

Disclosure Statement

FLORIDA ASSOCIATION OF REALTORS



NAME: Mary Jane Pierce

SELLER HAS ☐ HAS NOT ☐ OCCUPIED THE PROPERTY.

DATE SELLER PURCHASED PROPERTY? 07-2010

IS THE PROPERTY CURRENTLY LEASED? NO ☒ YES ☐ TERMINATION DATE OF LEASE: _____

DOES THE PROPERTY CURRENTLY HAVE HOMESTEAD EXEMPTION? NO ☒ YES ☐ YEAR _____

GENERAL INFORMATION ABOUT PROPERTY:

PROPERTY ADDRESS: 175 1st St. South Unit 212 St. Petersburg, FL

LEGAL DESCRIPTION: Sig. Plote Cade Unit 212

NOTICE TO BUYER AND SELLER:

In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

Chapter 718 of the Florida Statutes allows a Buyer to void a purchase and sale agreement by delivering written notice of the Buyer's intention to cancel within 3 days, excluding Saturdays, Sundays and legal holidays, after the date of execution of the agreement by the Buyer and receipt by Buyer of a current copy of the Declaration of Condominium, Articles of Incorporation, Bylaws and Rules of the Association, and a copy of the most recent year-end financial information and frequently asked questions and answers document if so requested in writing.

A. THE UNIT

1. CONDOMINIUM ASSOCIATION DOCUMENTS

Are You Aware:

- a. of any proposed changes to any of the condominium documents? NO ☒ YES ☐
- b. of any resale restrictions? NO ☒ YES ☐
- c. of any restrictions on leasing the property? NO ☐ YES ☒
- d. if the condominium unit is subject to a master homeowner's association? NO ☐ YES ☒
- e. If any answer to questions 2a-2d is yes, please explain: _____

2. CLAIMS & ASSESSMENTS

- a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit unit charges or unpaid assessments (including condominium assessment/association maintenance fees or proposed increases in assessments and/or maintenance fees) affecting the property? NO ☒ YES ☐

If yes, explain: _____

- b. Have any local, state, or federal authorities notified you that repairs, alterations or corrections of the property are required? NO ☒ YES ☐ If yes, explain: _____

3. OCCUPANCY AND OWNERSHIP INFORMATION

- a. unit is ☐ owner occupied ☐ Non-rental second home ☐ long term lease which expires on no lease currently
☐ short-term vacation rental program ☐ other _____
- b. does the unit currently qualify for homestead exemption? NO ☒ YES ☐
- c. unit ownership is evidenced by ☒ fee simple deed ☐ leasehold assignment

Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is Page 1 of 5 Pages.

4. MATERIAL ALTERATIONS TO UNIT:

- a. Are you aware of any material alterations to the inside of the unit? NO ☒ YES ☐
b. Were the alterations made in violation of applicable building codes or without necessary permits? NO ☒ YES ☐
If any answer to questions 4a or 4b is yes, please explain: _____

5. ENVIRONMENT:

I. Was the property built before 1978? NO ☒ YES ☐

II. Are You Aware:

a. of any substances, materials, or products which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, mold, lead-based paint, Chinese/defective drywall, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water in the unit? NO ☐ YES ☐

i. of any damage to the structures located in the unit due to any of the substances, materials or products listed in subsection (a) above? NO ☐ YES ☐

ii. of any corrosion to air conditioner or refrigerator coils, copper tubing, electrical wiring, computer wiring or other household items that have been damaged by sulfur or methane gas emitted from Chinese/defective drywall? NO ☐ YES ☐

iii. of any clean up, repairs, or remediation of the unit due to any of the substances, materials or products listed in subsection (a) above? NO ☐ YES ☐

b. of any condition or proposed change in the vicinity of the unit that does or will materially affect the value of the unit, such as, but not limited to, proposed development or proposed roadways? NO ☐ YES ☐

If any answer to questions 5(I)a-b is yes, please explain: _____

6. FLOOD:

Are You Aware:

a. if any portion of the unit has been flooded by storm surge? NO ☒ YES ☐

b. if the unit requires flood insurance? NO ☐ YES ☐

If any answer to questions 6a-6b is yes, please explain: Association maintains flood insurance

7. TERMITES, DRY ROT, PESTS, WOOD DESTROYING ORGANISMS:

a. Do you have any knowledge of termites, dry rot, pests or wood destroying organisms on or affecting any part of the unit or any structural damage to the unit by them? NO ☒ YES ☐ If yes, explain: _____

b. Have you ever had the property inspected for termites, dry rot, pest or wood destroying organism? NO ☒ YES ☐
Date of inspection _____ If so, what was the outcome of the inspection? _____

c. Has the unit been treated for termites, dry rot, pest or wood destroying organisms? NO ☒ YES ☐ Date and type of treatment _____, Company name: _____

d. Do you have any termite contracts or termite bonds on the unit? NO ☒ YES ☐ If yes, are the bonds transferable? NO ☐ YES ☐

8. PLUMBING-RELATED ITEMS:

a. What is your drinking water source? Public ☒ Private ☐ Well ☐ Other Source ☐

b. Do you have a water conditioning/treatment system? NO ☒ YES ☐ If yes, type: _____
Owned ☐ Leased ☐ What is the balance owed on the system? \$ _____

c. Do you have sewer ☒ septic ☐ system? If septic system describe the location of each system: _____

d. Are you aware of any plumbing leaks since you have owned the unit? NO ☒ YES ☐ If yes, explain: _____

9. MAJOR APPLIANCES:

Indicate existing equipment:

Range ☒ Oven ☒ Microwave ☒ Dishwasher ☒ Garbage Disposal ☒

Trash Compactor ☐ Refrigerator ☒ Freezer ☒ Washer ☒ Dryer ☒

Are any of these appliances leased? NO ☒ YES ☐ Are any of these gas appliances? NO ☐ YES ☐

Is the water heater: owned ☒ leased ☐; Is the water heater: electric ☒ gas ☐

Are you aware of any problems with these appliances, including whether any of the appliances have leaked or overflowed, since you have owned the unit? NO ☒ YES ☐ If yes, explain: _____

10. ELECTRICAL SYSTEM:

Are You Aware:

- a. of any damaged or malfunctioning switches, receptacles, or wiring? NO ☐ YES ☐
b. of any conditions that materially affect the value or operating capacity of the electrical system? NO ☐ YES ☐
If answers to questions 10a or 10b is yes, please explain: _____

11. HEATING AND AIR CONDITIONING:

Indicate existing equipment:

Air conditioning/Heating:

Central ☒ Window/Wall ☐ Number of units _____

Electric ☒ Fuel Oil ☐ Gas ☐ Other ☐

What year was the outside condensing unit placed in service: 2010

What year was the inside air handler unit placed in service: 2010

Solar Heating:

Owned ☐ Leased ☐

Wood-burning stove: NO ☒ YES ☐

Fireplace: NO ☒ YES ☐ Describe fireplace equipment: _____

Are you aware of any defects, malfunctioning or condensation problems regarding these items, since you have owned the unit? NO ☒ YES ☐ If yes, explain: _____

12. FIRE SPRINKLER:

Are You Aware:

- a. if the unit or common elements have been retrofitted with a fire sprinkler or other engineered life safety system?

