

*Harborside
At The
Waterways*

2018

Preamble

We, the Board of Directors of Portsvew at the Waterways Condominium Association, acting on behalf of the unit owners do hereby set forth the following rules for the Harborside building which may be amended or changed from time to time. We establish these rules to help ensure that we all have full enjoyment of our homes, and to enhance the safety, convenience and appearance of our property. We do so in the hope and expectation that these regulations will further the neighborliness and spirit of cooperation that support our community. These rules and regulations are designed to supplement the restrictions and covenants contained within the condominium documents and are authorized by the bylaws and set forth in accordance with F.S. 178.112(3) (a).

It is our expectation that all residents, guests and visitors will voluntarily and willingly comply with our Association's governing documents including the Rules and Regulations as published here. However, in the event of the violation, the Association is granted the right to levy fines as part of the enforcement process in accordance with Florida Statue 718.303. Such fines may be imposed up to \$100.00 per violation and for each day of the continuing violation.

Members and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, and guests or directed at management, its agents, its employees or vendors

HARBORSIDE AT THE WATERWAYS, A CONDOMINIUM

When you buy (or rent) a condominium, you agree to live in accordance with the condominium documents. Everyone who buys or rents a condominium should read these documents very carefully. Not every condominium is the same and there are differences between the documents of different condominiums.

The condominium documents comprise the Declarations, the Articles of Incorporation and the Bylaws. The Harborside Declarations authorizes the Board to adopt and amend reasonable rules and regulations. The provisions of these documents take precedence in the same order. The declarations, or covenants prevail over the Bylaws and the Bylaws prevail over the rules and regulations. The rules and regulations passed by the Board have the lowest priority. The board cannot change a declaration, or a privilege granted by the declarations by passing or adopting a rule. An amendment is required to make that kind of change. The procedure for making amendments is stated in the documents and requires approval by the Owners.

This document lists some parts of the declarations that affect the day to day living in Harborside. It also lists the rules and regulations that have been approved by the board of the Portsvue at the Waterways Condominium Association which has the responsibility for the operation of the condominium. Harborside is one of four condominiums that make up the Portsvue at the Waterways Condominium Association - Portsvue, Harborside, Harbor Towers and the Townhomes. Harborside Owners elect two members and a member-at-Large to the board.

"Association" - Portsvue at the Waterways Condominium Association, Inc., a non-profit Florida corporation responsible for the operation of the Condominium.

"Common Elements" - that portion of the Condominium Property not included in the Units.

"Limited Common elements" - includes those Common elements which are reserved for the use of a certain unit or Units to the exclusion of other Units.

What does the Unit owner own?

Unit owners shall not be deemed to own the outer undecorated and/or unfinished surfaces of the perimeter walls, floors, and ceilings surrounding their respective Units, nor shall Unit owners be deemed to own pipes, wires, conduits or others public utility lines running through units which are utilized by or serve more than one (1) unit. These items are hereby made a part of the common elements; however, a unit owner shall be deemed to own the inner decorated and or finished surfaces of the perimeter walls, floors, and ceilings, including plaster, paint, and wallpaper of the unit. - Article 3.4.3

Access

Every Unit Owner shall allow the Association or the agents and employees of the association or any management company managing the condominium property under contract with the association the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair or replacement of any common elements or for making emergency repairs which are necessary to prevent damage to the common elements or to another Unit or Units.

Article 22.1.8 and Article 11.3.1

Amending the Declarations

This declaration may be amended at any regular or special meeting of the Unit Owners called or convened in accordance with the Bylaws by the affirmative vote of seventy-five (75%) of the Unit Owners in person or by proxy at a meeting in which a quorum is present. - Article 9.1 (as amended)

Assessments

Late charges - Assessments shall be billed and paid on a quarterly or monthly basis, as determined by the Board. Assessments and installments thereof not paid when due shall be subject to the payment of a late charge of \$25.00 per installment and shall bear interest from the due date until paid at the maximum rate permitted by law. - Article 14.3

Special Assessments -In addition, the Association shall have the power to levy special assessments against each Unit in their respective percentages if a deficit should develop for the payment of Common Expenses or the Board of Administration determines that a special assessment is required to otherwise properly perform its duties. - Article 21.2

Clothes Lines

No garments, rugs or other items of any type shall be hung from any portion of any Unit or Building, and no clothes lines shall be erected on or over any portion of the Condominium.

