

**RULES AND REGULATIONS
FOR
THE GRANDE DOWNTOWN ORLANDO, A CONDOMINIUM**

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the common element, the limited common elements, the units and the commonly used facilities available for use by the unit owners within the Condominium (the “Condominium”) shall apply to and be binding upon all unit owners. The unit owners shall at all times obey these Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and should not be considered as a waiver, consent or approval of identical or similar situations unless such waiver, consent or approval is specifically set forth, in writing, by the Board of Directors.

THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. **RULES AND REGULATIONS:**

- a. Violations should be reported, in writing, to the Board of Directors of the Association.
- b. Violations will be called to the attention of the violating unit owner or lessee by the Board of Directors.
- c. Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take appropriate action.
- d. Unit owners are responsible for compliance by their guests or lessees with these Rules and Regulations.
- e. Fining guidelines can be obtained from the Management Office.
- f. Fining enforcement procedures can be found in exhibit E to the Declaration of Condominium section XVI.

2. **FACILITIES:** The commonly used facilities available for use by the unit owners within the condominium are for the use of unit owners, their lessees and their respective family members and guests. No guest of any unit owner shall be permitted to use such commonly used facilities unless accompanied by a unit owner or lessee or unless the guests have been registered with the Board of Directors. Any damage to the buildings or to the- common elements or equipment caused by any unit owner, lessee or their respective guests, contractors or invitees, shall be repaired at the expense of the responsible unit owner.

No parties of ten (10) or more people are allowed in the common use areas. (i.e. pool, courtyard, clubhouse) unless pre-approved by the Management Company.

No yelling or rough play is allowed on property particularly in the pool, poolside, and courtyard. No smoking in the elevators.

3. **NOISE:** Unless expressly permitted in writing by the Association, no floor covering shall be installed in the units, other than any carpeting or other floor covering installed by the Owner and approved by the Association. In any event, each unit owner shall have the duty of causing there to be placed underneath such floor covering, so as to be between any such floor covering and concrete slab, generally accepted and approved materials for diminution of noise and sound, so that the flooring shall be adequately sound-proof. Radios, televisions and other instruments which may create noise should be turned to a minimum volume between the hours of 10:00 P.M. and 8:00 A.M. All other unnecessary noises such as bidding good night to departing guests and slamming doors, between these hours should be avoided. Any sound amplifying device is not to be used in a manner that disturbs the peace, quiet, and comfort of neighboring inhabitants no matter the time of day.

If a unit's windows or doors are open, music from inside the unit must be kept at a minimal level as to not be heard in the courtyard or pool areas; **similarly, music from balconies/terraces must be kept at a minimal volume level.** No resident, resident guest(s), invitees, pets, agents, visitors, family, staff, etc., is allowed to create or maintain any unreasonably annoying or disturbing noise on property that is of such intensity or duration as to disrupt the comfort of any other individual on property.

4. **OBSTRUCTIONS:** The parking areas, elevators, sidewalks, entrances, driveways, passages, patios, balconies, courts, vestibules, stairway, corridors and halls shall not be obstructed in any manner. ~~Rugs or mats must not be placed outside the doors, in corridors or on walkways.~~ Doormats must be reasonably sized, tasteful, and kept clean and in good condition as determined by the Management Company. No sign, notice or advertisement shall be inscribed or exposed on or at any window or any part of the Condominium. Nor shall anything be projected out of any window or door in the Condominium. No radio or television aerial or antenna or satellite dishes shall be attached to, or hung from, the exterior of the Condominium or the roofs thereon.

5. **CHILDREN:** ~~Children are not to play in the elevators, on the public walkways or on the stairways. Reasonable supervision must be exercised when children are playing on the grounds.~~

6. **DESTRUCTION OF PROPERTY:** Neither unit owners, nor their family members, lessees, contractors, invitees, nor guests shall mark, mar, damage, destroy, deface or engrave any part of the Condominium. Unit owners shall be financially responsible for any such damage.

