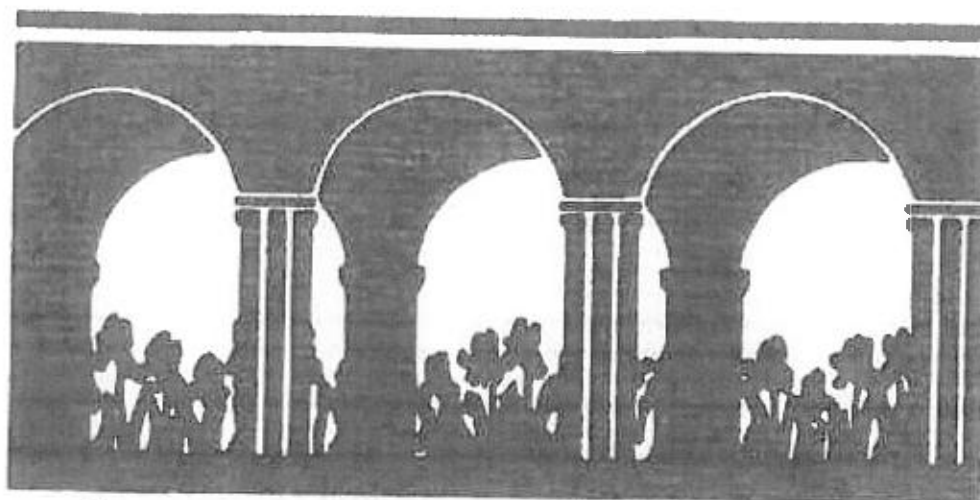




MIZNER·COURT

RULES AND REGULATIONS

DEFINITIONS

1. UNIT OWNER - The persons, or entity in whomever the title vests.
2. UNIT- Condominiums owned within Mizner Court shall be referred to as Units.
3. VOTING CERTIFICATE - A document that designates one of the record title owners to vote on behalf of a condominium unit.
4. LESSEE - A person who rents or leases a condominium from an owner.
5. HOUSE GUESTS- Houseguests without Owner present- those individuals who stay in a unit without the owner being present must be registered with Management at least 72 hours in advance of the arrival. A Guest Authorization form must be signed by both the Owner and House Guest stating that no monies, goods or services have been exchanged between the House Guest and the Owner. House Guests cannot be authorized for more than 30 consecutive days.

Houseguests with the Owner present- A person authorized by an Owner for up to 30 days with no financial consideration paid to Owner. After 30 days, a House Guest may be considered a Resident and subject to filling out an Application with fees, and must agree to comply with all applicable Condominium Documents and Rules. The Association has discretion to limit the number of House Guests whom may reside in a unit at any one time.

6. FAMILY – Under no circumstances may more than one family reside in a Unit at one time. “Families” or words of similar import used herein shall be deemed to include spouse (or unmarried partner) and such person’s, parents, parents-in-law, brothers, sisters, children, grandchildren, unmarried couples and housekeepers/aides. In no event shall occupancy (except temporary occupancy by visiting guests) exceed two (2) persons per bedroom. A list of persons constituting one’s family shall be on file with the Management Office. It is the responsibility of the unit owner to keep that list current.

MIZNER COURT CONDOMINIUM ASSOCIATION, INC.

RULES & REGULATIONS

Pursuant to the authority vested in the Board of Directors of the Mizner Court Condominium Association, Inc., the following Rules & Regulations have been updated and adopted by the Board of Directors on January 19, 2017.

It is the responsibility of the Manager to monitor all rules and regulations. However, all owners are empowered and encouraged to call violations of the rules to the attention of the offender. Residents shall report violations of the rules and regulations to the Association through the Manager in writing.

The Manager will promptly call the violation to the attention of the person who appears to be at fault with a request to discontinue the offending activity, correct the offending condition or take other appropriate action.

Owners are responsible for the compliance with rules and regulations by people occupying the owner's condominium or on the premises as an owner's guest or lessee. Any corrective action, penalties or legal measures appropriately taken against a particular guest, invitee or lessee of the owner or a lessee's invitee or guest, may also be directed against the owner.

NOTICE:

When the Manager becomes aware of noncompliance of a rule or regulation by an owner, occupant, guest or lessee, unless the situation is corrected following a meeting or conversation with management, a letter shall be sent to the owner advising of the violation and requiring compliance with the rules.

MOVE-IN PROCEDURES

After closing you may take up residence at any time. However, it is important that you make arrangements with the management office in advance. Moving furniture and household effects in and out of the building shall be accomplished only from 8:00 AM. to 5:00 PM., Monday through Friday. Holiday moving is prohibited, this includes Independence Day, Labor Day, Good Friday, Easter, Chanukah, the two days of Passover, Yom Kippur, the two days of Rosh Hashanah, Memorial Day, Christmas Day, New Years Day, and Thanksgiving.

Please call the Management Office with your contact information by returning your access form.

LICENSED CONTRACTORS:

The Association requires that owners employ only contractors who are properly licensed and insured. The association will enforce that the permit process is followed.

DECORATOR AND SUBCONTRACTOR CONDOMINIUM ENTRY:

Mizner Court is interested in making the entry of decorators, furniture companies and subcontractors as convenient as possible. However, security must be maintained. Because of this, it is important that they follow established entry procedures.

When an owner is in residence and available to receive subcontractors, Security should be notified in advance. If Security is not notified, entry will not be permitted until the owner is contacted.

When an owner is not in residence, written notice, including email for condominium entry by any subcontractor or realtor must be provided by the owner. If requested by the owner, the Security office will give access to a condominium for the purpose of deliveries, services or repairs.

As Security cannot be in attendance while the work is being completed, we ask that you make arrangements for your sub-contractor to ensure that the door is locked upon leaving. The sub-contractor must remove all debris and sign out with Security before leaving the property.

DELIVERIES:

All deliveries must be prepaid. The owner or his agent must be present to accept deliveries, unless the security office has received prior written authority including e-mail to accept delivery. Security will only deliver parcels. Please make arrangements with the delivery company to take the items into your condominium.

REMOVAL OF SHIPPING DEBRIS:

The owner is responsible for the removal of crates, boxes, shipping material, etc. Please give appropriate instructions to subcontractors. Please refer to the rules and regulations for details on proper disposal.

