

**EXHIBIT #3A
TO
DECLARATION OF CONDOMINIUM
OF
GOLD COAST TOWERS – A CONDOMINIUM**

RULES AND REGULATIONS

OF

GOLD COAST TOWERS – A CONDOMINIUM, INC

(AN ADDENDUM TO ARTICLE XII OF THE BY-LAWS, EXHIBIT #3)

***RULES AND REGULATIONS
OF
GOLD COAST TOWERS – A CONDOMINIUM***
(an addendum to Article XII of the By-Laws, Exhibit #3)

The Rules and Regulations of Gold Coast Towers Condominium Association contained herein, are a re-type and revision of the original issue of 7/1/92. Further, this issue is a compilation of those rules and regulations originally established by the Developer, and expanded to include those that have been adopted over the years to the present time, by Board/Association actions. These two groups of restrictions (Core and Board/Association-Adopted) are further described as follows:

CORE RULES AND REGULATIONS.

Article XII, Administrative Rules and Regulations of the By-Laws (Exhibit 3), cite and declare that the restrictions appearing in Article XI of the Declaration of Condominium (*entitled **PURPOSE AND USE RESTRICTIONS***), are to be house rules and regulations. While they are not the only ones, they represent the core group of restrictions initially provided by the Developer, as amended by Association actions taken from time to time. In the interest of clarity and completeness, they are repeated here, in this Rules and Regulations document.

As noted in Articles VIII and IX of the Declaration of Condominium (*entitled **AMENDMENT TO DECLARATION and BY-LAWS**, respectively*), amendments to these items require a vote by 2/3rds of the Association membership for adoption.

BOARD/ASSOCIATION-ADOPTED RULES AND REGULATIONS.

Article XII of the By-Laws stipulates that, ...“the Board of Directors may, from time-to-time, adopt other rules and regulations governing the operation and use of the common elements, and such other rules and restrictions designed to prevent unreasonable interference with the use of the Units, Limited Common Elements, and Common Elements, by the members; and all members shall abide thereby, provided said rules and regulations shall be equally applicable to all members, and uniform in their application and effect”.

Therefore, these additional rules and regulations, adopted in previous Board of Director's meetings (both regular and special) and Association meetings over the years to the present time, are included herein. Future amendments and additions to this group, however, require only a simple majority for passage (adoption) by the Board of Directors and/or the Association members, during their respective meetings.

The following list of Rules and Regulations are those currently in force, and consist of the **Core** and **Board/Association-Adopted** groups as described above. Source references to specific condominium document paragraphs (if applicable) are cited at the end of each item. Also referenced are applicable Association actions and/or Board of Director actions, along with general information that may be useful for clarification purposes. They are denoted with the following legend:

RM	Regular Board Meeting
SM	Special Board Meeting
AM	Annual Association Meeting
GEN INFO	information of a general nature often offering clarification to a specific rule or regulation.

1. **MANAGEMENT.**

- The affairs of the corporation shall be managed by a Board of Directors, composed of seven (7) persons. A new Board of Directors is elected by the Association each year at the annual meeting.

REF: BY-LAWS, ARTICLE III.A.1), AS AMENDED

2. **VOTING PRIVILEGES.**

- One vote per unit is permissible. If the unit is co-owned, owners must decide who will vote. Such voter designation shall be in writing, signed by all owners of said unit, and placed on-file with the Association Secretary. In the absence of such a writing, the unit's vote shall not be counted.

REF: BY-LAWS, ARTICLE VI.2).

3. **SERVICES COVERED BY MAINTENANCE FEES.**

- The following are some of the basic costs covered by the maintenance fees:

Accounting	Insurance – fire, liability, etc.
Back-flow Device Servicing	Landscaping - Lawn and Shrub Maintenance
Carpeting (hallways)	Laundry Equipment, - washer/dryer
Corporation Fees	maintenance, repair
Div. of Corporation fees	Legal Fees, attorney filing fees
(State of Florida)	Maintenance Man – part time
Cleaning and Maint. supplies	Stationery, stamps, office supplies
Elevator maintenance & fees	Taxes and garbage pick-up
Fire Alarm System maint.	Utilities – electric, water, sewer
Fire Extinguisher Inspection	Cable

Items requiring larger outlays of money (for example: roofing, painting, and other capital improvements), are usually handled by assessments pro-rated on the basis of the apartment size:

One Bedroom	2.1015%
Two Bedroom	3.0241%
Two Bedroom +	3.2803%

(Cable charges are at a fixed amount per unit)

REF: DECL OF CONDO, ARTICLES VI.B. AND XIV; GEN INFO.

