

La Belle Maison

Rules and Regulations

Updated: April 23, 2008

GRILLS

Only electric and gas grills are allowed. Fish cookers prohibited. Grills must be covered and placed on the balcony wall next to the living room and the master bedroom. You are liable for damage to common areas from smoke or grease. Store extra gas tanks in outside storage room. If our insurance underwriter performs an inspection and disallows the grills the owners must comply and remove from the premises.

PARKING

All unit owners are assigned one (1) permanent parking space identified in front of each owner's outside storage unit. These parking places are not to be used by any other owner or guest at any time without permission from the owner. All vehicles shall be parked in a manner which occupies only one space at a time and the storage of excess vehicles shall not be permitted.

SIGNS

Real estate signs are prohibited from being displayed on any LaBelle Maison property.

WATER FAUCETS

The water faucets located on each patio or deck is prohibited from allowing any water to run off the patio onto the units below or into the pool except during the hours of 6AM and 9AM on weekdays only (No Saturdays or Sunday). Also, the sweeping of a patio shall include the use of a dustpan to prevent the sweepings from getting into the pool.

The above listed policies are additions to those already listed in your condominium documents. Please refer to your condo documents for a complete list of rules and policies.

Legal Description—See attached addendum.

Improvement Description—The property being appraised is a nine-story, fourteen-unit, class-A luxury apartment building, containing a gross, heated and cooled building area of approximately 39,679 square feet with about 15,714 square feet of covered balcony, and an additional 6,927 square feet of non-heated and cooled area. The ground floor contains a common area consisting of a lobby, sauna, steam room, general storage room, electrical room, two mechanical rooms, two elevator shafts, two stairwells, and two restrooms, as well as individual storage rooms for each unit in the building; this floor includes approximately 2,641 square feet of heated and cooled area, about 1,271 square feet of non-heated and cooled area, and approximately 1,870 square feet of covered outside area. The second thru seventh floors contain two 2,432-square foot units each, as well as 916 square feet of balcony for each east unit and 923 square feet of balcony for each west unit. The eighth and ninth floors each have one 3,927-square foot unit with 2,340 square feet of balcony.

The luxury apartment building is irregular-shaped, and its primary construction is concrete on steel frame. Following description guidelines found within the Marshall Valuation Service, quality of construction is considered average to good. All descriptions are based on plans dated March 31, 2004, and specs dated April 1, 2004, as well as a walk-thru tour of portions of the building conducted on March 18, 2011.

According to FIRM Flood Map #12033C0511G, dated September 29, 2006, the subject property appears to be located within a Special Flood Hazard Area. The improvements appear to be located about 300 feet from the Gulf of Mexico.