

This instrument was prepared by
And should be returned to:
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Orlando, FL 32801
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DOCH 20180298389
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Rec Fee: \$69.50
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: WONSETLER & WEBNER PA



Ref. O.R. Book 7978, Pages 4601-4627

CERTIFICATE OF AMENDED AND RESTATED RULES AND REGULATIONS
(SCHEDULE A TO THE BYLAWS) FOR
PROMENADE CONDOMINIUM ASSOCIATION, INC.

This Certificate is verified and executed by the board of directors of PROMENADE CONDOMINIUM ASSOCIATION, INC. and shall provide confirmation that the Board of Directors has elected to amend the Association's schedule A to the Bylaws in conformity with the Association's documents, Chapters 617 and 718, Florida Statutes.

This amendment shall constitute the First Amendment to the following existing association document:

Schedule A to the Bylaws as recorded at Official Records Book 7978, Pages 4601-4627, Public Records of Orange County, Florida.

ATTACHED HERETO AS EXHIBIT A IS THE APPROVED "SCHEUDLE A TO THE BYLAWS - AMENDED AND RESTATED RULES AND REGULATIONS FOR PROMENADE CONDOMINIUM ASSOCIATION, INC.

The attached was duly and properly adopted pursuant to Section 13 of the Bylaws at a meeting of the Board of Directors with all due notice as required for a valid amendment to the rules and regulations.

These amended and restated rules and regulations shall be effective upon recordation of this Certificate in the Official Records.

Executed in Orange County, Florida on this 20 day of April, 2018
Executed By:

PROMENADE CONDOMINIUM ASSOCIATION, INC.

By: [Signature] [Seal]
Title: President

Attested By:
By: [Signature] [Seal]
Title: Secretary

Signed, sealed and delivered in the presence of the following witnesses:

Heidi Maskell
Witness #1
Printed Name: Heidi Maskell

[Signature]
Witness #2
Printed Name: Valerie Velazquez

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 20 day of April, 2018 by Donald Hujo [President] & Farid Tawil [Secretary], respectively, of the **PROMENADE CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of that Association. They are each personally known to me or have each produced valid photographic identification. They each freely acknowledge executing and attesting to this document in the presence of two subscribing witnesses, each under oath and each duly authorized in them by the corporation as officers of the Association, and that the seal affixed thereto is the true corporate seal, and that all corporate formalities have occurred and been satisfied.

(Notary Seal)



Martha Vargas
Notary Public - State of Florida
Print Name of Notary: Martha Vargas
Commission No.: FF225564
My Commission Expires: May 05, 2019

SCHEDULE A TO BY-LAWS

AMENDED AND RESTATED
RULES AND REGULATIONS
FOR

PROMENADE CONDOMINIUM ASSOCIATION, INC.

The following Rules and Regulations supplement those contained in the Declaration of Condominium of PROMENADE CONDOMINIUM ASSOCIATION, INC. They are applicable to all occupants of Units as well as to Unit Owners.

1. The entranceways, passages, vestibules, lobbies, halls and similar portions of the Common Elements shall be used only for ingress and egress to and from the Condominium Property. No personal property shall be stored in them.

2. Each Unit Owner's personal property must be stored within his Unit or within storage lockers or spaces, if any, appurtenant to his Unit as Limited Common Elements.

3. The Common Elements shall not be obstructed, littered, defaced, or misused in any manner. Patios and balconies shall not be used for storage space but must be kept neat at all times.

4. No articles shall be placed in the hallways.

5. No articles except suitable furniture, plants and planters shall be placed on balconies, terraces or similar areas. No grills with propane tanks are allowed on balconies or lanais.

6. Neither rugs, laundry nor any other articles shall be shaken or hung from windows, doors, balconies, terraces or exterior walls. The exception to this rule is that any unit owner may display one portable, removable United States flag in a respectful way regardless of any declaration rules or requirements dealing with flags or decorations. Said flag must be maintained so that it is not faded, stained or torn.

7. Garbage and other refuse shall be placed only in designated areas.

8. Employees of the Association are not to be engaged by Unit Owners for personal errands. The Board of Directors shall be solely responsible for directing and supervising the Association's employees.

9. No Unit Owner shall make disturbing noises in the Building or permit his family, servants, employees, agents, visitors, or licensees to do so. In particular, no Unit Owner shall play (or permit to be played in his Unit or the Common Elements appurtenant to it) any musical instrument, phonograph, television, radio or the like in a way

that unreasonably disturbs or annoys other Unit Owners or Occupants.

Sound and noise from radios, phonographs or other audio devices, television sets or from musical instruments or social gatherings shall be deemed a nuisance between the hours of 11:00 P.M. and the following 8:00 A.M., when audible beyond the confines of the Unit involved.

