special needs (i.e. oxygen, wheelchair, blind, deaf, etc.):

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____





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Owner's Notification of Intent to Lease

Unit # _____

To: Board of Directors

I/We agree to provide to the lessee a copy of TEN ARAGON CONDOMINIUM ASSOCIATION, INC. Rules & Regulations, prior to the occupancy of the unit by the lessee. I/We will be bound by the By-Laws, Articles of Incorporation and the Rules & Regulation of the Association.

THE ASSOCIATION AND IT'S AGENT, IN THE EVENT IT CONSENTS TO A LEASE, IS HEREBY AUTHORIZED TO ACT AS OUR AGENT WITH FULL POWER AND AUTHORITY TO TAKE SUCH ACTION AS MAY REQUIRED, IF NECESSARY, TO COMPEL COMPLIANCE BY OUR LESSEE (S) AND/OR THEIR GUESTS, WITH PROVISION OF THE DECLARATION OF TEN ARAGON CONDOMINIUM ASSOCIATION, INC., IT'S SUPPORTIVE EXHIBITS, THE RULES & REGULATIONS OF THE ASSOCIATION, OR IN THE INSTANCE OF VIOLATION OF ANY OF THE ABOVE BY THE LESSEE(S) AND/OR THEIR GUEST, UNDER APPROPRIATE CIRCUMSTANCE, TO TERMINATE THE LEASEHOLD. THE LESSOR AGREES TO REIMBURSE THE ASSOCIATION FOR ANY ATTORNEY'S FEES AND COSTS INCURRED AS LESSOR'S AGENT IN SUCH ENFORCEMENT OR LEASE TERMINATION.

The insurance purchased by the Association shall not cover claims against an Owner due to accidents occurring within his unit, nor casualty or theft loss to the contents of an Owner's unit. **It shall be the obligation of the individual unit owner to purchase and pay for insurance as to all such and other risks not covered by the insurance carried by the association.**

In order for you to facilitate consideration of my/our Application for the lease of the above designated unit, I/We have caused the proposed lessee to complete the attached Application. I/We am/are aware that any falsification or misrepresentation of the facts in the attached application will result in the automatic rejection of the Application to Lease. I/We consent that you may have further inquiries concerning this application, particularly of the references given below.

I/We have attached hereto a Copy of the Lease Agreement Contract and/or other documents which truly and accurately sets forth the terms of the offer that I/We wish to accept.

I/We agree Owner/Lessee shall not move in unless pre-registered with the Association upon approval.

Lessor	Lessee
Date	Date





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Unit Access Authorization

Unit # _____

I, (PRINT NAME) _____, hereby authorize the following person(s) to enter

Unit#: _____, effective _____ (date). This authorization is valid until: _____ (date).

(PLEASE PRINT NAME AND/OR COMPANY CLEARLY)

NAME / COMPANY

DESCRIPTION (friend/family/contractor)

INSTRUCTIONS:

Owners or authorized tenants may access the property at will using fobs at designated entry points. The residents must authorize all other visitors to the property. You may authorize entry at any time over the telephone while in residence. **If you wish to authorize access to your unit during an absence from the property, use this form to designate such authorization.** Once the management office has this authorization, access will be given to the above listed parties. **Residents must make all arrangements for unit accesses with their guests (i.e. provide keys)**

Contractors or service personnel are not allowed to use fobs; residents are responsible to provide them **ONLY** with the **UNIT KEYS**.

The undersigned acknowledges and agrees to fully indemnify and hold harmless the Association and all of its' officers, directors, members, employees and agents (including, without limitation, the management and security companies and their offices, directors and employees) for and from any and all misconduct or negligence of the person(s) named above, whether in the Unit, the Common Elements of the Condominium or otherwise (such agreement to include all attorney fees and court costs regardless of whether suit is brought or any appeal is taken from there).

APPLICANT

(Signature)

(Print Name)

(MM/DD/YY)





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Parcel Receipt Authorization

TO: TEN ARAGON CONDOMINIUM ASSOCIATION, INC.

FROM RESIDENT: _____

UNIT #: _____

THE UNDERSIGNED, the resident(s) of Unit listed above (the "Unit") of TEN ARAGON CONDOMINIUM ASSOCIATION, INC. hereby authorizes the personnel employed by TEN ARAGON CONDOMINIUM ASSOCIATION, INC. (the "Association") to accept, receive and sign for any parcels, deliveries, or mail addressed to the Unit, without imposing any liability thereon for the condition or substance of any such parcels so received.