NO ☒ YES ☐

If yes, is there a pending special assessment for retrofitting? NO ☐ YES ☐ How much? _____

If no, has there been a two-thirds vote of the unit owners to forego retrofitting? NO ☒ YES ☐

13. OTHER EQUIPMENT:

Indicate existing equipment:

Security System: NO ☒ YES ☐ Leased ☐ Owned ☐ Connected to Central Monitor ☐ Monthly Fee \$ _____

Smoke Detectors: NO ☒ YES ☐ Number of smoke detectors? _____

Garage door openers? NO ☒ YES ☐ Number of transmitters? _____

Humidistat? NO ☒ YES ☐ Humidifier? NO ☐ YES ☒

Electric air filters? NO ☒ YES ☐

Vent fans? NO ☒ YES ☐

Paddle fans? NO ☐ YES ☒ Number of paddle fans? _____

14. MAINTENANCE CONTRACTS:

Are You Aware:

- a. of any appliance or equipment maintenance/repair contracts? NO ☒ YES ☐ If yes, Date expire _____

Are they transferable? NO ☐ YES ☐

B. LIMITED COMMON ELEMENTS

Are there any facilities outside the unit such as designated parking space(s), storage closets, boat slips, pool cabanas, garages, car ports etc. that are for your exclusive use? NO ☐ YES ☒ If yes, identify the facility and whether a separate deed or other legal document grants the exclusive right to use 1 parking space, 1 storage unit

C. COMMON ELEMENTS

1. INSURANCE:

Are You Aware:

- a. if the association maintains full replacement value flood insurance on portions of the condominium property required to be insured by the Declaration of Condominium? NO ☐ YES ☒

- b. if the association maintains full replacement value against named perils (fire, windstorm, wind-driven rain etc.) on portions of the condominium property required to be insured by the Declaration of Condominium? NO ☐ YES ☐

If any answer to questions 1a or 1b is yes, please explain: _____

2. STRUCTURE-RELATED ITEMS:

Are You Aware:

- a. of any structural damage to the condominium building or roof which may have resulted from events including, but not limited to, hurricane, fire, wind, flood, hail, landslide, or blasting, and which materially affect the value of the unit? NO ☒ YES ☐
- b. of any damage to the amenities and/or any other common element that materially affects the value of the unit? NO ☒ YES ☐
- c. of any improvements or additions to the common elements that have been constructed in violation of building codes or without necessary permits? NO ☐ YES ☐
- d. of any active permits on the common elements which have not been closed by a final inspection? NO ☐ YES ☐
- e. of any special assessments to correct any damage to the condominium building, roof or common elements? NO ☐ YES ☐

If any answer to questions 2a-2e is yes, please explain: _____

3. ALTERATION/CONVEYANCE OF COMMON ELEMENTS:

Are you aware of any proposed plan to materially alter the common elements, expand the common elements, or convey any part of the common elements? NO ☒ YES ☐ If yes, please explain: _____

D. COASTAL CONSTRUCTION CONTROL LINE

Are you aware if the condominium property ☐ is ☒ is not located partially or totally seaward of the coastal construction control line as defined in Chapter 161.053 of the Florida Statutes?

E. FEES

1. Condominium assessment fee: \$ 494.44 due ☒ monthly ☐ quarterly

Check all items included in the condominium assessment/association fee: ☐ water and sewer ☐ electricity ☐ telephone ☐ high speed internet ☐ pest control ☐ basic TV cable ☐ appliance maintenance ☐ club membership ☐ leasehold or ground lease fee ☐ recreational lease fee ☐ reserves on limited common elements ☐ other

2. Master association fee: \$ _____ due ☐ monthly ☐ quarterly ☐ N/A

3. Common element use fee: \$ _____ due ☐ monthly ☐ quarterly ☐ N/A

4. Limited common element use fee: \$ _____ due ☐ monthly ☐ quarterly ☐ N/A
(in addition to fee in E1 above)

F. OTHER MATTERS

Is there anything else that materially affects the value of the unit? NO ☒ YES ☐ If yes, explain: _____

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: Mary Jane Pierce (signature) / Mary Jane Pierce (print) Date: 09/26/2011

Seller: _____ (signature) / _____ (print) Date: _____

Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is Page 4 of 5 Pages.

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the real property and improvements located on the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent professional inspection is encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. Buyer understands these representations are not made by any real estate licensee.

Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)



SIGNATURE

PLACE TOWER LOFTS PLAZA

*DESIGNER AND
CONTRACTORS
IMPROVEMENT
REGULATIONS*



DESIGNER AND CONTRACTORS IMPROVEMENT REGULATIONS

THE FOLLOWING TIPS MAY BE HELPFUL TO PREVENT ANY POTENTIAL DAMAGE TO YOUR UNIT WHILE WORK IS BEING PERFORMED.

- ❖ Make sure your flooring contractor is aware that your sinks, showers and water closets cannot be used for disposal of left over thin set or grout. Stoppages from these types of materials are never covered under warranty. Since your drains were checked at the time of walk-through and water flowed freely, we cannot hold the General Contractor or the Developer responsible for these stoppages.
- ❖ During any type of flooring installation, or decorating, there is a considerable amount of dust in your unit. If you leave your air conditioning running at this time, be sure to change filters frequently so as not to cause damage to the coils. If these filters are not changed or are removed for any reason, you will get a build up of debris on the coils. This will result in your system not cooling properly and could jeopardize the warranty. The acid washing of coils is costly and the cleaning of these coils does not always bring your system back to its original efficiency.
- ❖ If flooring is being installed in your kitchen, you will have to remove the appliances and kick plates. Please be careful when reconnecting the refrigerator (ice-maker), dishwasher and washing machine. You can get a crimp in your water line, which can clog and cause possible flood. Make sure that all appliances can be removed after floor is installed for service or future replacement.
- ❖ The construction of the building is post tension slab. It is critical that you understand that under no circumstances should you attempt to attach ceiling treatments directly into the bottom of the slab above. If a nail penetrates and snaps one of the tension cables, it can result in serious damage to the structure and potential injury or death.



