

RULES AND REGULATIONS

Rules and Regulations are established to better serve the community and to ensure that the rights of all members and the residents are protected. Complying with the Rules and Regulations is expected with the understanding and full cooperation and the intent to better your standard of living and for the purpose for increasing the value of your property.

1. Condominiums units shall be for only residential purposes. Any use that becomes a nuisance to neighbors is totally prohibited.
2. Beverages containing alcohol are not to be consumed outside the unit.
3. Exterior antennas for reception are not allowed attached to the roof or the buildings. All units are provided with cable connections inside the walls. Satellite dishes not attached to the roof or walls of the building.
4. The Association only covers the maintenance of the exterior of the buildings, such as: outside roof, walls, pipes, street lights, common areas, fences, electricity, drains, green area, parking lots, and any other exterior structure that is in the original plans of the buildings. The Association does NOT cover the doors and windows of a unit. Also, nothing inside of the unit or the backyard fences that divides the units are NOT covered by the Association
5. Owners, guests, invitee or renters shall not mark, obstruct, litter, damage, destroy, deface or engrave any part of the buildings, fences or common areas. Owners are responsible and liable for any and all damages caused by moving in or out, or any damages caused by negligence.
6. To protect children from accidents, and property owner from liability law suit it is prohibited to play in the streets, recreational areas, or common areas; every adult and owner (parent) should supervise and ensure that it doesn't occur.
7. Garbage and trash and unwanted mail should NOT be disposed in public areas or street. Streets should be maintained clean at all times.
8. **Mechanical repairs, changing of oil, brakes, tune-ups, etc. are NOT allowed. A flat tire or a battery jump is necessary and it is an exception.**
9. The speed limit is 10 miles per hour on the Private Streets of the association. No marked or commercial vehicles are allowed parked overnight in the association Private Property.
10. The grass, trees, and fences on the common areas are the responsibility of the Association. The trees or plants must not have thorns and must not attract lightning. Pine trees are not allowed. Residents are to improve the exterior of the units with plants and flowers, no alteration is allowed and trees can only be trimmed with written approval of DERM.

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11. No flammable, combustible, explosive fluids, chemicals, or any other substance of this sort shall be kept in any unit, the storages or on common areas. No oil or waste can be dropped into the street drain system. Concrete waste will clog the drain.
12. Hurricane awnings, shutters, etc. should be removed once the danger is over. These may not be permanent fixtures of the unit. The color allowed is approving by the association.
13. If a unit owner plans to leave vacant the unit for a period of time, he or she must let the management company know of the contact person, in case of fire or other emergency.
14. Anyone wishing to sell or rent their unit must contact the management company so that the prospective buyer or renter can complete the application process. The management company will provide the prospective buyer or seller with an application for approval. A copy of sales contract and/or one-year lease contract must accompany the application. It takes approximately 15 business days to process the application, so please be sure to submit all of the necessary documentation with plenty of anticipation. A non-refundable fee is required per applicant. If anyone moves in without previous approval, legal action will be taken and their application is automatically void. Any and all VIOLATIONS that are present in the unit must be corrected before approval. No room rental is allowed inside units. Everyone living in THE COMUNITY must have a background check.
15. Addition or modification to the original structure is not allowed to be added to the unit inside or outside in front or back from the original plans of the building. The original design of the building must be observed, and the Board and the City of Hialeah doesn't authorized changes. Property owners only purchased the inside of the unit. The outside, backyard, parking spaces, the grass outside and the streets are common areas of the Association.
16. ORNAMENTS AND DECORATIONS: Holiday decoration and ornaments are authorized. Such decorations and ornaments must be removed no later than ten (10) days after the end of the holiday. A Fine could be imposed on the unit owner for not being prompt in removing such decorations. All other ornaments, pans, religious statues, flags, furniture, etc., are not allowed

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PETS REGULATIONS

1. **One (1)** pet is allowed per unit for the proprietor's only. Animals must not disturb neighbors at any time of day and night. Dog or cats is not permitted to the tenants.
2. **The maximum weight allowed for dogs and/or cats is 20 lbs. Cats must be operated to avoid reproduction.**
3. **You cannot permit your dog or cat to do its necessities on the common areas. If it does happen you must pick up after your pet; it is the law!**
4. **Dogs and cats must wear a collar at all times and have their vaccination shots, etc. current.**
5. Dogs and cats shall not be permitted outside of its owner's unit unless attended by an adult and on a leash not more than four (4) feet long. Fish or caged domestic birds may be kept inside the units. No other animals are allowed, such as monkeys, raccoons, squirrels, etc.
6. **Dogs and cats cannot be going in to neighbor's properties or streets causing damages and being an annoyance to others.**
7. No guard dog is allowed and pets cannot have their living quarters in the backyard and/or outside the unit

It's The Law! Please visit www.miamidade.gov/animals

Dogs, cats, and ferrets must be vaccinated against the rabies virus beginning at 4 months of age, and they must be revaccinated as directed by the vaccine manufacturer (typically, every 1 or 3 years).

Dogs are not permitted to roam free off your private property. They must be leashed at all times.

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The acquisition or keeping of Pit Bull dogs is prohibited in Miami-Dade County.

If your dog defecates outside of your private property, it is your responsibility to remove it (section 5-20)

If you have any question, please contact to the management office

Cordially,
Board of Directors

TRUST MANAGEMENT SERVICES GROUP

POOL RESTRICTIONS

The Association and the Board of Directors are not liable or responsible for damages to any person or personal property. The use of the facilities is at your own risk and responsibility. The pool facilities are for property owners only.

