

UNIVERSITY INN CONDOMINIUM ASSOCIATION, INC.
On Site Office: Phone # 305-661-6255 Fax # 305-669-1940
Email: UniversityInn@Hotmail.com
THE FOSTER COMPANY PROPERTY MANAGEMENT

TO ALL APPLICANTS:

IN ORDER TO PROCESS YOUR APPLICATION QUICKLY, IT IS NECESSARY THAT YOU FILL OUT THIS ENTIRE APPLICATION AND CHECK OFF EVERY ITEM ON THIS FORM. FAILURE TO DO SO WILL CAUSE DELAY IN THE APPLICATION PROCESS. ALL PAGES ARE NUMBERED. BE SURE TO SUBMIT ALL PAGES IN NUMERICAL ORDER. APPLICANTS MUST COMPLETELY FILL OUT THE REQUIRED SECTIONS AND MAY NOT HAVE THEIR REALTOR DO SO FOR THEM. RETURN THE COMPLETED APPLICATION TEN (10) BUSINESS DAYS PRIOR TO THE START OF A LEASE OR THE CLOSING OF A PURCHASE.

JOINT APPLICATIONS ARE ONLY FOR CLOSELY RELATED OR MARRIED APPLICANTS. OTHER APPLICANTS MUST SUBMIT SEPARATE APPLICATIONS ALONG WITH THE \$150.00 APPLICATION FEE FOR EACH APPLICATION.

THERE IS A REQUIRED INTERVIEW THAT MUST TAKE PLACE BEFORE ANY MOVE IN CAN BE SCHEDULED. THIS INTERVIEW IS SCHEDULED ONLY AFTER THE APPLICATION PACKAGE IS COMPLETE AND APPROVED. PLEASE BE AWARE THAT ALL MOVE INS MUST BE PRE-SCHEDULED WITH THE ASSOCIATION OFFICE. MOVING HRS ARE MON- FRI: 8AM – 5PM.

PHONE NUMBERS AND EMAIL WHERE YOU CAN BE CONTACTED:

() _____ () _____
EMAIL: _____@_____

PLEASE COMPLETE & ATTACH THE FOLLOWING ITEMS ALONG WITH YOUR APPLICATION:

___ A (NON-REFUNDABLE) CHECK OR MONEY ORDER MADE PAYABLE TO UNIVERSITY INN CONDOMINIUM ASSOCIATION IN THE AMOUNT OF \$150.00. THE APPLICATION FEE MUST ACCOMPANY THIS APPLICATION TO BEGIN PROCESSING.

___ PAGE 2 OF THE APPLICATION COMPLETED WITH OWNER AND REALTOR INFORMATION (IF APPLICABLE), SIGNED, AND DATED.

___ CONFIDENTIAL APPLICATION FORM FULLY COMPLETED.

___ THREE (3) CHARACTER REFERENCES LISTED ON THE FORM PROVIDED. THE CHARACTER REFERENCES MUST BE FRIENDS AND CANNOT BE FAMILY MEMBERS OR THE APPLICANT'S REALTOR.

___ THE ENCLOSED AFFIDAVIT STATING THAT YOU ARE ALLOWED TO PARK ONLY TWO VEHICLES ON THE PREMISES MUST BE NOTARIZED. STATE THE MODEL, YEAR, COLOR, AND TAG NUMBER OF EACH VEHICLE. IF YOU WILL NOT KEEP A VEHICLE ON THE PREMISES, STATE "NO VEHICLE" ON THE NOTARIZED AFFIDAVIT. AFFIDAVIT MUST BE NOTARIZED WHETHER OR NOT YOU HAVE A VEHICLE.

___ THE ENCLOSED RULES AND REGULATIONS SIGNED AND INITIALED ON THE BOTTOM RIGHT HAND CORNER VERIFYING THAT YOU HAVE READ THE RULES AND AGREE TO ABIDE BY THEM.

