



Rules and Regulations

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Reef Club Condominium Association, Inc.

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I. GENERAL

The Reef Club Condominium Association is a gated community consisting of four condominium buildings, Reef North, Reef East, Reef South, and Reef West, including 47 vessel slips on Maule Lake in North Miami Beach. The Reef Club is managed by the Board of Directors ("Board").

The Reef Club property includes a lakeside pool area, 24/7 security, two (2) tennis courts, a BBQ area, recreation rooms in each building, men's and women's gyms, and a car wash station.

Together with the Declaration of Condominium for each building and the By-Laws of the Association, these Rules and Regulations govern the Reef Club Condominium, the property, and its amenities. Future modifications to the Rules and Regulations may be initiated by the Board to comply with changes to the Florida Statutes, changes to condominium By-Laws, or changes to community standards. Until such time, these Rules and Regulations will remain in effect.

The Association reserves the right to deny access to the common area facilities of the Reef Club to anyone whose behavior is inappropriate, abusive, disrespectful, or harmful to the peaceful and quiet enjoyment of the residents.

II. GUESTS AND VISITORS

A Guest is any person, not a unit owner or tenant, staying in or occupying a unit from one (1) to no more than thirty (30) consecutive days. A Visitor is a person not staying overnight.

1. The Association's Office shall be notified of guests staying for a week or more 48 hours in advance of their arrival.
2. A guest of a unit owner or lessee who stays more than thirty (30) consecutive days shall complete an application and undergo a background check for a fee of \$150 each (or maximum allowed per Florida Statutes) and be screened and approved by the Office and the Directors of the building.
3. It is the owner's or resident's duty to protect our property and interests. Owners/residents shall ensure their guests and visitors adhere to the Reef Club Rules & Regulations (R&R). Owners/Lessees are fully responsible for the conduct of their visitors and guests and any damage they may cause.
4. An overnight parking visitor's pass is required from Security at the specific request of a resident. Failure to display the overnight pass will result in a fine and towing of the vehicle at the owner's expense.

III. SALES, TRANSFERS, AND LEASING OF CONDOMINIUM UNITS

1. Prospective buyers or lessees shall complete an application. Owners desiring to sell shall complete an Intent to Sell form. All forms, applications, and Rules and Regulations shall be obtained at the Reef Club Office or online at www.ReefClub.us
2. For prospective residents, a copy of the lease or contract for sale/purchase shall be presented along with the completed application and a non-refundable processing fee of \$150.00 (or as allowed by F.S.718). Only complete applications and documentation will be accepted to start the process.
3. Prospective buyers/lessees on the contract shall be at least 18 years of age.
4. The realtor of record shall accompany the potential buyer/lessee at all times. No lock boxes will be permitted on the Reef Club property, which shall remain locked, and no open houses are permitted.
5. All unit sales require a minimum 10% down payment on the appraised value and a buyer's credit rating of 675.

FINANCIAL REQUIREMENTS:

- Combined income of \$100,000 or more a year
 - Credit score of at least 675 for buyers and renters
 - 2 years' income tax, latest
 - 3 bank statements, latest
 - 2 pay stubs or proof of income, latest
 - 3 balance sheets for Corporations, LLCs, and Trusts,
 - Additional documentation may be required
6. No sale, lease, or lease renewal shall be valid unless approved by the Board of Directors. All prospective buyers and lessees shall be screened by the Office Management and approved by the directors of the designated Condominium building prior to occupancy, even when moving from one unit or building to another.
 7. No prospective tenant can move in as a guest.
 8. At the interview, the purchasers, buyers, and lessees shall sign and date a Rules & Regulations acknowledgment. A copy will be retained at the Office. An information sheet, Voting Certificate, and Consent for Electronic Vote shall also be completed. All persons whose names appear on the contract for sale or lease shall be at the interview in person.
 9. The Board shall be notified in writing at least 60 days prior to the lease expiration date. All renewals will be reviewed by the Directors and approved or denied by the Board no less than 30 days prior to the renewal date.
 10. New leases and lease renewals shall become valid upon approval by the Board.
 11. All lessees shall provide the Association with a refundable security deposit of \$1,000 with the application, covering any property damage. The Association will hold the deposit until the termination of the lease.
 12. Occupancy by a guest of a unit owner or lessee staying more than thirty (30) consecutive days, except for immediate family (parents, children, siblings) shall be deemed a lease regardless of whether there is an exchange or consideration for the use of the Unit. All such guests, except for immediate family (parents, children, siblings), shall complete an application and background check at a fee of \$150 per person over 18 years old, and be screened and approved by the Office and building directors. The approval of such a guest shall trigger the Association's leasing restriction that a Unit may only be leased one (1) time every (12) month period. The Unit owner may not re-lease the unit until the first anniversary of the date of commencement of the approved guest's occupancy. The Board shall approve any exceptions for immediate family members.
 13. No unit shall be leased for a term of less than twelve (12) consecutive months. Leases shall be only one (1) time every twelve (12) month period. If a lease is terminated or a tenant vacates the unit prior to the approved lease term, the unit owner may not re-lease the unit until the first anniversary of the date of commencement of the current lessee's agreement.
 14. See the Declaration of Condominium, Article XIII, as amended in 2000, for further provisions regarding conveyances, transfers, leases, and the Board's authority to approve such transactions.
 15. Airbnb, timeshare, rooms by the day/week/month rental, similar systems, or any short-term leases, or any subleasing are strictly forbidden at the Reef Club. Violators shall be immediately evicted, and a \$100 fine per day per incident shall be imposed on the owner to a maximum permitted by law. The owner will not be allowed to lease for a period of twelve months from the date of the occurrence.
 16. The Reef Club has the right of first refusal. See the Declaration of Condominium, Article XIII, as amended in 2000, for further provisions regarding conveyances, transfers, leases, and the Board's authority to approve such transactions.