7. **EXTERIOR APPEARANCE:** The exterior of the Condominium and all areas appurtenant to the Condominium shall not be painted, decorated or modified by any unit owner in any manner without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, light reflective materials, ~~hurricane or storm shutters~~, ventilators, fans or air conditioning devices shall be used in or about the Condominium, except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. No windows may be tinted without the prior consent of the Association and installation of drapes, curtains or blinds visible from the exterior of the Condominium shall have white or off-white, black out type liners used,

which liners must be approved by the Association. No television or other outdoor antenna system or facility shall be erected or maintained within the boundaries of the Condominium.

a. Interior window coverings (i.e. drapes, blinds, shades, etc.,) visible from the unit's exterior shall be in good condition and not detract from the appearance of the property. Blinds that are bent, broken or otherwise in poor condition, must be replaced within 4 weeks of notification at the unit owner's expense. Reflective foil window coverings and cracked, wrinkled or poorly installed window films are not permitted. The Board of Directors shall have the right to determine compliance or non-compliance of individual units with these standards.

b. Windows shall not be covered or obstructed by any articles that are visible from the exterior of the building.

c. No stickers other than a security system sticker may be affixed to any of the windows which face the exterior of the building.

8. **SIGNS:** There shall be no signs, including "For Sale" or "For Rent/Lease" signs exhibited, displayed or visible from the interior or the exterior of the Condominium including on windows.

9. **CLEANLINESS:** All garbage and refuse from the Condominium shall be deposited with care in garbage containers intended for such purpose at such times and in such manner as the Association shall direct. All disposals shall be used in accordance with instructions given by the Association.

10. **WINDOW AND BALCONIES:** Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges of windows, terraces or balconies. No objects shall be hung from balconies, terraces or window sills; except that unit owners may display one (1) portable, removable United States flag in a respectful way and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day may display in a respectful way portable, removable official flags, not larger than 4-1/2 feet by 6 feet, that represent the United States Army, Navy, Air force, Marine Corps, or Coast Guard, regardless of any provisions of the Declaration of Condominium or the Rules and Regulations dealing with flags. Unit owners shall remove all loose objects or movable objects from the balconies and terraces during the hurricane season. Unit owners shall not throw cigars, cigarettes or any other object from balconies, doors, windows or terraces. No cooking shall be permitted on any balcony or terrace. Unit owners shall not allow anything to be thrown or to fall from balconies, doors, windows or terraces. No sweepings or other substances shall be permitted to escape to the exterior of the Condominium from the balconies, doors, windows or terraces. No balconies or terraces may be enclosed.

a. Balconies may not be used for storage of any kind. The following items are not allowed on balconies at any time, **including but not limited to,** moving boxes, storage bins, storage items, coolers, gas grills, charcoal grills, bicycles, lawn chairs, duffle bags, suitcases, beach umbrellas, pool floats, surf boards, sporting equipment, etc. Storage closets which must be neutral in color (white, off-white, beige or light gray) and of reasonable size may be approved by Management at its discretion.

b. Only patio furniture in "active use" and reasonably sized plants may be kept on balconies as determined by the Board of Directors. No household furniture may be stored or placed on balconies. Hanging plants and plants that protrude from the perimeter of the balcony are not allowed at any time. All dead plant material must be removed in a timely manner. Flower boxes must be attached to the inside of the balcony railing using non-permanent anchoring. Birdcages or other animals including dogs and cats may only be on a balcony provided the owner is present.

