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AMENDED AND RESTATED RULES AND REGULATIONS
ALLIANCE CONDOMINIUM ASSOCIATION, INC.
EFFECTIVE 11/15, 2023

The Board of Directors of ALLIANCE CONDOMINIUM ASSOCIATION, INC. (hereafter referred to as the "Association") met at a duly noticed meeting of its members and voted affirmatively to adopt this AMENDED AND RESTATED RULES AND REGULATIONS ("Rules and Regulations") to maintain the high standards, pleasant living conditions, and the common welfare and best interests of all unit owners, their families, tenants, and guests. Compliance with the Amended and Restated Rules and Regulations is mandatory.

The Rules and Regulations apply to and are binding upon all the owners and their families, guests, invitees, licensees, tenants, residents, employees, agents, and all other such persons. Owners are responsible for the compliance of all persons on the Association's Property for purposes related to that owner their families, guests, invitees, licensees, tenants, residents, employees, agents, and all other such persons.

The Rules and Regulations supplement the Declaration of Condominium (and all amendments thereto) (the "Declaration"), which is filed in Official Records Book 08149 at Page 3886 of the Public Records of Orange County, Florida. Please refer to the Declaration for other regulations.

Please do not contact Board members or committee members at their houses as they will not be able to provide advice or make any decision. Owners are welcome and encourage to attend Board Meetings as noticed in the Association bulletin board.

The foregoing definitions shall apply to the plural form of each term as well. If a capitalized term is disputed or not included in the foregoing list, the definition ascribed to the term in the Declaration shall apply. If there are similar headings for different rules in the Rules and Regulations, both rules shall be applied to the extent possible, with the exceptions of any that create conflict or a direct inconsistency. Any direct conflict between the Rules and Regulations and the Declaration will be settled in the Declaration's favor. Any direct conflict between the Rules and Regulations and the Association's Bylaws will be settled in the Bylaws' favor. The Association shall not bear any liability for the consequences of the Rules and Regulations' imposition on the Unit Owners. The Invitees of the Unit Owners shall hold the Association harmless and shall indemnify the Association from and against all claims for damages, costs, sums, expenses, liabilities, judgments, fees and costs (including attorney's fees and costs through trial and all appeals) in connection with the enforcement of the Rules and Regulations.

1. COMMERCIAL UNITS.

- 1.1. The following units can be used for commercial purpose ONLY. Its use for residential or hotel use is strictly prohibited. Units in non-compliance will be subject for legal action and the owner will be responsible for the Association's incurred costs and fees:
 - 1.1.1. FIRST FLOOR: units 101 through 131
 - 1.1.2. SECOND FLOOR: units 201 through 241.

2. SALES AND LEASING

- 2.1. Pursuant to Section 29 of the Declaration, the Association has the right to approve or deny the sale or lease of a Unit. To such determination, the Association will consider:
 - 2.1.1. Whether the applicant and other potential Occupants are of good moral character,
 - 2.1.2. Whether the transaction will violate any provision of the governing documents, and
 - 2.1.3. Whether the applicant has the financial ability to timely pay assessments or rent.
- 2.2. The Association has the absolute right to approve or deny any sale or lease. Further the Association has the right to approve any Occupant whether or not such person is leasing a Unit and such approval may be withheld in the Association's sole discretion.
- 2.3. Before anyone may purchase, lease, reside in, or otherwise occupy a Unit, such persons must obtain the written approval of the Association in accordance with the Governing Documents.
- 2.4. All potential Unit Owners and Occupants over the age of 18 must apply for the Association's approval before finalizing any transaction and/or moving into a Unit.
- 2.5. Before processing an application, the applicant must submit to the Association:
 - 2.5.1. A completed and executed application form, provided by the Association.
 - 2.5.2. A complete, accurate, and legible copy of any contract or agreement for sale or lease.
 - 2.5.3. All other documents required by the application.
 - 2.5.4. All fees for processing the application.
 - 2.5.5. The Owner, tenants and occupants acknowledge and agree that the Association is not liable for any denial of an Owner, Tenant or Occupant or the time the Association may take to review such application and no application is considered complete without all the requirements having been met.
- 2.6. All potential Unit Owners and Occupants the age of 18 or over shall be included in any application for occupancy. Prior to any decision, these individuals will be screened by the Association, or a contractor authorized to conduct background searches and credit checks and no such person may occupy any Unit unless they have been screened and approved. Everyone to be screened shall pay a non-refundable screening fee to the Association to cover the costs of the background check, credit check and approval process. The fee must be paid before the approval process may commence.
- 2.7. An application where any of the applicants do not meet the following guidelines will be denied:
 - 2.7.1. No evictions filed against the applicant within the last three (3) years from the date the application is received.
 - 2.7.2. No history of felony convictions in the last ten (10) years from the date the application is received.
- 2.8. Any Unit Owner or Occupant seeking to extend or renew an existing lease shall submit the lease, the amendment, or other documentation relating to the extension or renewal for approval. Approval may be withheld in the Association's sole discretion. Approvals are required annually even if the lease is for a greater period.

