

ALL FLORIDA MANAGEMENT COMPANY

SPECIALIZING IN CONDOMINIUM AND HOMEOWNERS ASSOCIATION MANAGEMENT

9415 SUNSET DRIVE, SUITE 149 • MIAMI, FL 33173

TELEPHONE: (305) 630-3660

March 11, 2005

Les Chateaux at International Gardens
Condominium Assoc., Inc.

RE: General Information.

Dear Unit Owner(s):

It has come to our attention, that certain unit owners/residents are not following the Association's Rules and Regulations as it is required. The Board of Directors and the management of Les Chateaux at International Gardens Condominium shall strictly enforce the rules and regulations for the well being of all residents.

As such, all of the Rules and Regulations stated herein are applicable to all Unit Owners, Residents and guests of any Unit Owner or Resident, regardless of whether the specific sections contained herein refer to Unit Owner, Resident or Guest. **Please note that any Unit Owner or Resident who violates or permits a guest to violate any of the Rules and Regulations stated herein or subsequently enacted shall be subject to daily fines, cost assessment for damages caused and/or eviction from your unit. Fines are \$150.00 per days until the violation is corrected, unless otherwise noted and are subject to change.**

Any Unit Owner/Resident found in violating any of the Rules and Regulations may be subject to the penalties described herein without any further written warning.

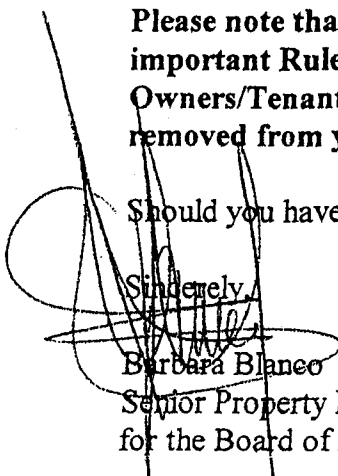
1. Children (minors) are required to observe all rules and regulations while on property. Unit Owners and Residents are responsible for the behavior of and for any damage caused by their children or children of their guests.
2. Tricycles, scooters, roller skates, roller blades and/or similar vehicles or toys may not be used on any of the parking areas or pool area.
3. No running around, loud shouting, boisterous behavior, loud radios and/or interference with the safety and comfort of other residents shall be permitted.

4. NO Furniture, Mattresses, Toilets, Bathtubs, Sinks, Cabinets, Doors, TVs, Planters, Tiles or anything other than household garbage may be disposed of in the garbage dumpster. Any violation of this section shall result in a \$500.00 fine per day!
5. All unit owners are required to request written permission from the Board of Directors to sell or lease their unit. According to the Declaration of the Condominium and the Condominium's By-laws, The Association has the right of first refusal.
6. No nuisances shall be allowed to be committed or maintained upon neither the condominium property, nor any use or practice that is the source of annoyance to residence or which interferes with the peaceful possession and proper use of the property by its residents.
7. No events of any types (No playing, No gathering) are permitted on any of the parking areas, grass areas, and walkways.
8. Double parking or blocking of driveway area in all parking areas is strictly forbidden. Do not block vehicles in reserved parking spaces, residents violating these rules will have their vehicle towed at their own expense.
9. Unit Owners shall walk their dogs, cats or other animals outside the common areas to ensure the cleanliness of the premises. All animals should be leashed whilst on any part of the common grounds. Any Unit Owners who allow their dogs to defecate on the property and who fail to "pick it up" shall be liable to a \$100.00 fine per occurrence.

Please note that the above Rules and Regulations are just some of the most important Rules and Regulations that must carefully followed by all Owners/Tenants. Please keep in mind that after fines are issued they will not be removed from your account.

Should you have any questions, please feel free to contact us.

Sincerely,


Barbara Blanco

Senior Property Manager
for the Board of Directors