- c. Deck lighting is limited to the one light outlet as originally constructed and the bulb for the outlet must be white or yellow in color and no more than 100 watts.
Items such as towels, rugs, and clothing may not be hung on the balcony or from the balcony railing at any time. No sports paraphernalia such as flags, banners, signs, etc., are allowed at any time. No television sets are allowed on the balcony.
- d. No cleaning supplies such as mops, brooms, buckets, rags or chemicals may be left on balconies.
11. **INGRESS AND EGRESS:** Garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the halls, on walkways or on staircase landings. No unit owner or lessee shall allow entrance doors to remain open for any purpose other than for immediate ingress and egress.
12. **STORAGE AREAS:** Nothing shall be placed in the storage areas, if any, which would create a fire hazard.
13. **BICYCLES:** Bicycles must be placed or stored in the designated areas, if any. Skateboarding, bicycling, roller-skating, or rollerblading is not allowed on any portion of the property, including the parking garage due to safety concerns. Only one (1) bicycle is allowed per reserved parking space and must be securely locked to the cables.
14. **ATTIRE:** Unit owners, their lessees, their family members and guests shall not appear at or use the lobby areas or the recreational facilities, except in appropriate attire. No bare feet are allowed in the parking areas, in the lobby areas or on the stairways.
15. **PLUMBING:** Common water closets and other common plumbing shall not be used for any purposes other than those for which they are constructed, and no sweepings, rubbish, rags, sanitary napkins or other foreign substances shall be thrown therein. Grease and other foreign substances shall not be poured down drains. The cost of any damage resulting from misuse of same shall be borne by the unit owner causing the damage.
16. **TRASH:** All refuse, waste bottles, cans and garbage, etc., shall be securely wrapped in plastic garbage bags and placed in the appropriate collection containers. Trash collection containers may be used only between 7:00 A.M. and 11:00 P.M. Trash is not to be left in walkways, in front of doorways, or balconies at any time.
17. **ROOFS:** Unit owners their lessees, their family members and guests are not permitted on the roofs for any purpose whatsoever.
18. **SOLICITATION:** There shall be no solicitation by any person anywhere upon the Condominium Property for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors.
19. **EMPLOYEES:** Except as may otherwise be permitted by the Association, employees of the Association shall not be sent out of the buildings by any unit owner, except in the unit owner's capacity as an officer or director of the Association, at any time, for any purpose. No unit owner shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.

20. **LIFE SAFETY:** **New Section. This amendment does not change present text**

a. Fire Safety Devices: Each unit owner must maintain the smoke detectors in his or her unit. As part of the maintenance, you must replace all smoke detector batteries regularly.

b. Each unit owner and occupant, lessees, vendors or guests must take care not to harm, damage, or unnecessarily activate the fire sprinklers installed in his or her unit. The fire sprinklers are heat activated, and permitting high heat, steam or burning in the vicinity of a fire sprinkler, may cause it to activate, potentially causing extensive damage to your unit, your personal property, the common element, the Association property, and the residents adjacent to yours. Never touch or allow anything to touch the fire sprinklers. No item should be affixed to or hung from the fire sprinklers.

Fire Doors: Unit owners, lessees and their respective family members and guests shall not use the fire doors for ingress and egress, except in emergency situations.

21. **SWIMMING POOL:** Unit owners, their lessees and their guests using the swimming pool shall do so at their own risk. Unit owners, their lessees and their guests shall obey the posted swimming pool rules. The following are basic rules for all persons using the swimming pool:

a. All residents must have their pool pass with them at all times while in the pool area. All residents that do not have their pass with them while at the pool will be asked to leave.

b. Residents are allowed four (4) guests per unit. Please note – pool parties must be registered with Management and may consist of no more than ten (10) guests – maximum.

c. Swimming is permitted only between the hours of 8AM and 10PM.

d. All minors under the age of 12 must be accompanied by an adult at all times. A child who cannot safely swim may not be brought to the swimming pool unless accompanied, at all times, by an adult. Such a child cannot enter the swimming pool unless accompanied by an adult who is at the pool in proper bathing attire.

e. All persons using the swimming pool must be appropriately attired.

f. All persons must shower thoroughly before entering the swimming pool.

g. Pool safety equipment should be kept in place and shall not be used, except for its intended purposes.

h. Pneumatic floats or other items of a similar nature, other than swimming aids, are not permitted in the swimming pool.

i. Animals are not permitted in the general swimming area.

j. Running, jumping, skating or any other activity which creates a danger or annoyance in the general swimming pool area is prohibited.

k. Towels must always be used on the beach chairs when dressed in swim attire.

l. Children who are not toilet trained and adults who are incontinent, whether wearing diapers or not, are prohibited from entering the swimming pool.

m. No exposed glass containers or exposed bottles are allowed in the pool area.

n. No consumption of food or beverage is allowed in the pool.

o. No television sets are allowed in the pool area.