GENERAL USE AND OCCUPANCY

1. Each condominium shall be occupied and used as a residence by the respective owner(s) and their immediate families only, or by their tenants and their families only (prior approval having been obtained) and for no other purpose. Guests may reside at a unit owner's discretion subject to the guest rules. Any person(s) paying any kind of remuneration to the owner(s) or lessee(s) including, but not limited to barter or condominium/home exchange arrangements, shall not be deemed a guest, but shall be a lessee and subject to all Rules pertaining thereto. Occupancy of corporate owned condominiums is to be restricted to officers, directors, stockholders or employees of such corporation, a partner or employee of such partnership, the names of whom will be duly recorded in the Management Office. Only one such inhabitant and their immediate family may occupy a corporate condominium in any 12-month period. Simply stated, this means that occupants of corporate condominiums must be the same individual and his or her immediate family during any rental period and may not rotate among other corporate personnel.
2. Condominium occupancy is limited to two persons per bedroom. Guests (see definition on page 1) are welcome; however, occupancy is limited to two (2) persons per bedroom plus their dependents.
3. Amenities shall be used only for the purposes for which they are intended.
4. Objects of any kind shall not be placed, stored, or maintained in the halls, lobbies, stairways, garages or on walkways, grounds or other common areas.
5. Residents and their guests are required to observe the Rules and Regulations, the Declaration of Condominium, and the Articles of Incorporation and Bylaws of the Association, and all laws, ordinances, rules and regulations now or hereafter enacted by the State of Florida, Palm Beach County, City of Boca Raton or adopted by the Board of Directors.
6. Owners or occupants may not alter, change or remove any furniture, furnishings or equipment from the common elements.
7. Whenever a condominium is to be occupied by family members in the absence of the owner, a notice must be sent or telephoned beforehand to the management office, listing names and length of stay.

8. Owners shall be liable for the expense of any maintenance, repair or replacement to the common elements rendered necessary by his negligence or by that of any member of the family or their guests, employees, contractors, agents or lessees.

9. Residents shall notify the management office before moving furniture or household effects in or out of the building.

10. Moving furniture and household effects in and out of the building shall be accomplished only from 8:00 AM. to 5:00 PM., Monday through Friday. Holiday moving is prohibited, this includes Independence Day, Labor Day, Easter, Chanukah, Passover, Yom Kippur, Rosh Hashanah, Memorial Day, Christmas Day, New Years Day, and Thanksgiving.

11. No persons or animals are permitted to run or play in the stairwells, halls, lobbies, elevators, parking areas or garage.

12. No wheeled devices including but not limited to roller skates, roller blades, scooters, rip-sticks, skateboards, wheelchairs, motorized scooters and similar devices are permitted to be stored in hall areas outside of a unit. Bicycle riding is only permitted in the driveway for ingress or egress.

13. Shouting or talking is not permitted from the balconies to other condominiums or elsewhere on the premises at any time.

14. Smoking is not permitted in any interior common area.

15. No holiday items may be placed in the halls or affixed to doors or walls except for the period of November 15th- January 4th each year in observance of holidays.

SALE, LEASE OR OTHER TRANSFER OF CONDOMINIUMS

1. All sales of condominiums must be approved by the Board of Directors, except those sales to existing Unit Owners. An application for purchase or lease must be submitted with a nonrefundable fee of \$100 and a copy of the sales/lease contract to the management office for appropriate action. Application forms are available in the Management Office. Checks should be made payable to Mizner Court Condominium Association, Inc. There will be a charge of \$100 for each Estoppel letter required. A copy of any and all executed leases and renewals must be given to the management office, which shall maintain it on file.
2. To avoid a transient atmosphere, owners will be permitted to lease their condominium no more than once in a twelve (12) month period for no less than three (3) consecutive months. A copy of the Rules & Regulations shall be given to every lessee, who shall, as a condition to the approval of the lease, sign a written statement accepting the Rules and must meet with Management or a Board member for an orientation to Mizner Court before or at the time of moving in. The owner shall provide a \$500 damage deposit check made payable to Mizner Court Condominium Association, Inc., to be held in a non-interest bearing bank account. When the lease period is terminated, and there is no damage to the common areas or the limited common areas by such lessee, the deposit will be refunded. The owner and lessee will sign an Addendum to the Lease accepting full responsibility for any damage to the common and limited common elements and for any inconvenience or annoyances that may arise from the actions of the lessee. Lease renewals must be reviewed by the Association. Subleases or assignment of existing leases is not permitted. No lessee may have a guest for any period of time in the absence of such lessee.
3. Owners who lease their condominiums are not permitted to use the common area facilities during the term of the lease, unless the owner resides in a separate condominium, although such owners remain responsible for the use by a lessee of said common area facilities.
4. Boat slips may be sold only to another Mizner Court owner or to the purchaser of a condominium in Mizner Court. A copy of said deed of sale shall be kept in the Management office.
5. New owners are required to submit a copy of their recorded Deed to the Management Office.

PARKING

1. Parking areas in front of and facing the building are designated as visitors parking. Parking is not permitted along the hedges parallel to Fifth Avenue. Cars parked in the outer parking area may not be covered.

Under cover parking in the garage are owner assigned spaces and designated as reserved parking. Parking spaces in the garage are the property of the owners and are reserved for their exclusive use. Other residents may not use reserved spaces unless written permission is provided to the Management Office.

2. Vehicles must be parked heading in (an exception applies to vehicles being charged) and within the marked lines. Vehicles must not protrude in such a manner as to block ingress and egress.

3. Parking areas shall not be used for any mechanical work on vehicles except in emergencies.

4. Lessees shall park in the space assigned to the condominium owner.

5. Parking areas and spaces shall not be used for any purpose other than for parking a private vehicle. No cargo vans, buses, trailers, or recreational vehicles shall be parked overnight on the condominium property without prior approval from the Management office.

6. Vehicle washing can only be completed in the designated areas. Cleaning equipment may not be used before 9:00AM.

7. Handicap parking spaces are for short-term use only by residents or visitors displaying state handicap identification.

8. There are some spaces in the Tennis Garage that are not assigned to any unit. These may be used by owners, on an "as available" basis; however, only one space per unit is permitted.

EXTERIOR APPEARANCE AND BALCONIES

1. Exterior shades, awnings, screens, window guards (other than hurricane shutters), ventilators, air conditioning devices and other fixtures are prohibited.
2. For purposes of uniformity, the Board has determined the specifications for installation of hurricane shutters and impact glass windows and doors. Only shutters, windows and doors conforming to these specifications will be permitted. Please contact the management office for specifications.
3. Nothing shall be shaken outside the condominium, or swept or thrown on to walkways or grounds from the balcony. Nothing shall be placed on the balcony railings or project from the balcony including but not limited to plants. Structures of any kind including, screen or glass enclosures are not permitted on balconies.
4. Barbecuing or cooking is not permitted on balconies or any common areas.
5. Signs or notices of any kind must not be exposed on any part of the building.
6. Walls, ceilings, and railings on terraces or balconies must not be painted.
7. When leaving for a lengthy absence, particularly during hurricane season, owners are responsible for clearing balconies of all movable objects.
8. Decorative exterior lights are not to be installed on balconies.
9. Hosing down of balconies is not permitted. Weep holes must be kept clear by the unit owner.
10. The permanent installation of carpeting on the balconies is prohibited.
11. Patio items must not protrude on to the common area.
12. Window coverings facing the outside of building shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.

