



RULES & POLICIES

OCCUPANCY: The maximum number of occupants permitted to dwell in an apartment shall be strictly enforced and not exceed two (2) occupants per bedroom, as follows: 1-Bedroom Units-2 Persons, 2-Bedroom Units-4 Persons, 3-Bedroom Units-6 Persons. We provide 1 FOB per adult occupying the unit. Additional FOBs may be purchased at a cost of \$75.00 each. **Residents who exceed these occupancy standards during the lease term, will be required to either:

- i: Transfer to another available apartment at the current market rate, which has more bedrooms; or
- ii: Vacate the premise.

NOISE: No tenant, occupant, or guests shall make or permit any disturbing noises inside the unit/or in the common areas, that will interfere with the rights, use and enjoyment of other occupant.

ADMINISTRATION FEE: A Non-Refundable \$350 Administration fee will be required to reserve a unit for a maximum of thirty (30) days once the application has been accepted. Move in date must be within 30 days of acceptance of application.

DEPOSIT FEES: Standard Security Deposit per unit is \$500, subject to change depending on results of application. Applicants also have the option of participating in Assurant's Flex Deposit Program and purchasing a non-refundable Surety Bond for as low as \$50 in lieu of the Security Deposit.

LIABILITY/RENTERS INSURANCE: Residents are required to have Renters liability insurance policy of \$300,000 or more for the duration of your residency. All lease holders must be listed on the policy. Sanctuary at Doral, LLC and Shoma Management LLC must be listed as additional interested parties. Proof of liability insurance is required before move-in. Additionally, we strongly recommend a Renter's Property Insurance for the contents of your unit. If you would like assistance in obtaining the required insurance, please visit our preferred insurance provider, Assurant at www.quoterenters.com / 1855.388.7833. (Estimated cost of the required \$300,000 Liability coverage is \$13.84 per month or \$166 a year)

MOVE-IN CHARGES AND MONTHLY PAYMENTS: All move in charges and monthly payments must be done online. Once you become a resident, you can easily set-up recurring payments using either your banking account info or credit card/debit cards (Subject to convenience fees). No cash payments allowed. No payments will be accepted at the management office.

SMOKE FREE: This is a smoke free community which means that smoking and any other smoke generating products, such as incense, electronic cigarettes, hookah or vaporizers are strictly forbidden on the premises. This includes balconies, patios or any of the common areas. Fines will be issued per violation; \$250 first violation, \$500 second violation and 3rd violation, subject to eviction.

TRASH CHUTE: All refuse, waste, bottles, cans, etc. placed in the trash chute, shall be securely wrapped in plastic garbage bags and sent down the trash chute in a container not exceeding the diameter of the chute. Because of the noise some objects make, we discourage the use of the trash chute between 11:00 PM and 6:00 AM. Boxes are not to be thrown down the trash chutes (A fine of \$75 per item will be assessed).

BALCONIES/PATIOS: Only patio furniture or plants are permitted on balconies or patios. Please keep your balcony/patio clean. No object shall be hung from balconies, patios or windowsills. No cloth, clothing, rugs or mops shall be hung on or shaken from windows, doors, balconies or corridors. No cooking shall be permitted on any balcony. No BBQ grills are permitted on balconies/patios. No sweepings or other substances shall be permitted to escape to the exterior of the building from the windows, doors, balconies or terraces of individual Units. There is to be no watering of plants on the balcony or washing the floor if it leads to water escaping through the sides of balconies. Any excess water from such procedures should be immediately mopped up. Objects shall not be hung on exterior walls, nor otherwise fastened thereto by a device penetrating the wall.

FRONT DOOR AND HALLWAYS: Welcome mats are not permitted in hallways as they can pose as tripping hazards in our hallways

PARKING: One- and two-bedroom apartments will be assigned one parking space and will be allowed to lease an additional space. Three-bedroom apartments will be assigned two spaces and will be allowed to lease an additional space. All vehicles must be registered, and the vehicle registration is required to be uploaded at the time of application. Registered vehicles will be given access to the parking area. A one-time registration fee of \$15 per vehicle will be charged at move-in. Garages are for automobiles/motorcycles only. No storage is allowed on/ or in front of parking space. Motorcycles or scooters are not permitted to be parked in front of parking spaces. Scooters or motorcycles are required to park in its own parking space and must be properly registered with the Management Office. Commercial trucks, motorhomes and recreational vehicles are not allowed. All vehicles must be properly parked in their parking space and not obstruct others from parking.