- 2.9. No lease or rental arrangement of any kind shall be approved if:
 - 2.9.1. The subject unit has active violation(s); or
 - 2.9.2. The subject unit is delinquent in the payment of its monetary responsibilities to the Association;
 - 2.9.3. Less than the entire unit is rented;
 - 2.9.4. More than two (2) adults and two (2) children will occupy the Unit;
 - 2.9.5. More than one family will occupy the Unit;
 - 2.9.6. A Unit is leased for a term less than six (6) months, whether for consideration or otherwise.
- 2.10. No Unit that has been leased may be sublet/subleased to another person without express written approval from the Association.
- 2.11. Expired leases are not permitted to continue. Any renewal of any lease must be submitted to the Association for review and approval at least 30-days prior to the expiration of the existing lease.
- 2.12. No Unit Owner may maintain personal property (including items related to selling a Unit) on the Common Elements without the express prior written consent of the Association. All personal property shall be removed, and any expense related to such action shall be charged to the Unit Owner.

3. PROHIBITED COMMERCIAL ACTIVITIES

- 3.1. No ice cream business allowed;
- 3.2. No electrical pizzeria;
- 3.3. No electrical bakery or cake related business;
- 3.4. No flower shop allowed;
- 3.5. No laser electrical powered business allowed;
- 3.6. No electrical related business allowed;
- 3.7. No hair salon, no beauty salon allowed;
- 3.8. No electrical commercial ovens allowed;
- 3.9. No Bitcoin or Cryptocurrency electrical generated factory.
- 3.10. No bakery;no pastry business related using electricity
- 3.11. The Association reserves the right to approve or deny, at its sole discretion, other commercial activities.
- 3.12. No music label record, production of music or related business is permitted

4. PETS AND OTHER ANIMALS

- 4.1. Pets are not allowed. No exceptions unless pets are already living in the property. No new

pets are allowed.

- 4.2. To the extent an animal is on the Condominium Property pursuant to federal, state or, local laws, the following restrictions apply.
 - 4.2.1. The only permissible location to maintain or keep an authorized animal is a Unit. For those animals that require routine walks, any ingress or egress across the Common Elements that is necessary for these walks shall be permitted strictly limited to that function.
 - 4.2.2. Animals are prohibited from all Common Areas, unless they are on their way to a Unit or exiting the Condominium Property.
 - 4.2.3. All animals must be registered and approved by the Association in accordance with the Association's procedures and requirements. FAILURE TO COMPLY WITH REGISTRATION SHALL BE GROUNDS FOR THE ASSOCIATION TO TAKE ANY AND ALL ACTIONS AND REMEDIES AVAILABLE IN LAW OR EQUITY AND ALL AT THE EXPENSE OF THE OWNER.
 - 4.2.4. All animals authorized by law to be maintained in any Unit prior to the effective date of these Rules and Regulations shall be registered with the Association within 30- days of the effective date of these Rules and Regulations. Failure to register may result in the consequences set forth above.

All animals and their owners and/or caretakers shall comply with the Declaration and the Rules and Regulations.