10. No radio or television installation or other electronic equipment shall be permitted in any Unit if it interferes with the television or radio reception of another Unit.

11. With the exception of signs used or approved by the Developer, no signs, advertisements, notices or lettering may be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Common Elements or any part of a Unit so as to be visible outside the Unit. Additionally, other than those originally installed by the Developer, no awning, canopy, shutter, air-conditioning unit or other projection shall be attached to, hung, displayed or placed upon the outside walls, doors, balconies, windows, roof or other portions of the Building or on the Common Elements. The exception to this rule is that any unit owner may display one portable, removable United States flag in a respectful way regardless of any declaration rules or requirements dealing with flags or decorations.

12. No flammable, combustible or explosive fluids, chemicals or other substances may be kept in any Unit or on the Common Elements, except such as are normal household purposes. In addition, gas (propane) and charcoal barbecue grills are not permitted on patios or balconies, only electric grills are permitted.

13. A Unit Owner who plans to be absent must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should the Unit suffer damage and by furnishing the Association with the name(s) of that firm or individual.

14. Beverages in glass containers may not be consumed on the Common Elements.

15. No exterior antennae shall be permitted on the Condominium Property, except for a personal satellite dish for the personal use of an owner, provided the dish is 18" or less in diameter. The location and installation of the personal satellite dish must be approved by the Board of Directors and may not cause damage to the common elements.

16. Children shall be the direct responsibility of their parents or legal guardians, who must supervise them while they are within the Condominium Property. Full compliance with these Rules and Regulations and all other rules and regulations of the Association shall be required of children. Playing shall not be permitted in any of the lobbies, hallways, stairways, elevators and lobby areas, and loud noises will not be tolerated. Drawing with chalk or any other

defacing of common elements, to include parking lots, is not allowed.

17. Door access codes may not be given to visitors or guests.

18. Visitors and guests must be accompanied by their host resident at all times.

19. The following activities are not allowed on Promenade property: Skateboarding, Bicycle Riding, Roller Blading, and Scooter riding.

20. The following are not allowed in Promenade lobbies: Moving of furniture, hand trucks, carts, pets, bikes, skateboards, scooters, roller blades, soliciting, and loitering.

If an Owner or Tenant are moving in or out of a unit the following procedures must be followed:

- a. All furniture must be moved in or out through the side door or garage door.
- b. NO FURNITURE IS TO COME IN, OR OUT, OF THE FRONT LOBBY DOORS. This includes deliveries from furniture companies and/or delivery services.
- c. Moving hours are Monday - Friday 8:00 a.m. - 8:00 p.m.; Saturday 9:00 a.m. - 6:00 p.m.
- d. No moving is allowed on Sundays, or legal holidays

A \$500.00 deposit is due at the time of application. Said fee shall be applied to any damage to the common area or violations of the rules and regulations which result in damages to Association owned property. The deposit shall be returned to the tenant upon completion of the moving process and confirmation by both the Association that the tenant has not damaged the common area or violated any of the rules and regulations.

21. These Pool Rules must be followed at all times.

- a. No Diving.
- b. Must shower before entering pool.
- c. No glass containers of any kind are allowed in pool area, or on pool deck.
- d. No food, food preparation, or serving of food is allowed in pool area, or on pool deck.
- e. Only beverages in plastic containers are allowed in pool area, or on pool deck.
- f. No animals in pool area or pool deck.
- g. Maximum pool load is 23 persons.
- h. There is a 6 person limit, per CONDO UNIT, including adults and children.
- i. No running or rough play.
- j. Do not play with safety equipment.
- k. Children under 12 years must be accompanied by an adult.

- l. Pool for residents of Promenade and authorized guests only.
 - m. Authorized guests must be accompanied by a resident at all times.
 - n. Pool hours are from dawn to dusk.
 - o. Do not open the gate to the pool or pool deck for anyone not in possession of a pool key.
 - p. Pool gate must be closed and secured on entry and exit.
 - q. No recreational pool inflatables or pool toys are allowed.
 - r. No scooters, strollers, or push toys are allowed on pool deck.
 - s. Music must be kept below 70 decibels (average stereo maximum output is 110 decibels).
22. Pets are subject to the following rules:
- a. All pets must be registered with the Association using the approved Pet Agreement.
 - b. All pets must be registered and immunized in accordance with local laws and requirements.
 - c. Pet owners must submit to the Association a current report from a licensed Veterinarian verifying immunizations, current weight and expected weight when fully grown.
 - d. Pets are not permitted on any part of the Common Elements (except a balcony or terrace appurtenant to the Unit of the animal's owner) except when they are leashed and being walked or transported directly off the Condominium Property or directly to their owner's Unit.
 - e. Pets are not allowed in the main lobbies or pool area.
 - f. Dogs, when fully grown, must weigh less than fifty (50) pounds.
 - g. Owners must pick up solid pet waste and dispose of it properly. Odors from cat litter will not be tolerated.
 - h. Barking will not be tolerated in that it is considered to be a nuisance to other residents.
 - i. Birds must be properly caged.
 - j. Aquariums must not leak and must be cleaned regularly to prevent foul water and odors.
23. Washing of any automobile or other vehicle is not allowed on Promenade property.
24. All parking spaces shall be kept in a neat and orderly fashion. Nothing shall be stored in the parking space
25. No solicitation of any kind shall be permitted on the Condominium Property.
26. No alterations of any kind shall be made to the Common Element or Limited Common Element portion of the exterior or interior of any structure without prior written approval of the Board of Directors of the Condominium Association. The Board will give due