VEHICLES: No vehicles in inoperable condition or with an expired license plate shall be parked or stored in any parking area and are subject to tow.

BICYCLES: Bicycles that are not stored inside units must be stored in the bicycle room. Shoma Management will not be responsible for loss or damage to resident's bicycle's kept in the bicycle room.

STORAGE LOCKERS: Flammable, volatile, odorous or toxic materials or any food products may not be placed in the storage area. All belongings must be within the individual storage unit. Anything left on top or in the hallway will be confiscated. Nothing will be done or kept in a locker that will either increase the cost of insurance or result in the insurance being cancelled.

Shoma Management will not be responsible for loss or damage to personal property of residents kept in the storage lockers.

EMERGENCY ENTRY: In case of any emergency originating in a unit which threatens any other dwelling or common area, regardless of whether the tenant is present at the time of such emergency, Management or any other person authorized by it shall have the right to enter such a unit for the purpose of remedying or abating the cause of such emergency.

CHILDREN: Children shall not play in the corridors, driveways, lounges or stairways nor interfere with the operation of the elevators. Reasonable adult supervision must be exercised when children are playing on the grounds.

ATTIRE: Tenants, their families, and guests shall not appear in or use the Common Elements except in appropriate attire. No bare feet or uncovered bathing suits are allowed in the lobbies, elevators, stairways, or parking areas.

WINDOWS: No Unit shall have aluminum foil placed in any window or glass door nor any reflective or tinting substance placed on any glass.

OBSTRUCTIONS: Sidewalks, entrances, driveways, passages, patios, courts, elevators, vestibules, stairways, corridors, walkways and all Common Elements shall be kept open and shall not be obstructed in any manner. Rugs or mats must not be placed outside of doors in walkways or corridors of common elements. No sign notice or advertisement shall be inscribed or exposed on or at any window or any part of a Unit, except such as shall have been approved by Management. There shall be nothing projected out of any window, no radio or television aerial, antenna, or dish shall be attached to, hung from or mounted upon the exterior of the Condominium or the roof thereof without the specific written permission of the Management.

DESTRUCTION OF PROPERTY: Neither Tenants, nor guests shall mark, damage, destroy, deface or engrave any part of the buildings or Common Elements. Tenants will be financially responsible for any such damage.

EXTERIOR APPEARANCE: The exterior building and areas appurtenant to the building shall not be painted, decorated or modified by any Tenant in any manner on purely aesthetic grounds. No awnings, window guards, light reflective material, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the apartment.

VISITORS: Any guests staying longer than 14 days must notify the Management Office. Guest parking is on a first come, first service basis and subject to availability. Guests must register their vehicle through the Pay by Phone App. Signage with instructions are posted in front of the guest parking spaces. Guests can register and park for free up to 8 hours at a time. One license plate can only be registered a maximum of 5 times a month. Once that license plate has reached the monthly allowable limit (5 times), then that vehicle will not be permitted to park in guest parking (subject to ticketing or towing).

AMENITIES & COMMON AREAS: All rules and regulations of the common areas must be strictly adhered to. No gas, charcoal, propane tanks or grills of any kind may be used or stored on patios/balconies or inside the apartment building at any time. This community offers you the

following: Pool with cabanas, Designated Barbecue area, Fitness Center, Package Center, Business Center, Soccer field, Pet Spa, Dog Park, Playground, Club Room, Spa, Yoga Lawn.

Hours of operation for amenities are as follows:

Pool: Open from 8:00am to 8:00pm daily

BBQ grill area: Open from 8:00am to 8:00pm daily

Fitness Center: Open from 5:00am to 12:00am daily

Business Center: Open from 6:00am to 12:00am daily

Playground: Open from 8:00am to 8:00pm daily

Soccer Field: Open from 8:00am to 9:00pm daily

Spa: Open from 5:00am to 12:00am daily

Club room: Open from 6am-11:00pm daily

Package Center: Available 24 hours a day

USE OF POOLS: Tenants and guests shall comply with the following rules and regulations governing the use of the pools:

- NO LIFEGUARD WILL BE ON DUTY “SWIM AT YOUR OWN RISK”.
- All persons must shower before entering the pools.
- Children less than twelve (12) years of age must always be accompanied and supervised by an adult. Parents are responsible for the conduct and safety of their children.
- Proper swim wear is required. Unit Owners and guests in bathing suits are requested to stay within the pool areas. Cover-up and shoes are required outside these areas.
- Neither glass containers nor sound producing equipment (except where headphones are used) are permitted in the pool or recreation areas.
- Running, roller-skating, rollerblading, skateboards, ball playing, and games are prohibited.
- Neither pool deck furniture may be removed from the pool areas.
- Building Management has complete authority to refuse to admit anyone to the pool or pool area because of health reasons or because of intoxication, misconduct, or disregard for the rules and regulations.
- The pool and pool area shall be closed during inclement weather.
- No one is to use the pool when it is officially closed.
- If suntan oil is used, a beach towel must be used to cover pool and patio furniture.

USE OF FITNESS CENTER, SAUNA'S, YOGA ROOM AND SPA:

- No children under age 16 are allowed without adult supervision. This includes use of all fitness equipment as well as use of the Jacuzzis, steam rooms and saunas.
- No attendant is present. Use the equipment at your own risk
- Proper exercise attire is strongly recommended in the Fitness Center. Only non-marking athletic shoes are permitted on the gym floor. Athletic shoes are required when using all cardiovascular equipment.

- All equipment, including TV remote control units, should be returned to its appropriate place. Free weights and dumbbells must be restacked in the appropriate rack after use. Please wipe down equipment after use. Use of disinfectant wipes is encouraged.
- Use of the television, the stereo, and cell phones in the Fitness Center is a privilege. Please maintain a tranquil atmosphere by keeping the volume to an appropriate level and limiting cell phone use. Cell phones are not to be used while operating equipment.

PROPERTY ACCESS: The property is well secured and provides access only to residents by requiring biometric authentication for points of entry and use of amenities. An apartment video intercom is provided for the use of guests. The system, Butterfly MX, will allow you to manage property access from your smartphone. You will be able to receive video calls, unlock the door remotely, and grant managed access for delivery people and service providers.

PET POLICY: We are a pet friendly community and allow up to two (2) pets (dog or cat) per unit not to exceed a combined weight of forty pounds (40 lbs) or one (1) pet (dog or cat) not to exceed twenty-five pounds (25 lbs).). Exotic pets such as ferrets, rabbits, snakes and other reptiles, are not allowed on the community's premises. Some birds are restricted as well. Please consult with the Management Office for a list of restricted birds. Assistive animals are not subject to weight restrictions.

- A \$500.00 non-refundable pet fee for one pet or \$750.00 for two pets will be required to be paid prior to move in.
- A one-time DNA pet fee of \$65.00/dog is due at the time of move in, (or the actual cost of the kit at the time of move-in, if different).
- A monthly pet rent of \$20.00 for one pet and \$40 for two pets will be charged for the term of the lease while the pet(s) occupy the apartment.
- At the time of application (or later if acquired after move-in date), a photograph of your pet(s) must be uploaded together with a veterinarian certificate verifying the pet's age, weight, and current vaccinations. Pets need to be inoculated in accordance with State and Local law. All pets must receive proper veterinary care and must be up to date on rabies and distemper vaccinations, with a veterinarian's statement to this effect. The verification is required on an annual basis.
- Prior to move-in, Management will provide to Tenant a DNA collection kit for each dog identified in the application. Tenant will reimburse Management for the cost of the kit at that time. Tenant shall use the kit to cheek swab its dog(s) in the presence of Management and provide the collected material to the agent. Management will then provide the materials to the dog registration company. Management will provide Tenant with a tag provided in the collection kit which Tenant should attach to the dog's collar to identify the dog as registered into the World Pet Registry and shall not allow the tag to be transferred to any other dog. The results of DNA testing will be

provided in writing to the Tenant. All pets in the Sanctuary property are required to have the tag identifying them as having completed DNA testing.