IV. OCCUPANCY

The following are the maximum occupancies for units:

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|---------------------|------------------------------|
| • One-bedroom units | Maximum of three (3) persons |
| • Convertible units | Maximum of four (4) persons |
| • Two-bedroom units | Maximum of five (5) persons |

V. ACCESS TO CONDOMINIUM UNITS

1. As per the Florida Condominium Act, each unit owner shall provide key(s) of their unit to the Office for emergency purposes and to execute necessary maintenance, repair, or replacement of any common element or any portion of a unit to be maintained by the association, pursuant to the Declaration or as necessary to prevent damage to the common elements. Prior to entry, the Office shall attempt to notify residents via email, phone, and text message. If the current keys are not available at the Office, owners are responsible for all entry costs incurred by Management and are subject to a fine.
2. Residents may have access to the Office copy of their key to enter their unit in cases of a medical emergency, theft of their key, or other valid exceptional circumstances. The Office copy of the key shall be returned to the Office immediately after use. There will be a \$100.00 fee for keys not returned. During non-Office hours, residents must contact a locksmith to access their unit.
3. The Office shall receive a copy of the keys to all storage rooms.

VI. ENTRY TO REEF CLUB

1. Access to the Reef Club will require security authorization, including pedestrians, vehicles, and all other means.
2. A transponder and a wave sticker will be issued, a maximum of two (2), only to the Reef Club residents' vehicles. The transponder will be affixed to the vehicle by staff on the right headlight. The fee per transponder is \$15.00.
3. A weekly, bi-weekly, or monthly pass, identified by color, may be issued to guests by the Office and displayed on the driver's dashboard. These passes may not exceed 30 days.
4. The security guard issues daily visitors' passes. Photo ID will be required.
5. Visitors will be allowed entry to the property only when the resident host is contacted via the phone number on file or when security is notified in writing prior to the visitor's arrival. Photo ID will be required.
6. When the resident is out of town and has authorized family to use their unit, the resident shall provide the Office with a list of all guests' names, dates of stay, and contact information at least 48 hours in advance.
 7. All residents entering and exiting the Reef Club on foot shall use the pedestrian gate at the front of the property.

VII. MOVE-IN / MOVE-OUT AND DELIVERIES

1. Moving and/or deliveries require a 72-hour written notification and a refundable \$300.00 damage deposit, payable by personal check to the Reef Club and submitted to the Office at the time of the request. Moving out requires a \$300.00 money order or cashier's check. Any damage caused by delivery or moving beyond the \$300.00 deposit is the responsibility of the unit owner, who will be billed for the balance.
2. Refer to the MOVE-IN / MOVE-OUT AND DELIVERIES form for time schedules and additional fees. Management will provide this form.
3. Moving is permitted Monday through Friday from 9 a.m. to 5:00 p.m. and shall leave by 5:30 p.m. Movings are not permitted on Saturdays, Sundays, or any Federal Holiday.
4. Deliveries may enter the property Monday through Friday from 9 a.m. to 5:00 p.m. and shall leave by 5:30 p.m. ~~and Saturday between 9 a.m. and 12 p.m. and shall leave the property by 12:30 p.m.~~ Deliveries are not permitted on Saturdays, Sundays, or any Federal Holiday. Items shall not be stored in the lobby, placed on furniture, or against the walls.
5. Only two-axle trucks can enter the Reef Club grounds.
6. Residents are responsible for notifying companies in advance of restrictions and hours.