___ SIGNED ADDENDUM (BY OWNER AND TENANT)

___ COPY OF PHOTO IDENTIFICATION

____ ATTACH A STATE-WIDE CLEARANCE LETTER OR POLICE RECORD FROM THE STATE IN WHICH YOU HAVE RESIDED FOR AT LEAST THE PAST YEAR. THIS INFORMATION MAY BE OBTAINED BY GOING TO ONE OF THE FOLLOWING WEBSITES: www2.FDLE.state.FL.us (in Florida) or www.sentrylink.com. OTHER RESOURCES MAY ALSO BE USED TO OBTAIN THIS INFORMATION. ADDITIONAL CHARGES MAY APPLY DEPENDING ON THE RESOURCE USED.

____ A COPY OF THE FULLY EXECUTED SALES CONTRACT AND/OR "STATE OF FLORIDA" LEASE ENCLOSED MUST BE ATTACHED TO THIS APPLICATION. ONLY AN ADDENDUM SPECIFICALLY PROVIDING FOR AN OPTION TO RENEW OR AN INVENTORY LIST OF FURNISHINGS, IF APPLICABLE, WILL BE ALLOWED TO BE ADDED TO THE ATTACHED LEASE FORM. THE APPLICATION WILL NOT BE PROCESSED WITHOUT THIS DOCUMENTATION. **NO OTHER LEASE FORM WILL BE ACCEPTED. NO EXCEPTIONS!**

UNIVERSITY INN CONDOMINIUM ASSOCIATION, INC.
PROPERTY MANAGED BY: THE FOSTER COMPANY

TELEPHONE: (305) 661-6255

FAX: (305) 669-1940

APPLICATION FOR LEASE / SALE

JOINT APPLICATION ONLY FOR CLOSELY RELATED OR MARRIED APPLICANTS, OTHERS MUST COMPLETE SEPARATE APPLICATIONS.

UNIT: _____

NAME OF CURRENT OWNER: _____

ADDRESS: _____

TELEPHONES: (WORK): _____ (HOME): _____

NAME (S) OF APPLICANT (S) (TENANTS/ OWNERS) _____

REALTOR/ AGENT: _____

ADDRESS: _____

TELEPHONE: _____

IN MAKING THE FOREGOING APPLICATION, I AM AWARE THAT THE DECISION OF THE ASSOCIATION WILL BE FINAL AND NO REASON WILL BE GIVEN FOR ANY ACTION TAKEN BY THE BOARD OF DIRECTORS. I AGREE TO BE GOVERNED BY AND TO COMPLY WITH THE RULES AND REGULATIONS OF UNIVERSITY INN CONDOMINIUM ASSOCIATION, INC.

NEW TENANT(S) OR NEW OWNER(S)
SIGNATURE

NEW TENANT(S) OR NEW OWNER(S)
SIGNATURE

DATE: _____

DATE: _____

FOR OFFICE USE ONLY

DATED RECEIVED: _____

BY: _____

APPROVED/ DISAPPROVED: _____ DATE: _____

BOARD'S COMMENTS:

Confidential Application

University Inn Condominium Association, Inc.
1280 South Alhambra Circle
Coral Gables, FL 33146

(Please check one) TYPE OF APPLICATION

Individual Joint

Applicant Co-Applicant

Name _____
Last First Middle Last First Middle
Maiden _____
SS# _____ SS# _____
D.O.B. _____ D.O.B. _____
D/License# _____ D/License # _____
State _____ State _____

Present Address _____ Present Address _____

Present Landlord _____ Most Recent Landlord (Not Parents) _____
Ph# _____ Ph# _____

Previous _____ Previous _____
Address _____ Address _____

Employer Information- Applicant #1
Company _____ Address _____
Supervisor _____ Ph# _____
Position _____ Fax# _____

Remarks _____

Employer Information- Applicant #2

Company _____ Address _____
Supervisor _____ Ph# _____
Position _____ Fax# _____

Remarks _____

All Other Residents Including Children

Name/D.O.B. _____

Comments _____

IMPORTANT

Please make sure you provide all appropriate information as to where you lived last year,
including a contact person and phone number.

APPLICATIONS WILL BE RETURNED IF THIS IS NOT PROVIDED.

PLEASE PROVIDE (3) CHARACTER REFERENCES
FOR THE APPLICANT THAT WILL BE RESIDING INSIDE THE UNIT.
(References must be friends and cannot be family members or the applicant's realtor.)

