

THIS INSTRUMENT PREPARED BY

Pablo A. Arriola, Esq., LL.M.
AR LAW GROUP PLLC
8785 SW 165th Ave., Suite 103
Miami, Florida 33193
(786) 636-1001

2024 AMENDED AND RESTATED RULES AND REGULATIONS

GLADEWIND HEIGHTS HOMEOWNERS ASSOCIATION, INC.

EFFECTIVE OCTOBER 4, 2024

The Board of Directors of GLADEWIND HEIGHTS HOMEOWNERS ASSOCIATION, INC. met at a duly noticed meeting of its members and voted affirmatively to adopt this AMENDED AND RESTATED RULES AND REGULATIONS (“Rules and Regulations”) to maintain the high standards, pleasant living conditions, and the common welfare and best interests of all Gladewind Heights, their families, tenants, and guests. Compliance with the Amended and Restated Rules and Regulations is mandatory.

The Rules and Regulations apply to and are binding upon all the Homeowners and their families, guests, invitees, licensees, tenants, residents, employees, agents, and all other such persons. Homeowners are responsible for the compliance of all persons on the Association’s Property for purposes related to that homeowner or homeowner’s Occupant.

The Rules and Regulations supplement the Declaration of Restrictions and Covenants (and all amendments thereto), which was as recorded on August 27, 1980, in Official Records Book 10852, at Page 2040, its reaffirmation, as recorded on November 1, 2011, in Official Records Book 27879, Page 264 of the Public Records of Miami-Dade County, Florida, and any amendment recorded thereafter (together referred to as the “Declaration”).

1. ARCHITECTURAL CONTROL

- 1.1. The Board of Directors, under the provisions of Article V of the Declaration, functions as the Architectural Control Committee of the Association, with the President of the Association acting as the Chairman (presiding officer).
- 1.2. The principal purpose of the Committee is to control the appearance, value, desirability of 78 lots. More specifically, Article V states that all additions or alterations to the lots and the buildings thereon must conform to the METRO-DADE Building and Zoning Regulations.
- 1.3. Any member of the Association who desires to make a change on any portion of his/her lot or to the exterior of the house, must get approval from the Committee, (Any reference to a lot, parcel, house, OT property, refers to the entirety).
- 1.4. Any member may request the Committee to review a change that was made to a lot without prior approval. (All members should be aware of the possibility of the Committee’s disapproval of any change or alteration which occurred without approval; this situation could be quite costly to the member, If the member should volunteer, however, to request a review of such a change or alteration, with reasons therefor, the Committee could approve the request, or possibly grant a variance).
- 1.5. When a structure (patio, porch, shed, carport, screen enclosure, or anything similar) is involved, construction plans and specifications must comply with METRO-DADE Building and Zoning

Regulations (a building permit will be required) and an architectural rendering showing the proposed structure on the lot must be submitted (the contractor will normally provide the rendering) prior to any commencement of work. When approved, a structure must conform strictly to the approved plans.

- 1.6. As to landscaping on the individual lots, reason and good taste prevail, as well as to maintenance of the same. No overgrown grass, weeds, or artificial grass is permitted. On the common areas, only planting and removal of trees, shrubbery, etc., require approval of the Committee.
- 1.7. A request for approval of any change or alteration referred to in above must be submitted in writing by the owner, together with all documentation as stated above. The request may be submitted to any Committee member. ALL APPROVALS WILL BE IN WRITING. DO NOT BEGIN WORK WITHOUT WRITTEN APPROVAL.
- 1.8. If a member's request has been disapproved by the Committee, and the member obtains additional information, or if there is something unique about a particular situation that might have an influence with the Committee, the member may request reconsideration by the Committee.
- 1.9. THE ASSOCIATION CAN FORCE REMOVAL OF ANY CHANGE, ALTERATION, IMPROVEMENT TO A LOT NOT IN ACCORDANCE WITH ASSOCIATION POLICY; APPROVAL MUST BE IN WRITING