4. **SINGLE-FAMILY OCCUPANCY.**

- The apartments shall be used only for single-family residences by the unit owners, themselves, and for a reasonable time, by other members of their families and by social guests.

REF: DECL OF CONDO, ARTICLE XI.A.

5. **USE OF COMMON ELEMENTS.**

- The common elements shall be used for the furnishing of services and facilities for which they are reasonably intended, for the enjoyment of the unit owners, and subject to the regulation by rules and by-laws as may, in the opinion of the corporation, achieve the maximum beneficial use thereof.

REF: DECL OF CONDO, ARTICLE XI.B.

6. **HOUSING FOR OLDER PERSONS (55+ YEARS) DESIGNATION.**

- Gold Coast Towers is designated as "housing for older persons", in accordance with The Fair Housing Amendments Act of 1988 and The Housing for Older Persons Act of 1995, as amended. Specifically, we have adopted the "55 or Over Housing" exemption. This means that in at least 80 % of the units, occupancy (residency), either by ownership or lease (if otherwise permitted), shall be by at least one person 55 years of age or older. Other family members can be less than 55 but must be at least eighteen (18) years of age. No person under the age of eighteen (18) may occupy (or reside in) any Unit except as a temporary guest in accordance with the guest occupancy, regulations and restrictions of the Declaration and the Association, and only for a period not to exceed a reasonable time. Deviations from the 55-age requirement are limited to hardship cases at the sole discretion of the Board of Directors. However, in no case will the 80% rule above be violated, so as not to jeopardize or threaten the condominium community's status as "housing for older persons". Unit owners are strongly advised to study Article XI – Purpose and Use Restrictions (as amended) of the Declaration of Condominium.

REF: DECL OF CONDO, ARTICLE XI.C.

7. **NUISANCES**

- No nuisance shall be allowed upon the Condominium property, nor shall any practice be allowed which is a source of annoyance to residents, or which will interfere with the peaceful possession and proper use of the Condominium property by its residents.

REF: DECL OF CONDO, ARTICLE XI.D.

8. DANGEROUS MATERIALS STORAGE.

- No unit owner shall permit or suffer anything to be done or kept in his/her apartment which will increase the rate of insurance on the Condominium property.

REF: DECL OF CONDO, ARTICLE XI.E.

9. LIFESTYLE AND BEHAVIOR.

- No immoral, improper, offensive or unlawful use shall be made of the Condominium property or any condominium unit, or any part thereof.

REF: DECL OF CONDO, ARTICLE XI.F.

10. DISPLAY OF SIGNS RESTRICTIONS.

- No "FOR SALE" or "FOR RENT" or other signs, shall be displayed by any individual unit owner on his condominium parcel, or any part of the Condominium property.

REF: DECL OF CONDO, ARTICLE XI. G.; RM 12/5/94

11. PET RESTRICTIONS.

- No dogs, cats, parrots, animals, or other pets of any kind shall be kept or maintained in a condominium apartment, or brought upon the condominium property.

REF: DECL OF CONDO, ARTICLE XI.H.

