



GRAND CENTRAL
at KENNEDY

Office Hours: Monday – Friday 9am-5 pm
Office phone number: 813-226-0992
Jessica.Hernandez@fsresidential.com

Please return all forms to the Management Office in the West Building Suite #208, you may leave them at the Security Desk, Attention: Management Office or you may e-mail all forms to Jessica.Hernandez@fsresidential.com

Include a legible copy of your driver's license along with payment for the Application fee of \$150.00 in a Personal check Payable to Grand Central at Kennedy or Credit Card. There is NO refunds for this application fee. (NOTE: If you plan on paying by credit card- please contact the management office)

Each new tenant must do an in-person orientation at the management office before moving in. Please contact management at the above e-mail address to schedule this.

This packet includes:

- 1-Lease Application
- 2- Pets and Nuisance Policy
- 3-Pool Rules
- 4- Rules and Regulations
- 5- Rules, Regulations, and Other Important Reminders

ALL PAGES OF THIS APPLICATION MUST BE SIGNED AND RETURNED. ANY INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.



GRAND CENTRAL
at KENNEDY

GRAND CENTRAL AT KENNEDY RESIDENCES CONDOMINIUM ASSOCIATION, INC.

1208 E. Kennedy Boulevard, Tampa Florida 33602 / Building Two "East"
1120 E. Kennedy Boulevard, Tampa Florida 33602 / Building One "West"

LEASE APPLICATION FEE \$150.00

**CHECK PAYABLE TO:
GRAND CENTRAL AT KENNEDY – (Cash not accepted)
Jessica.Hernandez@fsresidential.com**

Unit # _____ East or West (Circle One)

Owner _____ Owner's email: _____ Phone _____

Start Date _____ End Date _____ Rent Amount \$ _____

OWNER AND TENANT EACH REPRESENT THAT THE FOLLOWING INFORMATION IS TRUE AND CORRECT AND CONSENT TO YOUR FURTHER INQUIRY AND INVESTIGATION CONCERNING THIS INFORMATION OR ANY INFORMATION WHICH COMES FROM THAT INQUIRY WHICH IS NECESSARY FOR APPROVAL OF THIS REQUEST.

- A. Owner/Landlord agrees to supply the Board of Directors with a Lease Application and copy of signed lease thirty (30) days prior to tenant occupancy.
- B. Real Estate/Lease Management Co.: _____
Contact: _____ Phone #: _____
- C. Tenant(s) acknowledges receipt of Grand Central Rules and Regulations and agrees to abide by all such rules and regulations including rules and regulations enacted hereafter by the Association. All tenants over the age of 18 will provide a copy of their D.L. and or passport with this application.
- D. Approval is subject to owner's full payment of all financial obligations to the association including, but not limited to, maintenance fees, later charges, special assessments, legal fees and application fees prior to occupancy by tenant. There is NO refunds of application processing fee.
- E. Owner is advised not to rely on the Association's review of tenant's application to determine credit worthiness, ability to satisfy lease obligations or any other purpose other than obtaining Association's pre-approval as required in the condominium documents.

Owner/Landlord

Date: _____

Tenant

Date: _____

Approved by: _____

Officer's Signature

Date: _____

Title

APPLICANT NAME: _____

Current Address: _____ Rent/Own (circle one)

City, State Zip Code: _____

Cell Phone: _____ Email: _____

Date of Birth: _____ Social Security #: _____

Driver's License #: (provide copy) _____ State: _____

Current Rent: \$ _____ How Long: _____ Yrs/Mo. Landlord Name: _____

Reason for Leaving: _____ Landlord Ph. No. _____

If less than one (1) year, complete the next two lines:

Previous Address: _____ Rent/Own (circle one)