- Article 22.1.5

Common Elements

Common Elements include the following items:

The land on which the Improvements are located and any other land included in the Condominium Property, whether or not contiguous.

All parts of the Improvements which are not included within the Units. Exterior boundary walls shall be deemed not included within the Units.

Easements through the Units for conduits, ducts, plumbing, wiring and other facilities for the furnishing of Utility Services to Units and the Common Elements.

An easement of support in every portion of a Unit which contributes to the support of the Condominium Building.

The property and installations in connection therewith required for the furnishing of Utility Services and other services to more than one Unit, the Common elements or a Unit other than the Unit containing the installation.

-Article 5.

Conformance to Bylaws and Rules and Regulations

Every Unit Owner shall conform to and abide by the Bylaws and uniform rules and regulations with regard to the use of his Unit and Common Elements which may be adopted in writing from time to time by the Association.

- Article 22.1.7

Fines

In the event that a Unit Owner violates the provisions hereof, the Association shall have the right to levy a fine and/or a charge against the Unit Owner. The fine may not exceed the amount set forth in Section 718.303(3) of the Condominium Act, as revised from time to time, and may be levied only after giving reasonable notice and opportunity for a hearing to the Unit Owner and, if applicable, his licensee or invitee. - Article 23.

Floor Coverings

Without limiting the generality of Paragraph 22.1.2 herein above or any other provisions of this Declaration, hard and/or heavy surface floor coverings, such as tile, marble, wood, terrazzo, etc., will be permitted only in kitchens and bathrooms. All other areas are to receive sound absorbent, less dense, floor coverings such as carpeting. In all living areas other than bathrooms, kitchens and entrance foyers, an "STC" rating of 50 or better for sound transmissions, and an "IIC" rating of 50 or better for impact transmissions must be achieved. If a Unit Owner wishes to install

a hard and/or heavy surface floor covering in any other location within the Unit, such Unit Owner must submit a written request to the Association, which request may be approved by the Association in its sole discretion. The Association shall establish applicable standards and structural requirements. Unit Owners shall be held strictly liable for violation of this paragraph and for all damages resulting therefrom, and the Association has the right to require immediate removal of any floor coverings in violation hereof.

-Article 22.1.16

Health and Safety

No Unit Owner shall permit or suffer anything to be done or kept in his Unit which will increase the insurance rates on his Unit or Common Elements, or which could constitute a threat to the health of other Unit Owners (including without limitation the failure to control and exterminate insects and other pests) or which will obstruct or interfere with the rights of other Unit Owners or disturb them by unreasonable noise or otherwise or permit any nuisance, immoral or illegal act in his Unit or upon the Common Elements. - Article 22.1.6

Insurance

Purchase of Insurance: The Association shall obtain fire and extended coverage insurance (Special Form All Risk), vandalism and malicious mischief insurance insuring all of the insurable improvements within the Common Elements .

- Article 25.1

Coverage

Casualty: All buildings and improvements, including but not limited to fixtures, installations, or additions comprising that part of the building within the interior surfaces of the perimeter walls, floors, and ceilings of the Units initially installed (which shall not

include floor coverings, wall coverings, or ceiling coverings), or replacements thereof of like kind or quality, in accordance with the original plans and specifications, upon the Property described in Exhibit 1 attached hereto shall be insured in an adequate amount to be determined annually by the Association, excluding foundation and excavation costs, and all personal property included in the Common Elements shall be insured in an adequate amount, to be determined annually by the Association. Such coverage shall afford protection against: Loss or damage by fire or other hazards covered by a standard extended coverage endorsement; and

Such other risks as from time to time shall be customarily covered with respect to buildings similar in construction, location and use as the buildings described in this subparagraph including, but not limited to vandalism and malicious mischief.

- Article 25.2.1

Limited Common Elements

.....Any expenses of maintenance, repair or replacement shall be either treated and paid for as part of the Common Expenses of the Association but shall be assessed against the individual Unit Owner and Unit to which such Limited Common Elements are appurtenant or assigned, or paid directly by the affected Unit Owner. - Article 24.1

Terraces, balconies, lanais, or screened porches serving only one

Unit shall constitute Limited Common Elements.