22. **MOTOR VEHICLES:** No vehicle belonging to a unit owner, lessee, or to a member of the family or guest, tenant or employee of a unit owner or lessee shall be parked in such a manner as to impede or prevent access to another parking space. Unit owners, lessees, and their employees, servants, agents, visitors, licensees and families promulgated in the future for the safety, comfort and convenience of the unit owners. No motor vehicle which cannot operate on its own power shall remain within the Condominium property for more than twenty-four (24) hours, and no repair of vehicles, except for

emergency repairs, shall be made within the Condominium Property. Washing and waxing of motor vehicles shall be limited to such areas, if any, designated by the Association for the cleaning of motor vehicles. All vehicles shall be parked ~~within~~ inside (not on or over) the painted lines and pulled up close to the bumper. Only one (1) motor vehicle is allowed per parking space (including, but not limited to, a vehicle, moped, scooter and/or motorcycle). As a security measure, all automobile doors should be locked. Boats, jet skis, trailers, campers, storage pods, U-Hauls, moving trucks, etc., are not permitted in the garage. ~~The maximum speed for drivers in the garage is 5 MPH. Vehicles must be driven at a reasonably safe speed in the parking garage.~~ The maximum speed limit within the parking garage is 10 MPH. It is recommended that your headlights be turned on while driving in the garage area.

Each parking space which is assigned as an appurtenance to a particular unit may be used only by the unit owner or the lessee of such unit, except when the unit owner has given written permission for use (copy to Association) by another unit owner, lessee or guest. No unit owner or lessee or their respective family members, employees, servants, agents, visitors and licensees may park his vehicle in any assigned space other than the space assigned to the unit owner of the particular unit.

In the event decals are required to be affixed to each vehicle owned by or leased by a unit owner or lessee, while parked within the Condominium Property, then each vehicle owned by or leased by a unit owner or lessee shall bear the required decal while within the Condominium Property. All vehicles must be registered with Management and a copy of the resident's State Vehicle Registration must be provided at the time of registering a vehicle with the Association.

Parking spaces shall be kept clean and are not to be used as storage for items of any kind, including but not limited to: storage boxes, furniture, carts, etc. Any foreign item left in a parking space is subject to removal by the Association and Property Management.

Music played within a vehicle must be kept at a reasonable level as to not disturb other residents while the vehicle is on property. Intentional screeching of tires, reckless driving, and careless driving are **strictly prohibited** on property.

Residents may not park in guest parking for any amount of time. Guests may not park in any guest space for more than three (3) consecutive days and if they are found in guest parking longer than three (3) consecutive days, the vehicle will be towed at the vehicle owner's expense without warning. Consecutive days means within a 72 hour period (24 hours = 6am – 6am), whether that vehicle remains on property or comes and goes within that time frame. If a resident's guest needs longer than 3 consecutive days, the resident must register the guest's vehicle prior to the vehicle parking on property by filling out an Extended Guest Parking form which may be obtained from Management. No one (1) guest vehicle will be allowed to register for extended guest parking for more than 28 days per calendar year. Once a guest uses 28 calendar days of extended guest parking, the vehicle may not park on property until the following calendar year.

23. **HURRICANE PREPARATIONS:** Each unit owner or lessee who plans to be absent from the Condominium during the hurricane season must prepare the unit prior to departure by designating a responsible firm or individual to care for the unit during the unit owner's or lessee's absence in the event that the unit should suffer hurricane damage. The designated firm or individual shall be registered with the Board of Directors and such designated firm or individual shall contact the Board of Directors for

permission to install or to remove hurricane shutters. If permission is given by the Board of Directors for the installation of storm shutters, then the approval shall be conditioned upon the Board of Directors also approving the quality of the storm shutters and the aesthetic appearance of the storm shutters. All storm shutters which may be approved by the Board of Directors shall be white in color, and shall be an accordion type storm shutter. Storm shutters shall only be installed during hurricane “watch” and hurricane “warning” situations.

The Board of Directors may, subject to the provisions of Section 718.3026 Florida Statutes, and the approval of a majority of voting interests of the Condominium, install hurricane shutters and may maintain, repair, or replace such approved hurricane shutters, whether on or within common elements, limited common elements, units or Association property. However, where laminated glass or window film architecturally designed to function as hurricane protection which complies with the applicable building code has been installed pursuant to this Paragraph No. 23 without permission of the unit owners only where such operation is necessary to preserve and protect the Condominium Property and Association property.