12. PARKING REGULATIONS/RESTRICTIONS.

- Parking is limited within the condominium property. One parking space has been assigned to each condominium unit, as recorded in each unit owner's deed. Also, two (2) spaces are provided for use by two (2) unit owners of Bldg #2, by a non-exclusive (not reserved) easement on property of the adjacent condominium complex at 111 Lake Avenue. Guests and tradesmen must use street-side parking. Violators are subject to vehicle removal by towing at vehicle owner's expense. See Appendix A (attached) for unit owner's parking space assignments of record.
- Use of individually assigned parking spaces on the grounds of Gold Coast Towers Condominium shall be restricted to the parking of conventional passenger vehicles (including station wagons and small recreational-type vehicles that do not exceed the dimensions of conventional passenger vehicles). Under no circumstances will the following types of vehicles be allowed to park in the subject areas: commercial vehicles of any kind, trucks, vehicles with open truck beds, panel trucks or vans, out-sized recreation vehicles, live-in recreation vehicles, boats, boat trailers, golf carts, motorized bikes and scooters (otherwise known as mopeds), or motorcycles.
- A "car washing station" is designated in the courtyard area of Bldg. #1, where temporary parking is permitted while washing the car. No other parking is permitted in the

- courtyard area near the car washing station except that which a Board member approves, and then only for a short duration (minutes, not hours). This area must remain open to allow entry and exit maneuver space for owners parking under the sundeck.
- Owner use of parking spaces, other than those assigned, shall be arranged between the unit owners involved. The Board does not impose any limitations to this practice but assumes that reasonable judgment will be exercised regarding the number of vehicles involved per unit owner, and fairness shown toward other unit owners wishing to make similar arrangements. In any case, the Board shall be notified of any vehicle parking changes resulting from these arrangements.
- One exception is noted, and takes precedence over the foregoing arrangements. If a unit owner of an assigned parking space has no vehicle, or is temporarily absent from his/her apartment, and so chooses to suspend those arrangements, then family members or social guests are permitted to use the assigned parking space, for a reasonable time only, during that family member's or guest's visit. In all cases above, the Board shall be notified. Also, refer to Rule #19 concerning apartment usage when owner is absent.

REF: DECL OF CONDO, ARTICLES V AND XLI; RM 5/7/80; AM 1/22/81; RM 11.8.93; AM 1/26/95; GEN INFO

13. UNIT BALCONY CARPETING REPLACEMENT.

- When Unit owners wish to replace balcony/terrace carpeting, be advised that no replacement carpeting is permitted in the future. If required, the Association will repair cracks and apply membrane sealing coating to the cracks only, up to a cost of \$400. Unit owners will then be able to apply a liquid finish coat (painting or other) at their own expense.

REF: RM 4/3/95, AM 1/25/96, RM 11/11/96

14. RIGHT OF ENTRY.

- The Condominium association, its officers, directors, agents and employees, shall at all times have the right to enter the condominium units at reasonable times for the purpose of inspecting the common elements, gaining access to the common elements, or making repairs or, otherwise maintaining the condominium property, or to abate emergency situations which threatened damage to the condominium property or any part of it. The Association requires that a person be assigned to monitor your apartment for leaks, damage, etc., if it is vacant for more than one month at a time.
- Unit owners are reminded to provide duplicate keys to their apartments, to be stored in a locked box accessible only by Board members in case of emergency.
- If the Board does not have a key on file, the Unit owner will be responsible for any damage that may occur (to common and limited common elements), because the Association was not able to get into the apartment.

REF: DECL OF CONDO, ARTICLE XXVIII.B; RM 3/9/82; RM 11/11/96; SM 4/17/12

15. ALTERATION OF UNITS.

- No owner of a condominium unit shall make or cause to be made, any structural modifications or alterations in his unit, or in the water, gas, electrical, plumbing, air conditioning equipment, or utilities therein, without the consent of the Association, which consent may be withheld in the event the Board of Directors determines that such structural alteration or modification would in any manner endanger the building. If the modification or alteration desired by the unit owner involves the removal of any permanent interior partition, the corporation may permit same, if the same is not a load bearing partition, and if the same does not interfere with any common utility source. No unit owner shall cause any improvements or changes to be made to the exterior of the building, including painting, installation of electric wires, TV antennae or air conditioning units which may protrude through the walls or roof of the building or in any manner change the appearance of the exterior of the building or any portion thereof not within the unit, without consent of the Association.
- No changes can be made in the type of floor covering in apartments above the first floor without approval of the Board of Directors. Such approval is contingent upon installation being performed by professional licensed installers with materials that provide full soundproofing in accordance with Florida condominium state standards covering such installations. However, if such installation should prove to be a noise nuisance to owners/renters in apartments below, the use of carpeting and/or light weight throw rugs as mitigation (alleviation, moderation), would be required.

