

EAST WIND LAKE VILLAGE CONDOMINIUM
ASSOCIATION, INC.
515 NW 98th Ct,
Miami, Florida
33172

RULES AND REGULATIONS

In addition to the other provisions of the documents, the following Rules and Regulations, together with such additional rules and regulations as may hereafter be adopted by the Board of Directors, shall govern the use of the condominium units and the conduct of all residents thereof.

USE AND BASIC RESPONSIBILITIES:

(1) 25.03 Not to permit the use of the unit for any purpose other than as a single-family residence the members of the family and guests.

25.17 Not to make any use of a unit that violates any laws, ordinances, and regulations of any governmental body having jurisdiction thereon, or commit any violation of any rule or regulation of this Condominium Association, all of which can carry fines.

33.05 No unit shall be occupied by more than one family.

(2) 25.04 Not to permit anything to be done or kept in his unit which would create a hazard or would increase the insurance rates on the unit or the common elements, or which will obstruct or interfere with the rights of other members or annoy them with unreasonable noises or otherwise; nor shall a member commit or permit any nuisance, immoral or illegal act in the unit or on the common elements.

(3) 20.03 A unit owner shall not make any alterations to the unit which would remove any portion of or make any additions to common elements or do anything which would adversely affect the safety or soundness of the common elements or any portion of the condominium property which is to be maintained by the Association.

6.03 The owner of a unit shall have the right to make decorative changes in and about the patio area, provided such changes require no structural improvements and are in substantial design compliance, architecturally and otherwise, with those certain patio improvements located in the model area. No patio area shall be enclosed in any manner without prior written approval from the Board of Directors of East Wind Lake Village Condominium Association. No improvements to the patio shall be of a height in excess of the height of the perimeter fencing adjacent to the subject patio area as originally constructed by the Developer.

25.13 Not to place screens, jalousies or other enclosures on balconies or other parts of the building, even though such areas may be limited common elements, except as provided for in Section 6.03.

(4) 25.08 A unit owner shall post no sign, advertisement, or notice of any type on the common elements or the unit, and erect no exterior antennas and aerials except as provided in uniform regulations promulgated by the Association, and shall not allow to distribute any advertising or announcements.

Page 1 of 925.06 Make no alteration, decoration, repair, replacement
or change of the common elements or to any exterior
portion of the building.

20.02 There shall be no material alteration or substantial additions to the common elements except in a manner as provided for in the Declaration.

25.16 Unit owners shall not allow any rubbish, refuse, garbage or trash to accumulate in places other than appropriate receptacles; so that each unit, the common elements, and limited common elements shall at all times remain in clean and sanitary conditions.

(5) 25.07 Unit owners shall allow the Board of Directors, or the agents and employees of the Association to enter any unit for the purpose of maintenance, inspection or repairs , of the improvements within units or the common elements, or to determine compliance with the Declaration of Condominium.

(6) 25.10 Unit owners shall make no repairs to any plumbing or electrical wiring within a unit except by plumbers or electricians authorized to do such work by the management of the Association. Plumbing and electrical repairs within a unit shall be paid for and be financial obligation of the unit owners.

(7) 25.09 Unit owners shall abide by all regulations regarding the constant supervision children when using the common elements as established by the Association.

(8) Trash collection is on Tuesdays and Fridays. Trash may be placed outside only after 6:00 P.M., on the day before pickup. Trash must be contained in tied up 13-gallon and 42-gallon plastic bags, which shall in turn be placed inside a solid receptacle. Again, those plastic bags must be securely closed and tied up so no garbage can come out and no single items of garbage may be placed separately or individually in the solid receptacles but must instead be placed first in a proper plastic bag. Large cartons, either empty or containing only packing material, may be put out inside a plastic bag. Any trash containers found outside, at times other than allowed, must be placed inside the corresponding patio area. Also, no "gifts," i.e., items thought to be useful to other people, may be left outside to be picked up. Though well-meaning, such items are usually never picked up and become an eye sore and nuisance.

(9) No portion of the common elements or limited common elements may be used by an occupant of a condominium unit for the purpose of conducting any business or other commercial enterprises.

(10) No washing of any motor vehicle situated upon the common elements or limited common elements of the Condominium shall be allowed. Washing indoor patios and porches, as well as the watering of lawn and plants, may be prohibited from time to time on an emergency basis at its discretion by the Board of Directors.