- 4.3. All animals and their owners and/or caretakers shall comply with all applicable laws relevant to them. Occupants who keep an animal in a Unit shall be jointly and severally liable with the Unit Owner for the costs and damages associated with any noncompliance. Pets may not be a nuisance to Owners or Owner's Invitees.
- 4.4. An animal's current vaccination and weight records must be provided to the Association as the same may be requested.
- 4.5. All animals must be carried, caged, or always kept on a short leash (less than six feet) when outside a Unit, including on the elevators, Common Areas, and the parking lot. Animals shall not be allowed to jump on or bother other Unit Owners, Occupants, Guests, or Invitees.
- 4.6. All animals must be taken off the Condominium Property to areas designated by the city or county for the animals to urinate or defecate, except for the areas designated by posted signs. Animals shall not be allowed to urinate or defecate on any patio or balcony. Defecation must be collected from all places at all times.
- 4.7. Animals shall not be allowed on the balcony of a Unit unless accompanied by their owner or caretaker.
- 4.8. All animals are prohibited from creating a nuisance on the Condominium Property. Nuisances shall include, but will not be limited to unreasonable noise, smells, and unwanted interaction with other residents.
- 4.9. Guests are not permitted to bring animals to the Condominium Property, except as required by federal, state or local law.

5. MOVING AND USE OF ELEVATORS

- 5.1. Before moving into or out of any Unit, the individual moving must:
 - 5.1.1. Obtain approval from the Association at least 48 hours in advance.
- 5.2. Elevator CANNOT be used for moving furniture, appliances, or large items.
- 5.3. All persons shall ensure that all Common Areas are protected from being scratched or damaged during any move.
- 5.4. Moving into or out of any Unit shall only be allowed on non-holidays, Monday through Friday between the hours of 9:00 a.m. and 4:00 p.m. If the move is not completed within the specified time, there shall be an additional charge of One Hundred Dollars (\$100) for each extra hour (or portion thereof) and; however, this does not mean that an Owner or Occupant may continue after such hours, only that in addition to a violation there will be a charge for the additional costs to the Association. There shall be no deliveries or move at unauthorized times.
- 5.5. No one may leave personal property or garbage on any portion of the Common Areas following a move.
- 5.6. The use of the elevator is to transport people or small items. Big and heavy furniture or other objects that must be carried by at least two (2) people is not allowed in the elevators.
- 5.7. Hazardous, flammable, and explosive materials or liquids are always prohibited in Condominium Property.
- 5.8. Do not keep the elevator door open for more than 2 minutes.
- 5.9. No eating, drinking, urinating, defecating or smoking inside the elevator. Keep the elevator without substances that generate bad odors or dirtiness.
- 5.10. The board is the only one in charge of the elevator maintenance.
- 5.11. No playing, jumping, painting or otherwise damage the elevator.

6. ENTERING AND LEAVING THE CONDOMINIUM PROPERTY

- 6.1. Unit Owners and Occupants are responsible for all actions of Guests and Invitees and Tenants. Any Guest or Invitee who fails or refuses to abide by the Rules and Regulations may be escorted off the Condominium Property as a trespasser. A trespasser may be permanently banned from the Condominium Property.

7. CONSTRUCTION OR MODIFICATION INSIDE UNITS

- 7.1. No construction, remodeling, or other related activity shall be allowed in any Unit at any time except Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m. The only exception to this rule will be in the event of an emergency, as determined by the Association.
- 7.2. All workers shall be licensed, insured, and have permits to perform work on the

Condominium Property. Proof be provided to the Association. If a Unit Owner or Tenant is performing his or her own repairs, such repairs must be minor, and not require permits. The Association shall not require a Unit Owner or Occupant to have a license for such work, but approval is nevertheless required.