City, State Zip Code: _____

Time at Previous Address: _____ Yrs./Mo. Reason for Leaving: _____

EMPLOYMENT/INCOME

Current Employer: _____ Length of Employment: _____

Employer's Address: _____ Employer Phone: _____

Job Title: _____ Name of Supervisor: _____

Gross Monthly Income: _____ Other Income: _____

If less than one (1) year, complete the next three lines:

Previous Employer: _____ Length of Employment: _____

Employer's Address: _____ Employer Phone: _____

Job Title: _____ Name of Supervisor: _____ Gross Monthly Income: _____

VEHICLE INFORMATION

Vehicle #1 (Year – Make – Model – Tag #)

Vehicle #2 (Year – Make – Model – Tag #)

*Your unit comes with parking space(s) _____. If you have more vehicles than you have parking spaces, you will need to purchase a monthly parking pass at the main office. You may only park in your assigned space(s). Any vehicle left overnight in the public areas without a paid parking pass, may be towed.

List all persons under the age of 18 who will occupy the residence:

Name Relationship Age

Name Relationship Age

In case of emergency, please provide name and contact phone number:

Name Phone #

List All Pets (Name, Type, Breed and Weight)

1. _____ 2. _____ 3. _____

CO – APPLICANT NAME: _____

Current Address: _____ Rent/Own (circle one)

City, State Zip Code: _____

Daytime Phone: _____ Email: _____

Date of Birth: _____ Social Security #: _____

Driver's License #: (provide copy) _____ State: _____

Current Rent: \$ _____ How Long: _____ Yrs/Mo. Landlord Name: _____

Reason for Leaving: _____ Landlord Ph. No. _____

If less than one (1) year, complete the next two lines:

Previous Address: _____ Rent/Own (circle one)

City, State Zip Code: _____

Time at Previous Address: _____ Yrs/Mo. Reason for Leaving: _____

EMPLOYMENT/INCOME

Current Employer: _____ Length of Employment: _____

Employer's Address: _____ Employer Phone: _____

Job Title: _____ Name of Supervisor: _____

Gross Monthly Income: _____ Other Income: _____

If less than one (1) year, complete the next three lines:

Previous Employer: _____ Length of Employment: _____

Employer's Address: _____ Employer Phone: _____

Job Title: _____ Name of Supervisor: _____ Gross Monthly Income: _____

VEHICLE INFORMATION

Vehicle #1 (Year – Make – Model – Tag #)

Vehicle #2 (Year – Make – Model – Tag #)

If you have more vehicles than you have parking spaces, you will need to purchase a monthly parking pass at the main office. You may only park in your assigned space(s). Any vehicle left overnight in the public areas without a paid pass, may be towed.

APPLICATION WILL NOT BE PROCESSED WITHOUT THIS INFORMATION

Has applicant or co-applicant ever been evicted or broken a lease agreement? _____
If yes, please explain: _____

Has applicant or co-applicant ever been convicted of a felony? _____
If yes, state the charge and City/County/State of occurrence: _____

References: Please provide two (2) names and contact numbers not related to you:

SIGNATURE REQUIREMENTS:

Deposits are required for Move in/Move out.

We acknowledge that there is a strict protocol for **elevator** usage in place.

Elevator moves are limited to 2 moves per day and must be scheduled 48 to 72 hours ahead of time.
(NOT ON THE DAY OF THE MOVE).

Move Times are as follows:

Monday thru Friday 8:30am Noon or 12:30pm to 4:00pm

Weekends 8:30am to Noon

NO HOLIDAY MOVES ARE PERMITTED

All moving boxes are to be broken down and brought to the first-floor trash room for recycling.

The Management Office will schedule your move. Please call 813-226-0992 or e-mail
Jessica.Hernandez@fsresidential.com.

By signing this application, I/We certify all the above information is true and complete. I/We authorize Grand Central at Kennedy Residential Condominium Association, Inc. and its authorized agents to verify any and all of the above information including but not limited to credit history, criminal background, employment history and rental/mortgage history. I/We acknowledge providing any false information may be grounds for denial of this lease application and/or eviction from the leased unit if such false information is discovered after occupancy of the residence.