Character Reference #1:

Name: _____ Address: _____

Telephone Numbers: _____
Email Address: _____
Relationship: _____
Years Known: _____

Character Reference #2:

Name: _____ Address: _____

Telephone Numbers: _____
Email Address: _____
Relationship: _____
Years Known: _____

Character Reference #3:

Name: _____ Address: _____

Telephone Numbers: _____
Email Address: _____
Relationship: _____
Years Known: _____

Applicants certify that all information submitted is true and complete. Each applicant authorizes the ordering and conducting of the resident background research and verification, which may include previous tenancy, personal character, general reputation and mode of living. Applicants release University Inn Condominium Association, Inc. and The Foster Company Property Management Company from all claims and liability, which may arise from the release or interpretations of information and or documents received, and or denial of this application due to the same. Applicants authorize reliance on this document and agree that providing false or misleading information is reasonable ground for denial of this application.

Applicant # 1 Signature

Date

Applicant # 2 Signature

Date

PLEASE NOTE: APPLICANT'S SIGNATURE MUST BE NOTARIZED FOR THE VEHICLE TO BE KEPT ON THE PREMISES. IF THERE WILL BE NO VEHICLE KEPT ON THE PREMISES, WRITE "NO VEHICLE" ON THE AFFIDAVIT AND SUBMIT THE AFFIDAVIT WITH YOUR NOTARIZED SIGNATURE.

AFFIDAVIT

ASSOCIATION NAME: UNIVERSITY INN CONDOMINIUM

PROPERTY ADDRESS: 1280 SOUTH ALHAMBRA CIRCLE
CORAL GABLES, FL 33146

UNIT NUMBER: _____

NAME OF APPLICANT(S): _____

I/WE UNDERSTAND THAT THE CONDOMINIUM ASSOCIATION ONLY ALLOWS TWO VEHICLES PER UNIT. THERE FORE, I/WE WILL NOT HAVE MORE THAN TWO.

THE FOLLOWING ARE THE ONLY TWO VEHICLES THAT WILL BE PERMITTED BY THE ASSOCIATION.

VEHICLE NO. 1

MAKE: _____ MODEL: _____ TAG #: _____ YEAR: _____
COLOR: _____

VEHICLE NO. 2

MAKE: _____ MODEL: _____ TAG#: _____ YEAR: _____
COLOR: _____

SIGNATURE OF APPLICANT(S)

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____,
20__ BY _____
(NAME OF PERSON MAKING STATEMENT)

TYPE OF IDENTIFICATION PRODUCED: _____.

NOTARY PUBLIC
STATE OF _____.

NOTARY STAMP

MOVING RULES AND REGULATIONS

The undersigned has been advised of the building move-in and move-out times.

Violation of this time frame will result in an immediate fine levied to the owner.

Moving hours are Monday-Friday from 8:00 am to 5:00 pm.

All moving needs to be scheduled with the Association and remember moving is NOT allowed on weekends.

_____, I have read the moving rules and I understand them.
RESIDENT SIGNATURE

EXHIBIT 2

RULES AND REGULATIONS OF
UNIVERSITY INN CONDOMINIUM ASSOCIATION, INC.

SCHEDULE A TO BYLAWS

In addition to the provisions of the Declaration of Condominium of UNIVERSITY INN CONDOMINIUM (the "Declaration"), and the Articles of Incorporation and By-Laws of University Inn Condominium Association, Inc., the following rules and regulations, together with such additional rules and regulations as may be adopted hereafter by the Board of Administration, shall govern the use of Units and Common Elements and the conduct of all residents thereof whether the same are Unit Owners, approved lessees, or the guests of Unit Owners or lessees:

(1) In order to enhance the beauty of the buildings and for safety purposes, the sidewalks, entrances, passages, vestibules, stairways, corridors, halls, and all of the Common Elements other than Limited Common Elements and the Common Elements constituting recreational amenities, the office and the laundry room, must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; nor shall any carts, carriages, chairs, tables, or any other similar objects be stored therein. The Common Elements shall be kept free and clear of rubbish, debris, and other unsightly material. Bicycles may be stored only in specifically designated areas.

