

VENETIAN PARC

WELCOME PACKAGE

Welcome to Venetian Parc Homeowners Association where you and your family will enjoy a state-of-the-art fitness center, sparkling swimming pool, playground, and many more amenities.



CLUB HOURS OF OPERATION

Monday - Friday
9:00 a.m. – 7:00 p.m.

Saturday – Sunday
10:00 a.m. – 8:00 p.m.

GYM HOURS:

Monday – Sunday
5:00 a.m. – 11:00 p.m.

POOL & PLAYGROUND HOURS:

Monday – Friday
9:00 a.m. – Sunset

Saturday – Sunday
10:00 a.m. – Sunset

(Attendants not onsite outside of Club Hours of Operation)

Management Company Information:

Miami Management, Inc.

Property Manager: Yuley Gonzalez
ygonzalez@miamimanagement.com

Administrative Assistant: Francheska Castano
venetianparc@miamimanagement.com

On-site Management Office: 786-429-3242

MONTHLY ASSESSMENT – Payments are due the 1st of each month and late on the 15th. A late fee, interest charge and administrative fee will be charged if payment is not received by the due date.

Monthly Dues per home: \$181.00

Payment Options:

Option 1: recurring ach billing (recommended)

Option 2: online payment - www.miamimanagement.com

Option 3: checks/money order

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For the benefit of all members and guests, the following are some of the rules that govern the community. **This is not a complete set of rules. Rules are subject to change at any time and without prior notice.**

HOMEOWNERS ASSOCIATIONS (HOA) RULES & REGULATIONS –

- **Alterations & Additions** – no material alteration, addition or modification to a Lot or Home, or material change shall be made without prior approval thereof being first had and obtained from the ACC. Please always check with the on-site office prior to making any changes or alterations
- **Lawn Maintenance**
 - Trees
 - Grass
 - Dead Landscaping
 - Shrubs
 - Fertilization
- **Driveway & Sidewalk** – each Owner shall be responsible to timely repair, maintain and/or replace the driveway which comprises part of a Home and the sidewalk abutting the front Lot or side of the Home
- **Animals** – All pets shall be walked on a leash. The person walking the pet, or the Owner shall clean up all matter created by the pet. No pet or animal shall be “tied out” on the exterior of the Home or in the Common Areas or left unattended in a yard or on a balcony, porch, or patio
- **Cars, Trucks, & Boats** – Owners’ automobiles shall be parked completely within the garage or driveway and shall not block the sidewalk. There is limited guest parking in the community
 - **Boats** - A boat may be kept so long as an Estate Home has a six (6) foot approved fence. Boats and/or boat trailers shall not be permitted to be kept within the yard of any Townhome
 - **Prohibited Vehicles** – no commercial vehicles may be kept within Venetian Parc except in the garage of a Home. No vehicles displaying commercial advertising shall be parked within the public view
- **Repairs & Maintenance of Vehicles** – No repair or maintenance, except emergency repair, of vehicles shall be made within Venetian Parc
- **Decorations** – holiday lighting and decorations shall be removed no later than January 15th of the following year
- **Garbage** – garbage cans shall be maintained in a sanitary condition and may be kept by the garage door during non-pick-up days
 - Bulk Garbage – contact 311 to request a bulk pick up, free of charge
 - Palm Fronds & Landscaping Debris cannot be left on common areas
- **Hurricane Shutters** – hurricane shutters may be installed or closed up to forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed or opened within seventy-two (72) hours after the end of a hurricane watch or warning
- **Leases** – Homes may be leased, or occupied, only in their entirety and no fraction or portion may be rented. No bed and breakfast (Airbnb, VRBO) facility may be operated out of a Home. Individual rooms may not be individually leased
- **Nuisance** – no nuisance or any use or practice that is the source of unreasonable annoyance to others or which interferes with the peaceful possession and proper use of Venetian Parc is permitted. Nuisances shall include, without limitation, the playing of loud music or the gathering in front of homes or Common Areas by any Owner or permitted occupant thereof its immediate family, guests, tenants and invitees.
- **All residents must to be pre-approved by the association prior to moving in**