2. CHANGES THAT WILL NOT BE APPROVED

- 2.1. Carport enclosures, other than for garage use, because of the parking shortage. (Those which have been enclosed for uses other than for garages prior to 15 September 1992 [date of the RULES of the Association] have been considered approved).
- 2.2. Additions to building and exterior colors. Satellite dishes other than those disguised as patio umbrellas and are located out of site, behind a fence. Sheds more than 12" above the fence height; color to match the building color.
- 2.3. Mailboxes must conform to existing standards; which means they must be the same shape and size of the original. They must be painted with the same stain as wood or fence at your house (Bruning Rustic Stain, Ranch Brown #340-62) or equivalent. The numbers may be placed on front of the Box (recommended) or on the post or on front of your house, or both. Mailboxes that do not follow the required specifications will receive a violation.

3. DRIVING AND PARKING

- 3.1. Safe driving is required. Speed is not to exceed 15 mph.
- 3.2. All motor vehicles must be properly licensed.
- 3.3. All drivers must have a valid driver's license.
- 3.4. ATV's and other motor recreational bikes are not allowed in the community.
- 3.5. Any violation of this section's provisions may result in any of the following sanctions or penalties, to be decided by the board:
 - 3.5.1. Resident will be issued a Sticker warning.

- 3.5.2. Resident will receive a violation letter for a fine.
 - 3.5.3. Vehicle will be immobilized with a boot.
 - 3.5.4. Vehicle will be towed-away at its owner's expense.
 - 3.5.5. Any other available remedies such, injunctive relief or other remedies available to the Association.
- 3.6. All Homeowners and Residents are required to register each Resident's vehicle with the Association.
 - 3.7. Residents shall park one car on the carport, one car on the driveway, one car in the parking island, and one car parked in the clubhouse parking lot.
 - 3.8. Carports should be clear and not treated as deposit. Open carports cannot be used as storage areas. No open shelving storage units, boxes, furniture, or loose items can be left in the open carport area.
 - 3.9. Two chairs or one bench in the home front porch, no excessive decorations (at the sole discretion of the Association), and shoes should not be left outdoors. No chairs, no bench, no beach chairs or no patio umbrellas are permitted in the front yard.
 - 3.10. Residents can register a maximum of 4 (four) vehicles.
 - 3.11. Parking spaces may not be used for anything other than parking of private vehicles.
 - 3.12. No vehicle shall be parked anywhere on the Association Property other than in its designated parking space.
 - 3.13. No Parking on the grass. No exceptions. Vehicle will be immobilized with a boot or will be subjected to towing at owner's expense.
 - 3.14. No owner shall park, store or keep outside of the carport or driveway, a vehicle on which commercial signs or lettering have been affixed, or any truck, other commercial vehicle, without the written approval from the Board. A vehicle on which commercial signs or lettering have been affixed, or any truck, must to have all commercial signs covered when they are parked on the common parking areas overnight.
 - 3.15. No owner shall park, store or keep a vehicle outside of the carport which cannot operate under its own power. No service or repair of any vehicle is permitted.
 - 3.16. No boats and trailers, or other recreational vehicles including campers or mobile homes are allowed in the community.
 - 3.17. Vehicles may not exceed the posted speed limit when on the Association Property.
 - 3.18. Parking on the Association Property is at your own risk. The Association is not responsible for damage, theft, or vandalism of any vehicle or its contents.
 - 3.19. Abandoned vehicles are prohibited and are subject to towing at owner's expense. A vehicle will be considered abandoned if one of the following criteria applies:
 - 3.19.1. The vehicle is in a state of disrepair rendering it incapable of being driven in its present condition.
 - 3.19.2. The vehicle has not been used or moved for seven (7) consecutive days.