1. No animal may be around or in the pool area.
2. No running, playing, or diving. No games or toys are allowed in the water.
3. No children under the age of 16 are allowed in the pool area without adult over 21 year's old supervision.
4. **No food or drinks, No alcoholic beverages, beer, wine, etc. is allowed. No glass containers allowed in the pool area.**
5. No loud music, swearing profanities, insults, arguments, or any other type of undisciplined is allowed in the Recreational Areas.
6. Proper swimming attire is required. Children wearing diapers are not allowed in the water.

PARKING VIOLATIONS

1. Visitor parking spaces are for GUEST ONLY; The GUEST parking is for a few hours of parking only, not for days or overnight.
 2. The Association has a contract with a towing company, which signs are posted, who will make periodical visits to the community after **12:00pm** and will tow any vehicles that are in violation without any previous warning.
 3. Vehicles illegally parked, stopped, or standing in restricted areas are to be towed at the owner's expense. NO warning necessary.
- 3.1 Illegally parked vehicles includes the following:
- a) Vehicles parked on the grass(gardens) or at front of the pool area.
 - b) Vehicles double-parked in front of units.
 - c) Vehicles obstructing the containers garbage area.
 - d) Vehicles obstructing street traffic.
 - e) Vehicles blocking the streets and passage of vehicles.
 - f) Vehicles parked on top of the curb of the entry.

All Units with questions on how to interpreted or comply with these official Rules and Regulation, should call the Management Company for more explanations.

Cordially,

TRUST MANAGEMENT SERVICES GROUP

Board of Directors

Las regulaciones son establecidas en beneficio de la comunidad y para asegurar que los derechos de todos los miembros y residentes sean protegidos y respetados.

REGULACIONES PARA LAS MASCOTAS

1. Se permite **una** mascota por unidad a los propietarios solamente, que no cause disturbios o molestias a los vecinos. **No se permiten tener perros o gatos a los inquilinos en la propiedad.**
2. El máximo de libras permitidas son **20** y los gatos deben ser operados para evitar una reproducción.
3. Las mascotas **no** pueden estar sueltas en las áreas comunes ni en casa de los vecinos de la comunidad. La correa no debe extenderse más de 4 pies de distancia.
4. Las mascotas no pueden hacer las necesidades en ninguna parte de las áreas comunes y si esto sucede usted es el responsable de recogerlo y limpiar el área.
5. Todas las mascotas deben tener sus vacunas actualizadas

¡Es la ley! www.miamidade.gov/animals y entre en la sección "Pet Laws"

Los perros y gatos tienen que ser vacunados contra la rabia a partir de los 4 meses de edad, y re-vacunados de acuerdo a las indicaciones del fabricante de la vacuna (por lo general, anualmente o cada 3 años).

Debe renovar anualmente la licencia de su perro, que siempre debe llevar su chapa (sección 5-7).

Está prohibido que los perros circulen libremente fuera de su propiedad. Deben llevarse con correa en todo momento (sección 5-20).

Es ilegal atar a su perro si usted no está presente (sección 5-21).

Las perras en celo deben estar encerradas (sección 5-20.1).

La adquisición o posesión de perros de raza Pitt Bull está prohibida en el condado de Miami-Dade.

Es ilegal permitir que su perro defecue y/u orine en edificios públicos. Si su perro defeca en el césped, es su responsabilidad recoger las heces (sección 5-20).

Si tiene alguna pregunta, por favor contacte la oficina de administración

Cordialmente,
Junta Directiva

TRUST MANAGEMENT SERVICES GROUP

REGULACIONES DEL AREA DE PARQUEO

ESTIMADOS PROPIETARIOS;

LA JUNTA DIRECTIVA QUIERE COMUNICARLES QUE EL SERVICIO DE LA COMPANIA DE GRUA O REMOLQUE COMENZARA A PARTIR DEL 1ro DE ENERO 2013. LOS CARTELES CON LA INFORMACION DE LA MISMA ESTARAN INSTALADOS EN VARIOS LUGARES DE NUESTRA COMUNIDAD.

LA COMPANIA DE GRUA REALIZARA UN RECORRIDO DIARIO DESPUES DE LAS 12:00PMY REMOLCARALOS VEHICULOS SIN PREVIO AVISO QUE ESTEN INCORRECTAMENTE ESTACIONADOS EN LAS SIGUIENTES AREAS;

- 1. NO ESTA PERMITIDO FRENTE A LA PISCINA**
- 2. NO ESTA PERMITIDO EN LA ENTRADA DE LA COMUNIDAD**
- 3. NO ESTA PERMITIDO FRENTE AL ÁREA DE LOS CONTENEDORES DE LA BASURA**
- 4. NO ESTA PERMITIDO ESTACIONAR AL FINAL DE LAS PAREDES DE CADA PARQUEO**
- 5. NO ESTA PERMITIDO ESTACIONAR AL LADO DE LOS POSTES DE LAS LUCES INSTALADOS EN EL AREA DE LOS JARDINES**
- 6. NO ESTA PERMITIDO ESTACIONAR BLOQUEANDO OTROS VEHÍCULOS**

LE AGRADECEMOS SU COOPERACION EN AYUDARNOS A MANTENER LA ARMONIA Y EL RESPETO ENTRE TODOS LOS RESIDENTES DE NUESTRO CONDOMINIO.

SI USTED TIENE ALGUNA PREGUNTA PUEDE COMUNICARSE CON LA OFICINA DE ADMINISTRACION O LA JUNTA DIRECTIVA.

CORDIALMENTE,

TRUST MGT S. GROUP,
En representación de la Junta Directiva