Pets and Nuisance Policy

Grand Central at Kennedy Condominium Association permits some residents to own pets.
Per the Association Declarations:

7 Pets. No Unit Owner may maintain any pets or animals in a Unit, other than a maximum of three cats or dogs or any combination of three cats and dogs. No Unit Occupant shall be permitted to bring animals of any kind on the Condominium. No animals shall be allowed to commit a nuisance in any public portion of the Condominium. A dog or cat must be carried or leashed at all times in the Common Elements. Pets may not be kept on the balcony or terrace when the Unit Owner is not in the Unit. Pet walking shall be in the area, if any, designated by the Master Association. Each Unit Owner shall be responsible for properly curbing the pet and cleaning up all waste materials. To accommodate the health needs of all persons, Unit Owners shall strictly observe restrictions on the use of elevators that may be denominated by the Master Association's Rules and Regulations as pet free. Violation of the provisions of this paragraph shall entitle the Master Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners or Unit Occupants and/or to require any pet to be permanently removed from the Condominium Property upon not less than three (3) days' notice.

DNA Collection

At Grand Central it is mandatory that ALL dogs be registered with PooPrints DNA system. There is a fee of \$50 per dog payable in check or money order to Grand Central at Kennedy Residences Association at the time of application process. The dog(s) must be brought to the main office within 3 days of moving in so that the swabbing process may be performed. In the event a new dog is acquired, that animal too must be registered, and a new \$50 processing fee will apply (for each dog).

Dogs that are found to be residing here and not registered will be asked to register immediately or leave the residential unit.

Nuisances from Noise and Odors (to include odors from illegal drugs)

Loud barking dogs that disturb other residents will not be permitted to remain on our property.

Declaration of Condominium Residences:

21 Use Restrictions.

(e) Nuisances. No nuisances shall be allowed upon the Condominium Property, nor shall any use or practice which is the source of annoyance to Unit Owners, or which interferes with the peaceful possession and proper use of the Condominium Property by Unit Owners. The Condominium Property shall be kept in a clean and sanitary condition, and no fire hazard shall be allowed to exist. No Unit Owner shall permit any use of the owner's Unit, Cabana or Storage Room or make any use of the Common Elements or Association Property which will increase the rate of insurance upon the Condominium Property or Association Property.

(f) Lawful Use. No immoral, improper, offensive, or unlawful use shall be made of any part of the Condominium Property and all valid laws, zoning ordinances and regulations of all governmental bodies which require maintenance, modification or repair of the Condominium Property shall be complied with in the same manner as the responsibility for maintenance and repair of the property concerned as set forth in this Declaration.

Applicant

Date

Co-Applicant

Date

I agree and understand that I am responsible for abiding by these, and any other established and posted Rules and Regulations at Grand Central at Kennedy

To: Grand Central Residents
From: Grand Central Management
Re: Pool Rules

With warmer, sunnier days soon approaching, our residents will be utilizing the pools, spas and the pool deck areas. As a reminder, please see the current pool rules listed below. These rules, in addition to any posted rules not listed below must be adhered to.

