

This instrument is prepared by and return to:
Michael Mayer, Esq.
PeytonBolin, PL
3343 West Commercial Boulevard
Suite 100
Fort Lauderdale, Florida 33309
Telephone: (954) 316-1339

**CERTIFICATE OF AMENDMENT TO RULES AND REGULATIONS FOR ORIOLE
CONDOMINIUM ONE CLUB, INC.**

Oriole Condominium One Club, Inc., a not-for-profit Florida corporation ("Association"), as stated and recorded in Official Instrument 113841681, of the Public Records of Broward County, Florida, hereby certifies that on the 14th day of December, 2016, at a duly called and properly noticed meeting at which a quorum was present, the required percentage of directors approved and adopted, in that certain Rules and Regulations, a copy of which is attached hereto and made a part hereof as Exhibit "A".

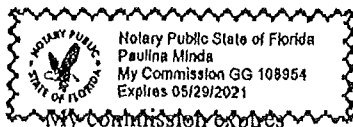
Signed, Sealed, and Delivered
in the Presence of:

By: Jane Lane
(Signature)
JANE LANE, President
(Print Name)

By: Vijai Balraj
(Signature)
Vijai Balraj Secretary
(Print Name)

STATE OF FLORIDA)
BROWARD COUNTY)

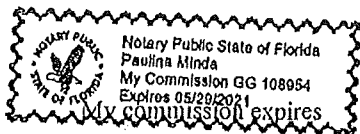
BEFORE ME, the undersigned authority, personally appeared, Jane Lane, to me known to be the person described in and who executed the foregoing Amendment as the President of ORIOLE CONDOMINIUM ONE CLUB, INC.



Paulina Minda
Notary Public
State of Florida

STATE OF FLORIDA)
BROWARD COUNTY)

BEFORE ME, the undersigned authority, personally appeared, Vijai Balraj, to me known to be the person described in and who executed the foregoing Amendment as the Secretary of ORIOLE CONDOMINIUM ONE CLUB, INC..



Paulina Minda
Notary Public
State of Florida

Oriole Golf & Tennis Phase I

Uniform Rules and Regulations

Revised 12/14/2016

Please read and initial each line.

To maintain the integrity and character of the Oriole Golf and Tennis Phase One community each building's association and the Condominium One Club, Inc. has adopted and is prepared to enforce the following Rules and Regulations for the good and welfare of all owners/occupants within the community. Questions regarding these Rules and Regulations should be directed to your building's President or Secretary or to the Condominium One Club office.

___ 1. The walkways, entrance, halls, corridors, stairways and roads shall not be obstructed or used for any purpose other than ingress or egress from the apartment unit.

___ 2. The exterior of the Apartment Unit and all areas appurtenant to it shall not be painted, decorated, or modified in any manner whatsoever without the prior written consent of the Building's Association and Condominium One Club, Inc., which at the sole discretion of the Association consent may be withheld on purely aesthetic grounds.

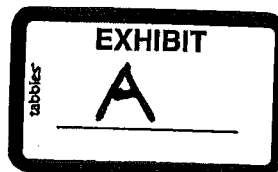
___ 3. Each Apartment Unit shall be kept in a good state of preservation and cleanliness and the occupants shall not sweep, throw, shake or permit to be swept or thrown or shaken there from, or from the doors or window thereof, any dirt or other substance.

___ 4. No articles shall be hung or shaken from the doors or windows or placed upon the outside doors, windowsills, of the Apartment Unit and/or building's balcony, knee wall or bushes.

___ 5. No bicycles, scooters, baby carriages or similar vehicles, toys, plants, tables, chairs umbrellas or other personal articles shall be allowed to stand in any of the community's common areas or walkway.

___ 6. No occupant/owner shall make or permit any noises, including but not limited to emotional support animals that will diminish or annoy the occupants of any other Apartment Units or permit anything to be done that will interfere with the rights, quiet enjoyment, comfort, or convenience of other owners/residents.

___ 7. Refuse must not be left in the Common Areas overnight after repairs or alterations to any Apartment Unit have been completed. The Apartment's owner will be liable for all costs incurred by the Building's Association and/or Oriole Condominium One Club, Inc. for the removal of such refuse due to the violation of the Rules and Regulations by the Apartment Unit's owner or resident.