SECURITY

1. Residents must notify the North Gate (Palmetto Park Entrance) of the arrival of visitors.

Call Authorization Instructions Are As Follows:

Notes:

1. **The computer can only recognize a touch-tone phone.**
2. **No one will be admitted into the community without prior authorization.**

a. Contact the North Gate at 561-394-3357. A computer will pick up and request that you enter your personal security pin number and press the # sign. Once the computer identifies your pin number, it will open your resident file.

b. The computer will now prompt you to wait for the beep and then **clearly state the name of your guest** (or the name of your first guest, in the event of more than one guest being cleared at this time).

c. Next, the computer will ask you to **Press 1# if you expect your guest today, Press 2# if you expect your guest tomorrow, and Press 3# if you wish to clear your guest for both today AND tomorrow.** For any other date, Press 4#. (See section #e)

d. If you pressed 1, 2, or 3, the system will announce that the guest has been added to your list. You may hang up the phone, or press 1 and the # sign to add another guest.

e. If you pressed 4 for another date, the system will ask you to enter the month and the # sign. Next, you will be asked to enter the day of arrival followed by the # sign. Finally, you will enter the year followed by the # sign. Once verified as a valid date, the system will prompt you for the number of days you wish to clear your guest, followed by the # sign. Always use two digits when entering this information. When complete, the system will read back the date and number of days, which you may accept by pressing 1 and the # sign, or reject and try again by pressing 2 and the # sign. **Please do not hang up the phone until the computer prompts you to do so, otherwise the name will NOT be recorded in the system.**

f. Your visitor will be preliminarily authorized to enter by the resident, but is subject to approval by the manager and Association. The message will be stored in the system for the number of days you have cleared the visitor. After this date, they will no longer appear on the list.

g. Should you need to speak to a Village Security Officer directly, please call 561-368-3773.

2. The Security office must be given a key to each condominium for emergency use. Residents leaving vehicles on property during their absence must leave a set of keys with security should the vehicles need to be moved in the owner's absence.

3. No one will be permitted to enter a condominium without written authorization from the owner

or lessee, except in an emergency.

4. Any presence of a suspicious person or unusual circumstances should be reported immediately to Security.

5. Solicitors of any kind shall not be permitted in the building at any time, including solicitations for nonprofit organizations.

6. Personal or group notices or advertisements of any kind shall not be placed under condominium doors with the exception of communications from the Association.

7. Management must be aware at all times of occupants in residence.

8. A Security Guard is required to be at the desk at all times. The Security Guard is prohibited from leaving the security office area except in emergencies. Accordingly, **owners are directed not to ask the desk guard to leave the post in order to perform personal services.**

9. Any food delivery service must check in at the Security Office. They will be escorted to the unit by Security. The delivery person will be required to leave a photo I.D. or personal items such as keys which will be returned after delivering the food item and checking out at the Security Office.

SAUNAS, STEAM AND EXERCISE ROOMS

1. These amenities are for the use of owners, lessees and houseguests who lawfully reside in a unit, and approved guests.
2. Persons under sixteen (16) years of age are prohibited from using the exercise room unless accompanied by an adult, and persons under sixteen (16) years of age are not permitted in the sauna or steam rooms unless accompanied by an adult. The prohibitions in these provisions are included for safety purposes.
3. Individuals using these facilities do so at their own risk.
4. There shall be no boxing, wrestling, or sparring in the exercise rooms.
5. Sauna, steam and electric lights should be turned off after use.
6. All free weights shall be returned after use.

BILLIARDS ROOM

1. The Billiards room is for the use of owners, guests and lessees, and those who lawfully reside in the Unit.
2. Persons under sixteen (16) years of age may use the Billiards Room only when accompanied by an adult.
3. This room is to be used at your own risk and is to be left in a neat condition with the lights turned off.
4. If anything is found out of order, please report it to Security immediately.

PARTY ROOMS

1. The North and South Party Rooms are for the use and enjoyment of all residents, lessees and guests including non-fee paid events and may not be used for commercial purposes or outside groups. The Board of Directors and Social Committee shall have priority in the use of these rooms for Condominium functions.
2. Private party groups may not exceed fifty (50) people.
3. Reservations for private parties must be made with the Management Office.
4. After use, the room must be thoroughly cleaned, including the kitchen, no later than 24 hours.
5. All remaining food and drinks should be disposed of immediately after the function. The person reserving the room is responsible to clean the kitchen after use.
6. The owner or lessee reserving the room is responsible for any damage done to the room and its contents.
7. A \$200 security deposit is required to reserve the Party Room for any function. The security deposit is refundable if there is no damage. If damage is in excess of \$200, the unit owner or lessee shall be responsible for payment of repairing the damage.
8. Decorations may not be affixed to the walls or ceilings.
9. There will be a fee for preparing the Party Room and restoring it back to its original state after the event by Mizner Court personnel.
10. Owner or lessee will be charged for any missing or broken items.
11. All exterior doors to the Party Room must be locked upon completion of the function.
12. Cooking must be confined to the kitchen and all doors to the Party Room must be kept closed to prevent cooking odors from permeating the building. Caterers and helpers will be stationed in the Party Room.
13. Valet parking is to be arranged for and paid by the party sponsor and coordinated through the Manager.
14. Prior to a function, a list of guest's names attending must be provided for the Security Office and to the North Gate.
15. Delivery of tables or heavy equipment will be made through the service entrance.

16. Owners/lessees sponsoring a private party must:

- a. Be present for the entire party; and
- b. Alcoholic beverages will be prohibited for persons under 21 years of age.

17. Unless otherwise approved by the management office, Parties cannot be expanded to include use of the pool or pool deck areas or common areas.

18. Private parties must end by midnight, New Year's Eve being the exception. Exclusion from this restriction may be approved, in advance, by the Management Office.

19. Parties for commercial or fund-raising purposes are prohibited.

POOL AREA

Unit owners and lessees should be aware that, particularly at holiday times, there are likely to be more than the usual number of guests and young persons using the pool areas and should make allowance for this.

1. The pool and whirlpool shall be open, except on occasions when time is required to clean the pool and whirlpool or during the day when unusual circumstances occur. Noise that might disturb residents is not permitted between 10:00 PM and 9:00 AM.
2. All persons using the pool and whirlpool do so at their own risk.
3. Persons under thirteen (13) years old must be accompanied and supervised by a responsible adult in the pool area. Persons under 13 years old are not permitted to use the whirlpool.
4. Persons requiring diapers are not permitted in the pool or hot tub unless a swim diaper is used.
5. Rafts, floats, balls, and toys are not permitted in the pool. Floatation items attached to a person for safety are permitted. Only soft sponge type balls may be used in the pool area.
6. Pool and area users shall not participate in games or activities involving boisterous conduct, shouting, running, ball playing, or the throwing of any objects. Unnecessary splashing, jumping, roughness or horseplay in the pool is prohibited. **ABSOLUTELY NO DIVING INTO THE POOL.**
7. Chaises and chairs must be covered with a colorfast towel when used in bathing attire.
8. A shower must be taken prior to entering the pool or whirlpool and oil and suntan lotion removed. Remove all hairpins, bobby pins from the hair or any other sharp object before entering pool.
9. Pool furniture may not be removed from the pool area. Furniture in the pool area may not be reserved.
10. Smoking cigars and pipes is prohibited.
11. Radios and TVs may be used in public areas only with the use of earphones.
12. Residents with contagious or infectious health conditions such as colds, ear fungus, viruses or communicable skin diseases, or with bandages or open skin abrasions are prohibited from using the pool or whirlpool.
13. If, for health reasons, you are in doubt about using the whirlpool, please consult your physician.