REF: DECL OF CONDO, ARTICLE XVIII AS AMENDED BY AM 1/23/86; SM 2/17/03; AM 2/16/11.

16. UNIT SALES REQUIREMENTS.

- No apartment (Unit) owner may dispose of an apartment or any interest in an apartment by sale without approval of the Association. Unit owners are advised to study Declaration of Condominium, Article XII – Conveyances (as amended) for complete requirements regarding transfer of ownership.
- The purchaser of a unit must **show** income for each of the last 2 years equal to or greater than 10 times the annual maintenance assessment, or must demonstrate a net worth of not less than \$150,000. The Association also requires a FICO score of a least 650 for approval of a Buyer.
- The down payment for a unit must be at least 25% of the purchase. A security deposit equal to one quarterly maintenance fee will be held by Gold Coast Towers in escrow for 3 years and returned with interest at the prevailing rate. This same security deposit will also be required of a person/persons or other entity who receives a unit by gift, inheritance or other transfer.
- The fee for application processing, background check and personal interview for purchase is \$100 per applicant (husband and wife are deemed to be one applicant). Each applicant (other than husband and wife) must apply individually. Out-of-state and Florida residents with less than two years residency must pay an additional \$50 surcharge for the application processing,

background check and personal interview process. Non-Florida residents, at the discretion of the Board of Directors, may request a telephone interview.

- Be advised that Board approval shall be governed by the age restrictions imposed by the Housing For Older Persons Act (55 years or older) exemption to the Fair Housing Act, which Gold Coast Towers Association has adopted (see Rules and Regulations #6, herein).

17. FLORIDA STATUTES REGARDING SALE OF UNITS.

- Any contract entered into after July 1992, for the resale of a residential unit must contain one of the two following clauses in conspicuous type (ALL CAPS).

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Condo Disclosure Clauses

Clause 1. "THE BUYER HEREBY ACKNOWLEDGES THAT BUYER HAS BEEN PROVIDED A CURRENT COPY OF THE DECLARATION OF CONDOMINIUM, ARTICLES OF INCORPORATION OF THE ASSOCIATION, BY-LAWS, RULES OF THE ASSOCIATION AND A COPY OF THE MOST RECENT YEAR-END FINANCIAL INFORMATION, MORE THAN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO EXECUTION OF THIS CONTRACT." Or...

Clause 2. "THIS AGREEMENT IS VOIDABLE BY BUYER BY DELIVERING WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, AFTER THE DATE OF EXECUTION OF THIS AGREEMENT BY THE BUYER AND RECEIPT BY BUYER OF A CURRENT COPY OF THE DECLARATION OF CONDOMINIUM, ARTICLES OF INCORPORATION, BY-LAWS, RULES OF THE ASSOCIATION, AND A COPY OF THE MOST RECENT YEAR-END FINANCIAL INFORMATION, IF SO REQUESTED IN WRITING. ANY PURPORTED WAIVER OF THESE VOIDABILITY RIGHTS SHALL BE OF NO EFFECT. BUYER MAY EXTEND THE TIME FOR CLOSING FOR A PERIOD OF NOT MORE THAN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, AFTER THE BUYER RECEIVES THE DECLARATION, ARTICLES OF INCORPORATION, BY-LAWS AND RULES, IF REQUESTED IN WRITING. BUYER'S RIGHT TO VOID THIS AGREEMENT SHALL TERMINATE AT CLOSING."

REF: FLORIDA STATUTE 718.503. (2). OF 1998 AMENDMENT TO CHAPTER 98-322 LAWS OF FLORIDA., AS AMENDED BY CS/CS/SB 694, CHAPTER 2002-27, 7/1/2002.