(11) 25.15 Unit owners shall not hang any laundry, garments or other unsightly objects at locations visible outside of the unit.

PETS:

(1) Only owners who are in occupancy of their condominium unit shall be permitted to keep pets in his own condominium unit subject to the following rules and regulations: Tenants, guests of owners, guests of tenants, and owners not in occupancy of a condominium unit shall not be permitted to keep pets, birds or other animals within the condominium unit or elsewhere on the condominium property.

(2) 33.07 Only unit owners shall have the right to keep pets, birds, or other animals in his unit provided no animal exceed twenty (20) pounds; said animal (s) may be permitted in the common elements, except the recreational facilities, provided the same are caged or leashed.

(3) Unit owners who keep pets, birds, or other animals shall do so subject to the following:

- a) No such pet or other animal shall be allowed outside the unit owner's condominium unit unless it is in the custody of the owner and keep them carried or leashed, which leash shall not exceed four (4) feet in length.
- b) Owners of pets or animals shall be responsible for the removal of such pet's or animals waste and to keep them leashed in all cases. Violation of this rule shall carry a fine.
- c) The owners of pets or other animals shall be liable for any damage to persons or property caused by such pet including but not limited to damage or injury suffered by the Condominium Association, its employees, and guests, or to any unit owner or other occupant of any condominium unit, his guest, invitee, and employee, or to any other individual whomsoever.
- d) No pet or other animal may be kept by any unit owner on any part of the condominium premises if such pet constitutes a nuisance by unreasonably interfering with the use and enjoyment of any other unit owner or other legal occupant.
- e) In addition to any other remedy that the Condominium Association may have for any violation of the aforesaid rules regarding pets and animals, the Condominium Association shall also have the right to order the owner of any such pet or animal to remove such pet or animal from the condominium premises.

HURRICANE PREPARATION:

(1) Each unit owner or tenant who plans to be absent from the unit during hurricane season must prepare his or her unit prior to departure by: (a) removing all furniture, plants and other object from the terrace and/or patio area, (b) designating a responsible firm or individual to care for the unit should the unit suffer hurricane damage, and (c) notifying the management office of the name and phone number of such firm or individual.

(2) Hurricane impact windows or storm shutters may not be installed without completing an Architectural Modification Form and approval by the Association.

PARKING:

(1) 25.12 A unit owner shall use the parking spaces specifically assigned to the unit, which parking spaces shall be considered a limited common element.

(2) Unit owners, tenants and guests residing in Condominium Units at East Wind Lake Village Condominium (hereinafter collectively referred to as "Occupants of Condominium Unit's) shall not keep upon the condominium premises more than the number of motor vehicles that can be safely accommodated within the two (2) parking spaces assigned to such Occupant's condominium unit and such motor vehicle shall display an East Wind Lake Village decal (which can be obtained from the Management Company's Office) on its front windshield, driver's side.

Each motor vehicle shall be parked only in one (1) of the two (2) parking spaces specifically assigned for the use by the occupant of the Condominium Unit in which the owner of the motor vehicle resides. Without limiting the generality of the foregoing, no such motor vehicle may be parked in grassy areas, in any of the other parking spaces assigned for use by Occupants of other condominium units, or in the streets, except in portions of the street specifically designated and assigned as parking spaces.

Guests of Occupants of Condominium Units shall be permitted to park their motor vehicle for a period not to exceed twelve (12) hours either of the two (2) spaces assigned to the unit wherein such Occupant resides, or in the visitor parking spaces. If said period exceeds twelve (12) hours or extends beyond 12:00 a.m., said guests must obtain a Temporary Permit from the Security Guard for that night.

Guests wishing to park their motor vehicle anywhere on the condominium property for any longer time period, from one day up to thirty days but never more than thirty days shall be permitted to do so only upon receiving permission from the Board and obtaining a Special Decal from the Security Guard, which permission may be withheld with or without cause at the Board's sole, exclusive, and arbitrary discretion. See page 7, second paragraph under "OCCUPANCY OF UNITS BY GUESTS IN THE ABSENCE OF THE OWNER."