- Article 24.2

Modification and Maintenance of Unit

Every Unit Owner shall maintain, repair and replace, at his own cost and expense, all portions of his Unit requiring maintenance, repair or replacement including, but not limited to, air conditioning and heating equipment, hot water heaters, and all other

appliances and equipment (including any facility and connections required to provide utility service to serve the Unit and no other), paint, decorate and finish interior surfaces or perimeter walls, interior walls, ceilings, and floors of the Unit, the surface, concrete floors and interior surfaces of the exterior wall of the balcony and/or patio adjoining or part of the Unit even though the same may constitute a Limited Common Element, replace all screens, windows, and plate glass installations (including glass doors) forming a portion of the perimeter of the Unit and pay for any utilities which are separately metered to his Unit; provided, however, that no Unit Owner shall make any alteration, decoration, repair, replacement, change or paint, nor place any screens, жалousies or other enclosures on balconies or patios or any other parts of the unit, Common elements, Limited Common Elements or Condominium building without the prior written approval of the Association, and must be compatible with existing structures. No Unit Owner shall install or permit to be installed any window-mounted or through-the-wall mounted air-conditioning unit or any paper, foil or reflective window covering in any Unit. Any screen door must be of a uniform type approved by the Association.

- Article 22.1.2

Noise

No person shall make or permit any disturbing noises or do or permit anything to be done therein which will interfere with the rights, comforts or conveniences of any other person. No person shall play upon or suffer to be played upon any musical instrument or operate or permit to be operated a phonograph radio or television set or other loudspeaker between the hours of twelve o'clock midnight and the following seven o'clock A.M. if the same shall disturb or annoy other residents of the Condominium, and in no event shall practice or suffer to be practiced either vocal or instrumental music between the hours of ten o'clock P.M. and the following nine o'clock A.M.

- Article 22.1.14

Parking

One (1) car parking space shall be permanently assigned to each unit by either the developer or the Association. Parking spaces constitute Association property and not part of the Common Elements. All such parking spaces shall be given an identifying number. A number of parking spaces not so assigned may be sold and or leased for consideration to Unit Owners by Developer or the Association. The remaining parking spaces will be for use by guests and invitees of Unit Owners subject to such regulations as the Association may adopt with respect to parking.

- Article 28.1

Parking spaces permanently assigned to a Unit thereafter shall be reserved for exclusive use of each Unit.

- Article 28.2

Parking spaces which are conveyed and or leased to Unit Owners thereafter shall only be transferred by such Unit Owner to the successor owner of that Unit. No parking space may be sold independent of a Unit.

- Article 28.3

Repair of motor vehicles

No repair of motor vehicles shall be made in any of the roadways, driveways, landscaped, grassed or parking areas of the Condominium nor shall such areas be used for storage or parking of any boat, trailer, camper, bus, truck or commercial vehicle, nor shall parking of any vehicle of any type be permitted on any of the roadways, landscaped or grassed areas within the Condominium except with the prior written consent of the Association.

- Article 22.1.12

Pets

No Unit Owner shall keep any pet which violates regulations established by the Association. No animal may be kept or maintained upon the Condominium Property, with the exception of small birds or fish, a household cat or dog weighing less than 15 pounds, or some other "household pet" (as defined by the Association) capable of being carried by hand. No dogs of the breed commonly referred to "pit bulls" shall be permitted. With the exception of birds and fish housed in a cage or aquarium within the Unit, no Unit Owner may keep more than one (1) pet on the Condominium Property. No pet may be kept, bred or maintained for any commercial purpose whatsoever or become a nuisance or annoyance to other Unit Owners. Unit Owners must pick up all solid wastes of their pets and dispose of such wastes appropriately. All pets (including cats) must be leashed or carried by hand at all times when outside the Unit. Pets must be transported on service elevators only. No pet may be kept on a balcony or terrace when its owner is not in the Unit. Without limiting the generality of other provisions of this Declaration, violations of this paragraph shall entitle the Association to all rights and remedies, including without limitation the right to fine Unit Owners and/or to require any pet, to be permanently removed from the Condominium Property upon three (3) days written notice.

