

DELPHI TOWERS CONDOMINIUM ASSOCIATION, INC.

("DELPHI TOWERS" and/or "ASSOCIATION")

RULES AND REGULATIONS – OCTOBER 2023

INTRODUCTION

Full details regarding Delphi Towers are contained in the Delphi Towers Governing Documents, including but not limited to the Declaration of Condominium and By-Laws, that are provided to a unit purchaser at time of purchase.

The By-Laws are the mechanism through which these administrative Rules and Regulations have been designed and adopted governing the use of common elements.

An orientation will be conducted to review the Rules and Regulations with any purchaser(s) or lessee(s) prior to approval of such persons.

DESCRIPTION

Delphi Towers is a 12-story high rise condominium building comprised of 106 units, with a main entrance lobby. It is not a hotel; nor is it a timeshare.

Each condominium unit is separately owned, and the remainder of the condominium is owned in common by the 106-unit owners. The owner of a condominium unit automatically becomes a member of Delphi Towers Condominium Association, Inc. upon purchase of his or her respective unit. Each unit has one vote in all Association matters. Where multiple ownership of a unit may be involved, one joint owner must be designated as a spokesperson for that unit. This designation must be recorded in a certificate signed by each joint owner and filed with the Association to indicate the member with voting rights for that unit. One unit = one vote.

Each unit includes one designated parking space and storage bin.

MANAGEMENT

The unit owners vote to elect a Board of Directors each year. The Board is comprised of seven members. A Board member's work is voluntary. A quorum of four (4) Board members is required in order to hold a Board meeting and to conduct Association business. All Association Members may attend Board Meetings as observers. Meeting notices will be mailed and/or posted as required by law.

Delphi Towers may employ a professional management company to attend to the day to day operation of Association business, handle emergencies, and maintain and equally enforce the Rules and Regulations. Residents should notify the management company of any item needing maintenance, repair, or appearing suspicious.

RULES AND REGULATIONS

A set of Rules and Regulations have been established for which unit owners are held accountable. Prior to a new resident occupying a unit at Delphi Towers, a written acceptance acknowledging the receipt of the Rules and Regulations must be obtained. This is completed in connection with the orientation meeting with such new residents.

The purpose of meeting with new owners and lessees is to be certain that the new residents fully understand the Rules and Regulations and that the expectations of the Association with respect to the new residents are met as well as ensuring that the positive identification of the persons to become residents is accomplished.

The following summarizes the Rules and Regulations that must be followed by ALL residents of Delphi Towers.

BUILDING ACCESS

A numbered security fob will provide access to the outside doors. IT IS PROHIBITED TO GIVE THIS SECURITY FOB TO THIRD PARTIES. The fob belongs to the Association and can be confiscated by the Association if it is misused. The fob should be transferred from the seller (in the case of a purchase) and should be transferred from the owner to the lessee (in the case of a lease). Replacement fobs, and in certain circumstances, an additional fob may be obtained through the management company. There is generally a fee associated with replacement or additional fobs.

When residents are home, guests are expected to enter the building through the building's front door using the tel-entry system.

Guests using your unit in your absence (must be bonafide guests), may do so only after proper registration with the management company.

For safety and security reasons, if you find any of the building access doors open, kindly close them.

DO NOT be courteous by allowing entry to the building by persons you do not personally know.

A key to the storage unit on your floor must be obtained from the seller (in the case of a new owner) and the owner in the case of a lessee resident.

VEHICLES; PARKING; PARKING LOT

Each unit has one designated parking space. Additional vehicles may use the designated guest parking spaces to the extent they are available and with Board approval.

No commercial vehicles may be parked on the property overnight. Vehicles that carry cargo, not passengers, are considered commercial vehicles.

Parking of any vehicle must be head in only.

If you plan to be out of residence and leave your vehicle on the property, you must advise the management company AND leave the keys for your vehicle on the kitchen counter in your unit in case there is an emergency that requires moving your vehicle. If you plan to make different arrangements, such as leaving your keys with a neighbor, please advise the management company accordingly.

If your vehicle leaks fluids, it must be removed from the premises until the leak is repaired.

No repairing of vehicles may be done on the premises.

If you park in someone else's space, your vehicle will be towed.

Your vehicle must be registered with the management company.

The parking lot is structured for safe ingress and egress of traffic with traffic flowing in one entrance and out a separate exit. You must follow the designated signage for your safety and the safety of your neighbors.

GUESTS

Owners are responsible and accountable for the conduct of their guests and their lessees' guests. Lessees are also responsible and accountable for the conduct of their guests.

Residents are expected to acquaint their guests and visitors with the Rules and Regulations.

Guests must use guest parking spaces only. If they will be visiting overnight, they must register their vehicle with the management company.

