



WINSTON TOWERS 600 CONDOMINIUM

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**TO: OWNERS OF WINSTON TOWERS 600
CONDOMINIUM ASSOCIATION, INC.**
FROM: BOARD OF DIRECTORS
DATE: JULY 16, 2018
**RE: CITY OF SUNNY ISLES BEACH SHORT-TERM RENTAL
ORDINANCE NO. 2018-522**

Dear Members,

At a meeting held on May 17, 2018 the City commission passed the Ordinance No. 2018-522 (the "Ordinance") of the City of Sunny Isles Beach, Florida (the "City"), which becomes effective on or about September 14, 2018. The Ordinance amends Chapter 217 of the Code of Ordinances of Sunny Isles Beach regulating short-term rentals of multi-family housing units, like the units ("Units") within Winston Towers 600 Condominium Association (the "Association").

Among its other terms, the Ordinance requires all lessors to obtain a short-term rental license from the City prior to renting a unit for a term of less than six (6) months and one (1) day besides of course obtaining the approval from their building. We have been informed that any unit found engaging in this activity will be fined up to \$5,000.00 by the City's Code Enforcement Department.

Please, be advised that the Association's declaration of condominium recorded in Official Records Book 11332, Page 2016, of the Public Records of Miami-Dade County, Florida, as amended from time to time (collectively, the "Declaration"), at Section 13.3, requires that the members comply with all applicable laws, including but not limited to the Ordinance. Section 13.5 of the Declaration indicates that members may lease the Units pursuant to written lease agreements for a term of three months or longer. However, the Ordinance supersedes Section 13.5 of the Declaration.

The Association has been and will continue to monitor the short term rental activity. Also be informed that AIRBNB is strictly prohibited in this building. Should we find out of any residents engaging in this activity please be advised they will be heavily fined.

We appreciate your cooperation as we work together to ensure that our building remains a building of excellence.

Sincerely,

The Board of Directors,
Winston Towers 600 Condominium Association, Inc.