- 7.3. Other than on the ground floor, Unit Owners shall install underneath hard surface floor coverings (i.e., tile, marble, hardwood floors) an accepted and approved material (for example, without limitation, cork of appropriate thickness) so the floors will be adequately soundproofed.
 - 7.4. Installation of any tile, marble, wood or other non-carpeted floor covering must be approved in advance and in writing by the Association for issues such as, but not limited to, soundproofing.
 - 7.5. All garbage and waste related to any construction, alterations, renovation, repairs or remodeling shall be removed from the hallways and other Common Areas immediately. The Unit Owner or the Occupant may be charged and/or fined for any cleanup that is required.
 - 7.6. The interior of a Unit may not be remodeled or otherwise altered in a manner inconsistent with the relevant terms of the Declaration.
8. BALCONIES, WINDOWS, AND EXTERIORS
- 8.1. No exterior walls, windows, doors, or other surfaces of a Unit adjacent to Common Elements may be painted, decorated or modified in any manner without the Association's prior written approval.
 - 8.2. Nothing may be done which causes damage to the concrete flooring of any balcony.
 - 8.3. No masking tape or other tape may be placed on the windows at any time unless it is contemporaneous with a hurricane warning and provided that such tape is removed immediately after the hurricane warning is lifted.
 - 8.4. Balconies and hallways must always be kept clean and in good appearance. Balconies are not to be used as storage and shall not appear cluttered. No tables, chairs, or other furniture may be placed on a balcony or Association Property.
 - 8.5. No bikes or motorcycles are allowed in the hallways.
 - 8.6. No furniture or other personal property is allowed in hallways, the courtyard other common area without the written approval of the Association.
 - 8.7. No linens, cloths, clothing, curtains, rugs, mops, laundry or other items may be hung or placed on balconies or railings where they may be visible from Association Property.
 - 8.8. Nothing may be thrown, poured, swept, shaken or allowed to fall from the balconies or windows toward the ground, other balconies, or property below. Cigarettes, cigars, and matches are particularly dangerous, and **MUST NEVER** be tossed over balconies.

- 8.9. No cooking or grilling is allowed on the balconies, hallways, or courtyard at any time.
- 8.10. Grilling is only allowed in Association installed grills.
- 8.11. No signs (except small security signs from a recognized security company), advertisements, or notices shall be exhibited, displayed, inscribed, painted or affixed in or on any part of the Common Areas without the approval of the Association.
- 8.12. Security cameras cannot be affixed onto Common Areas. Only Ring type cameras are accepted
- 8.13. In the event of a hurricane warning, all items must be removed from the patios and balconies. The same applies to any Unit left vacant at any time between July 1st and November 30th of each year.
- 8.14. Hurricane shutters may be installed by any Unit Owner pursuant to Section 718.113, Florida Statutes and with written approval from the Association. All shutters shall be white in color and shall substantially conform to those already installed by other Unit Owners.
- 8.15. Unit Owners and Occupants shall not cause or allow any nuisance on a balcony.
- 8.16. A Unit Owner or Occupant is permitted to respectfully display only one flag of the United States of America or Armed branches in a respectful manner.
- 8.17. All Unit Owners and Occupants are prohibited from painting, decorating, altering, or modifying any portion of the Common Elements
- 8.18. The exterior surfaces of the unit doorway opening into the balcony, including without limitation to peepholes, door handles and locks, shall not be painted, modified, changed or altered in any way without express written permission from the Association. No door or doorway decorations are permitted without express written permission from the Association, except as specifically required to be permitted by law.
- 8.19. Nothing, including without limitation, radio or television aerials or antennas, satellite dishes, wires or cables, notices or advertisements, awnings, curtains, shades, window guards, light reflective materials, fans, awnings, canopies, air conditioners or other items shall be affixed or attached to any portion of the Common Elements (without the Association's prior express permission) or to exterior walls, balconies, windows or doors without the prior written consent of the Association.
- 8.20. No one may alter the outside appearance of any window of any Unit without the prior written consent of Association, which may be withheld in the Association's sole discretion.
- 8.21. Cables, satellites and other such communication equipment shall be located only in areas designated by the Association. No video cameras can be affixed on the exterior wall or doors.
- 8.22. Proper clothing attire should always be worn in any area of a Unit or the Condominium

Property while on is visible from Association Property.

8.22.1. Shirts must be worn at all times while in common areas or visible from common areas.

8.23. The Association will remove any item on its property at the unit owner's expense.

9. NOISE IN THE BUILDING

9.1. Noises that create a disturbance or nuisance to other residents are prohibited.

9.2. All residents shall comply with all applicable noise laws and ordinances.

9.3. Unless required by law to be earlier, noises coming from a Unit should not be audible outside of a Unit at the times posted in the office of the Association. The initial times shall be Sunday through Thursday after 10:00 p.m. through 9:00 a.m. of the following day and on Fridays and Saturdays after 11:00 p.m. through 9:00 a.m. on the following day.