VIII. PARKING AND VEHICLES

1. All vehicles shall be registered with the Management Office.
2. Due to limited parking spaces, only 2 two registered vehicles (2 transponders and two Wave stickers) are permitted per unit. The exception arises when an additional parking space is rented. The Office shall be provided with the rental agreement.
3. All units have at least one (1) assigned parking space, which cannot be sold but may be rented pursuant to a written contract submitted and approved by the Office.
4. Parking Spaces at Reef Club Condominium Association are common elements areas assigned to a Reef Club Condominium Residential Unit owner for their exclusive use. A Reef Club Condominium parking space is “not real” property.
5. Residents must first park in their assigned space(s). Residents with only one assigned space may then use one reserved space with a green bumper per unit for their 2nd vehicle. Reserved green bumper spaces are available on a first-come, first-served basis. If no spaces are available, please contact Security for assistance.
6. Due to limited parking, no more than 2 (two) guest cars per unit are allowed on the Reef Club property.
7. Vehicles must not exceed the dimensions of our parking spaces: 9 ft. x 18 ft.
 - a. New registrations of residents' vehicles exceeding 9 ft. x 18 ft. are not permitted after September 2025.
8. Vehicles displaying any business or commercial signs or lettering may not park within the property from 6 p.m. to 9 a.m.
9. No parking is allowed in Fire Lanes or yellow curb areas.
10. No parking is allowed on the main drive or the yellow curbside, per Miami-Dade Fire Department regulations.
11. Recreational vehicles, vessels, trailers, and mobile storage containers are not permitted on the property.
12. No sheds are allowed in parking spaces, except for already existing sheds as of November 28, 2017. Existing sheds shall be registered, approved, and tagged by Management. All grandfathered sheds shall be removed upon title transfer or sale of the unit.
13. All water sports devices shall be registered, approved, and tagged by Management before utilizing the space. Kayaks, canoes, boards, and/or other water sports devices shall be placed in approved, allocated, and designated racks in residents' respective buildings. Each owner may use up to two (2) spaces on designated racks in their respective building (based on availability).
14. No personal items shall be stored in covered or exterior parking spaces. Items such as gasoline tanks, carts, bicycles, paint cans, chairs, or any other loose personal items cannot be placed in or around parking spaces. Loose items will be removed and disposed of by Management.
15. Items such as hooks or hardware shall not be affixed to the common walls of the covered parking area.
16. All vehicles shall be operational. Any vehicle with a mechanical malfunction (fluid leaks, flat tires, etc.) shall be repaired immediately by the resident.
17. A vehicle, which cannot operate on its own power, shall not remain on the Condominium Property for more than 72 hours. No repair of vehicles shall be made on the Condominium Property, except for minor repairs like changing a battery or tire. No oil change is permitted on the property.
18. Abandoned or deteriorating vehicles are not permitted to be stored in the covered or open parking area. These include vehicles that have not been properly registered, have no tags, or cannot be driven on public streets for any reason. The Association shall give the Resident a Fifteen (15) day notice to correct any violation of this section. Failure to correct such a violation will result in the removal of such a vehicle from the Condominium Property. Any towing expenses incurred by the Association for the removal of such vehicle shall be at the sole cost and expense of the Resident.

19. Vehicles may be towed after one warning by the Office, at the owner's expense and without further notice.
20. Any damage or discoloration to the parking garage or any common area caused by a malfunction shall be the Resident's sole expense. The owner of a vehicle causing damage shall be responsible for the expenses incurred to repair or replace. In addition, the resident may be fined.
21. All motorcycles and mopeds shall park in the areas designated by the Association.
22. Park at your own risk.
23. Car, motorcycle, and bicycle covers are allowed but shall be secured properly. If not, the owner will be fined.
24. The Association has the right to tow vehicles, at the owner's expense, that are not in compliance with the parking rules.
25. An overnight parking visitor's pass is required from Security at the specific request of a resident.
26. Only a vehicle shall be in a parking space.
27. Residents who own electric vehicles may not use the Condominium Electrical Power Supply. Florida Statutes 718.113(8) facilitates a unit owner's ability to install and use an electric vehicle charging station within the unit owner's limited common element parking space at the owner's expense. Electric vehicles shall never be charged under any building.
28. The Board of Directors may install an electric vehicle charging station upon the common elements of association property. It may establish the charges or the payment method for unit owners, residents, or guests who use the electric vehicle charging station.
29. No riding bicycles, electric bikes, or scooters is allowed in lobbies or hallways.
30. Parking in front of building entrances is for loading or unloading only.
31. Construction materials, large items, or debris shall not be left exposed in truck beds overnight or on weekends.
32. Vehicles must maintain current registration and insurance.

IX. REEF CLUB AMENITIES

The amenities listed below are for the exclusive use of the residents and their guests.

THE USE OF THE AMENITIES BY RESIDENTS AND THEIR GUESTS IS AT THEIR OWN RISK.

1. Children under the age of 14 shall be supervised by an adult at all times when using these amenities.
2. Owners, their tenants, and guests may not use amenities when the owner is delinquent by more than 30 days in payments due to the Association.

A. POOL / HOT TUB – Available 6 am to 11 pm

1. Everyone shall shower before using the pool and hot tub.
2. The pool deck and hot tub are for the exclusive use of resident and their guests and shall be accompanied at all times by the owner or lessee on record.
3. Glass and breakable containers are strictly prohibited on the pool deck. Beverages are not allowed in the pool. Please place trash in the designated receptacles.
4. Food is permitted only at the designated tables on the South Pool deck. Food is not allowed on the wet deck or in the pool. Absolutely no alcoholic drinks are allowed in the pool area. Please place trash in the designated receptacles.
5. Oversized tubes, floats, rafts, balls, etc., are not permitted in the pool or on the deck. Only noodles and flotation safety devices are allowed.
6. Nude or topless sunbathing is not permitted.
7. Pets are not allowed on the pool deck *except for trained service animals on a leash*. No pets are allowed in the pool, on pool furniture, lobby furniture, or on lounge room furniture.
8. Jumping, running, or horseplay is not allowed around the pool or on the deck.
9. Loud music is prohibited.
10. Residents are responsible for the damage.

11. No lifeguards are on duty.
12. See additional Rules posted by the pool deck.

B. GYM – Available 6 am to 11 pm

1. Use a spotter when lifting weights.
2. Return weights to the rack after use. Do not drop weights.
3. Wipe down equipment after use.
4. Food or drinks other than plastic-bottled water or sports drinks are not allowed in the gym.
5. Wear appropriate gym attire.
6. Horseplay is prohibited.
7. No pets, except for trained service animals on a leash, are allowed in the gyms.
8. Please be considerate of others who are waiting to use the facilities.

C. TENNIS COURTS – Available 6 am to 11 pm

1. Proper attire and rubber-soled shoes shall be worn on the courts.
2. Court times are on a first-come, first-served basis. Please see Security for availability.
3. Courts are for tennis only – No rollerblading, skateboarding, bike riding, no children's play, etc. permitted.
4. No pets, except for trained service animals on a leash, are allowed on the tennis courts.