No boat, boat trailer, Jet-ski, Motorcycle, Golf cart, no electrical or gasoline moped, no skateboard of any type, no commercial vehicle or any vehicle which cannot operate under its own power or which has an expired license plate or which is owned by an Occupant of a condominium unit but does not have the aforesaid decal, shall be permitted in the condominium premises. Any form of auto repair or maintenance (other than emergency auxiliary service) within the condominium premises is strictly prohibited. Only Golf carts that belong to the Security Company and the Association Golf cart for maintenance purpose are permitted. Also playing baseball, basketball, football or any type of game involving a ball is not permitted in the common area. Bicycle riding is permitted after sundown with proper lighting, i.e., white light in front, red in back and rider wearing a lit vest or belt. Children riding bicycles must be under constant parental supervision.

In addition to any and all other remedies which the Condominium Association may have to enforce the aforesaid Rules, it shall also have the right to tow any vehicle which is in violation of any of the aforesaid rules of the condominium property pursuant to Florida Statute 715.07

and, in such event, the owner shall be responsible for the payment of all towing costs and all storage fees incurred in connection therewith.

SECURITY:

- (1) Security or emergency problems, including trespassers and suspicious persons or vehicles, and acts of vandalism, should be reported immediately to Police Emergency at 911 and the Condominium Security Guard Service. For non-emergencies, call the Metro Police at (305)-476-5423 or County Information at 311. So that a record of it can be kept, the event should also be reported to the Management Company AMPREX at (305) 273-7555, and preferably by email at receptionist@amprex.net.

BURGLAR ALARMS:

- (1) Installation of the burglar alarm systems may be permitted with prior consent of the Board of Directors, providing the exterior portion of the system blends with the architectural design and decor of the community, and the installation of alarm boxes and/or horns is as inconspicuous as possible.

SALE OR LEASE:

- (1) 15.01 A condominium unit shall not be sold, transferred, leased or rented except as permitted in the Declaration of Condominium. Any attempt to sell, transfer, lease or rent said unit without prior approval of the Association shall be deemed a breach of the Declaration, shall be wholly null and void, shall confer no title or interest whatsoever upon any purchaser, transferee, lessee or tenant.

15.02 Should a unit owner sell, transfer, lease or rent his condominium unit, he shall, BEFORE accepting any offer to sell, transfer, lease or rent his condominium unit, deliver to the Board of Directors of the Association a written notice containing the terms of the offer he has received and wishes to accept; the name and address of the person (s) to whom the proposed sale, transfer, lease or rental is to be made; and such other information as may be required by the Board of Directors.

- (2) 33.06 A tenant of any unit owner shall have the same right to use the recreational facilities as the owner of said unit has, and in no event shall any individual or family other than the individual or family residing in the condominium unit and their guests be entitled to use said recreational facilities.

- (3) In the event of sale, rental, lease or transfer of a unit, an application, screening and final Board of Director's approval is required prior to occupancy of the unit. The Management Company will charge a fee for screening the applicant before submitting the application to the Board,.

- (4) The leasing of condominium units shall be permitted but shall be subject to the following rules and regulations:

(a) The total number of occupants allowed per unit is as follows: in a two (2) bedroom unit, three (3) occupants; in a three (3) bedrooms unit, four (4) occupants.

(b) All leases shall be for a term of (12) months, no less and no more, and subject to review by the Board upon renewal. However, such review shall not require an interview with the tenants unless there are have been complaints or violations, in which case the Board may demand the termination of the lease or subject the tenants to additional interviews or other actions. Three letters of complaints sent by the Management Company against the tenant in the course of that year shall result in the immediate termination of the lease and the eviction of the tenant. Tenants not screened by the Management Company will be evicted without cause.

(c) Any prospective tenant must, prior to taking occupancy in any condominium unit, be approved by the Condominium Association and in connection with obtaining such approval the prospective tenant must submit a written application along with a copy of the proposed lease to the Condominium Association at least (10) working days prior to the desire date of occupancy, and all individuals who are to occupy the leased condominium unit must make themselves available to be personally interviewed by the Condominium Association's designated committee or agent. Any lease submitted shall contain a Rider in a form approved by the Condominium Association containing those terms and conditions that the Condominium Association deems are necessary in order to insure that the Lessee will abide by the terms, conditions and restrictions contained in the Declaration of Incorporation, By-Laws and Rules and Regulations and also which are necessary to protect the condominium's common elements and the rights of other occupants of condominium units therein. Only tenants that are approved shall be permitted to take occupancy of a leased condominium unit and in the event such approval is denied, the prospective tenant shall not be permitted to take occupancy thereof, and such lease shall be deemed terminated and of no further force or effect.