10. BUILDING INTERIORS, HALLWAYS, DOORWAYS, STAIRWAYS, FIRE EXITS, AND ENTRANCES

10.1. Sidewalks, doors, entrances, passages, elevators, stairways, hallways and all the Common Areas shall not be obstructed, encumbered or used for any purpose other than ingress and egress to and from a Unit or for the purpose for which it was intended. Doorways to individual Units shall not be blocked or obstructed in any way. Fire exits shall not be obstructed in any manner. BUILDING INTERIORS, HALLWAYS, DOORWAYS, STAIRWAYS, FIRE EXITS, AND ENTRANCES SHOULD BE KEPT CLEAR AT ALL TIMES.

10.2. The personal property of all persons must be stored within a Unit or assigned storage area. All Unit doorways, hallways and other Common Areas must be kept free of debris, trash, and other items or material. No one shall sweep or throw from their Unit any dirt, trash, debris or other substance into any of the doorways, hallways, stairwells, balconies, elevators, parking areas or other Common Areas.

10.3. No decorations, figurines or similar items are permitted in hallways. No mail or trash may be left in the hallways, on the floor, common area tables or furniture at any time.

10.4. Playing or loitering is not allowed in the hallways, doorways, stairways, fire exits, entrances, the courtyard or other common areas.

10.5. No one is allowed to keep, maintain, store or place – either temporarily or permanently – any personal property or other item in or on the Common Areas.

10.6. These provisions shall not apply to Unit Owners or Occupants while moving into or out of a Unit with notice and consent from the Association.

11. VEHICLES AND PARKING

11.1. No trucks, 18 wheelers, trailers, and boats are allowed on common areas.

11.2. Parking spaces may not be used for anything other than parking.

- 11.3. No mechanic activity is permitted, no body repair, no painting.
- 11.4. Vehicles shall be parked within the painted lines of a space.
- 11.5. No vehicles may be parked in such a manner that impedes access to or use of another parking space.
- 11.6. No vehicle shall be parked anywhere on the Condominium Property other than in designated parking space.
- 11.7. Any vehicle parked inappropriately or otherwise not in conformity with the Rules and Regulations and the Declaration may be towed away at the vehicle owner's expense and without notice.
- 11.8. A vehicle that cannot operate under its own power shall not remain on the Condominium Property and shall be removed immediately. No service or repair of any vehicle shall be performed on the Condominium Property.
- 11.9. Vehicles may not exceed the speed of five miles per hour when on the Condominium Property.
- 11.10. The parking facilities shall be used in accordance with the regulations adopted from time to time by the Association, including without limitation the requirement of a parking decal.
- 11.11. All vehicles must be registered with the Association and have the decal or parking permit provided by the Association displayed on the left side of the windshield or back bumper.
- 11.12. Vehicles parked without a decal or parking permit will be towed at owner's expense.
- 11.13. Any violation of this section's provisions may result in the loss of parking privileges and/or the offending vehicle being towed at the vehicle owner's expense, in addition to any other available remedies such as fines, injunctive relief or other remedies available to the Association by the Declaration.
- 11.14. Parking on the Condominium Property is at your own risk. The Association is not responsible for damage, theft, or vandalism of any vehicle or its contents.

12. GENERAL



- 12.1. Shoes and shirts must always be worn in the Common Areas when one is not within a Unit.
- 12.2. Unit use shall be consistent with the applicable zoning laws.
- 12.3. Occupancy of a Unit is restricted to the occupancy requirements of local laws and ordinances.
- 12.4. Damage to any Unit, the Common Elements, or other property located on the Condominium Property caused by a Unit Owner, Tenant, Guest, or Invitee shall be the responsibility of the subject Unit Owner and/or Tenant. Unit Owners and Tenants shall be

responsible for all damage to other Units and the Common Areas resulting from the misuse, negligence or failure for any reason of any plumbing, electrical, mechanical system, any appliance or personal property, any fixture or any other item belonging to Unit Owner or Occupant or any of their Guests and Invitees.