1. The pools and spas are open dawn to dusk. The pool deck area is open from 6:00 am until 11:00 pm.
2. The maximum capacity for the pools is 30. The maximum capacity for the spas is 12 per spa and the posted time allowed for spa use is 15 minutes
3. No glass containers of any kind are allowed on the 9th floor pool deck areas. This includes the spas and pools.
4. No beverages or food are allowed within 3 ft. of the pool or spa.
5. No reserving of chairs is allowed. Chairs unoccupied for an extended period of time (over 30 minutes) will be put back into use and towels may be removed.
6. Residents are allowed no more than 4 guests per residential unit occupant at a time on the pool deck unless a gathering has been approved by Management. In addition, the resident host must accompany their guests at all times.
7. No athletic activities are allowed on the pool deck (playing football, horseshoes, badminton, etc.)
8. Only portable radios or other musical devices with headsets or earpieces are allowed on pool deck area. Sound devices projecting sound from speakers are not allowed. I.e.: boom boxes, iPod Docking Stations, etc.
9. No items such as chairs or coolers can be placed directly in front of or against cabana, blocking access to the owners.
10. Recording and/or lighting equipment is not permitted without Management authorization.
11. Disturbances that occur on the pool deck will result in an incident report being filed and the police called if the offenders continue to exhibit bad behavior.
12. No skinny dipping in the pools or spas. Proper attire must be worn.
13. The use of illegal substances is prohibited on the pool decks and in all common areas.
14. No pets are allowed on the pool decks, in the pools or spas under any circumstances. Pets are only allowed on the perimeter walkways around the pool decks and always have to be on a leash.
15. No diving or horseplay in the pools or spas.
16. All children aged 12 and under must be accompanied and supervised by a parent or guardian.
17. Please place a towel or blanket on pool deck chairs when using suntan oil so the chair is oil-free for the next resident's use. This will also prolong the life of the chair.
18. Please do not bring young children wearing diapers into the pool.
19. Residents will be responsible for the action of their guests on the pool decks and in all common areas.
20. Pool rules are subject to review and change as necessary.

- Note: All activity on the pool decks is actively monitored by security personnel and surveillance cameras.

THANK YOU IN ADVANCE FOR YOUR COOPERATION IN HELPING KEEP GRAND CENTRAL'S POOL AREA ENJOYABLE FOR ALL RESIDENTS

Applicant

Date

Co-Applciant

Date

RULES AND REGULATIONS

OF

GRAND CENTRAL AT KENNEDY

RESIDENCES CONDOMINIUM ASSOCIATION, INC.

The following Rules and Regulations govern the Condominium Property, the Common Elements, the Limited Common Elements and the Condominium Units and shall be deemed in effect until amended by the Board of Directors of the Condominium Association. These Rules and Regulations apply to and shall be binding upon all Condominium Unit Owners and their family members, tenants, servants, guests and invitees (such as family members, tenants, servants, guests and invitees are collectively referred to as the **"Unit Occupants"**) with respect to their occupation and use of the Condominium Property, Common Elements, Limited Common Elements and their Condominium Units. Violation of these Rules and Regulations or any of the terms of the Declaration of Condominium, the Articles of Incorporation of the Condominium Association or the Bylaws of the Condominium Association (the Declaration, Articles of Incorporation and Bylaws are collectively referred to as the **"Condominium Documents"**), may subject the violator to any and all remedies available to the Condominium Association and other Condominium Unit Owners, pursuant to the terms of the Condominium Documents and Florida law. The Condominium Unit Owners and their Unit Occupants shall at all times obey these Rules and Regulations and the requirements of the Condominium Documents. Condominium Unit Owners shall use their best efforts to see that these Rules and Regulations and the requirements of the Condominium Documents are faithfully observed by their Unit Occupants, and Unit Owners remain ultimately responsible for violations involving their Unit Occupants.

The current Rules and Regulations are as follows:

1 **Violations of Rules and Regulations.** Violations should be reported to the Board of Directors of the Condominium Association. Violations will be called to the attention of the violating Unit Owner and Unit Occupant by an officer or other designee of the Condominium Association and he/she will also notify any appropriate committee of the Board of Directors of the Condominium Association. The Board of Directors or committee having responsibility over such violations shall consider the allegations of the violation at a meeting of the Board or such committee and will take appropriate action, including but not limited to imposing a fine. If the person determined by the Board or committee to be in violation of these Rules and Regulations or the Condominium Documents objects to the imposition of a fine and requests a hearing with respect thereto, such determination concerning the imposition of the fine shall be submitted to and judged by a hearing committee comprised of Unit Owners appointed by the Board of Directors. The written notice of the imposition of a fine shall also include a statement to the Unit Owner notifying him or her of the Unit Owner's rights to such a hearing. Violations may also be remedied by the Condominium

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Association by injunction or other legal means and the Condominium Association shall be entitled to recover in such actions, any and all court fees and costs incurred by it, together with reasonable attorney's fees, against any person violating the Rules and Regulations or the Condominium Documents. The Master Association also has the foregoing rights and remedies, including the right to impose fines against Unit Owners and their Unit Occupants for such violations.

