

Bellini

BAL HARBOUR ON THE OCEAN

June 8, 2010

RE: Annual Fire Alarm Testing &
Exterior Window Cleaning

Dear Unit Owner(s):

We hope this letter finds you doing well.

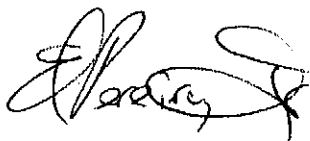
For your safety and as required by law in accordance with the National Fire Protection Association Code and Standard Number 72, the Association will be accessing all units to conduct the annual fire alarm testing on July 13th, 14th, and 15th. Please note the fire alarms will sound during testing.

If you would like to be present, have a representative present during the test or would like to make arrangements for a specific date and time, please contact Marianne Norwood, office manager. In addition, should you have any questions, please contact Marianne Norwood or myself at 305.866.2229.

On another note, please be advised the exterior window cleaning vendor will be on-site on June 29th and 30th.

Thank you very much for your assistance on this matter!

Yours in service,



Eddy Pereira, Jr., MA, LCAM, CMCA, AMS
General Manager

11. Operation of the Condominium by the Association; Powers and Duties.

11.1 Powers and Duties. The Association shall be the entity responsible for the operation of the Condominium and the Association Property. The powers and duties of the Association shall include those set forth in the By-Laws and Articles of Incorporation of the Association (respectively, Exhibits 4 and 5 annexed hereto), as amended from time to time. In addition, the Association shall have all the powers and duties set forth in the Act, as well as all powers and duties granted to or imposed upon it by this Declaration, including, without limitation:

- (a) The irrevocable right to have access to each Unit from time to time during reasonable hours as may be necessary for pest control purposes and for the maintenance, repair or replacement of any Common Elements or any portion of a Unit, if any, to be maintained by the Association, or at any time and by force, if necessary, to prevent damage to the Common Elements, the Association Property or to a Unit or Units, including, without limitation, (but without obligation or duty) to close hurricane shutters in the event of the issuance of a storm watch or storm warning.