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VENETIAN PARC CLUBHOUSE

GENERAL RULES

- **PLEASE FOLLOW ALL POSTED RULES AT ALL TIMES!**
- Everyone must register and present access fob and/or guest pass to Club Attendants prior to entering the pool and the adjacent patio areas. **NO EXCEPTIONS**
- Key Fobs are personal and non-transferable. Please bring your OWN key fob
- If fob is lost or damaged, it may be purchased at the Clubhouse. \$15.00, check or money order. **No cash!**
- Maximum 4 guests per home per day
- Alcohol is not permitted on the property. Bags, coolers etc. are subject to search by Staff
- Smoking is not permitted anywhere on Club property (Including electronic devices)
- Minors under 16 years of age are not permitted to use the club facilities without adult supervision. Parents/Adult companions are responsible for the actions and safety of such minors and of any damage to the Club caused by such minors
- Minors must be in the same Club area/space as their adult companion at all times
- Members **MUST** be with and are responsible for their Guests at all times
- Animals/pets are **NOT** permitted on Club property
- Shirt and shoes required at all times
- Firearms, knives and other weapons of any kind are not permitted on the Club property
- Members are responsible for damages caused by themselves, family members and/or their guests at all times
- Club is not responsible for any loss or damage to any private property used or stored on the Club Facilities
- No rough play, running, bicycles, skates, skateboards, hover boards or profanity permitted
- Please dispose of trash in appropriate receptacles
- **Failure by Members or their Guests to abide by any Club Rule may result in the suspension of privileges for the Home. Monthly dues will continue to be due during suspension**



PLAYGROUND RULES

- No children over 12 years old are permitted. Children must be accompanied by an adult at all times
- Playground will be closed during storms
- No animals allowed
- No diapers are to be disposed of in any trash containers in the Playground area
- No food or drink allowed in play area
- No glass containers or Alcoholic beverages allowed
- No smoking permitted

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POOL RULES

- Use of the pool is at the user's own risk. **THERE IS NO LIFEGUARD ON DUTY.** Each Member is personally liable for any injury to themselves and his/her family and guests using the pool
- Food and beverage may only be consumed in Covered Terrace
- No drop-offs allowed
- Please shower before entering pool
- You are required to bring your own towel
- Please cover pool furniture with a towel when in use. The use of lotions could stain or damage the furniture.
- Swimming is permitted only during Pool Hours. Pool will be closed during rain/thunder/lightning/windstorms or when necessary for repairs/maintenance
- Glass objects and sharp objects are NOT permitted in the pool areas
- All swimmers must wear appropriate swimming attire. Topless sunbathing is not permitted
- Diaper aged children must wear swim diapers at all times. Diapers must be disposed of in restroom, NOT in pool deck waste bins
- Any audio devices, including phones may only be used with earphones
- Do not use water amenities if you are ill. Do not drink or swallow water. It is re-circulated



FITNESS CENTER RULES

- Maximum 1 guest per home per day
- **Persons under sixteen (16) years of age are not permitted in the Fitness Center under any circumstances**
- Parents or guardians must sign the Parental Consent form for 16 years old. Such minors MUST register and purchased their own key fob for access
- NO babies; NO strollers allowed in the Fitness Center
- When others are waiting to use equipment, use is limited to thirty (30) minutes per person. Use equipment at your own risk
- Please bring your own towel and wipe down equipment after use
- Proper attire is required. Closed shoes are required at all times
- For sanitary reasons, shirts must be worn at all times in the Fitness Center
- Outside trainers/instructors not permitted
- Any audio devices, including phones may only be used with earphones

I hereby acknowledge receipt of the Association Rules and Regulations for VENETIAN PARC HOMEOWNER ASSOCIATION, INC. I hereby agree for myself and on behalf of all persons who may occupy/visit my property that I have read, understand, and will abide by said rules and regulations. I understand that the full set of Bylaws is to be provided to me by the property owner. In case the property owner fails to provide said documents, the same are available from the Management Company for a fee. I understand that I will be responsible for any charges, fines and/or legal fees assessed to my account by the Association for non-compliance of the Association Rules and Regulations by myself, my tenants, and/or any occupant resident/visiting my home.

Name: _____ Signature: _____
Address: _____ Date: _____