OWNER REQUIREMENTS PRIOR TO STARTING WORK

Unit Owners must have CLOSED on their Unit and provided a Closing Statement & Warranty Deed to the Association Office. If required by the State, County or Local Governments, any and all permits and a Notice of Commencement must be properly filed before work on the Unit Owner's construction project may commence. Copies of all permits, plans and notices must be supplied to the Management Office prior to the start up of work.

1. APPLICATION PAPERWORK

An "ARCHITECTURAL MODIFICATION APPLICATION FORM" or, in the case of hard flooring installation, the "NOTICE AND ACCEPTANCE OF STANDARDS FOR CONTROL OF SOUND TRANSMISSION AND IMPACT ISOLATION (FLOOR COVERINGS)" & the "SUBMISSION REQUIREMENTS FOR HARD FLOORING INSTALLATION" must be filled out by the Unit Owner, submitted to the Association and, in the case of Architectural Modifications, approved prior to any work commencing. Copies of all drawings, licenses and insurances must be submitted at the time of the application.

The Unit Owner acknowledges and agrees that by filing their Architectural Modification Form with the Association, the Unit Owner has agreed to abide by all the terms and conditions of the Improvement Regulations contained herein. The Unit Owner further acknowledges and agrees that the Association's approval of the Unit Owner's Applications shall not be deemed in any manner to be an acceptance by the Association of any responsibility with respect to the compliance of the plans and specifications to applicable codes or laws or to be an acceptance of responsibility in any other manner with respect to said plans and specifications.

The construction plan or application to perform work shall include the following:

1. Plans and specifications for all work to be performed; if plans or permit are not required, a letter outlining the work to be performed and the Unit Authorization Form (list of contractors) must be completed.
2. Anticipated commencement date;
3. Anticipated completion date;
4. Anticipated delivery schedule;
5. If necessary, engineering report confirming review of structural load capacity;
6. List of all contractors, contractor/subcontractor employees, subcontractors with supervisory personnel and contact telephone numbers;
7. Current and valid Broward County License to perform work from all Contractors;
8. Certificate of Insurance for General Liability Insurance with limits of at least \$500,000.00 and Signature Place named insured;



9. Current Certificate of Workers Compensation Insurance;
10. Sample of sound control material, the material data specifications and the testing results;
11. All required permits necessary to perform work;
12. Contractor Fee

Flooring installation submissions may be submitted separately from other improvements and will be expedited as quickly as possible.

Unit Owners should review the Declaration of Condominium for further clarification of improvement restrictions as they apply to the building interior or exterior and how this may affect your planned modifications.

1. PERMITS

The City of St. Petersburg requires permits for certain work performed in the Units. In most cases separate permits or riders for different types of work, are required. ***No workmen will be permitted access, make deliveries of materials, or commence work in the unit, without providing the Association with a copy of the permit, as well as displaying the permit on the unit door.***

2. LICENSE, PROOF OF INSURANCE

All contractors must provide a copy of any State, County or City required licensing and a Certificate of Insurance, naming Signature Place Condominium Association, Inc. as the additional insured and Certificate Holder, to the Association Management Office ***prior*** to commencement of work. A minimum of 30 days "Notice of Cancellation" to the Association is required and this shall be set forth in the Certificate.

INFORMATION FOR CONTRACTORS

1. SITE ACCESS - PARKING

All contractors shall enter the building through the Receiving entrance unless advised otherwise.

Parking in the garage by contractors or workman is prohibited.

Contractors are not permitted to use the Owner's FOBS or Garage Transponders.

2. CONSTRUCTION AND MATERIAL DELIVERIES

Delivery hours are Monday – Friday, 8 a.m. to 5:00 p.m., holidays excluded. Deliveries must be taken directly to the unit and accepted by the Unit Owner or their representative. Neither the Association, nor its employees, may sign for construction materials.



No WEEKEND, holiday or evening (after 5 p.m.) construction DELIVERIES ARE PERMITTED WITHOUT PRIOR CONSENT OF THE BOARD.

3. ELEVATOR USAGE

All deliveries of construction materials must be scheduled at least 24-hours in advance with the Association Office and will be approved based on availability. Failure to do so may cause delays in the delivery of the materials to the Unit. All deliveries, contractors and their employees must utilize the padded elevator only. Failure to comply with this requirement may result in the exclusion of the contractors from the property.

4. RESTROOM FACILITIES

Unit Owner contractors and/or their employees may only use the restrooms located in the Units in which they are working. Use of the building's Common Area restrooms is not permitted.

5. WATER SHUTDOWNS

Any improvement requiring the shut down of fire sprinklers or any changes in the water supply lines require permitting from the City and/or County. The Unit Owner must advise the Association Office a minimum of one (1) week in advance to schedule work.

6. PROTECTION OF ASSOCIATION PROPERTY

Contractors are responsible for protecting the walls, ceilings, doors, floors and other common areas from damage. Please use extreme caution in transporting materials and equipment and remember that any damage to the common areas will be charged to your company and/or the unit owner. Protective coverings must be placed in front of each hallway door during all hours that work is being performed in the Unit and removed daily during non-working hours. The contractor or their employees must clean all common areas affected by their work at the end of each workday. Damage to any common area must be reported immediately to the Association. Repairs will be billed directly to the unit owner.

7. CONSTRUCTION SAFETY AND HEALTH PROVISIONS

Contractors must fully comply with the current requirements and regulations of the Occupational Safety and Health Act of 1970 ("OSHA"), Construction Safety Act of 1969 and OSHA Hazard Communication Standard for Construction of 1989, including all amendments thereto and standards and regulations which have been or shall be promulgated by the government authorities which administer such acts ("Governmental Regulations").

Such contractor shall require and be directly responsible for compliance with the above Governmental Regulations and below referenced minimum standards by all of its agents, employees, material men and subcontractors; and shall directly receive and be responsible for all citations, assessments, fines or penalties which may be incurred by reason of contractor's failure or failure on the part of its agents, employees, material men or subcontractors to so comply.



Contractors shall indemnify, defend and hold harmless the Association and other Condominium Unit Owners from any and all fines levied on the Association or such Unit owners for cited acts caused by any contractors, its agents, employees, subcontractors or vendors.

8. WORK HOURS

Normal work hours shall be 8:00 a.m. to 5:00 p.m., Monday through Friday and Saturday from 8:00 a.m. to 2:00 p.m.; (provided however that Unit Owners shall pay for any extra charges for security or building management if working on a Saturday)

NO SUNDAY, HOLIDAY OR EVENING WORK IS PERMITTED

Contractors must observe The City of St. Petersburg the noise ordinance.