14. In accordance with the Health Department, drinks or food in glassware or breakable containers are not permitted in the pool area. The use of paper or Styrofoam cups for drinks is suggested, however, no drinks are allowed within four (4) feet of the pool.
15. Ice coolers in excess of forty (40) cubic inches are not permitted in the pool area.
16. Portable swimming pools are not permitted in the pool area.
17. Shirts, swimwear, cover-ups, and footwear must be worn going to and from the pool area.
18. Bathers must wear proper bathing attire in the pool consisting of swim-shorts, or bathing suits in their entirety.

MIZNER COURT TENNIS RULES AND REGULATIONS

1. Mizner Court residents and their guests will have tennis court preference.
2. Persons under the age of thirteen (13) must be accompanied by an adult resident (over the age of 21).
3. All tennis participants must wear suitable shoes while playing.
4. Two residents playing together can not schedule back-to-back times.
5. Tennis court times can be scheduled up to seven (7) days in advance.
6. Tennis court times can be reserved for 1-1/2 hours starting at 8:30 a.m. for singles or doubles. If no residents are scheduled to use the courts after your scheduled time, you may continue to use the court until the next scheduled resident arrives for their playing time.
7. Any resident using the tennis court must schedule ALL PLAYING TIMES by signing-up at the Security Office on a seven (7) day scheduling board. Security personnel will be instructed NOT TO ACCEPT CALLS TO SIGN UP ANY RESIDENTS, except in the case where residents are already playing on the court and want to request additional playing time. In that scenario only, a two-way phone system between the tennis courts and the Security Office can be used to express the request for additional playing time.
8. Walk-ons from the Court or the Tower can use the phone system to see if courts are available. Again, Security personnel will only be allowed to schedule times when called from the tennis courts.
9. A clock has been installed on the courts to ensure proper starting times. If a resident does not appear within twenty (20) minutes after their scheduled start time, the court will be considered open and can be scheduled for the remaining time. In order for Security to monitor and keep non-residents from walking-on, we are asking all residents to sign-up for playing times.

NOISE

1. Sound levels should be reduced between 10:00 p.m. and 9:00 a.m., particularly, noise that can be heard in your neighbor's condominium. A noise which is a source of annoyance to a resident or which interferes with the peaceful possession and proper use of a unit shall be considered a nuisance in accordance with the Declaration of Condominium for the Mizner Court Association.
2. Radios and TVs used on balconies must be kept on a low enough sound level so as not to disturb your neighbors.
3. Residents must observe all building specifications provided by the architect regarding floor treatments. See Condominium Documents or check with the Management office prior to installation.
4. Flooring and Carpeting. See page 25.
5. To report a disturbance, please call the Security Office at 561-393-6466.

ANIMALS

1. A pet is a common, domestic household animal that is not in any endangered or protected species list, is legal to own and is not prohibited for any reason under any Federal, State, County, or City law.
2. One (1) pet is permitted per unit which does not exceed twenty-five (25) pounds at maturity.
3. All pets must be registered with Management and wear a Mizner Court ID tag at all times. A current vaccination certificate and a photo of pet are required along with a \$750 Security Deposit and a Pet Approval Fee of \$200, which shall include the cost of said ID tag. Vaccination certificates must be updated pursuant to Florida law.
4. When not inside the unit, pets must be leashed. In addition pets must be under the owner's or agent's control, at all times whether inside the unit, within the common areas or outside the building. No leash may exceed, or be extended beyond six (6) feet. This does not preclude the use of extendable leashes, provided that they may not be extended beyond six (6) feet while in the common areas.

5. Pets are not allowed in the pool areas except for the purpose of entering or exiting the building en route to and from the marina promenade.
6. Pets may only ride in the service elevators, accompanied by their owner or agent, unless carried or in pet carrier.
7. Pet waste must be promptly picked up, placed in a suitable container and placed in the proper trash or garbage container.
8. Pets cannot create a nuisance or disturb the peace of any other owner or renter. This shall include, but not be limited to, aggressive behavior, biting, barking, crying, excessive noise and damaging property.
9. The Association can, but is not obligated to, remove any pet or take any other legal action, if any pet, owner or renter violates any rule or governing documents subject to the procedures set forth in said governing documents.

STORAGE ROOMS

1. Every owner has an assigned storage locker, which must be maintained subject to good housekeeping practices.
2. Owners are prohibited from storing any items that create a fire hazard.
3. Property is stored at owner's risk.
4. Items may not be stored in the storage room outside the locker.
5. A duplicate key to the locker padlock or combination lock information shall be kept along with the owner's condominium keys with the Security Office in the event access is needed to make repairs or any emergency in the Storage Room. In the event of such an emergency or repair, Management will cut the lock if it cannot access the storage locker, however, a lock will be replaced.

TRASH CHUTE ROOMS

1. Refuse must be tightly wrapped and bagged in plastic of sufficient strength and size to permit free-fall down the chute.
2. Cans over one gallon in size and glass bottles should be washed and left neatly stacked in the trash room for housekeeping to collect. Newspapers should be neatly placed in the plastic containers provided and should not be dropped down the chute.
3. For disposition of large items, call the Maintenance for assistance and direction.
4. To avoid undesirable odors, and sanitary reasons, use your garbage disposal for all "wet garbage".
5. Never throw cigarette or cigar butts down the chute unless they have been completely extinguished for a length of time.
6. Owners' housekeepers should be advised of these rules.

GRIEVANCES

As neighbors, we all have certain obligations to each other's well being and comfort. If you have a problem, please try to resolve it person to person with the other party. If this is not possible put it in writing to the Board on the forms provided, sign your name and deliver it to the Management Office or deposit it in the Suggestion Box.

AIR CONDITIONING CLOSETS

1. Storage of any kind is prohibited in these closets.
2. Closets must have flood alarm on the floor of closets at all times.

ARCHITECTURAL CONTROL

1. Owners shall not install any wiring, machines, air conditioning units or other equipment whatsoever on or to the balconies or the exterior of the building or protruding from the balconies, through the walls, windows or roof thereof. Dish antennas are permitted; however, they may not extend beyond the drip line of the balconies.
2. Owners may not make any additions or alterations to any common elements, nor place or maintain thereon any signs, posters or billboards whatsoever without prior permission from the Management office.
3. Owners may not change the appearance of the common area hallways including, but not limited to, condominium doors and their finishes, adding signage, wall hangings, decorative furniture, etc except pursuant to the holiday rules exception on page 5.
4. If, for disability or medical reasons, it is necessary to alter or change the hardware on the outside of the condominium entrance door, permission must be sought from the Management office.
5. See Condominium Documents and consult with Management office if planning any changes in floor coverings. Soundproofing requirements are specified in Condominium Documents.