- 3.19.3. The vehicle does not have a valid vehicle license plate.
- 3.19.4. The actions of the vehicle owner clearly indicate that the vehicle is abandoned.
- 3.20. Permitted vehicles are fully operable passenger type vehicles, including pickup trucks, designed as non-commercial, as defined by 320.01(25) Fla. Stat., that has a valid license plate and is operable by its own power.
- 3.21. Non-Permitted vehicles are not to be parked on any common or limited common areas under any circumstances. If so, it will be immobilized with a boot or will be subjected to towing at owner's expense.
- 3.22. A property owner or a tenant, a guest, or an invitee of the property owner has the right as governed by state, county, and municipal regulations to park his or her personal vehicle, including a pickup truck, in the property owner's driveway, or in any other area in which the property owner or the property owner's tenant, guest, or invitee has a right to park as governed by state, county, and municipal regulations.
- 3.23. Property owner's vehicles or the property owner's tenant vehicles with insignias or visible designations, which is not a commercial motor vehicle as defined in s. 320.01(25), must be parked in the driveway, and not on the parking islands, or visitors parking. Unless insignias or visible designation signs have been covered when they are parked on the common parking areas overnight.
- 3.24. 320.01(25) Fla. Stat. defines "Commercial motor vehicle" as any vehicle which is not owned or operated by a governmental entity, which uses special fuel or motor fuel on the public highways, and which has a gross vehicle weight of 26,001 pounds or more, or has three or more axles regardless of weight, or is used in combination when the weight of such combination exceeds 26,001 pounds gross vehicle weight.
- 3.25. Commercial vehicles are not allowed to be parked in the driveway or common areas of the community under any circumstances. An exception is made for commercial vehicles when doing business with a resident during normal business hours.
- 3.26. Motorcycles may only be used to go from the residence to the exit and vice versa. Any other operating or riding is prohibited. Any abuse will result in fines and legal actions.
- 3.27. Motorcycles must be muffled. Excess noise will not be tolerated. Any abuse will result in fines and legal actions.
- 3.28. Motorcycles are not permitted on walking paths, green areas, driveways, sidewalks and/or any other common area inside the community. Any abuse will result in fines and legal actions.
- 3.29. Idling engines are not permitted. Any abuse will result in fines and legal actions.
- 3.30. Dirt bikes, ATV's, pocket bikes, motorized skateboards, four wheeled bikes, or chopped style motorcycles are prohibited in Association property.
- 3.31. Watercrafts, watercraft trailers, boats, pedal boats, Motor homes, jet skis, campers shell which are detached from a vehicle are not allowed in driveways, visitors parking or common areas within the community.
- 3.32. Commercial vehicles, trailers, boats, and Recreational Vans. Parking of these vehicles within the community is prohibited.

- 3.33. The Association is not responsible for any accident or damage caused to a delivery person.
- 3.34. Owners shall keep the property entrance in good condition to avoid slips and falls.
- 3.35. Owners shall maintain proper lighting for the property entrance.

4. POOL AND POOL AREA.

- 4.1. Pool hours from dawn to 10 PM.
- 4.2. Residents and their guests swim at their own risk. This is a private pool and there is no lifeguard. A life preserver has been provided for safety reasons. Under no circumstances should the life preserver be played with or removed from the pool area.
- 4.3. All users shall shower before entering the pool.
- 4.4. Persons who are not proficient swimmers cannot swim in the community swimming pool without the supervision of a proficient swimmer.
- 4.5. All guests must be accompanied by a resident at all times.
- 4.6. No food, drinks, alcohol, glass containers, or gum are allowed in the swimming pool and/or pool area.
- 4.7. Proper swimming attire must be worn at all times. Appropriate footwear is required at all times.
- 4.8. Children or adults wearing diapers are not allowed in the pool.
- 4.9. Non-resident owners, in accordance with the declaration, give up their pool privileges to their tenants.
- 4.10. Anyone observed entering the pool area may be questioned as to their right to be there. Any resident who notices that these rules are being violated is asked to report it to management in confidence.
- 4.11. During thunder and lightning – pool should be cleared for 30 minutes or until the thunderstorm has passed.
- 4.12. No animals are allowed inside the pool premises.
- 4.13. All trash must be put in the containers in the pool area.
- 4.14. No throwing, running, diving or pushing of anyone into the pool. There will be no horseplay or shoving in the pool area.
- 4.15. No abusive or profane language will be tolerated. No screaming or making loud noises is allowed.
- 4.16. No spitting or nose-blowing in the pool or pool area. No hard balls, small balls, water guns, pistols, or balloons are allowed to be used in or around the pool. Rings and floating devices are allowed. No rollerblading, skateboarding, or bike riding is allowed in the pool area.

