

Atlantis III by the Sea Rules and Regulations

- 1.) Pets of any size or type are not allowed.
- 2.) Do not feed birds from the balconies.
- 3.) Per Florida Fire Code, all passageways must remain free and clear. Nothing shall be placed in the walkways, stairways or door alcoves.
- 4.) There shall be no storage of any items outside of the unit. All swimming, boating, fishing equipment, etc., shall be stored inside the unit or in the storage locker only.
- 5.) No hanging of any items on the balcony or walkway railings.
- 6.) An adult must accompany children under 12 at all times outside the unit.
- 7.) Children who are not toilet trained may not use the pool.
- 8.) Only "noodles" are allowed as flotation devices in the pool.
- 9.) Foot coverings must be worn while in the lobby or elevators.
- 10.) No wet bathing suits allowed in the lobby or elevators.
- 11.) No glass or food is allowed in the pool areas.
- 12.) No cooking allowed on balconies or walkways. There is a bar-b-que grill available at the south end of the building.
- 13.) Trash and recycling must be disposed of properly. Trash chutes are located on each floor near the elevator. Recycling is located at the South end of the parking lot.
- 14.) Please keep the volume of electronic devices including TV's and stereos to a level that will not disturb neighbors.
- 15.) There are carts available in the lobby for groceries and luggage. Please use them properly and return them immediately for other residents use. They are not to be used for construction purposes.
- 16.) Units may only be occupied by two persons per bedroom. Maximum number of persons in a unit is four persons.
- 17.) An application must be submitted for approval for all sales and rentals a minimum of fourteen days prior to the first day of occupancy. Approval must be granted prior to occupancy. An application fee of \$100.00 is due at the time the application is submitted.
- 18.) Rental is defined as obtaining financial compensation of any type or trade for services or in-kind use of another property.
- 19.) Use of a unit by immediate family members is allowed without application, but the office should be notified of the dates of use.
- 20.) A guest may only use a unit with the unit owner being present.
- 21.) Minimum rental period is thirty (30) days. Only single-family occupancy is permitted.
- 22.) There shall be no sub-leasing of any units.
- 23.) Commercial trucks, motorcycles, boat trailers, commercial vans, recreational vehicles or any vehicle over 75" in height, 78" in width and 202" in length are not permitted in the parking lot or on any portion of ATLANTIS III BY THE SEA or public property adjacent thereto unless performing work within the community.

- 24.) Only one passenger vehicle per unit may be parked in the area reserved for occupants (the parking lot closest to the building). All other vehicles must be parked in the area designated as guest (on the West side of the grass divider).
- 25.) All vehicles must be parked front-end in only. No backing into parking spaces.
- 26.) All vehicles parked on Atlantis III property between 8:00 PM and 7:00 AM must have a parking sticker displayed in the left rear window or temporary parking pass hanging from the rear-view mirror. Vehicles without a valid parking pass are subject to towing at the owners risk and expense. Parking passes are available at the Atlantis III office or will be sent to the owner or tenant upon approval of an application.

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET
(This sheet is prepared to satisfy Chapter 718.503 & 504)

ATLANTIS III BY THE SEA CONDOMINIUM, INC.

Q. What are my voting rights in the condominium?

A. Declaration of Covenants, Article VI, Paragraph 3 The members of the Association shall be entitled to cast one vote for each condominium unit owned by them.

Q. What restrictions exist on my right to use my unit?

A. Single family only, no roomers or transients, no more than 4 occupants, no pets, etc. See Declaration Article XII.

Q. What restrictions exist on the leasing of my unit?

A. Leases must be approved by the Association, no rentals less than 30 days etc. See Declaration Article XII.

Q. How much are my assessment to the condominium association for my unit type and when are they due?

A. Quarterly, due the first day of the each quarter, subject to penalties if not paid by the tenth of the month.

Q. Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A. No

Q. Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A. No.

Q. If the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A. No.

Q. Is the community subject to additional phases or expansion?

A. No

Q. Is the community professionally or self managed? If professionally, what is the name and address of the company and the term of the contract?

A. Professionally, Signature Property Management 738 Coloardo Avenue, Stuart, Fl. 34994. Annual, January 31 of each year.

Please Note:

The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits thereto, the sales contract, and the condominium documents.