D. BARBECUE – Available 11 am to 11 pm

1. Grills are for the exclusive use of Residents and their guests. A reservation is required.
2. Obtain information regarding the reservation and sign the protocol on CondoControl.
3. A \$20.00 refundable deposit is required for BBQ, payable on CondoControl.
4. Time frames for usage are from 11 AM to 3 PM, 3 PM to 7 PM, or 7 PM to 11 PM.
5. Only persons 18 years of age and older may operate the grills.
6. Grills shall be attended to at all times.
7. Noise level shall be kept to a minimum. This includes audio devices.
8. Water at the fish cleaning station and faucet is available to extinguish uncontrolled flames.
9. Use proper receptacles for trash and recycling. Leave tables and benches clean and ready for the next grillers.
10. Use only the brush provided to scrub the grill after each use.
11. Only charcoal may be used, and when you are finished, leave it to cool. Do not attempt to remove ashes.
12. No pets, except for trained service animals on a leash, are allowed at the barbecue area.
13. The grill is locked; contact Security for the key.

E. CAR WASH — Available 24 hours

1. Car washing is only allowed in the space provided.
2. Use biodegradable cleaning products.
3. Remove the vehicle immediately after washing. The car wash is not a parking space.

F. RECREATION, LOUNGE ROOMS — Available 6 am to 11 pm

1. Parties in the recreation room shall make the reservation on CondoControl at least 48 hs in advance. A \$300.00 refundable deposit is required.
2. The room shall be left clean and undamaged before you leave. If it is not, a \$35.00 cleaning fee will be deducted from your deposit. If there is damage, fees will be deducted from your \$300.00 deposit, and the owner will be billed for the balance.

3. Management will place a Reserve notice on the Lounge Room door 48 hours before the event.
4. Decorations may not be taped, stapled, strung, or nailed to any wall or ceiling surface.
5. Users shall remove all trash from the recreation room before leaving their function.
6. Bare feet and wet bathing suits are not permitted in lobbies or in recreation rooms.
7. No pets, except for trained service animals on a leash, are allowed in the lounge rooms, unless they are in a carrier.
8. No pets are allowed on the furniture in the lobby or in the lounge rooms.

F. AUTOMATIC ENTRY GATE

1. The automatic entry gate is a privilege and not a right. It is an amenity.
2. Residents with overdue fees and fines more than 30 days past due will be required to use the visitor's entry until all fees and fines are paid. The transponder will be suspended for the duration.
3. Vehicles over 18 ft long must only use the visitors' entrance. They are too large to use the automatic gate without damaging the curb. Transponders will be deactivated.

X. BICYCLES

1. Bicycles shall be registered with Management.
2. Bicycles shall be labeled with an Office-issued sticker.
3. Bicycles must be locked in designated bicycle racks, bicycle rooms, or inside your unit.
4. Bicycles shall be removed from racks anytime winds of 50 mph or higher are predicted.
5. Bicycles that are inoperable or are excessively rusted will be removed by staff with prior notice to bicycle owners.
6. Bicycle riding is not allowed inside the property.

XI. LAUNDRY ROOMS – Available 6 am to 11 pm

1. Laundry rooms and equipment shall be left clean and available for the use of others.
2. Remove clothes from the washer and dryer after the cycle ends.
3. Clean lint filters in dryers after each use.
4. Use liquid detergent only in the dispenser on top of the washer. Detergent pods, soap sheets, any kind of powder or laundry additives can only be placed on the washer drum. Do not overload washers and dryers.
5. Leave the washer and dryer doors open when not in use.
6. Residents are restricted to using laundry facilities on their floor only, unless a piece of equipment on their floor is malfunctioning.
7. Washing or drying pet clothing, bedding, toys, blankets, etc., is prohibited.
8. If the laundry facilities require service, contact the service provider listed on the machines. Use the Service Request on CondoControl to inform the Management Office for follow-up.
9. No pets, except for trained service animals on a leash, are allowed in the laundry rooms.

XII. STORAGE ROOMS

1. Every unit owner is assigned one storage bin in their building's covered garage.
2. It is the owner's responsibility to secure their bin and to protect its contents.
3. No flammables, chemicals, or toxic compounds can be stored in your bin.
4. Articles found outside or above the storage room bins will be considered trash and removed.
5. If you are allowing another resident to use your storage bin, notify Management in writing.
6. Storage rooms on the floors of the South and West buildings shall be owned by an owner residing on the same floor. Only one storage room per owner is allowed. If a storage room becomes available and no owner on that floor is interested in using it, it becomes available to

any owner in the building. The Office shall be notified prior to the reassignment of any storage room. A copy of the reassignment agreement shall be provided and approved by the Office and the building directors involved.