- 4.17. No smoking is allowed in the pool area.
- 4.18. Unit owners will be fully responsible for all actions of their guests. The cost of property damage will be charged to the responsible party.
- 4.19. No electronic equipment including but not limited to radios, cassette players, CD players, boom boxes and/or TVs are permitted in the pool area.
- 4.20. All belongings shall be removed when the user is leaving the pool area, the Association and its Board Members are not responsible for anything being lost or stolen.

5. TRASH AND RECYCLE PICK UP

- 5.1. Garbage and recycling bins must be out of sight from common area on non-pick-up days. (behind the house fence and not in the carport area).
- 5.2. Pick up days for garbage is Mondays and Thursdays, recycle is biweekly on Mondays only. Please check Miami Dade County recycling schedule.
- 5.3. Garbage bins shall be placed at the end of the driveway, not earlier than 6:00 PM the evening before collection and shall be place out of sight, in accordance to 18.1, after collection, and no later than 9:00 PM.
- 5.4. Garbage and recycling bins shall be kept clean and odorless at all times.
- 5.5. All residents are requested to follow Miami Dade's County recycling procedures and schedules.

6. No solicitors are permitted within Gladewinds.

7. OUTSIDE APPEARANCE

- 7.1. All homes must be painted the same color: Walls, Stucco finish, Flat latex, Bone White, Pittsburg 02456, or equivalent. Wood Trim, Bruning Rustic Stain, Ranch Brown #340-62.
- 7.2. Fences. Type - wood. Style - Shadowbox (Shadow Weave). Color - Bruning Rustic: Stain, Ranch Brown 11340-62, or equivalent, Fences must comply with METRO-DADE Building code.
- 7.3. Roof Tiles. Type - Barrel. Contact Association for approved roof tile colors.

8. NUISANCE

- 8.1. No noxious or offensive activity shall take place on any portion of the Association Property, including the Lots or on the Common Properties, nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to any Owner/Resident.
- 8.2. Appropriate attire is required while on Common Areas or while visible from Common Areas.
- 8.3. No noise such as television, music or loud outdoor conversation will be permitted at any time in such a manner as to disturb or annoy other residents. This is particularly true between the hours of 11:00 PM and 8:00 AM.

- 8.4. No noxious odors shall be permitted in any dwelling units.
- 8.5. No smoke from burning wood fire pits or other substances which can cause harm to other residents or prevent other neighbors from enjoying outdoor activities.
- 8.6. There shall be no sports or leisure activities on any common or limited common areas that may be destructive to the property or a nuisance to neighboring residents.
- 8.7. Homeowners that keep their dogs in the back yard are responsible in cleaning all of their pet defecation. It must be removed timely to avoid odors that could be of nuisance to neighboring residents.
- 8.8. No Resident shall conduct repairs (except in an emergency) or restoration of any motor vehicle boat, trailer or other vehicle upon any portion of the property visible from any lot or any common properties (including portions of lots other than carports).
- 8.9. No exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) noisy or smoky vehicles, large power equipment or large power tools, unlicensed off road motor vehicles or any items which may unreasonably interfere with television or radio reception of any owner shall be located, used or placed on any portion of the Properties, or exposed to the view of other Owners.
- 8.10. Any nuisance that has been determined by the Board of Directors upon receipt of such complaint. For example, the Board has determined that car radios that can be heard from outside of vehicles are considered a nuisance in violation of the Rules/Regulations.