9. SPECIFIC MINIMUM STANDARDS TO BE FOLLOWED BY ALL UNIT OWNER'S CONTRACTORS:

- (A) Job-site cleanliness and organization is directly related to safety as well as quality. Therefore, contractors shall ensure that all rubbish and debris generated by them is either removed from the site at the end of each workday or (if supplied/approved by the Association) is placed in the on-site dumpster on a daily basis. All clean up of the work area shall be accomplished on a daily basis prior to leaving the Condominium Premises, and all materials shall be stored in an orderly and neat manner as directed by the Association. No liquid or mixture that contains material that may harden and block pipes may be placed in the drain of any Unit or common area including paints or solvents. If after one verbal notification notice, proper clean up is not completed to the satisfaction of the Association, the Association may proceed without further notice with the required clean up work and charge all costs plus fifteen (15%) to contractor;

Contractors shall ensure no radios; walk-mans or any other types of musical device are allowed in building.

- (B) Contractors shall ensure the following key areas receive continuous vigilance throughout the period they are on the project:
- ***Construction project cleanliness and orderly storage/staging of materials and equipment;***
 - ***Strict adherence to the use of proper personal protective equipment;***
 - ***Fall protection and prevention;***
 - ***Ladder and stairway safety;***
 - ***Scaffolding Safety;***
 - ***Caught in/between and struck-by/hit-by hazards;***
 - ***Heavy equipment/crane safety;***
 - ***Hazard communication;***
 - ***Hand and power tool safety; and***
 - ***Electrical safety***



- (C) The Association may conduct daily job-site walk-through and the contractors shall immediately correct, or cause to be corrected, any unsafe conditions or areas of non-compliance noted during such walk-through;
- (D) The Association has adopted a policy that no alcohol, illegal drugs or illegal substances shall be consumed on the Condominium Premises by any of the contractors' personnel.

10. CONTRACTOR, SUB-CONTRACTORS, EMPLOYEE AND VENDOR ACCESS

Individual unit security, as well the security of residents and their guests, is of utmost importance to the Association. All workers are prohibited from any areas of the building that is not directly related to their work requirement. All contractors shall provide the Association an accurate and up to date list of all workers authorized to be in the Unit during the project. No worker will be allowed entry on to the Condominium Premises if he or she is not on the access list. Only contractors or their designated representatives may modify the access list. Contractors shall be responsible for the security of all tools, materials, vehicles and vehicles contents. Any incident of vandalism or suspected theft shall be reported to the Association immediately.

11. STORAGE OF MATERIALS

All materials and equipment used for Unit improvements **MUST** be stored within the unit. No items may be stored or left for any amount of time in elevator lobbies, balconies, garage levels, stairwells, etc. No materials may be cut, stored or worked upon outside the unit (including on the balcony or in any common or limited common element of the Condominium).

12. CONCRETE CORE DRILLING IS NOT PERMITTED

Due to the presence of post tension cables within the floor and ceiling concrete slabs, the concrete shall in no manner be disturbed including installing small anchors.

13. FIRE SAFETY SYSTEM

Only those contractors authorized to perform fire sprinkler work may perform the shutdown or the relocation of fire sprinklers. Prior approval must be obtained by the Association and arrangements made through the Management Office for the water shut down scheduling. This also includes installation of Built in Units necessitating sprinkler head alterations. ***Permits are required for any modification to the fire sprinkler system. Only the Fire Sprinkler Installer can work on the Fire Sprinkler System during the original Warranty period. Please contact the Management Office for further details.***

14. SMOKE DETECTORS/SPEAKERS-UNITS

During the installation of flooring, drywall alterations, and similar work, smoke detectors can be falsely activated and damaged by dust. Special care must be taken to protect these devices during the improvements. **False alarms due to negligence are subject to fining by the Association, City and the County.** Please make every effort to comply by covering sensors during work and promptly removing after work is completed.



The auditory speakers are part of the fire safety system and **must not** be removed for painting or general aesthetic by any contractor. Contact the Management Office for information regarding work on this equipment.

The fire sprinkler heads may not be painted. Please also note, over spray of ceiling covering or paint may cause damage to sensors and necessitate the replacement of sprinkler at unit owner's expense. In addition no changes or any other objects are to be hung on the sprinkler heads.

Contractors tampering with the safety systems in the building are subject to back charges for damages and Unit Owners will be financially responsible for any necessary repairs.

Any and all charges that may be related to this negligence will be handled accordingly by billing the unit owner for all costs incurred, in addition to the association's ability to fine the Unit owner.

15. PROHIBITED WORK

WORKING IN ANY COMMON OR LIMITED COMMON AREA IS NOT PERMITTED BY CONTRACTORS OR WORKMAN RETAINED BY AN INDIVIDUAL UNIT OWNER! (This includes cutting of moldings, carpeting, tile, wood, etc. in parking spaces, common area halls or on balconies.) The Association shall be notified in advance of any planned modifications of life safety systems and the mechanical/electrical systems in the Unit. Should any unplanned requirement for a system modification arise during the alteration process, the Association shall be notified prior to making the modification.

Neither contractors, designers, sub-contractors nor their employees may display or distribute advertisements in any common or limited common area of the building.

16. SAFETY

All contractors shall take all reasonable precautions for the safety of the employees, residents, owners and any other persons who may be affected by the work and shall provide all reasonable protection to prevent damage, injury or loss to all employees performing any of the customization work and all other persons who may be affected. Contractor shall exercise the utmost care in the usage or storage of flammable or other hazardous materials or equipment used in the performance of work.



INFORMATION FOR OWNERS

1. FLOOR COVERING INSTALLATION AND SOUND CONTROL REQUIREMENTS

A NOTICE AND ACCEPTANCE OF STANDARDS FOR CONTROL OF SOUND TRANSMISSION AND IMPACT ISOLATION (FLOOR COVERINGS) and a SUBMISSION REQUIREMENTS FOR HARD FLOORING INSTALLATION including all the required documentation and samples must be completed and submitted with all required documentation for any and all floor covering installation, including the interior of the unit as well as on the balcony. Drainage requirements must be maintained such that water does not remain on the balcony slab after a rainfall.

Balcony flooring cannot cause the height of the top of the railing to be less than forty-two (42) inches in accordance with Carpeting may not be installed on any balcony!

2. UNIT ACCESS

The Unit Owner or Authorized Agent must sign a "Unit Access Authorization-Work Entry" for ALL trades people performing work in the Unit. All workmen must leave a valid Government issued driver's license or picture identification card with the Receiving Clerk and visibly display (wear) their building issued identification card at all times while on the property.

3. LIENS

The Unit Owner and contractor agrees to prevent any liens for work done or materials rendered to attach to any other units at Signature Place , or to any other part of the Condominium Premises. The Unit Owner agrees to defend, indemnify and hold the Association and other Condominium Unit Owners harmless from any and all liens or claims filed or made by any of its contractors or their subcontractors, vendors or employees on account of any alleged nonpayment for labor, materials or services furnished or performed as part of the contractor's work. If any such lien is filed, the Unit Owner shall promptly discharge or remove any such lien or claim by bonding or payment.