18. UNIT LEASE REQUIREMENTS.

- No apartment owner may dispose of an apartment or any interest therein by lease (or renewal thereof) without the approval of the Association. No more than one (1) lease shall be approved for any apartment in any twelve (12) consecutive month period. No lease shall be for a term of less than three (3) months, nor more than six (6) months plus one (1) day. After purchase, an owner is not allowed to lease said unit for a period of one (1) year. Following this initial restriction, the foregoing provisions of this paragraph shall apply. Unit owners are advised to study Declaration of Condominium, Article XII – Conveyances, as amended.

- An Application To Purchase Or Lease Form, available from the Association Secretary, is required together with a non-refundable application fee of \$50, payable to Gold Coast Towers, Inc. Further, a security deposit of \$100 is required to accompany the application, payable to Gold Coast Towers, Inc. This deposit is imposed to cover possible damage to the common elements by the Leasee, and which is refundable following a satisfactory inspection by a Board member at the end of the lease period.
- An interview with the prospective Leasee is required with one or more Board of Director members to complete the lease approval process, with the issuance of a Certificate of Approval in recordable form, if required.
- Be advised that Board approval/disapproval is final, and occupancy shall be governed by the age restrictions imposed by the Housing For Older Persons Act (55 years or older) exemption to the Fair Housing Act, which Gold Coast Towers Association has adopted, as well as other factors. Further, Lessor (unit owner) warrants that Leasee is bound by all the applicable rules and regulations contained herein (see Rules and Regulations #6, and other applicable paragraphs herein.
- Unit owners who lease their apartments for less than six (6) months may be liable to pay a sales ("Bed") tax to the State of Florida. See your tax preparer.

REF: DECL OF CONDO, ARTICLES XI.C. AND XII, AS AMENDED; RM 2/7/94; RM 12/5/94; RM 10/14/97; RM 10/13/98; AM 2/28/02; AM 1/30/03.

19. APARTMENT USAGE WHEN OWNER ABSENT.

- Unit owners shall notify the Board, in writing and in advance, when they let others (namely family members and /or social guests) use their apartment, when they are out of town or otherwise not in residence. Such notification shall include the names of guests, and dates of arrival and scheduled departure.
- Temporary visitors, all of whom are under 55 years of age, shall be limited to a maximum stay of two (2) weeks, for no more than two (2) times per year with no less than six (6) months in between each stay.
- Temporary visitors, at least one of whom is 55 years of age or older, are not subject to the "below 55 years of age" restrictions noted above.
- In all cases, unit owners shall warrant that the occupants, during such temporary stays, are bound by the parking regulations, and all the provisions of the Rules and Regulations, and other condominium documents.

REF: DECL OF CONDO, ARTICLE XI AS AMENDED; RM 4/4/83; SM 5/21/03.

20. **ASSOCIATION ASSESSMENTS**

- Article IV, (entitled **POWERS AND DUTIES OF THE CORPORATION AND THE EXERCISE THEREOF**), of the By-Laws, grants the power to the corporation to:
 - Levy and Collect regular maintenance assessments.
 - Levy and collect special assessments
- Regular maintenance assessments (fees) are due and payable on the 1st day of each quarter (January, April, July, and October). Payments received after the 15th of the month when due shall incur a \$50 late fee.

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- Special assessments, when imposed to cover high-cost repair/replacement/maintenance work (such as building painting, roofing, etc.), are due on the date established by the Board of Directors. As above, payments received after the 15th day of the date when due shall incur a \$50 late fee.

REF: DECL OF CONDO, ARTICLE XIV; BY-LAWS, ARTICLES IV AND X, AS AMENDED; AM 1/30/03.

21. LAUNDRY FACILITIES.

- A coin-operated washer/dryer combination is provided on each of the five (5) floors of the main building (Bldg. #1), and on the first (1st) floor of Building #2. These units are for the sole use of unit owners, guests and unit leasees. Upkeep of the laundry equipment is covered by the maintenance fees. However, each one who uses the equipment is urged to do his/her fair share in keeping the units operative and clean. At a minimum, care shall be exercised so as not to overload the machines and to empty the dryer lint filter at completion of the drying cycle. Operation of the washers and dryers shall be restricted to the hours of 8:00 AM and 8:00 PM.
- The Laundry Room door is to be kept closed at all times except when machines are in use.