The expense of installation, replacement, operation, repair and maintenance of hurricane shutters by the Board of Directors shall constitute a common expense as defined herein and shall be collected as provided in the Declaration. Notwithstanding the foregoing, a unit owner who has previously installed hurricane shutters in accordance with this Paragraph No. 23 of laminated glass architecturally designed to function as a hurricane protection which complies with the applicable building code shall receive a credit equal to the pro rata portion of the assessed installation cost assigned to each unit. However, such unit owner shall remain responsible for the pro rata share of expenses for hurricane shutters installed on common elements and association property by the Board of Directors, and shall remain responsible for a pro rata share of the expense of the replacement, operation, repair, and maintenance of such shutters.

24. **PEST CONTROL**: All unit owners and lessees shall permit employees of pest control companies employed by the Association, if any, to enter into the units, at regularly scheduled times, to perform pest control services.

25. **COOPERATION WITH BOARD OF DIRECTORS**: All unit owners and lessees shall cooperate fully with the Board of Directors in effecting a coordinated move-in and move-out schedule for the moving of furniture and furnishings.

The following comes from page 22 section XXVIII. Of the Declaration for the Grande Downtown Orlando, A condominium as found in the condominium documents.

26. **PETS**:

- a. Pets may be kept in a unit.
- b. No pet shall be allowed to commit a nuisance in any public portion of the Condominium Property. The term “pets” shall be limited to dogs, cats, birds, and tropical fish. All other animals are expressly forbidden.
- c. The total of all pets belonging to a unit owner shall not exceed two (2), tropical fish excluded. In addition, breed restrictions shall apply to attack dogs. Notwithstanding the foregoing, no Pitt Bull, German Shepard, Rottweiler, Doberman Pincher, Chow Chow, Snakes or potbelly pigs shall be allowed on any portion of the Condominium Property, including any units. Effective June 14, 2011 Management will be strictly enforcing all rules pertaining to aggressive breed restrictions. The Board of Directors shall have the right to require

that any pet, which in the Board of Directors opinion endangers the health or security of any owner or occupant of a unit or creates a nuisance or unreasonable disturbance, must be permanently removed from the Condominium Property. As a courtesy, homeowners that currently reside on property that own an aggressive breed or mix of dog which has been recorded with Management prior to June 14, 2011 will be allowed to keep the dog as long as it does not endanger the wellbeing of any persons or domestic animals.

- d. Pets shall not be allowed on the balcony of a unit unless the unit owner is present.
- e. All pets shall be kept leashed and under control of their owner whenever they are outside the unit and shall not be allowed to run free or unleashed at any time on any portion of the Condominium Property.
- f. The unit owner is responsible for carrying with them disposal bags and towels when walking dogs on property. Dogs are not allowed to be walked in the courtyard or pool common areas at any time.
- g. Owner must clean up after pet immediately- particularly feces in all areas or urine on paved walkways, driveways, hallways, and elevators. Unit owners are **ultimately responsible** for any damages caused by **resident or visitor's pets** to the common areas and to the property of others.
- h. Effective 10/01/2006 only unit owners will be allowed to have ~~pets~~ dogs. Any new lessee after this date will not be allowed to have ~~pets~~ dogs. However, as a courtesy, lessees who are on record with management prior to 10/01/2006 will be allowed to keep ~~pets~~ dogs as long as they follow rules regarding pets.
- i. All dogs must have proof of up-to-date rabies vaccinations and shots. All dogs must be registered with the property management office.

The following parts come from page 23 Section XXX of the Declaration for the Grande Downtown Orlando; A condominium as found in the condominium documents.