PETS

In accordance with the Delphi Towers Governing Documents, Owners may harbor a pet in a unit. Prior to a pet being brought onto the property, a registration form must be completed. The registration and related rules are required for the peaceful enjoyment and safety of our community as it will require various information about the pet, including vaccinations and licensing, to be provided and intends to prevent unintended actions by the pet on common area property. The "PET REGISTRATION FORM" may be obtained from the management company.

Subject to completion of the pet registration form, the following rules must be followed for pet residency:

- Pet maximum weight may not exceed 50 pounds.
- Pet is not permitted on balconies and patios.
- Pet may not come in contact with common area property, including the pool area, walkways, lobby and parking lot (must be carried or transported – i.e. via a pet stroller).
- Pet owner must clean up after pet and will be responsible for any cleaning costs and / or damage repairs required that can be attributable to the pet.
- Aggressive behavior by pet will be reported to the proper authorities and may result in further action, including permanent removal.
- Pet owner assumes all liability resulting from incidents involving pet.
- Association will be held harmless in any claim resulting from pet actions.

RENTERS MAY NOT HARBOR A PET IN THE UNIT. However, Delphi Towers will comply with all Florida Housing Act laws, rules and regulations with respect to animals.

ACCESS TO BEACH CLUB

The Beach Club may be accessed using a specific Beach Club fob (separate from the building access fob). Please follow the rules posted at the Beach Club. Beach Club matters may be addressed by sending an email to the El Mar Beach Club Association at elmarbc@gmail.com

TRASH

The Association provides for the disposal of bagged household trash only. Tie the bag and deposit it in the trash chute. Do not throw loose bottles and cans down the chute.

Do not jam up the trash chute with cardboard cartons, pizza boxes, etc. Collapse such large items (i.e. using a simple box cutter to flatten the box) and place in trash bin in trash room.

Do not discard boxes (larger than those that can be collapsed), furniture, shelving, construction debris and the like in the trash chutes or in the trash room on the first floor. These materials must be taken off the property and disposed of at your expense.

NOISE AND DISTURBANCES

106 families live in close proximity. Please be courteous to your neighbors. Loud noise and disturbances will not be tolerated.

POOL AND RECREATION HALL

Pool rules are posted on the pool deck. Follow the pool rules and use good common sense to avoid accidents and injury.

Personal music devices should be kept at a low volume as to not disturb others in and around the pool area. When considered necessary, wear headphones.

Do not leave towels unattended on chairs or in lounges for long periods of time. Pool area furniture cannot be reserved and is for use on a first come first served basis.

When using the chaise lounges or chairs, consider placing a towel on the chaise lounge and/or chair to indicate it is being used. If you move such items, please return them to their original location after use. In addition, if you use a pool umbrella, please close and restrap the umbrella after use to help avoid it from being damaged if left open.

Proper attire (cover up / shorts / shirts), including footwear should be worn in the lobby. Please refrain from entering the lobby in wet bathing attire and/or without footwear. Please be courteous of your neighbors and help prevent hazardous conditions such as a wet floor in the lobby.

The recreation hall is for all residents' use and enjoyment. Please keep this area clean and be courteous of others using the same space.

DELIVERIES AND MOVING

Residents must inform the management company of any deliveries and/or moving that will require padding of the elevator. Residents must request that the east elevator is padded for their use, and the

east elevator is the only elevator that may be used to transport furniture and other large items. The request for padding of the east elevator must be made through the management company and requires 24-hour notice at a minimum.

Moving is ONLY allowed on weekdays during the hours from 8:00am to 5:00pm. There is NO moving allowed on Saturday, Sunday or federal Holidays. There are NO EXCEPTIONS.

LOBBY

The lobby is a common area space. Please be courteous of your neighbors.

Packages delivered must be retrieved in a timely manner, and those that cause safety issues with respect to the ingress and egress required by the fire department will be removed.

The bulletin board is a common element for use by the Board of Directors. A designated section of the bulletin board may be used by residents to post various notices such as notice that a unit is for sale or lease. Posting of material, including personal views that may be deemed offensive (defined as content that may reasonably cause others to experience fear, insult or disrespect) is strictly prohibited.

DELPHI TOWERS MAINTENANCE STAFF AND VENDORS

Residents are not permitted to give instructions to Delphi Towers staff members or vendors. Should a resident need to report something requiring maintenance, this report must be made to the management company.

It is prohibited for Delphi Towers staff members or vendors to perform work in any unit without the approval of the management company.

LAUNDRY ROOMS

Each floor has a designated laundry room, each with a coin operated washer and dryer. Quarters are required to operate the units.

The washing cycle is approximately 30 minutes, and the drying cycle is approximately 45 minutes.

Be considerate when using the laundry room - remove your clothing promptly from each machine so others can use the equipment.