- 12.5. Only 220 VOLTS air conditioning equipment is permitted.
- 12.6. Air conditioning filters in each Unit must be replaced or thoroughly cleaned at least every 30-days.
- 12.7. A Unit Owner shall not permit or suffer anything to be done or kept in their Unit which will increase the insurance rates on their Unit or the Common Areas or any portion of the Condominium Property or which will obstruct or interfere with the rights of the other Unit Owners, Occupants or the Association.
- 12.8. Bathrooms or other water apparatus and plumbing facilities on the Condominium Property shall not be used for any purpose other than those for which they were constructed and intended. Any damage resulting from misuse of any of such items shall be paid for by the associated Owner and Occupant who shall have caused such damage or whose Owner's Invitee caused such damage. Where the Association installs leak alert units, the Unit Owner shall always maintain such units and keep them in operating condition. Among other rights of access, access to Units must be provided to the Association upon reasonable notice to conduct inspections of the leak detectors and issues relating to plumbing and reduction of utility bills and hazards.
- 12.9. No Unit Owner, tenant, Guest, or director not acting on behalf of the Association shall direct, supervise, or in any manner attempt to assert any control over any employee or contractor of the Association.
- 12.10. Smoking is not allowed in any part of the enclosed Common Areas on the Condominium Property. Cigarettes and cigars must be properly discarded in ashtrays or other fire-proof receptacles. Cigarette butts and ashes may not be discarded on the ground or in any trash receptacle. Marijuana smoking or the consumption of controlled substance is not allowed in common areas.
- 12.11. Each Unit Owner must provide the Association with one or more keys, the keypad pass-codes or other item/information to allow the Association access to the Unit. Any Unit Owner requiring the Association to open their Unit using shall pay the Association a fee for each such incident, in an amount determined by the Association.
- 12.12. Each Residential Unit must have at least one smoke detector. Smoke detectors must be functional and repaired/replaced as appropriate.
- 12.13. Among other rights of access, access to Units must be provided to the Association upon reasonable notice to conduct inspections of the smoke detectors.
- 12.14. No flammable, combustible or explosive solids, fluids or other chemicals shall be kept in any Unit or on Common Areas.
- 12.15. No waterbeds are allowed in any Unit.

- 12.16. No garbage, refuse, trash or other items, such as boxes and shipping cartons, shall be left in the hallways, on any balcony, or in any other Common Areas at any time. All household garbage refuse and other waste must be placed in an appropriate plastic garbage bag and securely tied shut before placing in the garbage chute on each floor. No liquids of any kind shall be poured into the garbage chute. No hazardous, explosive or flammable materials shall be placed into garbage chute. The garbage chute is for household garbage only. No construction debris shall be placed in the chute at any time.
- 12.16.1. No skateboards, scooters, bicycles, mopeds, or motorcycles shall be allowed in the hallways, balconies, or other common areas.
- 12.17. Unit Owners and Tenants are responsible for any damages to the Common Elements or Limited Common Elements or violations of the governing documents, including without limitation, these Rules, caused by themselves, their family, Occupants, Guests, or any other Invitees who are on the Condominium Property.
- 12.18. Each Unit Owner is required to carry an HO6 insurance policy for their Unit and such coverage shall be with limits and by a carrier acceptable to the Association. Unit Owners will provide copies of the declaration page to the Association and shall name the Association as an additional insured. The Association is not responsible for damage to the interior of the Unit, regarding of the cause.
- 12.19. Each owner must carry property insurance at his/her own expense.
- 12.20. The Association and its agents, and any law enforcement personnel have authority to request that any individual or individuals leave the Condominium Property for violation of the Rules and Regulations, among other remedies available to the Association to enforce these Rules and Regulations, including, without limitation, are the imposition of fines, suits for damages or injunctive relief and any and all other available remedies at law or equity.
- 12.21. If legal action is required to enforce the Rules and Regulations, the Unit Owner and Occupant shall pay all reasonable attorney's fees and costs incurred by the Association that are associated with enforcing these provisions, including, without limitation, fees association with pre-trial litigation, trial, and any and all appeals of a judgment or order concerning enforcement.
- 12.22. In the event any part of the Rules and Regulations is determined to be invalid or unenforceable, all remaining provisions or portions thereof shall remain in full force and effect.
- 12.23. The Association may post additional rules, elucidations, or requirements of the existing Rules and Regulations as the Association may determine.
- 12.24. No person shall access to the roof top of the buildings, perform work, inspection, installation of equipment, or any other activity without the express written authorization of the Association.
- 12.25. Commercial signs are not permitted without the written authorization of the Association.

Alliance Condominium Association, Inc.

By: 
Daniel Sanchez, President


By: 
Diego Romero, Secretary