-Article 22.1.15

Repairs to Plumbing to Electrical Wiring

No Unit Owner shall make or permit any repairs to any plumbing or electrical wiring within a Unit except by licensed plumbers or electricians. - Article 22.1.10

Rentals

No Unit Owner may rent a Unit more than once during any twelve month (12) period and no rental shall be for less than a twelve month term. The Association has the right to approve or disapprove all rentals. The name of any prospective tenant and any other required identifying information must be submitted to the Association by the Unit Owner wishing to rent the Unit at least thirty (30) days prior to the anticipated commencement date of the lease. The Association may, at its option, conduct a background and credit check on the prospective tenant. The cost of any such background or credit check shall be paid by the Unit Owner wishing to rent the Unit to the extent permitted by the Condominium Act. If the rental application has been submitted in a timely fashion and the Association does not respond to the Unit Owner within fifteen (15) days thereof, consent to the rental is deemed to have been given. If the prospective tenant's background or credit is not satisfactory to the Association, it shall notify the Unit Owner and the Unit Owner shall not be permitted to rent the Unit to that prospective tenant. A written lease shall be required of each tenant, and the Unit Owner shall be jointly and severally liable with the tenant for any damages to the Association Property, the Condominium Property or Common Elements. - Article 22.3 (as amended)

Signs and Antennas

No Unit Owner shall display any sign, advertisement or any notice of any type upon the Common Elements or his Unit, and erect no exterior antennas or aerials except as provided in uniform regulations Promulgated by the Association.

-Article 22.1.9

Use of Unit

No Unit shall be used other than for residential purposes except as set forth herein. No business, profession or trade of any type shall be conducted on any portion of the Condominium Property.
- Article 22.1.3

RULES AND REGULATIONS

Article 22.2 of the Harborside Declarations and the Bylaws authorize the Board to adopt reasonable rules and regulations. The following is a current list of those rules and regulations:

ALARMS

No alarm or other sounding device may be installed in any unit without approval from the management office. All alarms, including automobile alarms, must be equipped with a device that will shut off the device after three (3) minutes.

BARBEQUES

Electric BBQ grills are allowed to be used on the balcony. Grills must be stored inside the unit and not left on the balcony after use. Per the Miami Dade county Fire rescue Department it is considered a criminal offense to use gas or charcoal grills on balconies, terraces or common areas.

BICYCLES

Bicycles may only be stored in the two bicycle storage rooms. No bicycles, carts, or any other items are to be stored anywhere in the garage. No items are to be attached to any fencing, railings, pipes, or barriers in or on the garage. Keys to the storage rooms are kept by the lobby concierge. Bicycles must be walked or carried through the service entrance and corridor. Bicycles are not permitted in or through the Lobby and may not be stored on the common elements or limited common elements (balconies or terraces). You must use the freight elevator when transporting your bicycles from your unit.

CONSTRUCTION

Carpentry, hammering, carpet laying, tile installation and other general construction activities are allowed from 9:00 A.M. to 5:00 P.M., Monday through Friday. These activities are not allowed on Saturday or Sunday. In addition, no construction activity is allowed on any of the following: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

DELIVERIES AND MOVING

Furniture and freight deliveries are permitted from 9:00 A.M. to 5:00 P.M., Monday through Friday and from 9:00 A.M. to 1:00 P.M. on Saturday, or, in an emergency, by special arrangement with the management. In addition, no construction activity is allowed on any of the following: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. All deliveries and moving operations must be made through the receiving area and on the service elevator. Delivery of small packages (UPS, etc.), food, medical items, flowers and U.S. Mail may be made through the Lobby entrance.

A security deposit of \$250 is required prior to move-out authorization. The deposit is refundable subject to inspection of delivery routes after moving is completed. An additional non-refundable fee is required for moving in or out of the building to cover the cost of a security guard to monitor the moving operation. Residents are responsible for all damage to the building caused by delivery or moving personnel and will be assessed any costs beyond the security deposit.

Moving dates must be coordinated with the management office. Reservations must be made for the use of the service elevator and security fees must be deposited prior to the moving date. Moving personnel will be given access to the service areas and elevator after identification with the lobby concierge. This will allow them exclusive use of the elevator and the ability to maintain the door in an open position for loading and unloading. Residents are cautioned that the receiving area will not accept trucks longer than 35 feet.

DRESS

Cover-ups, shoes or foot coverings must be worn over swimwear while in the lobby, elevators, or hallways and while going between the Lanai or ground level pool and the building.

DRONES

No residents, guests, or invitees are allowed to use drones anywhere on the Portsvue property.

ELEVATORS

Audio and video monitors are located in each of the elevators. Unaccompanied small children may not ride the elevators. The service elevator must be used for deliveries of freight, furniture, service equipment and bikes stored in units. The service elevator should be used for pets, valet and shopping carts whenever possible.

FLOOR COVERINGS

Carpeting of any type is not allowed on the terraces or balconies. See Article 22.1.16 of the Harborside Declarations (Page 4) for a complete description of the restrictions on floor coverings within the units.