Understanding that this authorization is solely for the benefit of the undersigned, we hereby release the Association, its employees and agents, from any liability arising from this authorization, including, without limitation, liability arising from the misplacement of parcels, and/or the negligence of the Association, its employees or agents in such regard.

1. Packages will only be accepted from the approved Commercial Courier Services listed: UPS, US-PS, FEDEX, and DHL. In the event that a resident is expecting a package from another service Management must be notified prior to its arrival.
2. The Front Desk will only accept packages that are within the following specification: dimensions: **4ft. X 32" X 24"** and **maximum weight of 65lbs.**
3. Packages will only be accepted for authorized residents and guests. If the addressee is not listed in the unit, the package will be turned away.
4. Residents will be required to be present to accept larger or heavier packages that can fit on the valet cart directly from the couriers. If the residents are not available to receive their packages the couriers will be turned away.
5. Packages will only be released to the addressee. If someone else is picking up the package, management must be notified in writing prior.
6. Packages will be stored for a **maximum of 3 days.** If they are not picked up by the resident after that time period they will be returned to the sender.
7. All other receipts from vendors are considered "Deliveries" and in accordance with the Associations delivery policy require a minimum 72 hour notice and reservation of the elevator, delivery security deposit and Certificate of Insurance from the delivery company naming TEN ARAGON CONDOMINIUM ASSOCIATION, INC. as the additional certificate holder.

EXECUTED THIS _____ day of _____, 20_____

By: _____

(On behalf of all residents of above unit)

Print Name: _____

NO PARCEL MAY BE LEFT IN RECEIVING OVER 3 DAYS



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Indemnification and Release Form

Unit # _____

WHEREAS, the undersigned Tenant(s) in Unit No. _____ of TEN ARAGON CONDOMINIUM ASSOCIATION, INC. located at 10 Aragon Avenue, Coral Gables, FL 33134 is/are desirous of having Ten Aragon Condominium Association, Inc. (the "Association") and/or FirstService Residential, Inc. ("FSR") its authorized agent, perform the following service on my/our behalf and not on behalf of the Association: (Circle if appropriate)

1. Use of key to my/our unit which Association has to allow access to me/us, or my/our guests or tenants if locked out.
2. Use of key to my/our unit which Association has to allow access to Association staff due to a maintenance emergency.
3. Accept UPS, Federal Express or similar deliveries at front desk or receiving dock.

WHEREAS, to protect the Association, FSR, their officers, directors, partners, parent company, members, agents and employees (hereinafter the "Association Parties") from any claims, damages, demands, suits, judgments, actions, causes of actions, debts, sums of money, accounts, claims and demands arising out of, or related to, the services performed hereunder on behalf of the undersigned unit Owner(s) or Tenant(s), I/we agree to indemnify and hold harmless the Association Parties from any such actions, demands, suits, etc., and

WHEREAS, the Association and FSR are not willing to provide the above referenced services to the undersigned unit Owner(s)/Tenant(s) without the benefit of this Indemnification and Release Form.

NOW THEREFORE, for Ten (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged by the Association Parties and the undersigned, it is hereby agreed that the undersigned Unit Owner(s) or Tenant(s) hereby agrees/agree to hold harmless and indemnify the Association Parties from any claims, demands, suits, etc., including, but not limited to reasonable attorney's fees and costs whether pre-litigation, or at the trial or appellate levels, if applicable, against it or them by any party, resulting from or related to the performance or the above services for the undersigned and the undersigned hereby releases said Association Parties and will not assert any claims against such Association Parties for services performed hereunder. This indemnification and hold harmless shall apply even in those situations where the claims may result directly or indirectly, in whole or in part from the negligence of the Association Parties. The Association and/or FSR shall have the right to limit or condition performance of the above-referenced services as either of said parties may reasonably determine from time to time in the exercise of its sole discretion.

OWNER _____
(Signature)

(Print Name)

(MM/DD/YY)

APPLICANT _____
(Signature)

(Print Name)

(MM/DD/YY)



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VEHICLE REGISTRATION FORM

Unit # _____

Resident Name: _____

VEHICLE 1		Space#:
Make:	Model:	Year:
Vehicle Color:	Tag#:	State:

VEHICLE 2		Space#:
Make:	Model:	Year:
Vehicle Color:	Tag#:	State:

VEHICLE 3		Space#:
Make:	Model:	Year:
Vehicle Color:	Tag#:	State:

With the signature of this document, resident agrees that they have read and understand Ten Aragon Condominium Association Rules & Regulations and will abide by the rules set in place by the Association.