regard to effects upon aesthetics, insurance, building codes and other regulations.

27. No signs, window displays or advertising will be permitted on any part of the Condominium Property except as provided in the Declaration; this prohibition includes "For Sale" or "For Rent" signs. This prohibition does not include the Developer.

28. No screen doors or balcony or patio screening is to be added to Units without approval as indicated in paragraph 20 above.

29. No inflammable, explosive or dangerous chemicals or fluid materials, except those intended for normal household use, may be kept in any unit.

30. Complaints or requests regarding maintenance shall be made to the Management Company.

31. Entering or attempting to enter upon roofs, equipment rooms, or power rooms is prohibited, except by authorized personnel.

32. Tampering with irrigation pumps or lines is prohibited except authorized personnel.

33. No Occupant shall make any adjustment to any of the equipment located on the Common Elements or Limited Common Elements without first obtaining permission.

34. No laundry, clothing or other material shall be displayed on the balcony or porch of any Unit or hung within the Unit in a manner to be visible from the outside.

35. Every Unit 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 (all as amended from time to time), to the extent applicable. Failure of an Owner or occupant to comply shall be grounds for legal actions which may include, without limitation, an action to recover sums due for damages an action for injunctive relief, and any combination of such actions.

In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine not exceeding \$100.00 per violation may be levied. Fines may be levied on the basis of each day of a continuing violation with a single notice and opportunity for hearing, provided no such fine shall exceed \$1,000.00 in the aggregate. Fines may be levied against an Owner, occupant, family, guest, invitee, lessee or employee 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, or Articles of Incorporation or By-Laws, provided the following procedures are adhered to:

(a) Notice. The Association shall notify the Owner or occupant of the infraction or infractions. Included in the notice shall be a date, time and location of the next meeting of the Infractions Committee.

(b) Hearing. The non-compliance shall be presented to the Infractions Committee, at which time the Owner or Occupant shall present reasons why the fine should not be levied. The Owner or Occupant may be represented by counsel and may cross-examine witnesses. A written decision of the Infractions Committee shall be submitted to the Owner or Occupant by not later than twenty-one (21) days after the Infraction Committee's meeting. If the Infractions Committee does not agree with the fine, then the fine may not be levied. If the Infractions Committee agrees with the fine, or changes the amount of the fine, then the Unit Owner shall pay the fine within thirty (30) days after written decision of the Infractions Committee is mailed to the Unit Owner.

(c) Members of Infractions Committee. The Infractions Committee shall consist of three (3) Unit Owners, who are not on the Board of Directors. The Board of Directors may select the members of the Infractions Committee.

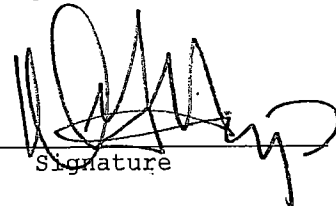
(d) Application of Fines. All monies received from fines shall be allocated as directed by the Board of Directors.

(e) Non-exclusive Remedy. These fines shall be construed to be non-exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any fine paid by the offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

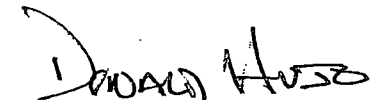
36. Except for rules, regulations and requirements regarding (a) leases or lessees which must be approved by the Association (b) the presence of pets or (c) parking restrictions, these rules and regulations shall not apply to the Developer, to the Developer's agents, employees or contractors, to the Primary Institutional First Mortgagee, or to Units owned by the Developer or the Primary Institutional First Mortgagee until they are conveyed. They shall apply, however, to all other Owners and occupants of Units.

All owners and residents of the Promenade Condominium Association and their guests, must observe and abide by the RULES AND REGULATIONS FOR PROMENADE CONDOMINIUM ASSOCIATION, INC. Anyone found in violation of these Rules and Regulations will subject to disciplinary actions, legal actions, and fines.

By signing below, I acknowledge that I have read and understand the Rules and Regulations set forth above.



Signature



Print Name

3-8-018

Date

407E

Unit Number