GARAGE PARKING

All vehicles must be registered with the management office. Vehicles must be parked head-in so that license plates and parking decals are visible from the driving lanes. Decals must be displayed on the left rear bumper or in the rear window. Temporary parking permits must be displayed on the dashboard visible through the front windshield. Vehicles parked in violation of these rules will be towed at the vehicle owner's expense and risk.

Car washing is allowed in the space provided in the southeast corner of the garage.

No bicycles, carts, or any other items are to be stored anywhere in the garage. No items are to be attached to any fencing, railings, pipes or barriers in or on the garage. All motorcycles,

motor scooters and other similarly powered vehicles must be parked in their own assigned parking space with a decal issued by Management Office, the same as any other vehicle. Any vehicle in the garage without an authorized decal or temporary permit as issued by the management office is subject to being towed without warning.

GUESTS

Non-resident guests are required to check-in at the Concierge desk. The Concierge will call the Resident and announce the guest.

Overnight guests of residents are entitled to the use of all of the facilities in the same manner as a resident. Guests for shorter periods of time must be accompanied by the resident.

MULTI-PURPOSE ROOM, MEDIA ROOM, and EXERCISE ROOM

These rooms are available for the use of residents and their guests. They are not available for public rental.

The Media Room and Multi-Purpose Room are available to residents for private parties. The rooms are not available for private use on major holidays such as Christmas, New Year, Thanksgiving and on the evening preceding those days. They are also not available for private parties during major sporting events such as Super Bowl or the World Series.

Reservation forms for the use of the Media Room and Multi-Purpose Rooms must be completed in the Management office prior to the event. A refundable security deposit of \$500 will be collected. The room(s) will be inspected prior to and after all events by Management accompanied by the resident to determine any damages.

Furniture may not be removed from the room under any circumstances.

Children less than fourteen (14) years old must be accompanied by a parent or other responsible adult at all times.

RENTALS and RE-SALES

There are formal procedures to be followed for the resale or rental of a unit. The Management Office will provide procedural kits for the use by owners and/or Realtors. All procedures must be completed before approval by the Association can be made. The procedure includes but is not limited to a credit check, letters of reference and an application form accompanied by a check for \$100.00 payable to "Harborside". Written acceptance of the Association Rules and Regulations must also be submitted.

When all forms and procedures are completed the Harborside Review Committee will interview the applicant and submit their report for approval.

Any future permanent occupants who are not interviewed and screened at the time of the original sale or rental are required to follow this procedure as well.

Owners are reminded that the Harborside Declarations restrict rentals to one time per twelve month (12) period and no less than a one year term.

No unit may be leased or rented, whether for consideration or not, for a period of twelve (12) months following the date of acquisition. Units may be rented only once in a consecutive twelve (12) month period.

Sales of units follow procedures similar to rentals. Kits are available in the management office.

TRASH

Garbage must be placed in plastic bags secured by stapling, tying or otherwise closing before being deposited in the garbage chutes or in any dumpster. Garbage must not be left on trash room floors. Spilled liquids or garbage must be cleaned up by

the resident. Cardboard boxes and/or large pieces of cardboard should be placed in the trash room before 9:30 A.M.

Recycling of glass, plastic, cans and newspaper is required by law. Place all recyclables in the containers in each trash room. Place newspapers on the floor in front of the garbage chute.

WORK ORDERS

Requests for repairs or maintenance of common areas should be submitted to the management office during working hours. Emergency requests should be directed to the Lobby concierge.

STAFF:

Members and other residents may employ community staff for event(s), job(s) or assistance outside their job descriptions under the following considerations:

1. The member or other residents must have a signed liability release form from the member and other resident and the staff member(s) involved.
2. Event(s), job(s) or assistance cannot take place during the working hours of the staff member(s).
3. What is negotiated for compensation is solely between member(s) and other residents and community staff.
4. In no event shall members or residents employ staff to perform any work that normally requires members to first submit the Association's "Contractor Package" for approval of work, regardless of whether or not the work requires a building permit, until a "Contractor Package" has been submitted and approved.

The **PORTSVIEW AT THE WATERWAYS CONDOMINIUM I ASSOCIATION** has also issued several rules and regulations concerning the common elements that affect the residents of Harborside.

SIDEWALKS AND PLANTED AREAS

Powered cycles and carts (except for handicapped equipment) are not allowed on sidewalks.