REF: AM 1/22/81, GEN INFO.

22. TRASH, REFUSE AND RE-CYCLING.

- The City of Lake Worth has established the following pick-up schedule:

GARBAGE/TRASH	Each morning except Sunday
BULK (LARGE) ITEMS	Tuesday morning-each week
RE-CYCLABLES	Thursday morning-each week

- Containers are provided in the laundry rooms for daily pickup, for the following refuse:

Garbage Bin – for general garbage; must be securely and tightly wrapped in a plastic bag that is leak-proof. Any garbage that is especially odorous (i.e., containing human waste, etc.) should be deposited downstairs in the GREY garbage cans near the North West stairwell of Bldg. #1.

Recycle Bin #1 – for the deposit of clean glass, bottles, jars, drink boxes, milk and juice cartons, aluminum cans and small plastic containers that bear the recycle logo. Must be removed from plastic sacks before depositing in bin. The sack is considered garbage, not accepted as a recyclable.

Recycle Bin #2 – for the deposit of newspapers, inserts, brown paper bags, small flattened cardboard boxes, telephone books, catalogs and magazines.

- Large recyclable items should be deposited in the yellow and blue recycle bins located at the northwest side of Bldg. #1 adjacent to the alleyway. The recyclable items shall be placed in the following large bins:

YELLOW BINS – for newspapers, inserts, brown paper bags, magazines, catalogs, telephone books, flattened corrugated/cardboard boxes, cut to fit inside container. No plastic sacks, please!

BLUE BINS – for the deposit of clean glass, aluminum cans and plastic containers that bear the recycle logo. No plastic sacks, please!

NOTE: Plastic packing material such as “bubblewrap”, “popcorn”, styrofoam, etc.,(except that which has a recycle logo imprint) is considered to be garbage, and not recyclable. Please deposit in GREY BINS as garbage!

- Bulk items, include discarded furniture, appliances, bedding, porcelin fixtures, tv sets, to name a few. Those resulting from apartment remodeling should be removed and carted away by the deliverymen and tradesmen involved. Otherwise unit owners shall place them on the road pavement (not on the sidewalk), curbside in front of Bldg. #2 on South Lakeside Drive on Monday night or before 7:00 AM Tuesday for pickup. Do not store or place next to the Yellow and Blue Bin Recycle area of Bldg. #1.
- Unit owners are advised to review current disposal instructions for changes that may be made from time to time, as displayed in the laundry rooms and/or on the bulletin boards.

REF: CITY OF LAKE WORTH INSTRUCTIONS; GEN INFO.

23. ELEVATOR INTERIOR PROTECTION.

- Unit owners and their Leasees must insure that delivery/installation/moving personnel, using the elevator to move furniture, carpeting and other heavy equipment, exercise extreme care and provide protection for the elevator interior walls and floor. An elevator floor rug is available for use, found in the 3rd floor storage room. Please return when finished. Ultimate responsibility for damage to the elevator and its interior, rests with the unit owner/leasee.

REF: RM 7/10/95, RM 9/11/95.

24. AUTHORITY TO ACT.

- During the summer months the Board member(s) who are present (in residence) have the authority to act on any business matters that may arise.

REF: RM 5/7/80; GEN INFO.

25. WATER BED USAGE.

- No water beds are permitted to be used anywhere in the condominium complex.

REF: RM 12/7/92; GEN INFO.

26. AIR CONDITIONING REPLACEMENTS.

- Air conditioner replacements shall not have a cooling capacity greater than two (2) tons.

REF: AM 1/22/8; GEN INFO.

27. SEWER DRAIN USAGE.

- Unit owners/leasees shall refrain from pouring grease down kitchen and/or bathroom drains.

REF: AM 1/22/81; GEN INFO.

28. USE OF ROLL-UP SHUTTERS.

- Roll-up shutters are allowed on the south side of Building #1. If used, all to install the same type and appearance at unit owner's expense. Board shall be consulted for advice and approval.