(d) Leasing or subleasing under the concept of an "Airbnb" or a "VRBO" is forbidden.

(e) All information supplied in the tenant's application form shall be considered material to the application and any misrepresentation contained therein shall be grounds upon which the Condominium Association can refuse to approve a lease or can terminate a lease which is already in effect. In the event of such termination the tenant shall be obligated to immediately vacate the condominium unit and to remove himself from the condominium premises.

(f) Guests of tenants may not occupy a leased condominium unit in the tenant's absence.

(g) No tenant shall sub-lease his condominium unit or assign his rights under his lease to any other party. Again, this also involves concepts such as an "Airbnb" or a "VRBO."

(h) The Owner of a leased condominium unit shall be deemed to have appointed the Condominium Association as its agents and attorney-in-fact for the entire term of the lease for the purpose of allowing the Condominium Association to enforce all of the terms and conditions of the lease agreement, including but not limited to those set forth in the aforesaid Rider. In connection therewith in the event of a violation by the tenant of any of the provisions of the lease, the Condominium Association shall, on behalf of the Owner of the condominium unit, have the right to avail itself of all of the rights and remedies reserved for landlords in connection with the enforcement of the terms of a lease under the Florida

Residential Landlord-Tenant Act including but not limited to the right of eviction as provided for there under.

(5) No rental unit will be allowed pets.

(6) In the event of rental or lease, said lease will provide that lessee will abide by all rules and regulations of the Association and that said lease is subject to the provisions of the Declaration of Condominium.

(7) In the event of any violation by the tenant, his family, guests or invitees of the rules and regulations of the Association, or any provision of the Declaration of Condominium, such violation shall be deemed a breach of the lease, whether oral or written, under which the tenant holds possession of the condominium unit and the Association shall be deemed a third part beneficiary of said lease for the purposes of enforcing the rules and regulations and terms and conditions of the Declaration of Condominium. The Board may decide whether a lease may be renewed year after year, and after 3 letters of complaint against the tenant in the course of that year, such lease shall be terminated and the tenant evicted.

OCCUPANCY OF UNITS BY GUESTS IN THE ABSENCE OF THE OWNER

In the event any unit owner wishes to have his condominium unit temporarily occupied in his absence by a guest for a period of more than three (3) months he shall, before permitting said guest to occupy his condominium unit, or before permitting the guest to continue to occupy his condominium unit, deliver to the Board of Directors of the Association or to its designated representative the following:

///Any new family member or guest staying for more than thirty (30) days must complete a formal application, be screened by the Management Company, and approved by the Board, just like with any other purchase or lease application. A completed Association standard application for which application shall contain the name (s) and address (es) of the owner (s) and the temporary guest(s) who will be occupying the condominium unit in the owner's absence and such other information (which) information shall be designated in said application form (as same may be adopted from time to time by the Board of Directors) as the Board of Directors deems necessary in its sole and exclusive discretion in order to make a determination as to whether it should approve or disapprove such occupancy.

Upon receipt of this Application , the Association shall have the right to conduct a personal interview with the proposed guest (s) at a mutually convenient time in the office of the Condominium Manager or at such other location as may be mutually agreed to by the parties. Within ten (10) days of said interview, the Association shall either approve or disapprove said occupancy. If the occupancy is disapproved, notice of such disapproval shall be given to the owner (s) and proposed guest (s) in writing within said time period and, thereupon, the proposed guest (s) shall not enter onto the condominium premises or commence occupancy of the condominium unit. In situation where the guest (s) is (are) already in occupancy of the condominium unit the proposed guest (s) shall remove himself (themselves) from such unit within ten (10) days from receipt of the aforesaid notice indicating that his (their) application for occupancy has been disapproved.

In connection with the occupancy of a condominium unit by a guest in the owner's absence, the following Rules and Regulations shall govern.

(1) A guest will be considered to be occupying a condominium unit in the owner's absence if the owner is at any time during such occupancy absent from the condominium unit for a continuous period in excess of seven (7) days.