(2) Except as otherwise provided, Owners and residents shall store personal property only within their respective Units and in any garage and/or storage closet constituting Limited Common Elements that have been assigned or leased for their exclusive use, if any. No personal property other than automobiles shall be stored, kept or placed in any garage space within the Condominium Property unless such other property shall be stored in that portion of each garage space constructed for storage closet purposes.

(3) No garbage cans, supplies, milk bottles, or other articles shall be placed on patios or terraces, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, be shaken or hung from any part of the Common Elements. To provide a healthy environment and in order to eliminate odors and vermin, all garbage must be placed in plastic bags and deposited with all refuse ONLY in the areas so designated. The Common Elements shall be kept free and clear of rubbish, debris, and other unsightly material.

(4) So as to maintain the cleanliness of the Condominium Property, no Owner or resident shall allow anything whatsoever to fall from any window, terrace, or door of his Unit, nor shall he sweep or throw therefrom any dirt or other substances upon the grounds.

(5) No vehicles other than automobiles shall be permitted to park within the Condominium Property, except for the purpose of making deliveries or providing repair services to a Unit. For purposes of this rule, "automobiles" does not include cargo vans, campers, trucks, or motorcycles. However, jeeps, mini-vans and other light weight vans designed primarily for passenger use and permitted by the City of Coral Gables, Florida shall constitute "automobiles". The Board of Administration of the Association shall be charged with interpreting from time to time whether any vehicle is an "automobile" for purposes herein. No vehicle which cannot operate on its own power shall remain within the Condominium Property for more than 24 hours. No vehicles shall be repaired within the Condominium Property, except in emergencies. No vehicle will be stored or left on a permanent, semi-permanent or other long term basis in any unreserved parking

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space constituting a portion of the Common Elements. The Association shall have the power to enforce this rule by ordering the towing of any vehicle violating these rules. Notwithstanding any of the foregoing, no vehicle restriction shall be applicable to vehicles required for use by physically handicapped persons.

Unit Owners and residents agree to park and identify their vehicles in accordance with the directions of the Board of Administration of the Condominium. Improperly parked vehicles or vehicles not bearing required identification may be removed by the Board of Administration of the Condominium without notice and at the owner's expense. An Owner or other residents of a Unit cannot have more than two (2) vehicles parked on the property at any one time, unless specifically approved by the Board of Administration.

(6) In order that labor costs may be kept to a minimum, employees and other agents of the Association may not be sent out of the Condominium Property by any Owner or resident at any time for any purpose, except as authorized by the Board of Administration and for the business of the Association. No Owner or resident may direct, supervise, or in any manner attempt to assert control over the employees or agents of the Association.

(7) Servants and domestic help of the Owners or residents may not gather or lounge in the Common Elements.

(8) In order that all Owners and residents may have the quiet enjoyment of their property, no Owner or resident shall make or permit any disturbing noises on the Condominium Property by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the reasonable rights, comforts or conveniences of the other Owners or residents. No Owner or resident shall unreasonably play, or suffer to be played, any musical instrument, or operate, or suffer to be operated, a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other Owners or residents. Musical instruments, radios, televisions, phonographs, stereos, amplifiers and other sound producing devices may not be played or operated between the hours of 10:00 p.m. and 8:00 a.m. unless they are completely inaudible outside the Unit. No Owner or resident shall conduct, or permit to be conducted, vocal or instrumental instruction at any time on the Condominium Property.

(9) No radio or television installation may be permitted in a Unit which interferes with the television or radio reception of another Unit. No antenna or aerial may be erected or installed on the roof or exterior walls of any Condominium Building, or on any other Common Element, without the prior written consent of the Board of Administration of the Association.

(10) In order to maintain an attractive appearance, no sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in, on or upon any part of the Condominium Property without the written authorization of the Board of Administration, excepting only those interior portions of Units not visible from any portion of the Common Elements.

No window is to be obstructed with paper, foil or any other covering other than a blind, drapery or curtain approved by the Board of Administration. All window coverings must have a white backing or the appearance of a white backing.