FINANCIAL RESPONSIBILITY

1. Every Owner is responsible for prompt payment of maintenance fees, assessments, fines, or other charges authorized by the Board of Directors.
2. Late payments are subject to interest at the highest rate of interest permitted by law.
3. The Board of Directors has the duty to use liens or other legal means to insure that all owners are current with their payments.

BICYCLES

1. Bicycle racks are provided in the parking garages. All bicycles should be stored only in this area.
2. Bicycles are otherwise prohibited in the building or grounds. Exception: Bicycles may be stored in individual owner's storage locker.
3. Bicycles are not permitted in elevators, lobbies or condominium level floors.
4. Bicycles must be properly maintained or disposed of.

MAINTENANCE PERSONNEL

1. All employees of Mizner Court are hired by and remain under the direction of the Association. They are assigned specific duties and may not perform other work unless they have a work order issued by the Management office.
2. Should outside contractors or repairmen be authorized to make repairs within a condominium during the owner's absence, the Management Office should be advised, in writing, indicating entry to the condominium is authorized. Management is not responsible for supervision or approval of repair or decorative work performed by outside contractors.

OTHER WORKERS

1. For your safety and security, we recommend not give your condominium key to anyone, other than family or guests.
2. Pest control service for common areas and all units is regularly provided by the Association. The pest control applicator will be accompanied by Mizner Court Security and all residents are required to cooperate with access to units to effect complete pest control.
 - a. This service is provided on a monthly basis
 - b. An exemption to this service will be made for those owners that are allergic to the materials used. A Doctor's letter must be supplied to the management office.
 - c. Those owners that have a private service performing pest control must have that service sign in with Security monthly to insure the service is being performed at the same frequency as required by the Association.

BULLETIN BOARDS

There are 'official' Mizner Court Bulletin Boards located in the west atrium of the 100, 120 and 140 Buildings, near the elevator and mailbox area

There is another Bulletin Board for Social Notices located near the office in the 100 Building that may be used by any owner.

GROCERY AND LUGGAGE CARTS

Grocery and luggage carts are provided for your convenience to transport items to and from your condominium. When using grocery and luggage carts and for transporting goods please use the service elevator. Glass enclosed elevators are for passenger use only.

These carts are located in the parking garages. After use they are to be returned to their designated areas as soon as possible, and should not be left in the elevators, hallways or your condominium. The carts are for resident use only and should not be made available to contractors.

HOUSEKEEPERS AND AIDES

Housekeepers and Aides for owners and guests should be registered with the Security Office so that they can be permitted entry upon the premises. They must sign in and sign out with Security. Housekeepers and Aides are not permitted to use any recreational facilities and must park in the outer parking area.

REMODEL, REPAIRS & CONSTRUCTION

There are two classes of projects; (1) those that fall under architectural control and require prior approval by management and (2) those that only require notification.

1. Projects that fall under architectural control are covered on page 25 of the Rules and Regulations Handbook and pages 36 and 37 of the Declaration of Condominium Document. Examples are removing or changing any wall, partition, pipe, installing or changing any hard flooring, or any construction that might affect or change any common element. **The form “Request for Architectural Modifications” must be submitted to the Management Office and approved before any work is started.**

2. Examples of projects that only require notification are: Painting and wall paper hanging, installation of carpeting, and other projects where workmen will be on the property more than one (1) day.

A deposit of \$750.00 to cover any potential damage to a common element is required before any work is started. If any carpets in the common areas require cleaning, an amount sufficient to cover that cost will be deducted from the deposit.

The following rules apply to decorators, contractors, and workmen. A prospective bidder should be made aware of these rules before bidding a project. Copies are available in the Management Office.

1. All work must be done Monday through Friday. In addition, no work may be done on Christmas day, New Year's Day, Good Friday, Easter, the two days of Passover, the two days of Rosh Hashanah, and Yom Kippur. Deliveries, routine service and workmen who are giving estimates or proposals are allowed during these periods. **EMERGENCY REPAIRS ARE PERMITTED AT ANY TIME.** Please notify the Management office who will inform Security and after Management office hours please inform Security directly.

2. Decorators, contractors and workmen may enter a condominium with tools and equipment at **8:00 a.m.** All decorators, contractors, and workmen must sign in and out with the Security Office in the 120 Building and must leave either a form of ID or other suitable item, such as car keys. Parking will be in a designated area. See Security Guard for authorized parking area and instructions for loading and unloading.

3. All decorators, contractors, and workmen are to only use the service elevators.

4. Decorators, contractors, and workmen should be out of the building by 5:00 p.m. An extension up to one (1) hour may be permitted to complete work. **Notify Security if this occurs.**

However, no work that produces noise is allowed after 5:00 p.m.

5. The Association requires that owners only employ contractors who are properly licensed by a proper authority and have appropriate permits and insurance. For electrical and plumbing work, only properly licensed contractors may be used. All contractors performing work on the Condominium Property must provide the Association with a copy of their license prior to inception of work.
6. While work is performed, condominium doors are to be kept closed at all times.
7. Please notify the office in advance when moving equipment in or out of the building so that protective pads can be installed in the elevator.
8. All trash or other debris must be removed from the condominium being worked on, and removed from the premises or placed in an area designated by the Management Office. The trash chute is **not** to be used for this purpose.
9. Gasoline operated compressors are not permitted on the premises.
10. Unit owners are liable for any damage done to the common areas in connection with the work being done. An amount sufficient to repair the damage will be deducted from the deposit. Unit owners are also responsible for damage done to adjoining units resulting from the work being done.
11. If carpeting is to be used in bedrooms, a carpet pad of a minimum weight of eighty (80) ounces or the equivalent of 6 lbs. must be installed. Floors in bedrooms and other areas of units may be covered by a hard surface but must be lined with a sound deadening material such as ½" Proflex RCU 250 or equivalent. The Association requires that if hard flooring is being installed, the Management Office be permitted access to the unit during installation and upon completion of the work. All plans, specifications, and sample of this material must be submitted to the Management Office before work is started.
12. In addition to major holidays, unit owner work is prohibited from November 15th to May 1st. We understand that there may be smaller tasks like painting, replacing appliances or emergency work during the prime season. However, construction and major installations or any work that causes noise is not permitted.

**MIZNER COURT CONDOMINIUM ASSOCIATION, INC.
ARCHITECTURAL MODIFICATION APPLICATION FORM**

DATE: _____

UNIT #: _____

UNIT OWNER (APPLICANT): _____

TELEPHONE #: (HOME) _____ (WORK) _____

TYPE OF MODIFICATION BEING REQUESTED (Please describe in detail. Include materials and colors used as well as size.):

**THE FOLLOWING DOCUMENTS ARE REQUIRED TO BE SUBMITTED WITH THIS APPLICATION FORM:
COPY OF CONTRACT, CONTRACTORS CURRENT CERTIFICATE OF INSURANCE NAMING MIZNER
COURT AS ADDITIONAL INSURED, CONTRACTOR'S LICENSE, ARCHITECT'S PLANS, DRAWING AND/OR
JOB SPECIFICATIONS. ALL REQUIRED DOCUMENTS MUST BE SUBMITTED BEFORE APPLICATION WILL
BE CONSIDERED FOR APPROVAL. NO WORK MAY COMMENCE WITHOUT ASSOCIATION APPROVAL AND
CITY OF BOCA RATON BUILDING PERMIT.**

I / We hereby make application to MIZNER COURT CONDOMINIUM ASSOCIATION, INC. for the above described item to be approved in writing.

I / We understand and acknowledge that approval of this request must be granted before work on the modification may commence and that if modification / installation is done without the approval of the Association, the Association may force the removal of the modification/installation and subsequent restoration to original form at my expense.

I / We understand and acknowledge that floor protection must be installed in the common areas on Monday mornings and removed before the end of the working day on or before Friday. Floor protection specifications are at the discretion of the Association.

I / We agree to allow access to building staff to inspect unit while under construction to ensure building requirements are met and work is performed as per submitted application.

Applicant

Date

For Office Use Only

APPLICATION APPROVED ☐

APPLICATION DENIED ☐

X _____

Date: _____

Approval subject to a copy of the permit being submitted prior to work commencing when applicable. Work is not permitted between November 15th and May 1st.

UNIT MAINTENANCE

It is the responsibility of each unit owner to maintain their units so that other unit or common areas should not be adversely affected

In view of the problems arising from mold which is particularly common in this climate, unit owners should ensure that the level of humidity in their unit is controlled so as not to encourage the growth of mold.

1. Any water leaks inside the unit must be stopped without delay.
2. The seals around sinks, baths, and shower trays should be properly maintained so that moisture cannot penetrate through them.
3. Unit Owners are required to maintain the interior of their Unit at all times in a manner that would prevent the development of mold. In the event that mold growth occurs in the Unit, the Unit Owner must take immediate action to remove the mold and sterilize the Unit, and the Owner and/or occupant must also immediately notify the Association in accordance with the notice provisions contained herein.

Every Owner, including an Owner who does not reside in the Unit, has the affirmative duty to take reasonable precautions to prevent the Unit from becoming a source of mold and other hazardous pollutants. Every Owner, including an Owner who does not reside in the Unit, is required to routinely and periodically inspect the Unit to ensure the absence of mold, water, moisture, leaks, and other conditions that could harm the Unit, other units and common elements.

By the way of example and not of limitation, Unit Owners are required to take the following steps in connection with their obligation to maintain the Unit:

- a. Visually inspect all appliances within the Unit and all related hoses and connections for condensation and leaks at least monthly in order to ensure that these are all in proper working order
- b. Properly ventilate all Units, including, but not limited to, kitchens and bathrooms, by using exhaust fans and air conditioning
- c. Open doors between rooms to increase air circulation in the Unit including doors to closets
- d. Not block or cover any heating, ventilation, or air-conditioning ducts, vents and intakes and keep furniture and furnishings away from such ducts, vents, and intakes
- e. Engage a qualified, licensed, and insured contractor, approved by the Board, to service,

maintain, inspect, clean and repair all major appliances, including, but not limited to, air conditioners, ventilation systems, humidifiers and dehumidifiers at least annually

f. Empty, clean and dry refrigerator, air conditioner, dehumidifier and all other drip pans and filters on a continuous and regular basis and to de-ice and defrost all freezers and ice making devices at least annually

g. Have the air conditioning and humidistat operating to maintain a temperature not lower than fifty-five degrees Fahrenheit (55°F) and not higher than seventy-six degrees Fahrenheit (76°F) and indoor relative humidity between thirty percent (30%) and fifty-five percent (55%) at all times

h. When a Unit is expected to be or is actually vacant or unoccupied for a period of thirty (30) consecutive days or more, the Unit Owner must take the following steps:

- i. Turn off the main water supply to the Unit, and the individual water supply to the refrigerator, dishwasher and hot water heater, as well as any other device in the unit utilizing the water supply, except emergency or life-saving devices such as fire sprinklers
- ii. Turn off the electric power to the water heater, being careful not to turn off power to the air conditioning, humidistat, smoke detectors, carbon monoxide detectors, emergency lighting or other emergency or life-saving devices
- iii. Arrange to have someone routinely and periodically inspect the Unit, in order to maintain a continuous and meaningful presence in the Unit, to determine whether any mold, moisture, water leaks, or damage has occurred. If any mold, moisture, water leak, or damage is found, the Owner and/or occupant **must take immediate action** to remove the mold, moisture and water, sterilize the Unit, without causing further damage to the Unit, any other unit, or the common elements, make all appropriate repairs, and must notify the Association immediately in accordance with the notice provision contained herein.

Unit Owners and occupants are required to immediately report to the Association, in writing, any event that could lead to the proliferation of mold, or evidence of mold. The following events, by way of example and not of limitation, must be reported:

- a) Any evidence of a water leak or water infiltration or excessive moisture in the Unit or in the common elements
- b) Any evidence of mold within the Unit that cannot be completely removed with a

common household cleaner or any evidence of mold in the common elements

c) Any failure or malfunction of any heating, ventilating, air conditioning, humidistat, or similar device serving the Unit or common elements

PRECAUTIONS

1. Read instruction booklets for all appliances.
2. Clean or change air conditioning filters every other month.
3. Avoid contact with sprinkler heads in your condominium as well as those in common areas. Contact the management office immediately if there is a problem.
4. Clean sliding door tracks regularly. Use a dry silicone spray on tracks, locks, etc. for easier handling.
5. Handle entrance door (and other doors) with care when windows are open to avoid slamming.
6. The unit owner is required to maintain a continuous and meaningful presence in the unit by having the unit checked at least monthly while away.
7. Have the air conditioning and humidistat operating to maintain a temperature not lower than fifty-five degrees Fahrenheit (55°F) and not higher than seventy-six degrees Fahrenheit (76°F) and indoor relative humidity between thirty percent (30%) and fifty-five percent (55%) at all times
8. Call Security for assistance when an emergency arises.
9. Set your alarm when leaving your condominium.
10. Lubricate hurricane shutters semi-annually.
11. Lubricate hardware and locking mechanisms on patio doors semi-annually. The maintenance of windows, doors, glass, hardware, and caulking is the responsibility of the unit owner.