XIII. PETS

1. Owners are allowed one (1) pet weighing no more than 25 pounds.
2. New owners shall bring their dog to the Office prior to the Association's approval. They shall also provide a current photo, a breed, the dog's age and weight, proof of all required vaccinations, and a current license as required by Miami-Dade County. All dogs shall be registered in the Office prior to approval.
3. Lessees, guests, and visitors are not permitted to have animals of any kind in any unit or on the condominium property (By-Laws, Art. XII, as amended).
4. Persons requiring an emotional support or service animal shall complete applicable paperwork signed by a physician or medical professional. Original documentation shall be submitted to the Manager's Office and will be verified.
5. All indoor pets (cats, birds, fish, etc.) shall remain within the confines of the owner's unit or in a pet carrier or on a leash when being transported.
6. All dogs shall be walked off the premises of the Reef Club property. Owners are expected to clean up after their pets and properly dispose of pet waste at the pet station by the pedestrian gate. Pet excrement shall not be placed in any garbage cans other than the one located at the pedestrian gate.
7. All pets shall always be leashed when outside their unit.
8. Pets shall be treated for fleas and ticks, and kept in clean condition to avoid unpleasant odors in building hallways, carpets, elevators, lobby areas, and in lounges.
9. Pets are not allowed on the furniture in lobbies or in lounges.
10. Any damage caused by a pet is the full responsibility of the pet owner, who will pay all costs to repair the damage.
11. No animal, including those in cages, may be left unattended on balconies.
12. If a pet is a nuisance or causes a disturbance, the pet owner shall correct the problem immediately. If the nuisance behavior continues, the pet owner may be required to remove the pet from the unit and the property, as determined by the Board in its sole discretion.

XIV. DISTURBANCES

1. No one shall create or maintain a disturbance that interferes with the quiet and peaceful enjoyment of neighbors.
2. According to the Miami-Dade County Noise Ordinance, no one shall make loud noises between 11 p.m. and 7 a.m.
3. Fireworks are not allowed on the Reef Club property.
4. The Board of Directors recommends that unit owners place felt pads under furniture legs on any hard surface (e.g., marble, tile, wood) to reduce noise to the unit owners below.
5. Construction noise is not permitted Monday through Saturday from 6:00 p.m. until 9:00 a.m. No construction of any kind is permitted on Sundays or holidays.

XV. BALCONIES

1. Only outdoor furniture and accessories are permitted.
2. Balconies are not to be used for storing items such as bicycles, brooms, mops, kayaks, coolers, boxes, etc.
3. Pets are not allowed to be left unattended on balconies. Caged birds may not be kept or maintained on balconies.
4. Individual items, including furniture weighing more than 50 pounds each, are not permitted.
5. Signs may not be displayed on windows or balconies.

6. Clothes, laundry, towels, rugs, etc., shall not be hung on balcony railings or furniture.
7. Carpet, artificial turf, tile, or any other floor covering are not allowed on balconies.
8. Balconies shall not be enclosed.
9. Nothing may be affixed permanently to the balcony railing, walls, or ceiling. This includes hammocks, hanging plants, screws, nails, or any other hardware.
10. Satellite dishes may not be attached to any part of the balcony structure, including railings. Free-standing dishes shall be removed from the balcony when winds exceed 50 miles per hour.
11. Holiday decorations may be displayed during the season.
12. The Eighth Edition of the Florida Fire Prevention Code permits the use of certain electric grills on condominium balconies. The electric grill must not exceed 200 square inches and shall be smokeless. It shall not be used for parties. For that purpose, the grills near the tennis courts shall be used.
13. Items shall be removed from balconies anytime winds of 50 mph or higher are predicted. Failure to clear the balcony may result in a fine.
14. Residents who are planning to be away during hurricane season (June 1st – November 30th) and/or for over two (2) weeks during off-season shall remove all items from their balcony prior to leaving. If the Reef Club staff clears a balcony in an emergency, a \$100.00 fine may be imposed.
15. Residents who choose to leave their key(s) with a neighbor for emergency entrance shall leave the neighbor's contact information in the Office.

XVI. RENOVATIONS AND CONTRACTORS

1. The Office shall authorize all contractors before gaining access to the Reef Club. An Architectural Change, Renovation, and Contractor guide and form can be completed on CondoControl, along with a \$300.00 refundable deposit. The work shall be approved before beginning.
2. All remodeling, including plumbing, electrical, structural, flooring, and any construction, shall be authorized by the Office with proper proof of the contractor's license, insurance, and permits when applicable.
3. Make no alterations, decorations, repairs, replacements, or changes to the common areas, elements, or any outside or exterior portions of the building, to any load-bearing or supporting walls of the building, whether within a unit or part of the common area element.
4. Contractors shall haul all trash and debris off-premises. Contractors and other vendors are not permitted to use Association dumpsters. Building trash chutes are not to be used, and no trash is to be left in hallways. Work preparation is only permitted inside an owner's unit. Work preparation includes, but is not limited to, mixing paints, concrete, mud, and grout, or sawing, grinding, assembling, etc. Do not pour grout down building drains, sinks, toilets, or bathtubs. Paint, paint cans, wall mud, cement, compound, or any other materials shall not be disposed of anywhere on the Association property.
5. The unit owner shall be liable for all damages to another unit(s), common elements, or any condominium property caused by their contractor, subcontractor, or their employees, whether said damages are caused by negligence, accident, or otherwise.
6. Authorized Contractors are permitted to work Monday through Friday from 9 a.m. to 5:00 p.m. All contractors shall be off the property by 5:30 p.m.
7. No major construction is permitted on Saturdays. However, work that causes minimal noise, such as painting or plastering, is permitted on Saturdays only from 9:00 am to 5:00 pm. No construction of any kind is permitted on Sundays or Federal holidays, which the Reef Club observes.
8. Requests for an electrical upgrade involving changes to the limited common elements, such as meter rooms or electrical conduits, shall comply with the City of North Miami Beach's permit requirements. All documentation shall be filed in the Office, one week prior to the commencement of work.
9. Soundproofing is mandatory for all new flooring, as required by the City of North Miami Beach Building Code, with a minimum IIC rating of 50 or greater. A permit is required.