(11) In order to protect the Condominium Property, each Owner or resident who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to his departure by:

(a) Removing all furniture, plants and other objects from his porch, terrace, or balcony, where applicable; and

[_____] [_____]
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(b) Designating a responsible firm or individual to care for his Unit should same suffer hurricane damage, and furnishing the Board of Administration with the name of such firm or individual. Such firm or individual shall contact the Board of Administration for clearance to install or remove hurricane shutters, and such party shall be subject to the approval of the Board of Administration.

(12) In order that the buildings may maintain an attractive and uniform appearance, no Owner or resident shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, terraces, patios, windows or roof, except with the prior written consent of the Board of Administration, and further, when approved, subject to the Rules and Regulations adopted by the Board of Administration.

(13) No fences may be erected upon the Condominium Property without the prior approval of the Board of Administration.

(14) Pets belonging to Unit Owners or residents who have signed a pet permission agreement and which have been approved by the Association will be allowed within the Condominium Property subject to the following restrictions:

(a) No animal other than household, domestic animals (dogs, cats, small birds, small aquarium fish) shall be permitted upon the Condominium Property at any time.

(b) No animal may be kept, bred or maintained for any commercial purpose.

(c) No animal weighing in excess of twenty (20) pounds may be brought or kept upon the Condominium Property, and no more than one (1) dog, two (2) cats, or two (2) birds shall be maintained by the owners or residents of any Unit.

(d) Each animal brought or kept upon the Condominium Property shall be at all times under the control of its owner.

(e) Each Owner and each resident shall promptly remove and properly dispose of all waste matter deposited by his or his invitee's animal upon the Condominium Property. The Board of Administration may designate specific portions of the Condominium Property for use in exercising and walking animals owned by Unit Owners or residents, and, in such event, only those designated areas shall be used for such purposes.

(f) No animal shall be allowed to constitute a nuisance.

(g) No pet which dies or is disposed of may be replaced except with the consent of the Board of Administration. It is the intent of this rule that there be no pets permitted on the Condominium Property which were not initially approved by the Developer unless approved by the Board.

(15) In case of any emergency originating in, or threatening any Unit, the Board of Administration or any other person authorized by it shall have the immediate right to enter such Unit for the purpose of remedying or abating the cause of such emergency, notwithstanding that the Owner or resident of such Unit is present at the time of such emergency. To facilitate entry in the event of any such emergency, the Board of Administration shall have a master key to fit the door locks to all Units. If an Owner or resident wants a second lock installed as additional security, said Owner or resident must deposit with the Board of Administration or Manager a duplicate key for the second lock.

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(16) No one other than persons authorized by the Board of Administration shall be permitted at any time on the roof of any Condominium Building.

(17) There shall be no solicitation by any person anywhere in the buildings for any cause, charity, or any purpose whatsoever, unless specifically authorized by the Board of Administration.

(18) No fires, cooking devices or other devices which emit smoke or dust shall be allowed on any patio or terrace adjacent to a Unit, nor on any other portion of the Common Elements unless specifically authorized by the Board of Administration.

(19) Unless expressly permitted in writing by the Board of Administration, the installation of any floor covering, other than padded carpeting is prohibited except in kitchens, baths and entry foyers. In any event, Unit Owners shall have the duty of causing there to be placed between any such covering and the floor of the unit generally accepted and approved material for diminution of noise and sound so that the floors shall be adequately soundproofed according to general architectural and engineering standards observed in the community. Unit Owners may install tile on the patio or terrace adjacent to their Units provided that plans and specifications for same are first approved by the Board of Administration.

(20) Units may be used only as residences and for no other purpose.

(21) None of the Association's property may be removed from the Condominium, except for purposes of repairs or maintenance authorized by the Board of Administration of the Condominium.

(22) Doors affording access to a Unit must be kept closed at all times, except when being used for ingress or egress. All the Unit's windows must be kept closed during inclement weather and when the Unit is unoccupied for any extended period.

(23) Nothing is permitted to enter any waste pipe leading from a bathroom or kitchen fixture that might result in the pipe's becoming clogged except for conventional materials which the pipe was intended to handle. If a pipe becomes clogged because this rule was violated, the Unit Owner of the Unit where the problem originated shall be charged the cost of removing the obstruction.

