

EXHIBIT "D"

RULES AND REGULATIONS

FOR

DORAL PALMS BUSINESS PARK, A COMMERCIAL CONDOMINIUM

1. A unit may be used only for commercial purposes. No unit may be partitioned or subdivided, except in accordance with the provisions of the Declaration of Condominium.
2. The number of people occupying a commercial condominium unit shall not exceed the amount permitted by applicable zoning regulations promulgated from time to time by Miami-Dade County or other local governmental entity or body.
3. Owner will be responsible for the security of his Unit. The Board may take such measures as it deems reasonably necessary or appropriate for the security of the Common areas only.
4. The exterior of the building and all areas appurtenant to the condominium shall not be painted, decorated or modified by any unit owner in any manner.
5. No signs, or advertising, or awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be affixed to or from the exterior of the building, including windows and doors, without the prior written consent of the Association. Said consent may be withheld at the reasonable discretion of the Association or Board.
6. Solicitations for any purpose whatsoever are prohibited.
7. The sidewalks, catwalks, entrances, passages, fire exits, stairways, and like portions of the Common Elements or Limited Common Elements shall not be obstructed and shall not be used for any purpose other than ingress and egress by employees, business invitees, licensees and Unit Owners.
8. The personal property of Unit Tenants must be stored in their respective Units. No personal property of any kind shall be permitted to obstruct the common areas at any time.
9. Supplies, goods, packages, furniture, equipment, and all other items being delivered or dropped off at a Unit shall be at such times and in such manner as may, from time to time, be prescribed by the Board. An Owner shall be liable for loss or damage to

any item moved, to any person, to the property of other Owners or to any part of the Common Elements.

10. No Owner shall commit or permit any nuisance or illegal activity or illegal acts to be done or maintained in or about any Unit or the Common Elements.

11. All garbage must be deposited in appropriate garbage containers with all other refuse in areas designated for such purpose.

12. No automobile body shops, automotive mechanic or automotive repair or automotive related businesses shall be permitted in any Unit or the Common Elements.

14. No motor vehicle, which cannot operate on its own power shall remain on the Condominium Property for more than Twenty Four (24) hours.

15. No vehicle shall be repaired on the Condominium Property.

16. No overnight storage or parking of commercial vehicles shall be permitted in the parking lot, Adjacent areas or Common Elements under any circumstances.

17. No Owner shall install any antenna or aerial wire or satellite dish on the outside of the Building or on the roof, without prior written approval of the Board. Said consent may be withheld at the reasonable discretion of the Association or Board.

18. No Unit Owner shall make or permit any disruptive noises or noxious fumes in the Units, buildings, or permit any conduct of any persons that will interfere with the rights, comforts or conveniences of other unit owners.

19. No Unit Owner shall play or permit to be played any musical instrument, or operate or permit to be operated a phonograph, television, radio or sound amplifier outside of his Unit or in the Common Elements.

20. No Owner shall litter, obstruct, mar, damage or deface any part of the exterior of his Unit, exterior door(s) or wall or other parts of the Common Elements, and the Owner shall be responsible for any such damage caused by himself or his family members, his employees, licensees, invitees or other persons about the premises.

21. Each Owner shall park his vehicle in his Units' assigned area and shall instruct his employees, licensees, and business invitees to park their vehicles in his Unit's designated or assigned area.

22. No live animal warehousing shall be permitted in any Unit. No pet shops are allowed in any Unit.

23. No Owner shall enter upon or attempt to enter upon the roof, equipment or power rooms in the Building(s).

24. Complaints regarding the management of the Units or actions of other Unit Owners must be in writing to the Board.

25. Employees of the Board will not be sent off the property by any Owner, at any time, for any purpose.

26. No signs, pictures, banners, posters or other objects of any nature shall be displayed from, affixed to, or painted upon a Unit or the Common Elements. Unit Owners may place their names only in such places outside their Units as may be provided for by the Association.

27. No Unit Owner shall permit any condition to exist, which shall induce, breed or harbor plant diseases or noxious insects.

28. No flammable, combustible, or explosive fluids, chemicals or substances shall be kept in any Unit, or common areas.

29. Food and beverages may not be consumed outside of a Unit except in designated areas.

30. Unit owners shall not throw cigars, cigarettes or any other objects from windows or doors. Unit owners shall not allow anything to be thrown or to fall from windows or doors. No sweepings or other substances shall be permitted to escape to the exterior of the building from the windows or doors.

31. No pet or animal shall be maintained or harbored within a unit.

32. No Unit Owner may install or permit to be installed any window air conditioning unit in his Unit or in the Common Elements.

33. Those Unit Owners who violate these rules shall be responsible for all costs incurred by the Association, including court costs and a reasonable attorney's fee, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles and substances from the Condominium Property, which were placed thereon in violation of these rules. No fine, cost, charge or attorneys fee shall be incurred by any Unit Owner without the accused Unit Owner having been afforded the rights and benefits hereinafter set forth:

34. The Association shall provide reasonable notice and an opportunity for a hearing before levying a fine against the owner of the unit or its occupant, licensee or invitee for failure to abide by any provision of the Declaration, the Association By-laws, or Rules of the Association. The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied. The party against whom a fine is sought to be levied shall be afforded an opportunity for hearing after reasonable notice of not less than 14 days, and said notice shall include:

- (a) A statement of the date, time and place of the hearing;
- (b) A statement of the provisions of the Declaration, Association By-laws and/or Association Rules which have allegedly been violated; and
- (c) A short and plain statement of the matters asserted by the Association.

The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral testimony on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the Association.

The Association may levy reasonable fines against a unit for the failure of the owner of the unit, or its occupant, licensee, or invitee, to comply with any provision of the Declaration, the Association By-laws, or reasonable Rules of the Association. No fine will become a lien against a Unit. No fine may exceed \$100.00 per violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000.00. No fine may be levied except after giving reasonable notice and opportunity for a hearing to the Unit Owner and, if applicable, its licensee or invitee. The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied. The provisions of this subsection do not apply to unoccupied units.

ADOPTED AND APPROVED on the 13 day of August, 2007.

DORAL PALMS CONDOMINIUM
ASSOCIATION, INC., a Florida not-for-
profit corp.,

By: 
Secretary RENÉ VINO

Title: SECRETARY