4. WINDOW TINT

All of the windows and fixed glass are composed of laminated glass that has been tinted. The manufacturer's specifications caution that additional tinting of glass may lead to damage and voids the warranty on the glass. Neither the Association, Developer, nor Manufacturer will be responsible for repair or replacement of any glass that has been tinted after installation. Follow proper procedure to clean any glass included in your appliance package warranties.

5. HURRICANE SHUTTERS

Hurricane Shutters will not be permitted. The window system installed throughout the property has been product tested to meet and exceed the current building code requirements.



6. PLUMBING

- i. Any and all plumbing work shall be performed by a licensed and insured plumber;
- ii. Relocation/addition of plumbing requiring core drilling is not permitted. Removal and capping off of plumbing fixtures is permissible only if adjacent areas are not affected;
- iii. Removal and re-set of existing plumbing fixtures (i.e. for flooring installation or replacement of fixture) must be performed by a licensed plumber. Wax rings improperly set will cause leakage to the Unit below and result in unnecessary damages and expense.
- iv. Accessing lower Unit(s) to perform plumbing modifications is not permitted.
- v. Use caution when drilling screws into the walls. There may be electrical and plumbing lines in the walls.
- vi. Jacuzzi access panels if installed are installed for future access and service to the motor and plumbing without damage to the marble tile.

If you have any questions regarding any of the above procedural information, please contact the Association Management Office.

PLEASE DO NOT ANTICIPATE:

- ❖ To begin working without required documentation, approval and authorizations;
- ❖ To be permitted special consideration for untimely or inappropriate requests;
- ❖ To work on the property without maintaining proper conduct and strict observance of all procedural requirements;
- ❖ To solicit or distribute advertising or promotional material on the property.



SIGNATURE PLACE CONDOMINIUM ASSOCIATION, INC.

Acknowledgement by Unit Owner:

I acknowledge receipt of the "**Designer & Contractor Construction and Improvement Regulations**" and understand that as a Unit Owner, I am liable for the expense of fines, damages, repairs and other related expenses, etc. due to negligence of my agents, employees. I hereby agree to comply with all of the Designer & Contractor Construction and Improvement Regulations and to cause my contractors and their subcontractors, vendors, all of their employees and agents to comply with these Designer & Contractor Construction and Improvement Regulations.

Print Name _____

Unit Owner Signature(s) _____

Date _____

Acknowledgment by Contractor:

The undersigned contractor(s) which shall be performing work on Unit _____ hereby agrees as a condition of entry to Signature Place, a Condominium Property and to the aforementioned Unit, to strictly comply with and to cause its subcontractors, vendors and all of our agents and employees to comply with, the above stated procedures and regulations which the undersigned acknowledges that has been carefully read and fully understood.

Company Name: _____

Print Name of Authorized Company Agent: _____

Authorized Company Agent Signature: _____

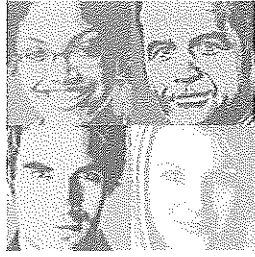
Date: _____

**STATE OF FLORIDA
COUNTY OF PINNELLAS**

The foregoing instrument was acknowledged before me this _____ day of _____, 200 _____, by _____ and _____ and (he/she/they) are (personally known to me or have produced _____ as identification and (did/did not) take an Oath.

Notary Public: _____

Signature _____ My Commission Expires: _____



SIGNATURE

PLACE TOWER LOFTS PLAZA

RULES AND REGULATIONS



RULES AND REGULATIONS

The following Rules and Regulations are contained in the Declaration of Condominium for Signature Place Condominium Association, Inc. (The "Declaration") They are applicable to all occupants of Units as well as to Unit Owners.

EXHIBIT "2"

SIGNATURE PLACE, A CONDOMINIUM

RULES AND REGULATIONS

A. GENERAL RULES

1. Capitalized terms not otherwise defined in these Rules and Regulations shall have the meanings ascribed to such terms in the Declaration of Condominium for Signature Place, a Condominium and the Master Declaration of Covenants, Restrictions and the Easements for Signature Place (the "Master Declaration").
2. Recreational facilities will be used in such a manner as to respect the rights of others, and the Board Directors may regulate duration of hours, hours of opening and closing and schedule their use.
3. No exterior radio, television or telephone or any exterior wiring for any purpose may be installed without the written consent of the Board of Directors and the Master Association.
4. To maintain harmony of exterior appearance no one shall make any changes to, place anything upon, affix anything to or exhibit anything from any part of the Condominium or Association property visible from the exterior of the building or from Common Elements without the prior written consent of the Board of Directors and the Master Association. All curtains, shades, drapes and blinds shall be white or off white in color or lined with materials of these colors. The type and color of tile or other hard surface covering installed on balconies and terraces of Units must be approved by the Board of Directors and the Master Association.
5. All Common Elements will be used for their designated purposes only, and nothing belonging to Owners, their family, tenants or guests shall be kept therein or thereon without the approval of the Board of Directors, and such areas shall at all times be kept free of obstruction. Owners are financially responsible to the Association for damage to the Common Elements caused by themselves, their tenants, guests and family members.
6. Disposition of garbage and trash shall be only by use of trash chutes, receptacles approved by the Association or by use of garbage



disposal units. Owners and occupants of units must (i) place trash in the trash chutes securely bagged (which bags may not contain bulky items or breakable glass objects); (ii) bundle newspapers; (iii) dispose of food and vegetable scraps in the individual residence garbage disposals; (iv) carry bulky items and breakable glass objects down to the trash room on the garage level; and (v) not leave or place garbage or trash in hallways and corridors.

7. All persons occupying Units other than the Owners shall be registered with the Manager or other designate of the Association at or before the time of their occupancy of the residence. This includes renters and house guests.

Units may not be rented for periods of less than three (3) consecutive calendar months nor more than four (4) times a calendar year. A copy of these Rules and Regulations must be given to the tenants and guests by the Owner, or the Owners agent. No unit may be permanently occupied by more persons than the number of bedrooms times two, nor may more persons, including guests, occupy a residence overnight than the number of bedrooms times two, plus four.

This regulation may not be amended in a way that would be detrimental to the sales of the residences by the Developer so long as the Developer holds residences for sale in the ordinary course of business.