10. Building hallway floors shall be adequately covered during the construction and renovation period of a unit.
11. In the event work is performed, discovered and not specified in the authorization paperwork submitted to Reef Club Management, a fine of \$100 per day per event may be levied, up to a maximum of \$1,000, or as permitted by the Florida Statutes.
12. Replacement windows shall be approved and authorized by Management and comply with Reef Club Condominium standards and requirements.
13. Hurricane Shutters —Florida Statute permits the installation of hurricane shutters in accordance with the condominium association's rules regarding these installations.
 - a. Type of shutters: The majority of the Board shall approve the shutters prior to permitting and installation.
 - b. Color: The Association requires the shutters to match the color of the wall to which it is attached.
 - c. Permits: The hurricane shutters shall be permitted by the city or county, and the permit shall be closed within 60 days of installation, or the shutters shall be removed at the owner's expense.
 - d. Damage: The installation shall not cause unnecessary damage to the building's exterior. Damage repair is coordinated by the Board, and the expense is the responsibility of the owner.
 - e. Building maintenance: Periodically, exterior building repairs are required. The unit owner is responsible for the cost of removing and reinstalling hurricane shutters when necessary.

XVII. TRASH DISPOSAL

1. BULK TRASH

- The City of North Miami Beach offers bulk trash pickup on the third Thursday of every month. The bulk starts on Wednesday night, prior to the pick-up.
- Residents are responsible for bringing their bulk trash to the designated area on the street near the tennis courts, not to the main trash rooms.
- **ACCEPTABLE BULK TRASH:** boxes, furniture, mattresses, yard clippings, tree trimmings, leaves. Plant items shall be bagged and placed separately from other bulk trash items. Limbs shall be cut into lengths of 5 feet or less.
- **UNACCEPTABLE BULK TRASH:** Dirt or sod, household chemicals, paint, toxic or flammable materials, motor oil, tires, vehicles, motors, motorcycles, vessels, trailers, major household appliances, construction debris.

2. SPECIAL COLLECTIONS

- Construction and remodeling debris — Unit owners are responsible for the disposal of construction waste. If a construction contractor is working on the property, confirm in advance that they will take responsibility for removing construction waste. For additional information, call the Miami-Dade County Department of Solid Waste Management. 305-594-1500.
- Major household Appliances — refrigerators, stoves, air conditioners, microwaves, water heaters, and other appliances are prohibited in landfills and will only be picked up by special request. To schedule an appliance pickup, please call the North Miami Beach Solid Waste Division at 305-948-2904 between 8 a.m. and 5 p.m., Monday through Friday.
- Oil Products — call the Florida Department of Environmental Services at 800-741-4337.
- Household chemicals and paint products — call Miami-Dade County at 3-1-1.
- Recycle your old electronics at the [Miami-Dade County Home Chemical Collection Centers](#). These centers accept various electronic items, including computers, monitors, printers, and televisions.

3. DAILY GARBAGE AND RECYCLABLES

- Daily garbage shall be bagged, tied, and dropped down the chute in the laundry room.
- Recyclable glass, plastics, and cans shall be placed in the recycling bins in the covered garages. No plastic bags or food is permitted in the recycling bins.

- Boxes shall be flattened and placed in the recycling bins in the covered garages. Newspapers and recyclable paper shall be placed in the recycling bins in the covered garages.

XVIII. MISCELLANEOUS

1. Residents may not direct or supervise any Reef Club employees or use them for personal projects.
2. Stairwells shall be kept clear of all items at all times.
3. Ball playing, skateboarding, bicycle riding, or scooter riding are not permitted inside the buildings or in the parking lot.
4. Hallways, elevators, lobbies, and lounge rooms are not to be used as playrooms for children.
5. No doormats, shoes, umbrellas, planters, decorations, or any other items shall be placed in the hallways or on the hose fireboxes.
6. No signs may be displayed from any unit, terrace, vessel, or vehicle.
7. No washers and/or dryers are permitted in individual units. If any unit is found to have such appliances, the unit owner must remove them at their own expense. The unit owner shall remove unauthorized appliances prior to leasing or selling the unit. Fines shall be imposed.
8. Gas power generators are prohibited.
9. The emergency generator has limited power capacity. During an emergency or power outage, the generator will provide electricity to operate one elevator per building and emergency lights in common areas. The outlets in the corridors are for medical equipment and cell phone charging only. Any resident using the hallway outlets for any purpose other than the intended purpose shall be fined. Building Directors are authorized to remove any electrical cords.
10. The Reef Club conducts a mandatory annual inspection of smoke detectors, fire alarms, air conditioning units, water heaters, and water leaks within the units, providing advance notice to owners and residents.
11. A water detection device provided by the Association shall be placed and kept on the floor of the water heater and air conditioner closet.
12. The A/C in each unit shall remain on and maintained at a minimum temperature of 78°F.
13. Residents may cover their windows and sliding glass doors with suitable treatments such as vertical or horizontal blinds, window shades, or drapes. All windows and sliding glass door treatments facing the exterior of the building shall be in white or off-white color. All treatments shall be in good condition. Bedspreads, sheets, paper, cardboard, aluminum foil, shower curtains, or any other non-traditional window treatments are not permitted.
14. The Office and Board shall approve any window film.
15. Smoking of any kind is not permitted within 25 feet of the condominium buildings. Smoking is only permitted in the designated smoking areas.
16. During any pandemic, all persons in the Association's common areas shall comply with mandates issued by the CDC and by Federal, State, or County authorities.
17. Firearms are to be concealed in the Association's common areas —no open carry.
18. Residents are strictly prohibited from killing iguanas within the Association's property.
19. Canvassing, peddling, or soliciting of any kind is not permitted on Reef Club premises.
20. All unit owners shall carry a homeowner's insurance policy (HO6). Proof of insurance shall be submitted to Management yearly. New owners shall submit proof of insurance to the **Management Office** within 15 days of title transfer.
21. Residents and their guests shall wear outerwear clothing, including shoes (no bare feet), in all common areas of the Reef Club, excluding the pool area.
22. Overnight sleeping in lobbies, lounges, vessels, or vehicles is not permitted.
23. All owners and residents must register with the CondoControl App. Management will provide an email invitation.