(24) The moving of furniture outside the Unit or other unwieldy items must be scheduled with the Board of Administration of the Condominium.

(25) No waterbeds or other furniture containing water are permitted in any Unit unless they comply with the building codes, and unless the Unit Owner carries in its name flotation insurance for personal injury and for property damage to the Condominium with a loss payable clause to the Association.

(26) Inflammable, combustible and explosive fluids, chemicals or substances shall not be kept in any Unit, garage, carport or storage closet, except those sold and required for normal household use.

(27) The laundry room and laundry equipment and all recreational facilities are to be kept in a neat and clean manner.

(28) Unit Owners and residents shall adhere to all rules and regulations of the Association posted throughout the Condominium and its recreational areas, and Unit Owners and residents shall direct all members of their families, their agents, visitors, invitees and licensees to comply with such rules and regulations.

(29) All rules and regulations applicable to Unit Owners shall be equally applicable to tenants of a Unit Owner and to

guests, invitees, employees and agents of a Unit Owner while present on the Condominium Property.

(30) The Association may delegate any or all of its rights, privileges and duties in relation to or arising from these Rules and Regulations to any manager of the Condominium Property employed by the Association, provided, however, that such manager shall not have the power to amend the Rules and Regulations in effect from time to time without the prior approval of the Board of Administration, and that the actions of the manager shall at all times be subject to review and control by the Board of Administration.

Applicant(s) Signature

Date

By signing above, Applicant acknowledges receipt of the Rules and Regulations and agrees to abide by them.

[_____] [_____]
Initials Initials



**AMENDMENT TO THE RULES AND REGULATIONS
OF
UNIVERSITY INN CONDOMINIUM ASSOCIATION, INC.**

THIS AMENDMENT, is made as of the 7th day of July, 2005, by **University Inn Condominium Association, Inc., a Florida not-for-profit corporation** ("Association").

RECITALS

WHEREAS, the Association has been established for the operation and maintenance of the University Inn Condominium in accordance with the Declaration of Condominium ("Declaration") and related documents which were recorded on June 12, 1990 in Official Records Book 14583 at Page 1012, of the Public Records of Miami-Dade County, Florida and all amendments thereto; and

WHEREAS, the Association's Rules and Regulations are attached to the By-Laws as Schedule "A" and are recorded in Official Records Book 14583 at Page 1103 of the Public Records of Miami-Dade County, Florida (hereinafter referred to as the "Rules"); and

WHEREAS, Section E(5) of Article 9 of the Declaration, Section 5(H) of Article 11, Section 3(F) of Article IV, and Article XII of the Association's By-Laws provide that the Board of Directors ("Board") is empowered to adopt and amend rules governing the use of the common elements and the occupancy of the units.

WHEREAS, an amendment to Rule 14 of the Association's Rules was proposed at a duly noticed Board Meeting held on the 16th day of June, 2005; and

WHEREAS, the proposed amendment to Rule 14 of the Rules was adopted and approved by no less than a majority of the Board; and

WHEREAS, the Board is desirous of recording the amendment to Rule in the Public Records of Miami-Dade County, Florida;

1. The above Recitals are true and correct and are incorporated herein by reference.
2. New language is indicated by underscored type.
Deleted Language is indicated by ~~struck through~~ type.
3. Rule 14 of the Association's Rules is hereby amended as follows:
 - (14) Pets belonging to Unit Owners or residents who have signed a pet permission agreement and which have been approved by the Association will be allowed within the Condominium Property subject to the following restrictions:
 - (a) No animal other than household, domestic animals (dogs, cats, small birds, small fish) shall be permitted upon the Condominium Property at any time.

