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OCEANIA IV CONDOMINIUM ASSOCIATION, INC.

CERTIFICATE OF APPROVAL OF AMENDMENTS TO SCHEDULE "A"
RULES AND REGULATIONS

The undersigned, being the President of Oceania IV Condominium Association, Inc., do hereby certify that at a meeting of the Board of Directors held on February 16, 2002, a quorum was present for the lawful conduct of business and a majority of the Board approved the amendments to the Rules and Regulations, attached hereto, Schedule "A" to the Declaration of Condominium. The Rules and Regulations are contemplated by the Declaration of Condominium of Oceania IV Condominium Association, Inc. It is intended that these Rules and Regulations be incorporated to Schedule "A" of the Declaration of Condominium, in accordance to Article 9 thereof. It is intended that such Rules are to be effective as of February 16, 2002.

Certified this 9th day of April, 2002.

OCEANIA IV CONDOMINIUM
ASSOCIATION, INC.

By: [Signature]
President

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, personally appeared, _____

Ben Grossman who is personally known to me or has produced
_____ as identification, who did (did not) take an oath, and says
that the foregoing is true and correct to the best of his/her knowledge, information, and
belief.

SWORN TO AND SUBSCRIBED before me this 10th day of April,
2002.



Libia L. Aetz
My Commission DD026314
Expires May 15, 2005

[Signature]
Type or Print Name:
NOTARY PUBLIC, State of Florida at Large
My Commission Number:
My Commission Expires:

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Unit Owners' automobiles shall be parked in assigned spaces. All parking spaces not assigned shall be used on an "as available" basis, except for spaces designated for the temporary parking of delivery vehicles, or vehicles operated by handicapped persons. No vehicle which cannot operate on its own power shall remain on the Condominium Property for more than twelve hours. No repair, except emergency repair, of vehicles shall be made on the Condominium Property. No commercial vehicle or recreational vehicle (except drivable recreational vehicles up to 21'5" which may be kept in the Project if they are used by the Owner on a daily basis for normal transportation and which fit in a normal parking space and are capable of entering the parking structure) shall be parked on the Condominium Property (the term commercial vehicle shall not include clean "non-working" commercial vehicles such as pick-up trucks, vans or cars carrying advertising signs). No boat, boat trailer, camper or like vehicle shall be left or stored on the Condominium Property. Bicycles shall be parked in the areas, if any, provided for that purpose. Washing of vehicles shall only be done in the vicinity of the designated exterior hose bib (if any).

In order to gain access to the Island, to self-park or valet park, there must be an Oceania IV decal permanently and prominently attached to the inside of the windshield in the lower driver-side corner. This applies to all vehicles, including all automobiles, SUVs, pick-ups, vans, or motorcycles. Car covers shall not be locked so to allow the cover to be removed. Guests, service providers or delivery men will be announced by the front gate and shall be allowed entry only after receipt of verification to enter by an owner or authorized person. If an owner is unavailable to authorize a visitor, then the owner may notify the gatehouse in advance; otherwise, the visitors will not be permitted entry. Upon the owner's authorization, visitors shall be issued a pass at the gate which shall be displayed face up on the drivers side dash. Such pass shall not be valid for more than twenty-four (24) hours. The valet service shall not park any car that does not have a decal or a guest pass. If a vehicle is parked in any parking space or upon the Condominium Property without a decal or guest pass, it may be towed at the vehicle owner's sole risk and expense.

Any parking space leased by the Association shall be leased for a period of twelve (12) months. The lease payment for the parking space shall be provided for the entire lease term at the commencement of the lease term.

(22) VALET PARKING. If valet parking is offered in this Condominium, only Unit Owners, occupants or tenants may self-park their automobiles. Any guests or invitees (including members of the Club who are not Unit Owners and owners and occupants of other portions of Oceania Island) shall be required to use the valet parking service, when available. Unit Owners shall have the option of valet parking if they so desire. If so, the Unit Owner shall pay a valet parking charge as determined, from time to time, by the Association. Valet parking is subject to the rules and regulations promulgated by the Association from time to time.