Note: Vehicles must be parked in assigned space(s) only. All unauthorized vehicles are subject to tow restrictions.

Applicant Signature _____

Date _____





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PET REGISTRATION FORM

Unit # _____

Name: _____ Phone #: _____

PET 1:

Type of Pet (please circle one): Dog Cat Bird Other

Pet's Name: _____ Pet's Date of Birth: _____

Pet's Weight: _____ Pet's License/Tag Number: _____

Pet Description: (breed, sex, color) _____

PET 2:

Type of Pet (please circle one): Dog Cat Bird Other

Pet's Name: _____ Pet's Date of Birth: _____

Pet's Weight: _____ Pet's License/Tag Number: _____

Pet Description: (breed, sex, color) _____

****** Please attach a recent photo of pet(s) to this form with a veterinary proof of weight and vaccinations ******

A maximum of two (2) domesticated pets provided that the combined weight does not exceed 55 pounds may be maintained in a unit. Pets shall not be left unattended on balconies. Pets shall not be permitted outside of their owner's unit unless attended by an adult and on a leash not more than six (6) feet long. Pets may only be walked in paths and areas designated for such purposes. Unit owners shall pick up all solid wastes from their pets and dispose of the same appropriately.

I am aware of the Ten Aragon Condominium Association rules, regulations, and restrictions regarding pets on the property and agree to abide by them.

Signature: _____ Date: _____





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BICYCLE REGISTRATION FORM

Unit # _____

Name: _____

BICYCLE 1	<i>Decal #</i>	<i>Location:</i>
<i>Make:</i>	<i>Model:</i>	<i>Color:</i>

BICYCLE 2	<i>Decal #</i>	<i>Location:</i>
<i>Make:</i>	<i>Model:</i>	<i>Color:</i>

BICYCLE 3	<i>Decal #</i>	<i>Location:</i>
<i>Make:</i>	<i>Model:</i>	<i>Color:</i>

With the signature of this document, resident agrees that bicycles are to be parked on the designated areas only and they will abide by the rules set in place by the Association. Liability for damage to any bicycle is the owner's sole responsibility.

Signature

Date





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Affidavit of Applicant – Leasing a Unit at Ten Aragon Condominium

Unit # _____

Note: Each person living in the unit over the age of 18 must sign this form and must be named on the lease.

I/We understand that applying for residency by leasing a unit at Ten Aragon Condominium Association, Inc. may require an orientation meeting with the Board of Directors and/or its representative(s). Accordingly, I/we hereby agree for myself/ourselves, and on behalf of all persons who may use the unit which I/we seek to lease in Ten Aragon Condominium Association, Inc. to abide by all the restrictions contained in the By-Laws, and Rules & Regulations, or restrictions that are in effect now, or which may be imposed by the Board of Directors in the future.

I/We affirm receipt of a copy of the **Condominium Rules & Regulation**. I/We are aware that falsification or misrepresentation of the facts in submitted lease may result in a delay in building access. I/We understand that lease sublets are not permitted.

I/We understand that the Board of Directors of Ten Aragon Condominium Association, Inc. or its agent, employee, or management representative may conduct an investigation of my/our background as the Board may deem necessary. Accordingly, I/we specifically authorize the Board of Directors of said Association to make such investigation, and that the Board of Directors, Officers, agent, employees and/or management company 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 are aware that the decision of the Board of Directors of Ten Aragon Condominium Association, Inc. will be final and that no reason will be given for any action taken by the said Board. I/We agree to be governed by the determination of the Board of Directors.

Owner(s)

Tenant(s)

_____ Date

_____ Date

_____ Owner Signature

_____ Tenant Signature

_____ Print Name

_____ Print Name

_____ Owner Signature

_____ Tenant Signature

_____ Print Name

_____ Print Name





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RULES AND REGULATIONS FOR TEN ARAGON CONDOMINIUM

1. The sidewalks, entrances, passages, lobbies and hallways and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored therein, except in areas (if any) designated for such purposes. The foregoing shall not, however, be applicable to the Commercial Units. Notwithstanding the foregoing, Owners of Commercial Units shall not be permitted to place or displace merchandise or other items on the Common Elements located within the interior of the Building where they interfere with use of Common Elements by Unit Owners or visitors.