REF: SM 8/24/82; GEN INFO.

29. PERSONAL EMERGENCY INFORMATION.

- The Association Secretary shall maintain information on unit owners regarding the following:
 - Physician to call and number in case of illness
 - Hospital to use in case of an emergency
 - Summer address and phone number when away

REF: 4/4/83; GEN INFO.

30. BICYCLE RESTRICTIONS.

- No bicycles shall be kept in or upon any part of the condominium property except within individual apartments or balconies (porches). However, Unit owners who desire to install a bicycle rack at their own expense may present their plan to the Board of Directors for consideration.
- Unit owners/leasees are permitted to use the elevator for transport to and from apartments.

REF: RM 11/5/80; AS AMENDED BY RM 12/7/92; GEN INFO.

31. FIRE SAFETY.

- Unit owners must insure that their apartment identification letter/number combination is affixed to the main entry door. See Board for approved type and size.
- As a reminder to Unit owners, please tape (or otherwise secure) the heater ON/OFF switch, in any bathroom containing an overhead heating appliance, to the OFF position. This minimizes the chance of overheating the bathroom floor above (if inadvertently left in the ON position) and potentially causing fire.
- Unit owners are reminded to change their smoke detector battery annually. A convenient reminder would be when you set your clocks forward (Spring) or back (Fall).
- In case of fire...

Do not use the elevator
Close all windows in your apartment
Do not use water on kitchen fires; use salt or baking soda

REF: LAKE WORTH FIRE DEPT REQ'MTS; RM 11/8/93; RM 10/14/96; GEN INFO.

32. REDUCE PLUMBING PROBLEMS.

- Unit owners shall immediately correct any "running toilet" problems or any other conditions that could result in excessive water consumption to minimize condominium utility costs. Also, tub/shower caulking may be necessary to minimize repair costs to owners, neighbors below you and the Association, if damage to common elements are involved.
- Do not use facial tissues, paper towels, or napkins of any sort, in toilet as "flushable" items.

REF: RM 11/8/93; GEN INFO.

33. BOARD MEETINGS.

- Regular meetings of the Board of Directors occur on a quarterly basis at a time and place as designated by posted notice on the bulletin boards. All other meetings to be held in accordance the applicable paragraphs of the By-Laws, Article VII.

REF: BY-LAWS, ARTICLE VII; RM 2/10/98; GEN INFO.

34. SPEAKING LIMITS.

- At Board meetings, homeowners (Unit owners) are allowed to speak (when recognized) from the audience on any one (1) agenda item for a period of three (3) minutes or less.

REF: RM 1/8/98; GEN INFO.

35. USE OF BULLETIN BOARDS.

- Requests to post information on the official Association bulletin boards shall be signed, dated and presented to the Secretary who will obtain approval from the Board. Once approved it will be posted for a maximum of five (5) days. Then the item will be removed, returned if requested or destroyed.
- In addition, your Board provides a "Post Your Notices" bulletin board located at the 1st floor elevator foyer. This allows Association members to post notices of general interest as well as cards, offering greetings and salutations, as appropriate. However, be advised that no "FOR SALE" or "FOR RENT" and/or other solicitation signs are permitted. Posted notices are automatically removed on the 1st and the 15th of each month (also see Rule and Regulation #10 herein).

REF: RM 10/13/98; GEN INFO.

36. USE OF THE MAINTENANCE LOCK BOX.

- The lock box in the lobby may be used to deposit quarterly maintenance fees, other assessment fees when imposed, signed suggestions and/or complaints

REF: AM 1/22/81; GEN INFO.

37. PEST CONTROL.

- Each apartment unit and the perimeter of each building is serviced quarterly by a professional pest control company. The Board of Directors requires that each apartment be treated to assure a pest-free environment for the entire condominium complex.

REF: GEN INFO.