XIX. FIRE ALARM SAFETY RULE

1. A resident who needs to shut off the power to their unit shall notify the Office at least 24 hours in advance.
2. Residents who trigger the fire alarm system will be charged the cost of a regular service call, including the cost for an off-hours visit. This is considered Life Safety Vandalism. Miami-Dade County can fine the Association per incident, and any fines will be billed to the unit owner.
3. Tampering with or removing the fire alarm devices is strictly prohibited, and violators shall be subject to any civil, criminal sanctions, and fines.

XX. DOCKS

The Reef Club is a private marine facility. Request guidelines and approval from the Office. Users and owners of dock space are responsible for their proper use as described in the Rules and Regulations below:

1. Fish cleaning is only permitted in the designated area.
2. Fishing from docks is permitted only 10 feet away from vessels.
3. Docks shall be kept clean and free of any obstructions, including gear, tackle, electrical cords, and hoses.
4. A maximum of 1 (one) white marine box, maximum size 72"x 24"x 28", is permitted per dock space.
5. The 15-amp electric outlet situated at the docks may only be used to keep the electrical system charged and to power bilge pumps. Electrical outlets shall not be used to power air conditioners or any other appliances. Dock electrical upgrades are not permitted.
6. All hoses shall be removed and stowed in marine boxes or vessels when not in use, to avoid a potential tripping hazard.
7. All electrical wires shall be placed under the dock with a Board-approved stainless steel covering plate and screws to the concrete portion of the dock, to avoid a potential tripping hazard.
8. Prior to installing whips, plates, and other items on the docks or cleats to the piling, you shall request written authorization from the Dock Master and the Board —request guidelines from the Office.
9. All cleats shall be placed on the water edge of the pilings — request guidelines and approval from the Office.
10. Anything attached to the docks shall be approved in advance by the Board and by the Dock Master.
11. Vessel lifts are not permitted. Kayak lifts are permitted with the approval of the Board and Dock Master prior to installation.
12. Floating docks are permitted with proper installation and shall be approved in advance by the Dock Master and the Board. They require permits.
13. No grilling is permitted on docked vessels or on the docks.
14. A dock space may be sold or assigned by a unit owner only to another unit owner. The Association shall receive written notice prior to any such sale or assignment. The sale or assignment shall be approved in advance by the Board.
15. An owner may rent their dock space to another resident owner within the Reef Club. The Association shall receive written notice prior to any such rental agreement or renewal agreement. The rental agreement or renewal agreement shall be approved by the Board.
16. Subleasing of dock space is prohibited.
17. If a rental unit comes with a dock, the tenant may use the dock assigned to the unit.
18. A non-resident owner may not dock a vessel at the Reef Club.
19. No water sport rental business or commercial vessel is permitted at the Reef Club.
20. Guest vessels or transient vessels are not permitted to dock overnight at the Reef Club. Guests shall dock, during the day, in the space assigned to the resident they are visiting.