(2) The term "guest(s)" as used herein shall include any person occupying the condominium unit other than a person holding record title thereto or ++a person who occupies the condominium unit pursuant to an approved lease agreement. Without limiting the generality of the foregoing, the term guest (s) shall apply to the owner's business invitees, friends, acquaintances, and relatives including members of the owner's immediate family.

(3) Any approval of a guest shall apply for a period of no more than twelve (12) months and any guest intending to reside in the condominium unit for a period in excess of twelve (12) months shall be required to submit a new application for approval and be re- approved by the association and the end of each twelve-month period in order to be permitted to continue in occupancy of the condominium unit. If such occupancy is not re- approved by the association, the guest (s) shall vacate the condominium unit and remove himself (themselves) from the condominium premises within ten (10) days of receiving notice that his (their) application for re-approval has been denied. The re-approval process shall be conducted in the same manner as set forth hereinabove with respect to the initial approval.

(4) Guests shall not be permitted to keep any pets in or about the condominium unit or elsewhere within the condominium premises.

(5) An owner allowing a guest to occupy his condominium unit in his absence shall be deemed to have irrevocably appointed the Association to act as his agent and attorney-in fact during the period when the guest is in occupancy for the purpose of enforcing compliance by the guest with the Condominium Declaration, and the Association's Articles of Incorporation, By-Laws, Rules and Regulations as well as with the terms of the Guest Agreement. The Association shall have the right to bring legal action on behalf of itself or on behalf of the unit owner to enforce such compliance including but not limited to an action to terminate the guest's occupancy of the condominium unit and the removal of the guest from the condominium premises.

(6) In the event that legal action is commenced by the Condominium Association, either on its own behalf or in the capacity as agent of the owner and provided that the Condominium Association prevails in such action, both the owner of the condominium unit as well as the guest shall be liable for all costs as well as a reasonable attorney's fee incurred by the Condominium Association in connection therewith. In addition, the unit owner as well as the guest (s) are both deemed to have agreed to indemnify, save and hold harmless the Condominium Association from all costs, expenses, and damages of any type of whatsoever which the Condominium Association may incur as a result of or arising out of the actions of the guest (s) in connection with the occupancy of the condominium unit and it is understood and agreed that both the condominium unit owner and the guest (s) shall be liable for any damages caused to the Condominium's common elements by the guest (s) or by any persons allowed onto the condominium property by

the guest (s). Any liability of the unit owner to the Condominium Association arising under this paragraph shall be collectable by the Condominium Association as a special assessment against the condominium unit owner's condominium unit and shall entitle the condominium association to a lien against such condominium unit to secure the payment of such assessment which lien shall be subject to being foreclosed if the unit owner fails to pay such assessment to the Condominium Association within (30) days of receiving notice thereof.

PARKING FACILITIES:

- 1) Parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. Parking is only permitted in properly designated parking spaces, and no vehicle may park on any other common or limited common areas, including but not limited to grass and walkways.
- 2) A resident shall use only the parking space specifically assigned to his or her unit.
- 3) A number of guest spaces have been provided throughout the community for use by guest and visitors.
- 4) Parking in assigned, unassigned or guest spaces shall be limited to passenger automobiles, passenger station wagons, vans, and trucks under one ton in weight.
- 5) Boats, boat trailers, commercial vehicles, golf carts and all other vehicles not specifically authorized herein shall not be permitted in any parking space.

RECREATIONAL FACILITIES:

- 1) Recreational Facilities: Each resident shall observe all Rules and Regulations concerning the use of the recreation facilities.
- 2) Refuse containers located in the pool area shall be used for the disposal of trash and the pool and decks shall be left in a clean condition at all times.
- 3) Residents with prior permission renting the pool area for the purpose of holding a party must place their trash in well tied-up 13- or 42-gallon bags, which bags must be securely closed and tied up so no garbage can come out and no single items of garbage may be placed separately or individually in the solid receptacles but must instead be placed first in a proper plastic bag.
- 4) 25.05 Unit owners must conform to and abide by the By-Laws and uniform rules and regulations in regard to the use of the unit and common elements which may be adopted in writing from time to time by the Board of Directors of the Association, and to see that all persons using the owner's property by, through or under him do likewise.
- 5) While its surroundings may be enjoyed to relax and watch the scenery, the lake or pond itself is not considered to be a recreational facility, and bathing, swimming and fishing therein is strictly forbidden. Violation of this rule shall carry a fine of

\$100, which shall be twice that amount in the case of adults who allow children to bathe, swim or fish in the lake. Due to the seriousness of the latter violation, i.e., involving children, any subsequent violation will be reported to the authorities for appropriate action.