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- (b) No animal may be kept, bred or maintained for any commercial purpose.
- (c) No animal weighing in excess of twenty (20) pounds may be brought or kept upon the Condominium Property, and no more than ~~one (1) dog~~, two (2) cats, or two (2) birds shall be maintained by the owners or residents of any Unit.
- (d) Each animal brought or kept upon the Condominium Property shall be at all times under the control of its owner.
- (e) Each Owner and each resident shall promptly remove and properly dispose of all waste matter deposited by his or his' invitees' animal upon the Condominium Property. The Board of Administration may designate specific portions of the Condominium Property for use in exercising and walking animals owned by Unit Owners or residents, and, in such event, only those Owners or residents, and, in such event, only those designated areas shall be used for such purposes.
- (f) No animal shall be allowed to constitute a nuisance.
- (g) No pet which dies or is disposed of may be replaced except with the consent of the Board of Administration. It is the intent of this rule that there be no pets permitted on the Condominium Property which were not initially approved by the Developer unless approved by the Board.
- (h) As of the effective date of this amendment, Unit Owners and tenants shall not be permitted to maintain dogs in their Units. Unit Owners and residents currently maintaining dogs in their Unit must register the dog(s) with the Association prior to the date of adoption of this amendment. No properly registered dog may be replaced upon their death or removal from the Unit. The right to continue to maintain the registered dog(s) shall be personal to the Unit Owner(s) and/or residents and such right shall not transfer upon the sale, lease or transfer of the Unit.

(SIGNATURE PAGE FOLLOWS)

[_____] [_____]

[_____] [_____]
 Initials Initials

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seal this
7th day of JULY, 2005.

Witnesses:

**UNIVERSITY INN CONDOMINIUM
ASSOCIATION, INC.,** a Florida
corporation not-for-profit

Andrea M. Serrano

Print Name: Andrea M. Serrano

[Signature]

Print Name: OSCAR Romero

[Signature]

Print Name: Marilyn Moya

[Signature]

Print Name: DAVIA BABOS

By: [Signature]
Mike De Narvaez, President

By: [Signature]
Jore Ann Salemi, Vice-President

(Seal of Corporation)

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 7th day of July
2005, by **Mike De Narvaez as President and Jore Ann Salemi as Vice-President of
University Inn Condominium Association, Inc.**, a Florida corporation, on behalf of the
corporation. They are personally known to me and/or have produced Florida Driver's License
Numbers _____ and _____ as identification.

[Signature]
Notary Public - State of Florida
Print Name: Glenda Rae Hatton
My Commission Expires:

This instrument prepared by:
L. Chere Trigg, Esquire
Siegfried, Rivera, Lerner,
De La Torre & Sobel, P.A.
201 Alhambra Circle, Suite 1102
Coral Gables, Florida 33134
Telephone: (305) 442-3334
Facsimile: (305) 443-3292
H:\LIBRARY\CASES\3973\2010576\28358.DOC

 Glenda Rae Hatton
My Commission DD235317
Expires July 29, 2007

UNIVERSITY INN CONDOMINIUM
ADDENDUM

EFFECTIVE JULY 1, 2010, FLORIDA CONDOMINIUM LAW HAS BEEN AMENDED TO PERMIT CONDOMINIUM ASSOCIATIONS TO DEMAND THAT TENANTS OF UNITS WHICH HAVE DELINQUENT ACCOUNTS ARE TO PAY THE ASSOCIATION THE MONTHLY RENTAL PAYMENTS THAT WOULD OTHERWISE HAVE BEEN PAID TO THE UNIT OWNER (LANDLORD)

IF THE ASSOCIATION ELECTS TO EXERCISE THIS RIGHT UNDER THE NEW LAW, IT WILL BE GIVING WRITTEN NOTICE TO THE TENANT TO MAKE PAYMENTS TO THE ASSOCIATION UNTIL SUCH TIME AS HE OR SHE IS NOTIFIED THAT HE IS RELEASED FROM THE RESPONSIBILITY BECAUSE THE ACCOUNT IS NO LONGER IN DELINQUENT STATUS.

WRITTEN NOTICE WILL ALSO BE PROVIDED TO THE UNIT OWNER (LANDLORD).

FAILURE OF THE TENANT TO COMPLY WITH THE ASSOCIATION'S DEMAND WILL GIVE RISE TO THE ASSOCIATION HAVING THE RIGHT TO COMMENCE EVICTION ACTION AGAINST THE TENANT PURSUANT TO THE LANDLORD AND TENANT ACT.

TENANT SIGNATURE

OWNER SIGNATURE

[_____] [_____]
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