2 Personal Property. The personal property of Unit Owners and Unit Occupants must be stored in their respective Units. The sidewalks, entrances, passages, lobbies, elevators and hallways shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, strollers, carriages, chairs, tables, clothing, shoes or any other objects be stored therein except in areas (if any) designated for such purposes.

3 Noise. All Unit Owners and Unit Occupants must conduct themselves, and require other persons on the premises with his or her consent to govern themselves in a manner that does not unreasonably disturb neighbors or constitute a breach of the peace. Radio, stereo and television sets should be turned down to a volume which cannot be heard outside of the Unit between the hours of 10:00 p.m. and 9:00 a.m.

4 Garbage and Trash Disposal. No Unit Owner or Unit Occupant shall allow any rubbish, refuse, garbage or trash to accumulate in places other than the receptacles provided therefore, and each Unit and the Common Elements shall at all times be kept in a clean and sanitary condition. Garbage shall be disposed of through the kitchen garbage disposal so far as possible, and the remainder, along with bottles, cans and other trash shall be placed in waterproof bags or similar containers before being placed in the appropriate receptacles or trash chute. No Unit Owner shall allow anything to fall from the windows, balconies, or doors of the premises; nor shall he sweep or throw from the premises any dirt or other substance into any of the corridors, halls or balconies, elevators, ventilators, or elsewhere in the building or upon the ground.

5 Exterior Maintenance and Appearance. The exterior of the Units shall be kept neat, clean and attractive in appearance at all times. The exterior of the Units, including, but not limited to, balcony walls, railings, ceilings, or doors, shall not be painted, decorated or modified by a Unit Owner in any manner without the prior written consent of the Condominium Association. No window air-conditioning units may be installed by Unit Owners or Unit Occupants. No Unit shall have aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass unless previously approved in writing by the Condominium Association. Interior changes of a non-structural nature should not be visible from the exterior of the Unit.

6 Signs. No signs shall be displayed from a Unit, Cabana or Storage Room, from the Condominium Property or from the Common Areas, except those signs as shall have advance written approval by the Board of Directors of the Association. Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the building or on the Common Elements by any

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Unit Owner without prior written consent of the Condominium Association. Notwithstanding the foregoing, any Unit Owner may display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, may display in a respectful way portable, removable, official flags not large than 4½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of any Declaration rules or requirements dealing with flags or decorations.

7 Pets. No Unit Owner may maintain any pets or animals in a Unit, other than a maximum of three cats or dogs or any combination of three cats and dogs. No Unit Occupant shall be permitted to bring animals of any kind on the Condominium. No animals shall be allowed to commit a nuisance in any public portion of the Condominium. A dog or cat must be carried or leashed at all times in the Common Elements. Pets may not be kept on the balcony or terrace when the Unit Owner is not in the Unit. Pet walking shall be in the area, if any, designated by the Master Association. Each Unit Owner shall be responsible for properly curbing the pet and cleaning up all waste materials. To accommodate the health needs of all persons, Unit Owners shall strictly observe restrictions on the use of elevators that may be denominated by the Master Association's Rules and Regulations as pet free. Violation of the provisions of this paragraph shall entitle the Master Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners or Unit Occupants and/or to require any pet to be permanently removed from the Condominium Property upon not less than three (3) days' notice.