XXI. VESSELS

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1. All Vessels using the docks at the Reef Club shall be registered with the Office in the name of the resident owner or resident lessee. The required information includes: vessel ownership, vessel length, make, type, assigned vessel name, state, current proof of insurance, and registration. All Florida registrations shall be up to date, and the registration sticker shall be visible.
 2. The Reef Club owner or resident lessee shall be the sole titleholder of the vessel. No other names shall appear in joint ownership, except those of immediate family members residing in the same Reef Club unit. No one shall be allowed access to the Reef Club property to use any vessel unless the titled owner is present and has given permission for entry.
 3. All vessels shall maintain insurance except for non-motorized vessels. All motorized vessels docked at the Reef Club shall carry a minimum of \$300,000 in liability insurance, and jet skis at least \$100,000 in liability insurance. Owners shall provide evidence of such insurance and shall name the Reef Club Condominium Association as an additional insured on their vessel policy.
 4. Vessel owners are responsible for securing their vessels to their assigned dock. In the event of a hurricane, vessel owners shall take action to secure the vessel and protect the docks. Vessel owners shall designate an emergency contact.
 5. Whips shall be installed on the dock with backing plates to distribute the load. All vessels shall use whips to prevent contact between the vessel and the dock.
 6. Rafting of vessels is not permitted. (Attaching one vessel to another).
 7. Vessel and dock owners are responsible for damage to condominium property and/or the property of others.
 8. Vessel owners are solely responsible for the condition of their vessels. All vessels shall be kept clean and orderly. All vessels shall be in working condition or will be towed at the owner's expense. The vessel shall not be allowed to deteriorate to the point of becoming an eyesore, as determined by the Board in its sole discretion.
 9. All vessels docked at the Reef Club must be seaworthy, operational, and in good working order. Vessels shall be navigable under their own power, meaning motor vessels must operate with a motor, and sail vessels must be able to sail and motor if equipped. Vessel owners must keep their vessels afloat at all times. If there is any question regarding a vessel's seaworthiness or operability, the Management may instruct the owner to demonstrate its seaworthiness and take appropriate action. Failure to comply may result in a fine of \$100 per day, up to a maximum of \$1,000 per incident, or as allowed by law. If the vessel is not removed, legal steps shall be taken to evict the vessel at the owner's expense.
 10. If a vessel is not operable, was evicted, or failed to provide current registration and proof of insurance, the owner shall remove it at least 100 feet from the Reef Club docks. Evicted vessels shall not return to the Reef Club docks.
 11. Owners are responsible for bailing out sinking vessels, raising sunken vessels, and managing fuel spills. It is the vessel owner's duty to have the vessel raised and removed from the Reef Club within 24 hours. The owner is solely responsible for the costs of cleanup, repairs for damages to the Reef Club, and any fines imposed.
 12. The Association will attempt to contact a vessel owner concerning a sinking vessel. The Association shall not be liable to vessel owners for action or inaction in dealing with a sinking vessel, even if the Association, its agents, or employees may be deemed negligent.
 13. Vessel owners and their guests shall not discharge treated or untreated effluent of gray or dark water into the lake at any time. Any accidental discharges shall be reported to the Dock Master and Management. The Dock Master may board a vessel at any time and without notice in order to secure a leak and prevent environmental contamination. The owner will be responsible for any related fines.
 14. Vessel engines shall not run for more than 60 minutes at the dock. Only biodegradable cleaning products shall be used. Only minor vessel repairs will be permitted from 9:00 a.m. to 6:00 p.m. Major repairs (i.e., engine change, painting, power sanding, etc) are not allowed on the premises.
 15. Owners are not permitted to display any signage on their vessels or docks.
 16. No laundry or towels shall be hung from vessels and docks.
 17. Sail vessel owners shall keep halyards and masts secured at all times.

18. Living aboard a docked vessel is strictly prohibited.
19. Loud noises from vessels and docks are prohibited between 11:00 p.m. and 8:00 a.m.
20. No grilling is permitted on docked vessels or on the docks.
21. All vessels shall fit within their own dock space.

XXII. KEY FOBS

Responsibilities of Owners

1. Access to buildings is restricted to FOB holders only. FOBs will be distributed based on unit occupancy.

One Bedroom	Maximum of three (3) persons
Convertible Units	Maximum of four (4) persons
Two-bedroom units	Maximum of five (5) persons
2. Everyone is responsible for preventing unauthorized access using a personal key FOB.
3. Anyone entering a locked building or area is responsible for re-securing all doors and shall not prop any doors open. Doors should never be left propped open.
4. Make sure strangers don't enter the building when the main automatic door is open.
5. Lounge room exterior doors are not to be used as entrances. Keep exterior lounge room doors locked at all times for security and safety.
6. New or replaced FOBs are available at the Office for a fee.
7. Unit owners shall report the loss of FOBS to the Management Office immediately. Lost FOBs will be deactivated.
8. Defective, damaged, or worn FOBS shall be returned to Management for replacement.
9. FOBS will be deactivated upon the sale or the end of the lease of a unit.

XXIII. VIOLATIONS AND FINES

In the event of a reported violation of these Rules and Regulations or other governing documents, the Board will investigate and determine, in its sole judgment, whether a violation has occurred. If, at the Board's discretion, a violation is found, a warning letter will be sent to the individual(s) involved and to any unit owner who may be responsible. If the issue is not resolved, a fine may be imposed on the unit owner for each day of the ongoing violation, at a rate of \$100.00 per day per violation, up to a maximum of \$1,000.00 per incident, or as otherwise permitted by Florida Statutes. Anyone receiving such a notice has the opportunity to request a hearing before the Fining Committee. For more information about the violations and the fining process, please contact the Management Office.

XXIV. BOARD MEETINGS

1. A unit owner who wishes to discuss a subject at a meeting shall give a written notice to the Management Office at least seven (7) days prior to regular Board meetings. It is up to the Board's discretion to include the item on the agenda.
2. A unit owner may speak for three (3) minutes on each subject on the agenda when the floor is open for discussion on a particular item.
3. A unit owner desiring to audio or video record a meeting shall adhere to Florida Condominium Regulations, Section 61b-23.002(10), Florida Administrative Code.



ACKNOWLEDGEMENT

I have read and agree to all the Reef Club Condominium Association's Rules and Regulations
Version 09.01.2025 —Revision RCCA V.02.10.2026

BUILDING	UNIT
SIGNATURE	COMPLETE NAME
SIGNATURE	COMPLETE NAME
SIGNATURE	COMPLETE NAME
SIGNATURE	COMPLETE NAME
SIGNATURE	COMPLETE NAME
SIGNATURE	COMPLETE NAME
DATE	

If you have any questions, please contact the Management Officer at (305) 944-1673 or write to Manager@reefclub.us.

Return this page, signed and dated, to the Management Office.

Thank you.