___ 8. No awnings, window guards, light reflective material, ventilators, fans, or air conditioning devices shall be used on the exterior of the Apartment Unit except as shall have been approved in writing by the Building Association and Oriole Condominium One Club, Inc., which at the sole discretion of the Association may be withheld on purely aesthetic grounds.

___ 9. No radio, television aerial, antennas, or satellite dishes shall be attached to, or hung from, the exterior of an Apartment Unit except as shall have been approved in writing by the Building Association which at the sole discretion of the Association may be withheld on purely aesthetic grounds.

___ 10. No sign, notice or advertisement shall be inscribed or exposed on, or at, any window or part of the Apartment Unit, nor shall anything be projected out of any window of the Apartment Unit, except as shall have been approved in writing by the Association, which at the sole discretion of the Association may be withheld on purely aesthetic grounds. Building permits and legal notices are exempt from this rule.

___ 11. All garbage and waste refuse from an Apartment Unit shall be deposited in disposal dumpster located in the building's dumpster room. Additionally, cartons must be broken down flat and placed into the dumpster. Newspapers, aluminum cans and plastic bottles are to be placed in the recycle bins provided. **Under no circumstances items such as, but not restricted to, dishwashers, stove ranges, sofas, etc. be placed in or outside the dumpster room or upon any common area within the community.** At their own expense owners/residents have the responsibility to see that any such appliances or fixtures is taken away and off the community's property.

___ 12. Use of the building's common laundry room facility is to be used **only** during posted hours and **only** for the use by and for Apartment Unit's owner/resident and not for the personal use of the employees, servants, visitors, licensees, or non-resident family members of the Apartment Unit's owner/resident. **It is forbidden for an owner/resident to use all of the laundry room's washer or dryer machines at the same time therefore denying the right of use of the machines by other owners/residents during the same time.**

___ 13. Water closets and other water apparatus in the building shall not be used for any purpose other than that for which they were constructed. The owner/resident, in whose Apartment Unit it shall be caused shall be liable for and damage resulting from misuse of any water closets or other apparatus.

___ 14. An Apartment Unit's owner resident shall keep and maintain any assigned storage closet bin or area in a neat and sanitary condition at all times.

___ 15. An owner/resident shall not cause or permit the blowing of any horn from any vehicle of which the owner/resident or the owner's/resident's guests shall be occupying when approaching or coming upon any of the street, or parking areas serving the Oriole Condominium One Club Inc. community's property.

___ 16. No owner/resident shall use or permit to be brought into their Apartment Unit any flammable oils, or fluids, such as but not necessarily restricted to gasoline, kerosene, naphtha or benzene, or explosive or articles deemed extra hazardous to life, limb, or property.

___ 17. Food or beverage may not be prepared on the Oriole Condominium One Club, Inc. common areas of the community's property, except in accordance with Regulations, which may be promulgated from time to time by Oriole Condominium One Club, Inc. Board of Directors.

___ ___ 18. No birds or animals with the exclusion of service or emotional support animals, shall be kept, fed or harbored in any Apartment Unit of any Building and or on common areas within the Oriole Condominium One, Inc. property.

___ ___ 19. No vehicle belonging to an owner/resident or to an owner/resident's family or guest tenant, or employee shall be parked in such a manner as to impede or prevent ready access to another owner/resident/s parking space. The owner/resident, their employee, servants, agents, visitors, licensees, family members and guests will obey the parking regulations posted at the private streets, parking areas or drives and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the owner/residents. No vehicle which cannot be operated on its own power shall be left or remain with the Oriole Condominium One Club, Inc. property for more than ~~twenty-four (24)~~ seventy two hours nor shall any vehicular repair be made on any part of the community's property.

___ ___ 20. No owner/resident shall put or allow to be put any names on any entry of the Apartment Units or mail receptacles appurtenant thereto except in the proper places and in the manner prescribed by the Building's Associations for such purpose.

___ ___ 21. No owner/resident shall request or cause any employee of the Oriole Condominium One Club, Inc. Association management to do any private business for the owner/resident during employee's scheduled working hours.