8 Facilities, Common Elements and Association Property. The facilities, Common Elements and Association Property are provided for use by the Unit Owners, their family members and tenants, and their overnight guests and day visitors only when accompanied by the Unit Owner, family member or tenant. Any person using the Condominium facilities in the absence of a Unit Owner, family member or tenant shall be deemed a trespasser. Any damage to the Buildings, recreation facilities or other Common Elements or equipment caused by any Unit Owner, Unit Occupant or their family members or guests shall be repaired at the expense of the Unit Owner who, or whose Unit Occupants or family members or guests, caused such damage. Facilities, Common Elements and Association Property may be used at your own risk. After use of the facilities, Common Elements and Association Property, it will be the responsibility of the parties using the area to leave it in a neat and clean condition and all equipment shall be cleaned and stored in its proper place.

9 Vehicles and Parking. No Unit Owner or Unit Occupant shall park any commercial vehicles (*i.e.*, a vehicle with commercial markings or which is otherwise evidently used for commercial purposes, including limousines, hearses and other vehicles for hire, or which have been modified to carry tools of trade) in the Parking Garage, except for service vehicles during loading and unloading only during the time they are actually serving a Unit Owner or Unit Occupant; nor park any recreational vehicles, mobile home, boats, or trailers unless a specific area is set aside for this purpose by the Master Association. Also, no vehicle may be parked in the Parking Garage which is larger than twenty (20) feet long, by seven (7) feet wide by seven (7) feet high, or which is inoperable, or which is not currently licensed for use on the public

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highways and road ways of Florida, or which in the sole opinion of the Master Association Board of Directors is so deteriorated as to be unsightly. No Unit Owner or Unit Occupant shall store any items or articles, including without limitation, bicycles, hoses, towels, auto wax or other containers, on or about the parking space assigned to the Unit Owner. No repair of vehicles shall be made on the Condominium Property.

10 Maximum Occupancy of Units. Units shall be occupied as a single family residential dwelling. Under no circumstances may more than one family reside in a Unit at one time. "Family members" or words of similar import used herein shall be deemed to only include spouses, parents, parent-in-law, brothers, sisters, children and grandchildren related by blood, adoption or marriage. One (1) domestic aide shall be permitted to reside in a Unit, provided however, that the domestic aide's right of occupancy shall not be deemed to confer upon said aide any of the other rights and privileges of Unit ownership, including, without limitation, access to and use of the recreational facilities. In no event shall occupancy (except for temporary occupancy by visiting guests) exceed two (2) persons for each bedroom.

11 Residential Use of Units. Use of any Unit on the Condominium Property shall be for residential and related uses only. No commercial or business enterprise shall be permitted, except that a home office is permitted so long as: (a) the activity is confined solely within the Unit, (b) the activity qualifies as an acceptable home occupation under the zoning regulations of Hillsborough County, Florida, (c) the activity cannot be seen, heard or smelled by other residents of the Condominium, (d) the activity does not increase the cost of insurance or pose a risk of harm to other Unit Owners and the Association or constitute a dangerous activity, (e), no employee or independent contractor other than the Unit Owner works from the Unit and (f) no customers or clients visit the Unit in connection with such visit. No Unit Owner or Unit Occupant may store business equipment or inventory on the Condominium Property, except for a computer and normal peripherals thereto, and no Unit Owner or Unit Occupant may advertise the address or phone number of the Unit as a business location. The foregoing shall not be construed to prohibit a Unit Owner from advertising a Unit for rent or lease as a residence.

12 Use of Cabanas. The Cabanas shall be used exclusively for recreational purposes by the Unit Owner or Unit Owner's tenant holding the exclusive right to use the Cabana, and shall not be used for any commercial purpose, overnight lodging, storage of pets, or other use which conflicts with these Rules and Regulations or the Condominium Documents (including, without limitation, any use that would be improper with respect to a Unit).