- All dogs and cats must wear identification tags that indicate the pet's name, owner's name, Unit number, and telephone number.
- Pets must always be kept on a leash. Pets must not be left unattended in a garage or on a patio/balcony at any time.
- Pets are restricted to their designated areas. Pets are not allowed in any common area (other than those designated pet area), including but not limited to lobbies, community rooms, halls, etc.; except to enter or exit the building.
- Tenants are responsible for keeping all areas where pets are housed clean, safe, and free of parasites, including fleas. Dog owners must immediately pick up and dispose of all dog waste deposited on the housing's streets or grounds. In the event fecal matter from Tenant's dog is found on the property, Tenant agrees to be responsible for all testing, collection fees and costs incurred by Management and shall pay a fine of \$300. DNA results will be used to identify violators.
- Owners of cats and other pets using litter boxes must:
 - o Separate pet waste from litter daily, or change litter box at least twice each week
 - o Place soiled litter in tied, plastic bags and disposed of it in the garbage facilities
- Tenants are responsible for ensuring that their pets do not disturb or annoy other tenants or neighbors. Tenants whose pet(s) are determined by Management to be disturbing others must remedy the situation immediately. A Tenant who fails to remedy the situation after 2 warnings will receive a 30-day notice to remove the pet, except in the case of a serious problem, e.g. a vicious dog, whereby the length of time may be shorted in the interest of public safety. If the tenant fails to remove the pet, the Tenant will be considered in breach of their lease agreement and may be required to vacate the premises.
- All complaints related to pets must be in writing and will be reviewed by Management.
- Tenants are responsible for damages or injuries caused by their pets. Management will not be held responsible for any injuries caused by any pet.
- Any damage to any common elements or limited common elements, caused by the tenant's pet, will be repaired at the unit owner's expense.
- No guests or family of unit owners shall be permitted to bring pets or animals of any kind onto the property without advance permission from Management.
- No pet may be left unattended on balconies.
- The following dog breeds are not allowed: Airedale Terrier, Akita, Alaskan Malamutes, American Bulldog, American Husky, American Pit bull, American Staffordshire, Australian Cattle dog, Australian Sheppard, Boxer, Bulldog, Bull Terrier, Bull Mastiff, Caucasian Sheppard, Chinese Shar Pei, Chow-chow, Doberman Pinscher, English Mastiff, English Springer Spaniel, Eskimo Spaniel, Eskimo dog, Fox Sheppard, Fox Terrier,

German Sheppard, Great Dane, Italian Mastiff, Rottweiler, or any mixed breeds that include one or more of the above restricted breeds. The following bird breeds are not allowed Macaw, Toucan, Cockatoo, and any large breed parrot.

- For Assistive animals, please consult with management office for required paperwork.

TRANSFER POLICY: In order to transfer units, Tenants must be in good standing, no recent violations (last 90 days), and in their current lease for a minimum of 7 months. In addition, their current unit must be inspected. If damages exist, the costs of these damages are required to be paid prior to transferring. Additionally, a new security deposit will be required for the new unit. If transferring to a more expensive unit, updated proof of income will be required, Income must be at least 3 times the net effective rent. A new lease term will be assigned to the new unit. Tenants will need to sign a new lease, must provide written notice to vacate and complete applicable paperwork. There is a \$500 non-refundable transfer fee. It is at the discretion of the Management Office to approve or deny transfers.

SOLICITATION: There shall be no solicitation by any person anywhere on Common area property for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by Management.

*Rules are subject to change at the discretion of management.

ZERO TOLERANCE: Any arrestable offense or fighting of any kind will not be tolerated. Illegal drug use or the possession of illegal drugs is strictly prohibited. Guests staying more than 14 days in your home must be registered with the Management Office. Inappropriate behavior including but not limited to fighting, playing on fencing, graffiti, destruction of property, or other use of community property for other than designed use will not be tolerated. Any of these violations may result in eviction. Lease breakage fees, including repayment of concessions must be paid if tenant is in violation of the Community Rules that result in eviction.

At the discretion of Shoma Management, LLC, we reserve the right to change rules or policies without notice.

BY INITIALING HERE, I CERTIFY THAT I HAVE READ AND UNDERSTOOD THE ABOVE RULES & POLICIES OF SANCTUARY AT DORAL, LLC AND SHOMA MANAGEMENT LLC AND ACCEPT THEM AS STATED.

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Once you have accepted the Rental Qualification Standards and the Rules & Policies, you may proceed to start your Application. You will be guided throughout the complete application process. Once you submit your application, we will let you know of your approval within 24 to 48 hours and instruct you to proceed with your online lease and move-in procedures.

THANK YOU FOR CHOOSING US.

WE LOOK FORWARD TO WELCOMING YOU INTO OUR COMMUNITY!