___ ___ 22. It is permissible for an Apartment Unit owner/resident to borrow tables or chairs belonging to the Building's Association which are usually kept in the building's club/card room. If and when borrowed it is to be for a period of time not exceeding three (3) days during any given week. Additionally, the information as to the Apartment Unit owner/resident's name and number of tables and chairs borrowed and the day taken and to be returned is duly noted in writing on the designated form provided.

___ ___ 23. An Apartment Unit owner/resident who plans to be absent from the Apartment Unit for a period of three (3) or more days must prepare the Apartment Unit prior to departure by:

1. If you are leaving a vehicle parked in the community you must designate an individual who will have a vehicle key and has permission to move your vehicle in the event it is in need of repair or needs to be relocated due to community maintenance or improvement such as, but not limited to, tree trimming, paving, or painting. **In the event you do not comply with this rule your vehicle may be towed at owner expense.**
2. Designate an individual who will have a key to their Apartment Unit so as to care for it should the Apartment Unit suffer damage or so as to meet any emergency situation requiring access to the Apartment Unit.
3. Leave your air conditioning unit operating at a temperature appropriate to avoid the growth of mold.
4. **If you are going to be away from your unit for 24 hours or more you must close the main water inlet valve into the Apartment Unit, such as those usually located near the water heater and/or air conditioning return.**

___ ___ 24. Occupancy and Use restrictions: An Apartment Unit shall be used only for single family residence with at least one owner/resident being fifty five (55) years or older. Any person older than eighteen (18) but younger than 55 years may reside therein providing the owner/resident over age 55 is also in residence at the same time. No children under the age of eighteen (18) years may be permitted to reside in any Apartment Unit excepting that children under the age of eighteen (18) years may be permitted to visit and temporarily reside therein for a period of time not to exceed sixty-days (60) in any year **unless otherwise stated in Building Association documents.**

___ ___ 25. Under no circumstances is it permissible to hold children's parties on any property or in any facility within the Oriole Golf and Tennis Phase One Community; specifically common areas, clubhouse or pool area.

___ ___ 26. The swimming pool, recreation areas and Club House are solely for the use of Apartment Unit owner/residents and their invited guests. Swimming and use of other recreational facilities shall be at the risk of those involved and not, in any event, the risk of the Building's and/or the Oriole Condominium One Club, Inc. Association.

___ ___ 27. The regulations governing the use of the swimming pool, the pool area, and recreational facilities, permitted hours, guest rules, safety and sanitary provisions, and all other pertinent matters shall be in accordance with regulations adopted from time to time by the Oriole Condominium One Club, Inc. Association and as posted in the swimming pool and recreational areas.

___ ___ 28. The Building's and/or the Oriole Condominium One Club Inc. Association's agent and any contractor or workman authorized by the Building's and/or Oriole Condominium One Club, Inc. Association may enter any Apartment Unit at any reasonable hour for any purpose permitted under the terms and provisions of the Declaration and/or By-Laws, of the Oriole Golf and Tennis Phase I Associations. Excepting an emergency situation, entry will be made by prearrangement with the Apartment Unit owner/resident.

___ ___ 29. It is the responsibility of Apartment Unit owner's/resident's to employ only licensed and insured service providers and to verify that the license and insurance of service providers is valid and current. In the event of a violation by any Apartment Unit owner/resident and/or their family, guests, agents, employee, or service provider of any such rule or regulation of the Building's Association herein set forth, all cost and expenses incurred by the Building's Association to secure compliance with its Rules and Regulations and/or to repair any damage sustained by the Building's Association or its members from such violation, shall be borne by the Apartment Unit involved, and any and all such costs will be borne by the Apartment owner whether caused by owner/resident or their guests, agents, employees, or service provider. Upon non-payment of such costs and fees and any related expenses, after written notice to the Apartment Unit owner involved, a lien for such costs may be filed in accordance with State of Florida Condominium Law.

___ ___ 30. Any covenant or approval given under these Rules and Regulations by the Building's Association is subject to having such approval revoked at any time and the Rules and Regulations are subject being amended, modified or revoked at any time by the Building's and/or Oriole Condominium One Club, Inc. Associations.

I/We have read and agree to comply with all Uniform Rules and Regulations of the Oriole Condominium One Club, Inc. as stated in pages 1 - 5 of this document.

Print Name

Date

Signature

Print Name

Date

Signature