27. LEASING AND MOVING:

- a. Leasing of a unit shall be subject to the prior written approval of the Board of Directors of the Association. No lease of a unit may be made for less than a ~~six (6)~~ seven (7) month consecutive period without the prior written approval of the Board of Directors of the Association and no transient accommodations shall be provided. Month-to-month leases are strictly prohibited. It is the responsibility of the owner or tenant to provide the Association with an updated copy of a renewed lease prior to the expiration date of the current lease. If a renewed lease is not given to the Association prior to the current lease expiring, all gate remotes associated to the unit will be deactivated until said lease is provided. The Association may charge a fee in connection with the approval of the leasing of a unit, provided that such fee shall: (i) not be greater than \$100.00; and (ii) not be charged in connection with the renewal of an existing lease. Unit owners that have their units leased and who are more than 90 days delinquent on payment of association dues shall have the lessee pay rent directly to the Association up to the amount that is delinquent. All non-owners of a unit must be approved to reside on property.
- b. It is at the Board of Directors discretion to approve or deny any applicant at hand during the screening process. Effective January 1, 2023, all prospective applicants must complete the application found at www.grandedowntown.com and pay a ~~\$75.00~~ \$100.00 non-refundable fee per applicant. It may take up to seven (7) business days for the completed report to come back. The Association cannot rush this process. International applicants must call Management for background check fee. Applicant refers to prospective tenants and/or residents of a unit owner.
- c. Once the prospective tenant is approved by the Association and the Owner, they must complete a mandatory orientation which must be scheduled with Management Tuesday through Friday between the hours of 10a.m. to 4p.m. No exceptions will be made. All prospective tenants should allow themselves 14 business days to complete the entire process.

- d. Moving into a unit or moving out of a unit may only be done during the hours of 8AM to 8PM seven days a week.
- e. ALL OWNERS MUST COMPLY WITH ESTABLISHED PROCEDURES FOR LEASING THEIR UNITS. AS A COURTESY, OWNERS CURRENTLY LEASING THEIR UNITS WHO ARE OUT OF COMPLIANCE HAVE UNTIL SEPTEMBER 1ST, 2006 TO REGISTER THEIR TENANT(S) WITH MANAGEMENT. IF SUCH AN OWNER FAILS TO REGISTER HIS/HER TENANT(S) BY SEPTEMBER 1ST, 2006 HE/SHE WILL BE CONSIDERED IN VIOLATION OF THE RULES AND REGULATIONS SET FORTH REGARDING LEASING OF UNITS AND WILL BE SUBJECT TO APPLICABLE FINES.
- f. Storage PODS and similar moving containers are strictly prohibited and are not allowed on the property for any amount of time. U-Hauls and moving trucks must be removed from property once the resident is finished moving in or out of a unit. U-Hauls and moving trucks may not remain on property overnight.

28. SMOKING: a. Smoking and lit cigarettes and cigars are prohibited in hallways, breezeways, catwalks, elevators, and stairwells. b. Under no circumstances shall smoked butts and smoking refuse be tossed over the railing. Furthermore, any damage to The Grande incurred by any occupant or guest from smoking or smoking material will be the responsibility of the Unit Owner.

29. FRONT-EXTERIOR DOOR LOCKS: ~~Front~~ All exterior door locks must be matte silver in color. Front Door locks may utilize a keypad for entry, but such lock must be approved by the Association prior to installation to assure it conforms to the requirements of the Association. Keypad type locks must be matte silver in color and must have a key lock in addition to the keypad. Upon the changing of any front door locks, a copy of the key to the front door must be immediately provided to the Association. Camera type doorbells are permitted provided that it is approved by the Association through the appropriate Architectural Modification Form prior to installation. All doorbells must be matte silver or black in color, battery operated and attached to the front door of the unit. Approved doorbells may not be placed on the door frame or on any common portion of the doorway.

New Section. This amendment does not change present text

30. Board Communication: The Board of Directors welcomes ideas, thoughts, suggestions, concerns and/or comments from all Unit Owners at duly called Board of Director Meetings. In the event a Unit Owner would like to address the Board of Directors outside of a duly called Board of Directors Meeting, written communication should be sent to the onsite management team who will forward the communication to the entire Board of Directors for review and response. Individual Officers may not communicate with individual Unit Owners one-on-one or make decisions on matters outside of a duly called Board Meeting.

The foregoing Rules and Regulations are designed to make living for all unit owners pleasant and comfortable and compliance with the foregoing Rules and Regulations is mandatory. The restrictions imposed are for the mutual benefit of all.

THE GRANDE DOWNTOWN ORLANDO CONDOMINIUM ASSOCIATION, INC.

By: _____