GUESTS MUST BE ACCOMPANIED BY A UNIT OWNER WHEN USING THE RECREATION FACILITIES.

UNIT OWNER OR TENANTS MUST HAVE, AT ALL TIMES, THEIR BOARD-ISSUED MEDECO IDENTIFICATION KEY. PERSONS NOT CARRYING SUCH KEY WILL NOT BE ALLOWED TO STAY.

Unit owners are responsible for damages caused to the recreation facilities by themselves, their families, guests, invitees, servants, lessees and persons who are on the premises because of the unit owner.

TENNIS COURT RULES:

- (a) The tennis courts are for residents and their guests only, and are to be used for the purpose of playing tennis.
- (b) No small children are permitted on the courts.
- (c) Children under 15 shall yield court to others unless accompanied by an adult.
- (d) Identification is required. Persons not carrying the MEDECO key it will not be allowed to stay.
- (e) Tennis courts hours are from 7:00 A.M. to 9:00 P.M.
- (f) NO PETS allowed inside the tennis courts.
- (g) The tennis court door shall be kept locked at all times, even when playing. The payers shall lock the door and not let others in that don't have the key.

POOL RULES:

- a) NO PETS allowed.
- b) NO ALCOHOLIC BEVERAGES allowed in the pool area.
- c) NO GLASS containers.
- d) Children are not permitted in the pool area without adult supervision.
- e) All persons must shower before entering the pool, to remove excessive perspiration and/or tanning lotions before entering the pool.
- f) NO BICYCLES, SKATEBOARDS, TRICYCLES, ROLLER SKATES, RAFTS, FLOATS, OR FRISBEES, are permitted in the pool area.
- g) Running or horse playing in the pool is not permitted.
- h) No loud music allowed; people listening to music must do so through ear phones so as not to interfere with other people who want to use the pool to enjoy and relax.
- i) Food or alcoholic beverage in the pool area is not permitted.
- j) Pool hours are from 7:00 A.M. to Sundown

MAINTENANCE AND/OR ASSESSMENT FEES:

- (1) Payments are due on the 1st day of each month, and past due on the 10th.
- (2) Payments must be made by personal check, cashier's check or money order. Cash will not be accepted.
- (3) Make check payable to the East Wind Lake Village Condominium Association. Checks made out to the Management Company, or anyone else, cannot be processed.
- (4) Each unit's account number must be written on the face of the check or money order. The unit's account number appears on each coupon. Checks without an account number, or payment coupon, cannot be processed.
- (5) Maintenance Fee must be paid by the 10th day of each month. Payments not received by 5:00 P.M. on the 10th day of the month will incur a \$25.00 late charge. If the 10th falls on a weekend or holiday, payment must be received by 5:00 P.M. on the next processing regular business day. Special Assessments may have a different due date, but must be paid on a monthly basis..
- (6) Inquiries regarding the status of an account must be made in writing, with the reference to the account number, and mailed or emailed to the Management Company.

I/We hereby agree on my/our behalf and on behalf of all persons who may use the unit which I/we seek to Purchase/Lease that I/we will abide by all of the restrictions contained in the By-Laws, Rules and Regulations, Condominium Documents, and restrictions which are or may in the future be imposed by the East Wind Lake Village Condominium.

I/We have received a copy of all Condominiums Rules and Regulations have read them and understand them all.

OWNERS (S)/APPLICANT Signature: _____

OWNERS (S)/APPLICANT Name: _____

OWNERS (S)/APPLICANT Signature: _____

OWNERS (S)/APPLICANT Name: _____

OWNERS (S)/APPLICANT Signature: _____

OWNERS (S)/APPLICANT Name: _____

UNIT ADDRESS: _____ DATE: _____

These Rules and Regulations of the East Wind Lake Villa Condominium Association were approved at the Regular Board Meeting on the 27th of July, 2023 by:

President:	Carlos Mateo
Treasurer	Eva Ravelo
Director	Martin Matus
Secretary:	Anthony Palomo