No bicycles, toys, doormats, or other property may be left on the sidewalks or elsewhere on the common elements..

No plantings are permitted on the common elements except by the Association.

PARKING

All guests must check in at the gate house and be issued a 24- hour parking permit. The 24-hour pass allows for overnight parking not to exceed a single 24-hour stay. The permit must be visible on the dashboard of the car while parked in outdoor guest parking spaces. A separate pass may be issued by the management office for up to 3 (three) consecutive days per 7 day period.

Guests visiting for a period greater than 72 hours must be registered in the management office by a resident. A dated permit will be issued for an assigned space in the Harborside garage. Permits are issued for no longer than fifteen days. A fee of \$2.00 per day will be collected for the parking permit for any additional days and a \$50.00 refundable deposit will be collected for the use of a card that will provide access to the property and the Harborside garage. The cards are computer controlled and Will limit access to the time stated on the permit.

Special arrangements must be made for domestic help with the management office.

No resident vehicle displaying a garage decal is permitted in guest parking at any time.

1st violation - warning sticker
2nd violation - warning sticker and attempted courtesy call
and/or email
3rd violation - towing

Vehicle whose 24 hour permit has expired
1st violation - warning sticker
2nd violation - warning sticker and attempted courtesy call
and/or email
3rd violation - towing

Any vehicle in guest parking without a permit or decal will
be towed.

Residents are not permitted to use daily permits and park
in guest parking. Any repetition of this abuse will result in towing.

PARKING IS NOT PERMITTED IN THE FIRE LANES.

Parking at the front entrance to Harborside is limited to
vehicles unloading luggage, groceries, and mail pickup. Vehicles
may not be left unattended. Unattended vehicles are subject to
towing at the vehicle owner's expense and risk.

Grocery and luggage carts are available for resident and
guest use and may be left with the concierge while vehicles are
being parked. Carts must be returned to the concierge area after
use. The Resident Assistant service is available from 11:00 A.M.
to 7:00 P.M.

POOLS AND LANAI DECK

The pools, lanai deck and their facilities are for the use of
the residents and their guests. There is an intercom system
located on the lanai deck on the bathhouse for emergency
purposes and for requesting a security guard when needed.

Persons using the pool do so at their own risk. There is no
lifeguard. Children less than twelve years old must be

accompanied and supervised by a parent or other responsible adult.

Jumping or diving into the pool is prohibited.

Scuba lessons, rafts, floats or balls are not permitted. Swimming aids attached to the body are permitted.

No one not toilet trained or who is incontinent shall be allowed in the pool or spa without wearing waterproof swim diapers. Swim diapers must be changed frequently. No cloth or disposable diapers allowed. Do not use pool or spa if ill. Violators will incur all cleanup costs.

All persons should shower before entering the pool.

Animals are not permitted on the pool decks or lanai deck areas.

Food or glass containers are not permitted on the pool deck or Lanai deck areas. Beverages are allowed in shatter resistant containers. However, no drinking is allowed in the pool or within three (3) feet of the pool's edge. All refuse must be disposed of in the containers provided on the decks.

Chairs and lounges must be covered with towels before they are used.

Running, roller skating, roller blading, bicycle riding, and ball playing are not allowed on the Lanai deck or pool deck.

SMOKING

Florida's Clean Indoor Act (F.S. 386.205) prohibits smoking in the entire building except within the individuals' units. Smoking is also prohibited within the gate that confines the ground level pool area and the entire lanai deck area.

TENNIS COURTS

Tennis courts are for the use of residents and their guests for playing tennis or tennis practice. They may not be used for ball playing or as a recreation field. Play is limited to one hour when other residents are waiting to play. The tennis court hours are 8:00AM to 10:00PM.

RECOMMENDATIONS TO THE OWNERS AT HARBORSIDE

From time to time the Board will issue recommendations and/or recommended procedures for the residents of Harborside.

RECOMMENDED FIRE EMERGENCY PROCEDURES

If fire or smoke is detected:

1. Sound the fire alarm at the nearest fire alarm pull station. Pull stations are in the corridors. Know where yours is located.
2. Call the fire department at "911". Stay on the line long enough to provide the information needed by the fire department.
3. Notify building security at (305) 932-3934 if possible.
4. Contain the fire if possible. Close doors to keep the fire from spreading and to contain smoke.
5. Use the closest stairwell for evacuation. The stairwells will lead you to the outside of the building. Never use the elevators. They can become filled with smoke or you can be trapped in the event of power failure. Once outside of the building stay away from the building entrances and driveways to allow maximum

freedom to the emergency vehicles. Do not reenter the building until told to do so by the emergency authorities.