Valet parking spaces are to be used only for short-term parking for owners, visitors and guests. Valet service shall always be available to either park or deliver an owner's vehicle from the owner's spot(s). No vehicle shall be allowed to be parked in a valet space by anyone except a valet and only the valet can remove a vehicle from the valet space. A receipt shall be provided for each

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vehicle when valet services are tendered. A receipt stub shall be required to retrieve vehicle. Should you not have the stub, your retrieval will be delayed as security shall be required to copy the driver license information of the owner that is retrieving the vehicle. Your keys must be left with the valet for as long as your vehicle is in their care and no vehicle will be allowed to be parked in a valet spot for longer than twenty-four (24) hours. It is the vehicle owners responsibility to remove it. After twenty-four hours, the valets have instructions to notify the unit identified with the valet upon parking. At the end of twenty-four hours (24), any vehicle not removed shall be towed at the vehicle owner's sole risk and expense.

If a vehicle is parked in a valet space by anyone except a valet, it shall be towed at the vehicle owner's sole cost and risk. Your guests or service providers, upon your verification, shall be issued a pass at the gate which shall be displayed face up on the drivers side dash. Such pass shall not be valid for more than twenty-four hours. Valets shall not be allowed to park anyone's vehicle that does not have a decal or a guest pass.

(31) LEASING AND OCCUPANCY.

- (1) Owners leasing their dwelling or parking spaces shall obtain from the tenant (s) the form attached as Schedule 1 and file an executed copy with the Board prior to the date the tenant (s) takes possession of the unit. Owners shall supply to the Board the names of all residents, tenants and licensees of all dwelling units and the names of all users of lockers and the license number of all motor vehicles that are parked in parking spaces.
- (2) Building Management shall not permit the use of the service elevator and staff shall not permit the use of any other elevator for the moving of furniture and household items into the building until the Corporation has received the form attached as Schedule 1 if the unit is to be tenant occupied, or a list of occupants in the form attached as Schedule 2 if the unit is to be owner occupied, all completed to the satisfaction of Building Management.
- (3) Dwelling units may be occupied only by those persons registered with the Association in Schedules 1 or 2 as tenants or authorized occupants.
- (4) Owners shall ensure that their tenants comply with the provisions governing the use and occupation and leasing of dwelling units set forth in the Declaration and in the Rules. If an owner fails to obtain the statement and covenant from the tenant in Schedule 1, any person or persons intending to reside in the owner's dwelling unit shall be considered to be an unauthorized person within the premises, and entry to the building may be expressly denied by Building Management until such person (s) and the owner have fully complied with the requirements of the Act, the Declaration, and the Rules.

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(5) Within twenty (20) days of the termination of a lease, the dwelling and/or parking space (or within twenty (2) days of being advised that the owner's tenant has vacated or abandoned such unit (s) as the case may be), the owner shall notify Building Management in writing that the unit is no longer rented, and the owner shall be personally responsible to the Association for the return of any keys, identification cards, parking garage remote control device or similar means of identification or access initially provided to such tenant, and for any costs incurred by the Association by reason of the owner's failure to comply with this rule.

(6) The minimum period of a lease shall be 180 days.

(32) USE OF PARTY ROOM. In the event an owner desires the exclusive use of the Party Room, that owner shall be required to reserve the Party Room with the Management Office a minimum of three business days and maximum of ten business days prior to the use date. The use of the Party Room shall be designated on a first come basis. A security deposit in the amount of \$250.00 for damages and room maintenance shall be payable in advance of the use of the Party Room. An additional valet attendant shall also be required if there are more than 20 guests at a party. The valet fee is \$20.00 per hour. The Association may require an owner to complete a Party Room Reservation Form in advance of the use of the Party Room.

RECORDED IN OFFICIAL RECORDS BOOK
OF BADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT