



HOUSE RULES OF CHANCELLOR HALL ASSOCIATION, INC.

NO GUEST WILL BE PERMITTED TO STAY WITH YOU FOR MORE THAN 30 DAYS.

NO ONE WILL BE PERMITTED TO STAY IN YOUR APARTMENT WHILE THE OWNER IS AWAY OUT OF TOWN.

THE NUMBER OF PERSONS TO OCCUPY A UNIT MUST BE APPROVED BY THE BOARD. THEIR NAME(S) MUST BE FILLED OUT ON AN OCCUPANCY FORM TO BE SECURED AT THE ASSOCIATION OFFICE.

A ONE BEDROOM UNIT MUST HAVE NO MORE THAN TWO OCCUPANTS. A ONE AND A HALF BEDROOM UNIT MUST HAVE NO MORE THAN FOUR OCCUPANTS. A TWO BEDROOM MAY HAVE UP TO SIX OCCUPANTS.

NO ALCOHOL MAY BE CONSUMED IN THE POOL AREA.

WE URGE YOUR COOPERATION AS WE ARE DOING OUR BEST TO KEEP OUR BUILDING CLEAN AND RUNNING SMOOTHLY.

BOARD OF DIRECTORS  
CHANCELLOR HALL ASSOCIATION, INC.  
MARCH 30, 1992  
AMENDED DECEMBER 13, 2004

CLARIFICATION

1. Guests and Visitors - A guest is defined as a person or persons who will stay with you at least overnight in your unit.

A visitor is defined as a person or persons who are visiting you for the day or part of the day.

Visitors of owners may use the recreation room as long as the owner is present.

2. THE BY LAWS OF THE ASSOCIATION, THE ARTICLES OF INCORPORATION AND THE DECLARATION OF CONDOMINIUM PROVIDES THAT NO NUISANCE SHALL BE ALLOWED NOR ANY OFFENSIVE USE OR PRACTICE WHICH WILL CREATE A SOURCE OF ANNOYANCE TO REIDENT OWNERS, OR WHICH INTERFERES WITH THE PEACEFUL POSSESSION AND PROPER USE OF THE PROPERTY BY ALL THE RESIDENT OWNERS.

This building is not as soundproof as was advertised when first built. The section of the building from the walks (back) to the inside of the kitchen wall, and the area east and west of this line is primarily partition wall and not concrete construction. The covered portion of the floor is on concrete and sounds will travel along these floors and to the floors below.

It will increase each owners peaceful possession if more thought be given to your fellow owners comfort. It cannot be stressed too often, that sounds travel much faster and farther on the quiet air here in FL. All owners should give consideration to these facts and try to curb the habits of a life-time brought to FL from northern cities where noise is a way of life.

Loud talking on the catwalks, in the entranceway alongside the recreation room, by the elevator, echoes and disturbs especially late at night. Persons sitting under the canopy poolside don't realize that their conversation echoes off the building walls and can be annoying to people living on that side of the building.

It is not uncommon for people to hear noise from high heeled shoes, a shopping cart being wheeled, or even furniture being moved around inside an apartment, by people living on the first floor, though each of the above may be coming from the fourth floor.

No Owner(s) shall make or permit any disturbing noises by himself, his family, or friends at anytime. No Owner(s) shall play or operate any sound reproduction, TV or radio or allow same to be played or operated in the Apartment or Poolside in a disturbing manner during the day or night. Your type of music may be offensive to other owners. The volume of sound on a radio, TV or stereo must be lowered by 12 midnite. In the event it is not, you may either receive a call from a Board member, the offended party may call or knock at your door, or the police may pay you a visit.



3. RECREATION ROOM - The recreation room is for all owners' use. Since the room is locked at all times except when the Association office is open, each owner must have their own key. Monthly maintenance checks are deposited in the room's mailbox.

The furniture in the room may not be removed or loaned to any owner unless a request is made to the Board.

If you wish to use the room for a social function permission for its use must be granted by the Board; the function must end by 12 AM.

4. POOL AND POOL AREA - The pool and pool deck will be open daily from 9AM to 9PM. Please note FL STATE POOL RULES state:

- A. Shower before entering.
- A. Shower before entering.
- B. No food, glass or drink.
- C. No diving.

In addition to the above, the following rules are to be observed by unit owners and their guests:

- A. An owner must be present if his guest(s) use the pool.
- B. Children under the age of 15 must be accompanied by a parent or responsible adult.
- C. No running or playing ball is permitted poolside.
- D. If sunscreen is used, please cover the lounge chair or dining chair with a towel.
- E. If Board approval has been sought and granted for a function to be held poolside, only non-breakable plastic items as well as paper plates or cups may be used.
- F. REFUSE MUST BE DISCARDED IN THE LARGE CONTAINER NEAR THE SHOWER.

NOTE: THE POOL IS FOR THE USE OF ALL OWNERS WHO HAVE PRIOR RIGHTS TO ITS USE BEFORE GUESTS.

5. CATWALKS AND BALCONY -

Because of a growing concern for the safety of all who use our catwalks daily be they owners, guests, workmen, or even at times the Miami Dade Rescue Squad, we must insist that nothing be placed outside your unit so that the common areas remain unobstructed at all times. This is especially true of PLANTS, SHOPPING CARTS, MOPS AND BROOMS, CHAIRS AND SHOES.

No MATS may be placed in the front of the entrance to your unit to avoid a possible slip and fall accident.

By law, a tenement is defined as any kind of permanent property that is rented. Rental is not permitted at CH; in order to avoid the appearance we are a tenement do not hang towels, garments, or even shoes on the balcony ledge.

6. GARBAGE DISPOSAL -

NEVER DISPOSE OF RAW GARBAGE WITHOUT TYING THE GARBAGE BAG SECURELY. SHOULD IT COME APART AND RAW GARBAGE FALLS THRU THE CHUTE AND INTO THE FIRST FLOOR BIN, THIS OFT TIMES CREATES AN OFFENSIVE ODOR THAT INFECTS THE GARBAGE ROOMS WITH AN OFFENSIVE ODOR.

Do not attempt to discard overstuffed plastic garbage bags down the chute as well as cartons because they do not free fall to the first floor and will only cause a backup that has to be freed before disposal may resume.

Owners are asked to abide by the recycling laws for NMB. Newspapers and paper goods should be disposed of in the dumpster clearly marked NEWSPAPERS painted on its lid. Boxes should be broken down so they take up less space. All other garbage must be disposed of in the enclosed dumpster by the elevator room.

Bottles made of plastic or glass, and cans must be disposed of in the grey colored bins marked RECYCLABLES.

7. DOORS - Laundry, Entry, Exit

Laundry rooms should be closed and locked upon completion of the washing, drying cycle. This is the reason the rooms are locked each nite: to prevent unknown persons breaking into the coin boxes of the washers and dryers.

All entry and exit doors are to remain closed!