38. FIRE PROTECTION.

- Gold Coast Towers maintains fire protection by means of continuously-monitored smoke sensors, strategically located throughout the main building and manual pull-stations found at the stairwell exits on each floor. When activated, a signal is immediately sent to a central office location, staffed 24 hours a day by professional fire security monitoring personnel. Therefore, we are linked directly to the Lake Worth Fire Department for rapid response, should it be required. Also, our security service company continuously monitors the operation of our system equipment, and inspects and maintains the equipment on a monthly schedule. Additional hand-held fire extinguishers are located on each floor of each building. This equipment is inspected and maintained on an annual basis. Illuminated exit signs are conspicuously located at the stairwells on each floor.
- Unit owners are reminded that when a fire alarm is sounded within the building, proceed to the nearest exit stairwell (do not use the elevator) and leave the building area. To insure safe evacuation beyond the confines of the area needed for responding emergency

equipment and to obtain a timely head count of evacuated occupants, please gather on the West side of North Lakeside Drive, near the corner of Lake Avenue and North Lakeside Drive (across from the Dollar General convenience store) Occupants of Building #2 should gather at the same location.

- Do not use the elevator while exiting.

REF: GEN INFO.

39. **VIOLATIONS AND DEFAULTS** (Added 5/2/03, Amended 12/13/04)

- Any owner who the Board has determined to be in violation of the provisions of the Rules and Regulations, and/or any other condominium documents, is subject to a \$50 per day fine from the date of violation. Such fine shall be cumulative to a maximum of \$5000, with the owner liable for collection costs and attorney's fees, in accordance with the By-Laws Article XIII, Violations and Defaults.

REF: DECL OF CONDO, AS AMENDED; BY-LAWS, ARTICLES XII & XIII; SM 5/2/03, RM 12/13/04

APPENDIX A

TO EXHIBIT 3A

RULES AND REGULATIONS

OF

GOLD COAST TOWERS – A CONDOMINIUM

UNIT OWNER'S PARKING ASSIGNMENTS

The following is a list of the **UNIT NUMBER-TO-PARKING SPACES** that have been permanently assigned to unit owners through ownership documentation.

<u>UNIT NO.</u>	<u>SPACE NO.</u>	<u>UNIT NO.</u>	<u>SPACE NO.</u>
A-1	P-12	E-1	P-18
A-2	P-15	E-2	P-13
A-3	P-14	E-3	P-33
A-4	P-34	E-4	P-11
A-5	P-21	E-5	P-3
A-6	P-28	E-6	P-17
B-1	P-10	ANNEX 1	E*
B-2	P-9	ANNEX 2	E*
B-3	P-4	ANNEX 3	P-1
B-4	P-24	ANNEX 4	P-2
B-5	P-20	ANNEX 5	P-7
B-6	P-27	ANNEX 6	P-8
C-1	P-16		
C-2	P-32		
C-3	P-30		
C-4	P-19		
C-5	P-22		
C-6	P-6		
D-1	P-25		
D-2	P-31		
D-3	P-26		
D-4	P-29		
D-5	P-23		
D-6	P-5		

E* – Easement to park at 111 Lake Ave on a non-exclusive (not reserved) basis.

The following is a list of the **PARKING SPACES-TO-UNIT NUMBERS**, that have been permanently assigned to the unit owners through ownership documentation.

<u>SPACE NO.</u>	<u>UNIT NO.</u>	<u>SPACE NO.</u>	<u>UNIT NO.</u>
P-1	ANNEX 3	P-25	D-1
P-2	ANNEX 4	P-26	D-3
P-3	E-5	P-27	B-6
P-4	B-3	P-28	A-6
P-5	D-6	P-29	D-4
P-6	C-6	P-30	C-3
P-7	ANNEX 5	P-31	D-2
P-8	ANNEX 6	P-32	C-2
P-9	B-2	P-33	E-3
P-10	B-1	P-34	A-4
P-11	E-4	E*	ANNEX 1
P-12	A-1	E*	ANNEX 2
P-13	E-2		
P-14	A-3		
P-15	A-2		
P-16	C-1		
P-17	E-6		
P-18	E-1		
P-19	C-4		
P-20	B-5		
P-21	A-5		
P-22	C-5		
P-23	D-5		
P-24	B-4		

E* - Easement to park at 111 Lake Ave.
on a non-exclusive (not reserved)
basis.