13 Use of Storage Rooms. The Storage Rooms shall be used exclusively for storage purposes by the Unit Owner holding the exclusive right to use the Storage Room, or such Unit Owner's tenant, and shall not be used for any lodging, storage of pets, or other use which conflicts with these Rules and Regulations or the Condominium Documents (including, without limitation, any use that would be improper with respect to a Unit). No flammable, combustible, or explosive fluids, chemicals or substances shall be kept in any Unit, Storage Room, Cabana, or any other location on the

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Condominium Property, other than as is reasonable and customary in vehicles and/or cleaning supplies.

14 Interior Maintenance. The interior of the Units, Cabanas and Storage Rooms shall be kept in a neat, clean and sanitary condition at all times. The Unit Owner shall be responsible for notifying other responsible persons of extended absences from the premises so that routine maintenance may be conducted in the Unit Owner's absence and so that the Association may obtain access to the Unit, Cabana and/or Storage Room. The Association shall be entitled to have and use a key to each exterior door lock in the Unit, Cabana and Storage Room, provided at the sole expense of the Unit Owner, and to maintain a master key system.

15 Interior Decorating. Each Unit Owner and holder of exclusive rights to use a Cabana is responsible for all decorating within the Unit and Cabana, including painting, wallpapering, paneling, floor covering, draperies, window shades, curtains, lamps and other light fixtures, and other furnishings and interior decorating. No draperies, curtains or other material shall be placed at or on the windows of any Unit or Cabana without a solid, light colored liner acceptable in color to the Master Association, facing the exterior, nor shall any Unit or Cabana window be tinted, colored or otherwise treated, in a manner which will adversely affects the uniform exterior appearance of the Project, in the opinion of the Master Association's Board of Directors. No clothes lines, hangers, or drying facilities shall be permitted or maintained on the exterior of any Unit, Cabana, Storage Room or in or on any part of the Common Elements, and no clothes, rugs, drapes, spreads, or household articles or goods of any sort shall be dried, aired, beaten, cleaned or dusted by hanging or extending the same from any window, door, balcony, terrace, railing, Cabana, Storage Room or in any other location visible from the exterior of the Project.

16 Flooring. A Unit Owner who desires to install any hard-surface floor covering (*e.g.*, marble, granite, slate, ceramic tile, wood flooring, etc.) shall also install a sound absorbent underlayment of such kind and quality as to substantially reduce the transmission of noise to adjoining Units, and must obtain written approval of the Board of Directors, or its designee prior to any such installation. If the installation is made without prior approval, the Board of Directors may, in addition to exercising all the other remedies provided in the Declaration, require the Unit Owner to cover all such hard-surface flooring with carpeting, or require the removal of such hard-surface flooring at the expense of the offending Unit Owner.

17 Drilling into Common Elements/Common Areas. Unit Owners are advised that various building support tendons, electrical conduits, plumbing, vents and wiring are located three quarters of an inch (3/4") or deeper from the surfacing elements of their Units. Cutting, breaking or damaging such building elements could result in severe safety risks and damage to the building. Accordingly, Unit Owners are not to drill, pound nails or make cuts three quarters of an inch (3/4") or deeper into the walls, ceilings or floors of their Units without the prior written consent of the Association and the Master Association. Unit Owners will be entirely responsible for any damages to Common Elements, Common Areas, or the Units of other Unit Owners resulting from

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disregard of this rule.

18 Water Beds. No waterbeds shall be permitted within the Residential Units.

19 Posting of Notices. Official notices of the Association shall be posted in the common mail room designated for receipt of incoming U.S. Mail and if the Association or Master Association maintains a closed-circuit television channel serving the Condominium Property, then also on such closed-circuit television channel.

20 Solicitors. No solicitors are to be permitted on the Condominium Property at any time except by individual appointment with Unit Owners or Occupants

21 Construction with Condominium Declaration. If any irreconcilable conflicts should exist with respect to the provisions of these Rules and Regulations and the Declaration of Condominium, the provisions of the Declaration of Condominium shall prevail.