6. If you have a fire extinguisher or can access one in the building corridor use it if you know how it works. Call "911" first!

RECOMMENDED PROCEDURES DURING HURRICANE SEASON

Hurricane season starts June 1st and extends through November 30th.

Residents who will be absent during this period must remove furniture and other objects from terraces and balconies. Residents must designate a responsible individual or licensed firm to care for any damage suffered during hurricanes.

Residents who are here when hurricane watches or warnings are posted must remove furniture and items from balconies and terraces. They should evacuate the buildings when ordered by the authorities and not return until they are advised that it is safe to do so. Air conditioning systems should be turned off when leaving the unit.

Hurricane shutters may be left closed during the hurricane season. The management office maintains a list of approved shutters. As with other architectural modifications approval must be obtained prior to the installation.

RECOMMENDED UNIT OWNER'S INSURANCE

Each unit owner is responsible for purchasing and maintaining insurance for their unit and all personal property. Personal property includes but is not limited to: furnishings, floor coverings, wall finishes, ceiling finishes, electrical fixtures, appliances, air

conditioning and heating equipment, water heaters and built-in cabinets.

It is recommended that each owner and resident consult with their insurance professional to make sure that they have adequate coverage including Loss Assessment coverage as well as excess liability coverage.

COMMITTEES AT HARBORSIDE

The Harborside Advisory Council (HAC) is established to provide advice and guidance to the elected Board members. The council and its committees have no authority to implement any action or establish any rules or policies.

All residents are welcome to attend and participate in the meetings. Committee work will be reviewed periodically as well as issues pending in the Condominium. The council may form new committees or eliminate committees as needed. The following committees are presently active:

Review (Sales and Rentals)

Reviews applications for re-sales and rentals. Meets and interviews applicants.

INFORMATION FOR RESIDENTS

Unit # _____

When you have closed on the purchase of the above unit, or you have completed the rental process for the above mentioned unit, you should receive the following from the previous owner or the lessor:

(1) One access card (white) for each parking space to enter into the front gate and garage (to be reprogrammed in the management office)

(1-2) Interior access cards (fobs) to enter the building (which must be reprogrammed in the management office)

(1-2) One or two front door keys (to unit) - we suggest you replace with an Abloy or Medeco lock, and have two extra keys made, one for the management office for emergencies, and one to leave with a neighbor or local friend for emergencies.

(1-2) One or Two mailbox keys.

(1-2) One or Two marina gate keys.(fits both bathhouses)

Your parking space(s) # is: _____

Your storage locker # is: _____

There are 3 parking garage levels. The first and second levels exit to the first floor of the building. The third garage level exits on the second floor of the building.

There are two storage rooms on the second floor of the building. Individual lockers (4' x 3') are assigned to each unit. Access to storage rooms and bicycle storage room is by a key controlled by the lobby guard.

For Unit Owners --- _____ (year)

Monthly Maintenance Fee is: \$ _____

List of Amenities: (contact front desk for instructions on use of amenities)

Pool and Spa

Multipurpose Room

Tennis Courts

Library/ Card Room

Exercise/Fitness Room

Outdoor Patio

Management Office Staff Email:

To send general email to management staff:
office@portsview.com

Helpful Phone Numbers:

Police

AVENTURA Non-emergency 305-466-8989
AVENTURA Emergency 305-466-8999

FP&L (Electricity): 305-442-8770

Comcast (Cable): 1-800-391-3000
(Acct #8495600020262251)

Delivery Post Office –954-454-0965
County Line Annex
101 SE 1st Ave. Hallandale, FL 33009

Florida Poison Control Center
1-(800)-222-1222

Miami-Dade County Crisis Hotlines

http://www.miamidade.gov/assistance/crisis_intervention_hotlines.asp

Registered Sex Offender website
<http://www.fdle.state.fl.us>

In an Emergency



- 1) Dial 911. DO NOT hang up until told to do so.
- 2) CALL your concierge or the gate house.
- 3) UNLOCK and Open the front door.

Contact Information:

Harborside front desk: 305-932-3934

Gatehouse: 305-935-3296

Management Office: 305-935-5852

Website: www.portsview.com

Once residents are registered with the management office they will receive, via email, a user and password to access the website.