8. The association shall retain a pass key to the Units, and the Owners of these units shall provide the Association with a new or extra key whenever locks are changed or added for the use of the Association pursuant to its statutory right of access to the residences. Duplication of owners' keys to Common Element facilities is restricted in the interest of security. Such keys shall be duplicated only with the assistance of the Property Manager. Changing of locks must be done through the Association.
9. Subject to the provisions of the Declaration of the Condominium and the Master Declaration, each Unit Owner and any tenant occupying a Unit in conformance with the Declaration of Condominium and the Master Declaration may maintain in his or her Unit aquarium fish and orderly domesticated pets (which shall be limited to a dog (s) and or cat (s)), provided that any pets permitted shall be only allowed to remain in the Unit and on the Common Elements if such pet is (i) permitted to be so kept by applicable laws and regulations, including the Declaration of Condominium and other condominium documents applicable to the condominium. (ii) not left unattended on balconies or in lanai areas, (iii) not kept or maintained for commercial purposes or breeding, and (iv) generally, not a nuisance or a disturbance to residents of other units or other portions of the Properties. Guests are not permitted to keep or maintain any pets or animals within Units or bring any pets or animals upon the Condominium Property



(as such term is defined in the Declaration), unless otherwise permitted by the Board of Directors of the Association. The following provisions shall also govern any pets on the Condominium Property.

- a. All pets must be on a leash not more than six (6) feet long or carried when outside of the Unit.
- b. Pets shall only be walked to taken upon those portions of the Properties designated by Master Association from time to time.
- c. Unit Owners and tenants shall pick up all solid wastes from their pets and dispose of same appropriately.
- d. Each Unit Owner and tenant shall be responsible for all damage caused by his/her pet.
- e. The maintenance, keeping, boarding and/or raising of pot bellied pigs, reptiles, rodents (i.e., mice, gerbils, hamsters) and any other animals, livestock, or poultry of any kind, regardless of number, is expressly prohibited.
- f. Upon request of any resident, each Unit Owner and tenant shall be deemed to agree to leave any elevator with his or her pet or wait for another elevator.
- g. Pets may not play or exercise in the corridors, stairwells, roof or other portions of the Condominium Property or the Properties, other than the Unit Owners Unit.
- h. Each Unit Owner and tenant agrees to underwrite the cost of necessary exterminator measures in the Owners apartment or others if Unit Owner's or tenant's pet is responsible for the infestation of the buildings or portions thereof.
- i. Each Unit Owner and tenant agrees to restrain its pet in an appropriate manner should it be requested either for cause or the result of a justifiable request from the Master Association or the Association (i.e., muzzled when going through public areas).

Any Unit Owner or tenant who keeps or maintains a pet within the Properties shall indemnify and hold harmless all other Unit Owners, the Declarant, the Association, the Master Association and all lot Owners together with their respective directors, officers, agents, employees, managers, contractors, attorneys, family members, tenants, guests, and invitees from and against any loss, claim or liability of any kind of character whatsoever, whether to property of person, arising by reason of keeping or



maintaining such pet within the Properties. The Association, the Master Association and/or any applicable governing entity may require registration of all pets and may establish reasonable fees in connection with the same and/or may require pet owners to place with the Association and/or Master Association a reasonable security deposit.

10. Children shall be under the direct control of a responsible adult. Skateboarding, "Big Wheels", or loud obnoxious toys are prohibited. Children may be removed from the common areas for misbehavior by or on the instructions of the Board of Directors.
11. Loud and disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos, singing and playing of musical instruments, etc. shall be regulated to sound levels that will not disturb others. No vocal or instrumental practice is permitted after 9:00 p.m. or before 8:00 a.m.
12. Barbecue grills shall not be used on any portion of the Common Elements or any balconies or lanai terraces.
13. Unit Owners shall not change or alter in any manner the planters located on terraces or balconies, nor shall any such Unit Owner install or place any improvements or flowers, plants or other landscaping materials within such planters without the prior written approval of the Master Association in each instance. Any improvement of flowers, plants or other landscaping materials installed or placed within the planters with the prior approval of the Master Association shall be maintained solely by the Unit Owner at such Unit Owners sole cost and expense, in accordance with the rules and regulations as may be now or subsequently enacted or amended from time to time by the Master Association.
14. Illegal and immoral practices are prohibited.
15. Lawns, shrubbery or other exterior plantings shall not be altered, moved or added to without permission of the Association and the Master Association.
16. Laundry, bathing apparel, beach and porch accessories shall not be maintained outside of the residences or on balconies and terraces, such apparel and accessories shall not be exposed to view.
17. No nuisance of any type or kind shall be maintained upon the Condominium Property.
18. Nothing shall be done or kept in any Unit, the Common Elements or any other portion of the Properties that may increase the rate of insurance on the building or contents thereof, without the prior written consent of the Board of Directors and the Master Association.



No Owner shall permit anything to be done or kept in a unit. In the Common Elements or any portion of the properties which will result in the cancellation of insurance on the building, or contents thereof, or which would be in violation of any law or building code.

19. Persons moving furniture and other property into and out of Units must notify the Manager in advance and use the designated access door into the condominium. All such moving must be Mondays through Fridays between the hours of 8:00 a.m. and 5:00 p.m. and Saturdays from 8:00 a.m. to 2:00 p.m.; provided, however, Unit Owners shall pay for any extra charges for security or building management if moving on a Saturday. Moving vans and trucks used for this purpose shall only remain on condominium property when actually in use.
20. Repair, construction, decorating or re-modeling work shall only be carried on Mondays through Fridays between the hours of 8:00 a.m. and 5:00 p.m. and Saturdays from 8:00 a.m. to 2:00 p.m. (provided, however, Unit Owners shall pay for any extra charges for security or building management if working on a Saturday) and the rules for decorators and subcontractors set forth herein must be complied with.
21. These Rules and Regulations shall apply equally to Owners, their families, guests, staff, invitees, employees, customer and tenants.
22. The Board of Directors of the Association may impose up to \$100.00 fine for each violation (except for non-payment of an assessment) or each day of a continuing violation, provided that no such fine shall exceed \$1000.00, of any of the provisions of the Declaration of Condominium, the By-Laws and these Rules and Regulations.
23. The Condominium and Management staff are not permitted to do private work for Owners, their families, guests, staff, invitees, employees, customers or tenants while on duty, except as approved by the Board of Directors from time to time. If both parties are agreeable, staff may assist such persons privately when off duty.
24. If an Owner is a corporation, business entity or multiple owners, the Owner shall designate one individual who shall be the "designated occupant" of the Unit and approval of ownership by the corporation, fiduciary, business entity that is the Owner shall be conditioned by requiring that such "designated occupant" be also approved by the Association. The approval of ownership by a trustee or other holder of legal title for a beneficial owner who is to be the designated occupant of a Unit shall also be conditioned upon approval of such a designated occupant by the Association. Any change in the "designated occupant" of a Unit shall be considered a transfer of title to the Unit that shall be subject to the provisions of the Declaration of Condominium. The term "designated occupant" shall be a natural



person who, for residential purposes with his or her immediate family, will be the persons permitted to occupy the Unit and use any limited common elements appurtenant thereto.