CONTRACTORS

Arrangements for contractors to work in your unit must be made with the management company, and contractors must possess the necessary licenses to do the work. Permits must be secured from the City of Pompano Beach when required. The burden is on a unit owner to determine what type of work requires a permit.

Accordingly, an approved "Request for Architectural Review" must be in place prior to the commencement of any work. Please contact the management company for this form and follow the directions on the form. Approvals will not be unreasonably withheld as long as the form is complete and accurate and does not violate any provisions of the Governing Documents.

It is unlawful for a person to hire another person or firm to do unlicensed work and to perform work without a permit if one is required. The Association will report such activities to the City of Pompano Beach, and the owner will be subject to various fines.

Contractors may work only Monday through Friday between the hours of 8:00 am and 5:00 pm. There is no work on Saturdays, Sundays, or federal Holidays. There are NO EXCEPTIONS.

Contractors must only park in the guest parking spaces while doing work within the property and may only enter through the south entrance to the building. CONTRACTORS MAY NOT USE THE FRONT ENTRY DOOR.

Unit owners must request that the east elevator is padded for use by their contractor, and the east elevator is the only elevator that may be used by such contractor. This request must be made through the management company and requires 24-hour notice at a minimum. Contractors must ensure materials they are bringing into the building are sufficiently padded to avoid damage to the elevators and common areas.

Owners are responsible for assuring compliance with the Rules and Regulations as they pertain to contractors and are responsible for controlling the contractors' activities and working hours. Any costs to clean common areas as a result of materials left by a contractor will be billed to the unit owner.

ASSESSMENTS

Quarterly assessments are due on the first day of each quarter.

Any other assessments, if applicable, will be due according to instructions provided at the time of such assessment.

Notifications and reminders for such amounts due are a courtesy, however, unit owners are responsible for payment of assessments regardless of receipt of an invoice or reminder.

Failure to pay assessments on time will ultimately increase unit owners' costs and will result in the account being turned over to a collection attorney and/or other action being taken as considered necessary.

SMOKE DETECTORS AND FIRE ALARM SYSTEM

Residents are responsible for maintaining the fire alarm devices located in their unit. Further, residents will be held responsible for any damage to devices in the common areas that are damaged by the resident.

If you are alerted to a general alarm, leave the building by the stairwells. **DO NOT USE THE ELEVATORS.** If you have mobility issues preventing you from using the stairs, please call 911.

DOCKS and BOATS

Dock space is assigned to six (6) Delphi Towers owners.

The Delphi Towers Governing Documents govern the use of the docks and state that in general a unit owner with dock space may only transfer the boat dock together with the unit to which it is assigned. The unit owner may not independently or separately transfer or rent/lease the boat dock to another person

without also transferring or renting/leasing the unit, other than under the conditions noted in the Governing Documents.

Owners with dock space assigned are responsible for paying the dock expenses, including maintenance and utilities, using a formula that allocates the expenses to the unit owners according to the linear feet for his or her space as a % of total linear feet of dock space.

The dock / boat rules are as follows:

- The boat must fit within the allotted dock space assigned to the unit.
- The owner / renter must demonstrate ownership of the boat (at least 51%) being docked in the space by submitting registration documents to the property manager's office.
- No major repairs or painting is permitted on the docks. Hired persons performing general tasks on any boat must be registered with the Association before performing any activity.
- Boats must be secured with adequate protection against damage to the dock and seawall.
- Boats may not be fueled by portable gas cans or fuel trucks while docked. Portable gas cans shall be stored on the boat and not on the dock.
- Any owner with dock space assigned to his or her unit wishing to make an improvement, such as the installation of a boat lift, must seek approval from the Association prior to doing so and will be responsible for removing the boat lift should it be necessary for the Association to perform work on the dock or seawall.

WORKSHOP

A workshop area is available on the 12th floor for use by residents for small repairs and/or hobbies, etc. The workshop can be accessed using your Medeco security key.

LEASING UNITS

Delphi Towers' By-Laws provide that unit owners may lease their units, subject to approval by the Board of Directors. The minimum lease period is 3 months. The unit owner is responsible to ensure that any lease complies with all appropriate laws, rules and regulations regarding unit rentals, including the City of Pompano Beach, Broward County and the State of Florida.

Each prospective lessee will be provided with a copy of the Delphi Towers Rules and Regulations, and the unit owner will be responsible and accountable for their lessee(s) compliance with same. An orientation will be conducted to review the Rules and Regulations with any lessee(s) prior to approval of such persons.

SUMMARY

The Board of Directors has adopted the above Rules and Regulations and consider them reasonably related to the promotion of the health, happiness and enjoyment of all unit owners and residents of Delphi Towers. The Rules and Regulations will be enforced consistently and uniformly.