LOBBY AND PUBLIC AREAS

1. When wearing bathing suits, cover ups and shoes are required when leaving or entering the building.
2. Shoes are required while in any common area.
3. Dripping bathing suits and wet feet are prohibited when entering the building or elevators.
4. Sawing, drilling or construction work is not permitted on common areas by any individual owners or his employee or contractor except as permitted by the Management Office in designated areas and with appropriate cleanup arrangements made.
5. Smoking is not permitted in the common areas of the building in accordance with State Law. Pipe and cigar smoking is prohibited in the pool area.
6. Only owners, legal permanent occupants, and their authorized guests are permitted to use the glass elevators. Contractors, employees, trades people, delivery personnel, etc. must use the service elevators.

**CLOSING CONDOMINIUMS FOR LONG PERIODS OF ABSENCE
(MORE THAN 30 DAYS)**

1. Unit owners and leases are required to turn off master water shut valve in A/C closet (if you need help, please notify the Management Office [393-6466]) and turn off hot water heater circuit breaker. The A/c must be left on. **ISOLATING THE WATER SOURCE WILL ELIMINATE THE POTENTIAL FOR A WATER LEAK FROM THE PLUMBING IN YOUR UNIT AND LEAVING THE AIR CONDITIONING ON WILL HELP PREVENT MOLD.**
2. Have the air conditioning and humidistat operating to maintain a temperature not lower than fifty-five degrees Fahrenheit (55°F) and not higher than seventy-six degrees Fahrenheit (76°F) and indoor relative humidity between thirty percent (30%) and fifty-five percent (55%) at all times
3. Clean stove and refrigerator.
4. Remove all garbage.
5. When turning off circuit breakers in condominium, be sure to leave air conditioning breaker on.
6. Furniture and plants should be removed from balconies.
7. Activate condominium alarm.
8. Remove ice cubes and turn off ice maker.
9. Run garbage disposal to clear out drain.
10. Leave closet doors slightly ajar to discourage mold and mildew growth.
11. Advise Management Office and Security when leaving for long periods of time.
12. Leave set(s) of car keys with Management if you plan to leave a car parked on property in the event moving is necessary for repairs or emergencies.
13. Inform Management of alternative address and phone number(s).
14. Clean weep holes in balconies before leaving in order to prevent water backup or any problems on your balcony.

The Association has made every effort to compile a good list of instructions for keeping your property in good condition. Some residents may have special situations unique to their units that require different action. Suggestions herein are not intended to be complete or always applicable in all cases. With this in mind, the Association disclaims liability for any damages resulting from following these suggestions.

USE OF THE MARINA AREA AND BOAT SLIPS

1. All vessels will comply with current Coast Guard Safety Requirements and Regulations.
2. The rules of the road and the Navigation Laws of the United States apply to all vessels in or approaching berthing areas.
3. Only seaworthy vessels properly registered or documented and under their own power will be admitted to berthing areas.
4. All owners must maintain their vessels in operable condition and in a state of constant readiness for movement. The use of hydro-hoists and whips is prohibited. Installation of fendering is permitted only after approval by the Management Office, and must follow style and positioning presently existing in the slips. Owners of vessels whose propulsion machinery is inoperative for a period in excess of 48 hours must notify the Management Office immediately and of the action being taken to place the machinery in operation as soon as possible.
5. Noise should be kept to a minimum at all times. Discretion in operating engines, generating plants, radios (earphones only), televisions (earphones only), other sound producing devices and other power equipment should be used so as not to create a nuisance or disturbance. No disorderly conduct by owner, crew or any guests shall be permitted at any time. Rigging shall be secured in such a manner as to prevent noise.
6. Docks are to be kept clear at all times. Lockers, chests, cabinets, or similar structures shall not be constructed on docks. Storage of loose material, supplies, debris, or gear is not permitted. Hoses, lines and shore power cords should not cross piers, and should be neatly contained when not in use.
7. It shall also be the responsibility of owners to keep their vessels in such condition that they do not become unsightly or dilapidated. Decks of all vessels berthed at the Mizner Court Condominium Marina shall be kept free and clear of debris.
8. Refuse and garbage is not to be thrown overboard. Oil, spirits, inflammables and oil bilges may not be discharged into the water.
9. The use of charcoal burners, gas welders, gas torches, or any open flame-producing equipment, except within the vessel (e.g., cook stoves, lamps, and lanterns) is prohibited. No refueling may be accomplished within the marina. Fuel shall be stored only in tanks integral to the vessel. There shall be no storage of any flammable substance on or near the piers or bulkheads.

10. Swimming or diving for recreation or pleasure from Marina piers or bulkheads is prohibited.
11. Laundering and drying of laundry on docks, decks or vessel's rigging is not permitted.
12. Business or professional services may not be conducted aboard vessels. Advertising signs and the solicitation of business or sale of merchandise are also prohibited
13. Signs of any type are not allowed on vessels other than the name of the vessel.
14. Owners are responsible for all damage caused by their vessels.
15. Owners are allowed reasonable latitude regarding the care and maintenance of their vessels. Work above the rail or in the interior of the vessel may be performed if it presents no hazard and creates no nuisance. Hull repairs, major engine repairs and overhauling, sanding and painting from the rail down, major carpentry and rebuilding projects are strictly prohibited. Repairs to the maintenance of gear and equipment shall not be permitted on the docks. No work may be accomplished on the piers which may result in damage, scarring, or staining the surface of the piers, nor obstruct passage of pedestrian traffic.
16. All owners will comply with the Federal Water Pollution Control Acts particularly 33 U.S.C. Section 1321 and 33 U.S.C. Section 1322 and all other applicable Federal, State, County and Municipal laws and regulations. Owner shall be responsible for any damage caused by violations of any such laws and regulations.
17. Any arcing, sparking, disruption or problems with electrical shore power to any vessel should be immediately reported to the Management Office. All owners will discontinue use of electrical shore power if arcing, sparking, or disruption or problems with the shore power service occurs. Any owner who continues to use electrical shore power will be responsible for any damage caused. No owner shall make any alterations or modifications to any electrical outlet used for servicing his vessel with shore power. Shore power cords and connectors shall be compatible with the shore based electrical service outlet and shall comply with all applicable codes and regulations. Any questions about proper installation should be directed to the Management Office.
18. The Association has the right to limit the use of outside contractors or laborers to perform maintenance or repairs on owner's vessel(s). See section on contractors Page 3.
19. Owner agrees to maintain the exterior of the vessel in a neat and orderly manner so as not to detract from the overall appearance of the marina.
20. When a hurricane watch is issued, all boats docked at Mizner Court must be evacuated. The owner is required to advise the Management Office with an acceptable plan to insure the timely evacuation of his vessel. Should the owner fail to promptly remove a vessel from the Association's dock after a tropical storm or hurricane watch has been issued, the association will proceed to

remove the vessel to protect the docks, private property, and the environment. Such removal will be undertaken at the expense of the vessel owner and statutory notice according to section 327.59(3) will be provided.

21. No vessel will be permitted to raft one to another or outside of marina pilings. Slips shall accommodate only one (1) vessel.