25. These Rules and Regulations do not purport to constitute all of the restrictions affecting the Condominium and Common Elements. Reference should be made to the Condominium Documents and to the Master Declaration.
26. These rules and procedures may be changed without notice.

B. RULES FOR DECORATORS, CONTRACTORS AND SUB-CONTRACTORS

The following rules apply to decorators, contractors and sub-contractors:

1. The Owner must pre-register with the manager giving him the name, address, telephone number and fax number of the unit owner's representative who will oversee the work being done in the unit whether it be the interior decorator the general contractor or the Unit Owner.
2. Prior to commencing work, the Unit Owner's representative must submit to the onsite manager, a list of names, addresses and telephone numbers of all sub-contractors who will be working in the unit, together with a schedule for their work.
3. The manager will coordinate with the Unit Owner's representative the issuance of temporary passes for access for decorators and contractors into the condominium.
4. Work hours are 8:00 a.m. to 5:00 p.m. Monday through Friday and Saturday from 8:00 a.m. to 2:00 p.m.
5. The contractor and all sub-contractors must have all licenses required by Broward County, the City of St. Petersburg and other applicable governmental authorities to submit proof of same for the managers file.
6. Prior to authorization for access, the contractor and all sub-contractors must produce from their insurance carrier a Certificate of Insurance of general liability of no less than \$250,000 per occurrence and no less than \$500,000 aggregate, and provide proof of Workers Compensation coverage for the manager's file.
7. Contractors and sub-contractors shall unload materials and supplies in such area as designated by the Master Association.



After unloading, workers must park their vehicles in the designated areas specified by the Master Association.

8. Passenger elevators shall not be used at anytime by contractors or sub-contractors.
9. Work preparations will not be allowed in the garage, i.e. mixing of paints, mud, grout, etc.
10. The trash chute is not to be used, nor is any trash to be left in units or hallways. The Master Association will provide information on disposal of trash.
11. All trash and debris shall be hauled off by the workers on a daily basis unless a dumpster is specifically designated for their use.
12. Grout, paint, wall mud or any other material may not be poured down building drains, sinks, toilets or bathtubs. Check with the manager for location of cleaning area.
13. Sub-contractors are not to use carts owned by the Master Association or the Manager. (Supply your own).
14. Breaks and lunches, if taken inside the building, should be confined to the Unit Owner's Unit.
15. No radios will be allowed in the building unless used with headphones.
16. Access to the individual condominium Units must be coordinated through the Unit Owner, decorator or other designee.
17. Do not tamper with or hang extension cords from any of the sprinkler heads.
18. Unit smoke alarms are to be left in place. They are to be properly protected during the interior finish work which generates heavy airborne particles, i.e. sanding and painting.
19. Workers are not to wander around in areas other than the specific area or unit they are assigned to.
20. FLOORING- Each Unit Owner who elects to install any portion of a Unit hard surface flooring materials (i.e., tile, marble, wood) shall first be required to install approved sound underlayment of such kind and quality equivalent or superior to super SAM (sound abatement mat) sound isolation material manufactured by National Applied Construction Products, Inc., installed in accordance with the manufacturer's recommendations and the procedures as generally provided below. Each Unit Owner is required to submit for



approval to the Board of Directors or its representative the proposed hard surface floor underlayment material. Written approval for the proposed materials is required prior to installation of hard surface flooring, and then the installed soundproofing must be inspected and approved prior to installation of the hard flooring. Installation procedures shall meet or exceed the following:

a. Isolation barrier

1. At the perimeter of the entire floor, and the periphery of all protrusions to that floor; fiberglass board (6-15 pcf) not less than 3/8 of an inch (9.525 millimeters) thick, to minimize flanking, should be used within 1/4 inches (6.35 millimeters) of the finished surface.
 2. Closed cell polyethylene foam (2.7-9 pcf) not less than 1/4 of an inch thick (6.35 millimeters) may also be used as the perimeter isolation barriers.
 3. The fiberglass board of the polyethylene foam can be cut into strips and held in place with a few spots of acoustical sealant. If the strips are too tall, they can easily be trimmed within 1/4 inch of the finished surface after the tile is grouted, therefore keeping any hard residue out of the perimeter grout joints.
- b. After the tile is set and grouted, additional time should be spent to check the perimeter of the entire floor and the periphery for any protrusions such as pipes, so as not to have any of the mortar, bond coat, or grout, touching the walls or any protrusions that penetrate the floor. Should any of the hard material from the installation make contact between the tile or setting bed and the wall, or a penetrating protrusion, a large reduction in the sound rating will occur. After grouting, but before the edges are caulked, trim the polyethylene sheeting back to the top of the fiberglass or polyethylene foam edging.
- c. A sealant is required at the perimeter of the entire floor, and the periphery of all protrusions to that floor.

- (1) This joint shall be 1/4 inch wide (6.35 millimeters) from the finished top of the tile. This joint must be filled with an elastomeric sealant or an acoustical sealant. Hard grout is unacceptable.
- (2) This caulking can be done before or after grouting as long as the hard grout is left out of the joint between the floor and



the wall and around the periphery of a protrusion.

- (3) Is USG acoustical sealant is used, the joint can be painted to conform to the color of the grout in the field.
- (4) Dow-Corning and G.E. Silicone sealant comes in a variety of colors to harmonize with the color of the tile.

- 21. Each Unit Owner is responsible for his or her decorator's, contractor's and sub-contractor's action and inaction while on Condominium Property and on any Common Areas. Decorators, contractors, and sub-contractors are on the premises at their own risk and agree to indemnify and hold harmless the Condominium Association, the Developer and the Master Association for any liability or damage which might arise in connection with their activities on the premises or on any of the Common Areas.
- 22. Should a decorator, contractor or sub-contractor discover a defect in a Unit, they must notify the manager immediately so the defect may be verified and corrected prior to doing any work that might be impacted by the defect.
- 23. Decorators, contractors and sub-contractors are prohibited from smoking in the building.
- 24. Please help us keep the building clean.

Activities will be monitored during the day. Non-compliance may result in you or your firm being barred in the building.

If you have any questions, please contact the Property Manager.

C. RULES FOR OWNER PARTICIPATION IN BOARD OF DIRECTORS MEETINGS, A BUDGET COMMITTEE MEETING AND A MEETING OF ANY COMMITTEE AUTHORIZED TO TAKE ACTION ON BEHALF OF THE BOARD; AND OF THE LOCATION FOR POSTING NOTICES OF MEETINGS

I. THE RIGHT TO SPEAK

- 1. To the maximum extent practical, the posted Board meeting agenda for each meeting shall list the substance of the matters and actions to be considered by the Board.