2. The personal property of Unit Owners and occupants must be stored in their respective Units.

3. No articles other than patio-type furniture shall be placed on the balconies or other Common Elements or Limited Common Elements. The use of barbecues and grills is not permitted on balconies. No linens, cloths, towels, clothing, bathing suits or swim wear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken, dusted or hung from any of the windows, doors, balconies or other portions of the Condominium or Association Property or left on a balcony. Balconies may not be used as storage areas.

4. No Unit Owner or occupant shall permit anything to fall from a window, balcony or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto or from any of the balconies or elsewhere in the Building or upon the Common Elements.

5. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.

6. No Residential Unit Owner or occupant shall make or permit any disturbing noises by himself or his family, servants, employees, pets, agents, visitors or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Residential Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Residential Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

7. Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

8. No repair of vehicles shall be made on the Condominium Property.

9. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium or Association Property, except signs used or approved by the Developer (for as long as the Developer owns any portion of the Condominium Property, and thereafter by the Board). Subject to the provisions of Sections 9 and 17 of the Declaration of Condominium, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls of the Building or on the Common Elements, without the prior written consent of the Board of Directors of the Association. The foregoing shall not, however, be applicable to the Commercial Units. Notwithstanding the foregoing and subject to any rights granted to Commercial Unit Owners under and in accordance with the provisions of Sections 3.3, 9 and 17 of the Declaration, the Owners of the Commercial Units shall be permitted to install Commercial Signage provided that the same is done in compliance with all applicable governmental laws, rules and regulations.

10. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit



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or on the Common Elements except such as are normally used for normal household purposes or are otherwise necessary to conduct the uses allowed in the Commercial Units as provided by the Declaration of Condominium.

11. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.

12. A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Buildings. Notwithstanding the foregoing, any Unit Owner may respectfully display one (1) portable, removable American flag, and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, any Unit Owner may respectfully display portable, removable official flags, not larger than four and one-half feet by six feet (4'6" x 6') that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items. The foregoing is subject to the provisions of Sections 3.3, 9 and 17 of the Declaration.

13. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted on, upon or in the Condominium or Association Property, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in the Condominium or Association Property. No derrick or other structure designed for use in boring for oil, natural gas or minerals shall be erected, maintained or permitted upon any portion of the Condominium or Association Property.

14. No window air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.

15. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities. No person is permitted to roller/inline skate, skateboard, ride bicycles, or play ball anywhere on the Common Elements and recreational facilities.

16. Dogs, cats, and fish shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:

- (a) Dogs and cats shall not be permitted outside of their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes.
- (b) Fish may be kept in the Units, subject to the provisions of the Declaration.
- (c) Unit owners shall pick up all solid wastes from their pets and dispose of same appropriately.

17. Every applicable Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-laws,



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provided the following procedures are adhered to:

- (a) The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing after reasonable notice of not less than fourteen (14) days and said notice shall include: (i) a statement of the date, time and place of the hearing; (ii) a statement of the provisions of the declaration, association bylaws, or association rules which have allegedly been violated and (iii) a short and plain statement of the matters asserted by the association.
- (b) The non-compliance shall be presented to a committee of other Unit Owners, who shall hear reasons why penalties should not be imposed. The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the committee. A written decision of the committee shall be submitted to the Owner or occupant by not later than twenty-one (21) days after the meeting.
- (c) Fines: The Board of Directors may impose fines against the applicable Unit up to the maximum amount permitted by law from time to time.
- (d) Violations: Each separate incident which is grounds for a fine shall be the basis of one separate fine. In the case of continuing violations, each continuation of same after a notice thereof is given shall be deemed a separate incident.
- (e) Payment of Fines: Fines shall be paid not later than thirty (30) days after notice of the imposition thereof.
- (f) Application of Fines: All monies received from fines shall be allocated as directed by the Board of Directors.
- (g) Non-exclusive Remedy: These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant.

18. Any Residential Unit Owner that has wood floors, tile, marble or other hard surface on any portion of the floor of their Unit must have area rugs that cover a minimum of 75% of such areas excluding bathrooms and kitchens.

WITH THE SIGNATURE OF THIS DOCUMENT, RESIDENT AGREES THAT THEY HAVE READ AND UNDERSTAND TEN ARAGON CONDOMINIUM ASSOCIATION RULES & REGULATIONS AND WILL ABIDE BY THE RULES SET IN PLACE BY THE ASSOCIATION.

(Signature)

(Print Name)

(MM/DD/YY)