22. NO live-a-board persons in excess of 12 hours will be permitted in vessel.

23. No leasing of slips will be permitted except to an owner of a Mizner Court Condominium unit or a lessee who has been registered and approved by the Mizner Court Condominium Association. Boat slip owners who wish to transfer/assign a boat slip must get approval in writing from the Association, except when transferring/assigning the boat slip as part of selling the unit to a purchaser who has been approved by the Association.

24. These Marina Rules and Regulations may be supplemented by the Board of Directors from time to time, on behalf of the Mizner Court Condominium Association.

25. Each Owner shall be responsible for the payment of his own electricity bill.

26. Vessels may not exceed the maximum length assigned to a particular slip.

27. All vessels shall be insured with minimum of \$1,000,000 "Protection and Indemnity" (P & I) (Watercraft Liability) and appropriate Hull Insurance to cover full replacement value. Copies of all insurance policies and registration shall be provided to the Association. Further, all registration and insurance information given to the association must be updated by the dock tenant, within five (5) days, every time any information provided to the association is outdated. All registration and insurance information must be updated at least annually and as requested by the Board of Directors (or any Dock master) from time to time.

28. Each slip owner will be assessed for and shall pay to the Condominium Association a Marina Fee. This fee shall be the slip owner's pro rata share of the expenses for the upkeep and maintenance of the marina area which will be determined in accordance with an estimated operating budget for such expenses which will be established annually by the Mizner Court Condominium Association, and which may be modified from time to time as necessary to compensate for increases in budgeted expenses or unforeseen or unexpected expenses.

29. All boats docked at Mizner Court must dock stern in with one exception: Boats thirty (30) feet or under, with one engine and not requiring electrical connection may dock bow in.

USE OF MARINA HOUSE/GUEST BOAT SLIP

Mizner Court has two (2) guest boat slips, one in the North Marina (#N12) and one in the South Marina (#S12), that are available for the exclusive use of our residents. The following are rules pertaining to the use of these slips:

Long Term Usage:

If a resident, guest, or lessee wants to use a guest slip, it may be used with prior reservations made through the Management Office. If an owner with a boat has a need to dock their boat at the Condominium on a temporary basis, arrangements can be made subject to the following rules:

1. Contact the Management Office in advance so the slip may be reserved.
2. Complete name, description, proof of ownership, and a copy of the insurance for the vessel, must be provided on an application form for use of the slip by the unit owner or long term tenant.
3. The temporary use would be subject to the same rules that pertain to the boat slip owners.
4. The guest using the slip would be subject to a daily charge of \$25 for water, electricity, and share of maintenance.
5. The slip and area must be left in the same condition as found.
6. A deposit of \$50 will be required at the time reservations are made.

Short Term Usage:

If a resident of Mizner Court is expecting guests to arrive by vessel, a guest slip may be used on a first come, first serve basis. Security or Management should be consulted to determine if any of the slips are available and if so, proper identification of the user will need to be provided.

The slip may be used on a temporary basis for mooring the vessel only. There will be no electricity or water provided.

HURRICANE PROCEDURES

A **Hurricane Watch** is issued by the National Hurricane Center when hurricane conditions in our area are possible within 36 hours.

Once a **HURRICANE WATCH** has been issued by the National Hurricane Center Management will commence preparations to safeguard Mizner Court property from potential storm damage according to the **Mizner Court Hurricane Manual**.

1. Once the storm passes, a designated security person will report on-site to the Security Office and will, until such time as full staffing is resumed, take appropriate action to ensure that the Mizner Court safety and security needs are being addressed. All personnel will report on-site as soon as possible after the storm passage to take charge.
2. Should Mizner Court be severely impacted by a hurricane, there may be a loss of communication. In this, information will be posted to the web site as soon as possible at www.miznercourt.com
3. An exterior and interior inspection of the building will be made to determine the extent of storm damage to both the common areas as well as individual units. At the earliest possible time, unit owners not in residence will be advised of the extent of damage to their unit. **NOTE: As a part of unit preparation by seasonal residents, please ensure that refrigerators/freezers are not left with food products that will spoil in the event of an extended power outage.**
4. The Mizner Village gates will be open and gatehouse unmanned during the period of the mandatory evacuation. Once the storm has passed and the evacuation order lifted, security will re-open the gatehouse and provide security services as soon as possible.

In advance of the hurricane season, Management, with Board participation, will make every effort to negotiate a contract with a security services firm to provide qualified personnel to be on-site at Mizner Court for the duration of a mandatory evacuation

The **Mizner Court Hurricane Manual**, which is available in the Mizner Court Security & Management Office, provides extensive information and recommendations that may be of value to residents when making preparations for a hurricane.

HURRICANE SHUTTERS

1. Unit owners not having hurricane shutters installed who plan to be absent during the hurricane season, which is defined as the period June 1st through November 30th, are responsible for removal of all moveable patio or balcony materials prior to leaving for the hurricane season. If it becomes necessary for Mizner Court personnel to remove such material, Grand View owners will be charged \$200 and all other unit owners \$100. Furthermore, the Association assumes no responsibility for returning those materials to the patios or balconies.
2. Unit owner's having standard hurricane shutters, as approved by the Board of Directors, may close their shutters during the entire hurricane season. For those Unit Owner's who depart during the hurricane season (after June 1st) and have closed their shutters, they will so notify Mizner Court Management. For those unit owners who depart prior to the hurricane season and/or return after the season (November 1st), need to make arrangements to have their shutters closed upon the issuance of a Hurricane Warning and reopen their shutters on November 1st. **ALL SHUTTERS MUST BE OPENED BY NOVEMBER 1ST**. If a firm or individual is so designated by the unit owner, the unit owner shall furnish the Association with the name(s) of such firm or individual. The Association is not responsible for contacting or arranging for such services on behalf of the Unit Owner.
3. Optional use of the shutters by unit owners for the storm conditions is the sole responsibility of the unit owner and the Association assumes no responsibility for ensuring either the opening or closing of the shutters.

GENERAL INFORMATION

Management Office Equipment (Fax and Copier):

1. Fax machine use is \$5.00 for outgoing (1-3 pages) and \$1.00 for each additional page. For incoming, the first four (4) pages are free. Five (5) or more pages are \$2.50.
2. Any request by a unit holder for access to Association records, must be in writing, addressed to the Association office. The Association will make records available within five (5) business days. If the unit owner requests a copy of some or all of the documents, the copies will be made as soon as possible, consistent with office workload, and a charge of 25 cents will be levied for each page copied.

Fax and copy equipment is available for use during working hours 8:30 a.m. to 5:00 p.m., Monday through Friday.

RULE CHANGES

Pursuant to the Mizner Court Condominium Association, Inc. Condominium Documents, the Board of Directors of the Association reserves the right to change or revoke existing rules and regulations and to make such additional rules and regulations from time to time as, at its option and consistent with the Condominium Documents, shall be necessary or desirable for the safety and protection of the building and its occupants, to promote cleanliness and good order of the premises and to assure the comfort and convenience of the Members.

By Order of the Board of Directors of
MIZNER COURT CONDOMINIUM ASSOCIATION, INC.