2. Roberts Rules of Order (latest edition) shall govern the conduct of the Association meeting when not in conflict with the Declaration of Condominium, the Articles of Incorporation, the By-Laws or the Condominium Act.
3. After each motion is made and seconded by the Board members the meeting Chairperson will permit owner participation regarding the motion on the floor, which time may be limited depending on the complexity and effect on the Association.
4. Owner participation may be prohibited after reports of officers or committees unless a motion is made to act upon the report, or the Chair determines that it is appropriate or is in the best interest of the Association.
5. An owner wishing to speak must first raise his or her hand and wait to be recognized by the Chair.
6. While an owner is speaking he or she must only address the Chair, no one else is permitted to speak at the same time.
7. An owner may speak only once for not more than three (3) minutes and only on the subject or motion on the floor.
8. The chair may, by asking if there be any objection and hearing none, permit an owner to speak for longer than three (3) minutes, or to speak more than once on the same subject. The objection, if any, may be that of a Board member only and if there is an objection then the question will be decided by a vote of the Board.
9. The Chair will have the sole authority and responsibility to see to it that all owner participation is relevant to the subject or motion on the floor.

II. THE RIGHT TO VIDEO OR AUDIOTAPE:

1. The audio and video equipment and devices which owners authorized to utilize at any such meeting must not produce distracting sound or light emissions.
2. Audio and video equipment shall be assembled and placed in a position in advance of the commencement of the meeting in a location that is acceptable to the Board or the Committee.
3. Anyone videotaping or recording a meeting shall not be permitted to move about the meeting room in order to facilitate the recording.



4. At least 24 hours advance written notice shall be given to the Board by any owner desiring to utilize any audio and/or video equipment to record a meeting.

III. ALL NOTICES OF MEMBERSHIP, DIRECTORS AND COMMITTEE MEETINGS AT WHICH OWNERS ARE ENTITLED TO PARTICIPATE WILL BE POSTED IN THE LOCKED, GLASS FRONTED BULLETIN BOARD IN THE MAILROOM.

F. COMMON AREAS

THESE RULES AND REGULATIONS DO NOT GRANT ANY RIGHTS WITH RESPECT TO THE COMMON AREAS. UNIT OWNERS SHALL REFER TO THE MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR SIGNATURE PLACE WITH RESPECT TO THE COMMON AREAS.



SIGNATURE

PLACE TOWER LOFTS PLAZA

VENDORS RULES AND REGULATIONS

VENDORS RULES AND REGULATIONS
(In addition, please see Designer and Contractor Regulations)

1. **Vendors, Movers and Cleaning Services are not permitted to work on Sundays.** Work is permitted Monday thru Friday between the hours of 8:00 a.m. to 5:00 p.m. and Saturdays between the hours of 8:00 and 2:00 p.m. Please notify your vendor of this rule in advance.
2. **Unit Access:** The Owner must e-mail, Fax or call the management office giving permission to allow Unit access. This rule applies to family members. No entry is granted without authorization.
3. **License and Insurance:** License and insurance information must be provided to the management before the subcontractors will be given permission to commence work.
4. **Notification of Construction Crews to be on Site:** The contractor, sub-contractors or owner of the Unit must submit a specification plan and authorization form to the Manager at least three days in advance. This will allow staff to protect elevators, Common Areas and to review the plans to ensure compliance.
5. **Sub-contractors' parking:** Loading and unloading of construction materials, furniture, etc., must be done from designated area. No tractor-trailer moving trucks are permitted in the parking garage or Lobby (Ground Floor) Entrance Level. Vendors are required to park vehicles in designated parking area. Vendors must register at Management Office on Lobby floor. Vendors are to use padded elevators only.
6. **Underlayment Specifications:** A copy of specifications outlining the exact procedure and material to be used. Specifications may be obtained at the Management Office and must be followed. (Written approval must be obtained from the Board of Directors)
7. **Trash Removal:** Trash generated from sub-contractors may not be disposed of on the Property and must be promptly removed from the property by the contractor.
8. **Responsibility for Damage to Building:** Grout or thin set may not be disposed of in the Unit plumbing. Workers will be expected to remove their own material. Sub-contractors are not to leave or perform any work in the Common Areas. Trades using material such as paint, tile, woodwork, etc., must neatly lay heavy paper or plastic from the elevator door to the Unit in order to prevent any damage to carpet. All Common Areas will be inspected at the end of each day. The cost of any repairs to the Common Area or to the other Units will be assessed to the Unit Owner.



SIGNATURE
PLACE HERE

9. **Material Delivery:** Only materials that can be delivered to the Unit using the service elevator or the stairs will be permitted. ***NO MATERIALS MAY BE HOISTED OR LIFTED TO THE UNIT FROM THE BALCONIES OR EXTERIOR OF THE BUILDING.***

ANY VENDOR FOUND TO BE IN VIOLATION OF THESE GUIDELINES WOULD NOT BE PERMITTED TO RETURN TO THE PROPERTY UNTIL THE VIOLATION HAS BEEN CORRECTED AND PAYMENT HAS BEEN MADE FOR DAMAGES.



SIGNATURE

PLACE TOWER LOFTS PLAZA

FACILITIES AND AMENITIES



FACILITIES AND AMENITIES

Signature Place provides the beautiful views and amenities for your enjoyment.

To enable you to enjoy your new home to the fullest, Signature Place has the following fine facilities for your use:

Club House Room containing approximately 10,518 square feet and a full service kitchen, capable of accommodating a maximum of 134 persons, and located on the Seven (7) floor of the Condominium. Contact Management for reservation information. Party hours in common areas will be from 8am-12am. Reservations, for parties, should be made in the Management Office. Owners will be responsible for all damage to rooms, while in their use. Residents should be mindful to local noise ordinances, and be courteous to their neighbors.

Party Room containing approximately 1,935 square feet and a full service bar and lounge area, capable of accommodating a maximum of 49 persons, and located on the Six (6) floor of the Condominium. Contact Management for reservation information. Party hours in common areas will be from 8am-12am. Reservations, for parties, should be made in the Management Office. Owners will be responsible for all damage to rooms, while in their use. Residents should be mindful to local noise ordinances, and be courteous to their neighbors.

Fitness/Exercise Center containing approximately 4,730, square feet is capable of accommodating a maximum of 95 persons. This state of the art facility is located on the 6th floor.

Amenity-Deck of approximately 34,410 square feet, capable of accommodating a maximum of approximately 1,147 persons, grilling area, fire pit, located outside across from fitness center and club house on 6th floor.

Heated Exotic Pool, and Cabana Area of approximately 2,776 sq ft, with a capacity of 582 persons with depths of approximately 3 feet 3 inches in the shallow end to approximately 4 feet 9 inches in the deep end.

Media Room Area of approximately 1,820 square feet, with a capacity of 121 persons.