22 Master Association Rules and Regulations. The Rules and Regulations shall at all times be subject to the Master Documents, including the Rules and Regulations of the Master Association. In the event of any inconsistency, the Rules and Regulations of the Master Association shall govern.

23 Amendment of Rules and Regulations. The Board of Directors may, from time-to-time adopt or amend previously adopted Rules and Regulations governing: (a) the details of the operation, use, maintenance, management and control of the Common Elements of the Condominium, the Association Property and any facilities or services made available to the Condominium Unit Owners; and (b) the activities and conduct of the Unit Owners and Unit Occupants while on the Condominium Property; and (c) any other topic or area within the scope of the initial Rules and Regulations of the Association or the requirements of the Condominium Declaration, as the Declaration may be amended from time-to-time.

24 Waivers, Consent and Approvals. Any waivers, consents, or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered a waiver, consent or approval of identical or similar situations unless notified in writing by the Board of Directors.

25 Provision Declared Invalid. In the event that any Rule or Regulation currently set forth or later promulgated, or any sentence, clause, paragraph, phrase or word thereof is determined to be invalid or unenforceable, all remaining provisions or portions thereof shall remain in full force and effect.

BY ORDER OF THE BOARD OF DIRECTORS
OF GRAND CENTRAL AT KENNEDY
RESIDENCES CONDOMINIUM
ASSOCIATION, INC.

TA.73293.5

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Applicant

Date

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Date

Continued. Rules, Regulations, and Other Important Reminders

- 1- Grand Central at Kennedy provides security guard and concierge services for the residents. The guards are not law enforcement officials and residents should call the local police or fire department if the situation warrants it. Our guards do not enforce laws. They are here as the eyes and ears of the association. In case of a Fire, call the Fire Department first. In case of a criminal act, call the Police first.
- 2- Packages delivered by UPS, FEDEX, USPS, and other professional providers will be accepted into the Luxer Locker system. The concierge accepts packages that are too large for the lockers and under 50lbs. Packages that are too heavy or very large will be returned unless the recipient is home to receive them. Please plan accordingly when ordering items of unusual weight and size. **Flower and Daily Food deliveries can be accepted at the front desk and must be picked up the same day. All other packages need to be picked up within 72 hours.**
- 3- We will only accept mailed packages addressed to registered residents on our roster. If a guest visiting you orders a package to your apartment and their name is not on our resident roster, it will not be accepted. Please make sure it is addressed to you. If you have a friend or roommate living with you that management is not aware of, please have them fill out the proper paperwork so they can be placed on the resident roster.
- 4- The concierge may not accept personal items from a resident to be held at the front desk for anyone else to pick up. Realtors may coordinate with concierge to leave lockboxes and keys for official listings. Residents may leave a set of keys to their unit for contractors and guests requiring access. You will be required to fill out paperwork.
- 5- Lockouts: Our staff is not obligated to open the door to a resident that is locked out. If you are locked out and are a registered resident on our roster, please see the security guard on duty. Be prepared to call a locksmith.
- 6- The Association is not responsible for your personal belongings. Please lock your cars and keep personal items from plain view. Your vehicles should be properly insured as well as your residences.
- 7- Please park only in your assigned parking space. Violators will be towed at their own expense.
- 8- Please pick up the waste your pet leaves behind. Pets are to be leashed at all times when outside the units. Pets are NOT to be left unattended on balcony areas. No pets are allowed by the pool or spas; only around the perimeter and must be on a leash.
- 9- Please do not hang towels or clothes on your balcony.

Applicant

Date

Co-Applicant

Date



GRAND CENTRAL
at KENNEDY

Owner Name:

Owner Address:

Credit Card#:

Expiration Date:

CVC Number:

Zip Code:

Grand Central at Kennedy is currently using Click Pay through First Service Residential for all credit card payments. Click Pay charges a convenience fee. Prices vary on the amount charged.