9. CLUB HOUSE

- 9.1. No animals are permitted inside the Club House nor are they to be tied to the fence of the Club House.
- 9.2. No smoking in the Club House. Do not tape, puncture, staple, or hang anything to the walls, ceiling, lamps, or doors of the Club House.
- 9.3. No ball playing is allowed inside the facility.
- 9.4. Mature conduct is required while in the Club House at all times with special consideration extended to adjacent homeowners.
- 9.5. Proper attire is required while in the Club House. Shoes and shirt must be worn at all times.
- 9.6. People who are wet or in sunbathing attire are not allowed inside.
- 9.7. The Club House is not to be used for office, commercial or other work-related functions.

10. GYM – FITNESS CENTER

- 10.1. The gym is to be used at the user's own risk.
- 10.2. Only residents are authorized to use the gym.
- 10.3. Gym users should consult with their doctor for weight limitations and exercising with gym

equipment. No one may use the gym unless such person is a proficient user of gym equipment.

- 10.4. Food and drinks are not allowed in the gym at any time, with the exception of water.
- 10.5. All belongings shall be removed from the gym when leaving. The Association and its Board are not responsible for belongings stolen or lost.
- 10.6. No public displays of affection are allowed in the Gym area.
- 10.7. No smoking in the gym or any room therein is allowed.
- 10.8. Appropriate attire shall be worn at all time (no bare feet, sandals, no bare chests, and no swimming suits are allowed inside the gym)
- 10.9. Please leave bathrooms clean.
- 10.10. Dumbbells shall be used exclusively on the designated area (rubber floor).
- 10.11. When finished exercising, please put them back in the right place.
- 10.12. Bring your own towel and wipe equipment down after each use.
- 10.13. A thirty (30) minute time limit shall apply on all cardio-vascular equipment if someone is waiting.
- 10.14. Please notify the Association about any issues pertaining to the equipment or the Gym.
- 10.15. Homeowners will be financially responsible if any equipment is misused or damaged while they are in use of the facilities.
- 10.16. Anyone observed entering the Gym may be questioned as to their right to be there.

11. POLICY FOR GUESTS

- 11.1. Homeowners and Residents are responsible for familiarizing their guests with the rules and regulations pertaining to all of the facilities within the community. Homeowners are responsible for any damage incurred by their tenants, guests, or invitees, including incurred attorney's fees and costs.
- 11.2. Homeowners and Residents are fully responsible for the parking of their guests. If a car is parked incorrectly or in a place where it's not allowed, it will be towed at owner's expense without any excuse.
- 11.3. Guests must be accompanied at all times by their Unit Owner/Resident hosts when using common facilities.

12. PETS IN OUR COMMUNITY

- 12.1. All pets must always be on a visible leash while on common areas. No pets are permitted inside the pool and/or pool deck.
- 12.2. Pets must be registered with Miami-Dade County

- 12.3. Pet vaccinations must be kept up to date and proof of vaccinations must be submitted to the Association. The Association can required for the pet to be removed from the property if not in compliance with this rule.
- 12.4. All pet defecation must be removed immediately from any common property, limited common property, backyards, sidewalk or streets. Pet owners must have “clean up” apparatus with them at all times when walking their pets to facilitate this immediate clean up.
- 12.5. No pet shall be tied to any community trees, stakes, picnic tables, cars, carports, etc. at any time. Any damage to the common elements by pets, as determined by the Board of Directors, will be repaired under the supervision of the Board or Property Management Agent.
- 12.6. All costs will be assessed to unit owner.
- 12.7. Front unit landscapes, driveways and porches shall not be used as pet runs. No pet shall be allowed to create a nuisance, unreasonable disturbance, or damage to Common Areas. Additionally, no pet shall be allowed to damage property of any resident or guest.

13. CHRISTMAS or SEASONAL DECORATIONS

- 13.1. Seasonal decorations should not be installed earlier than thirty (30) days before and should be removed no later than thirty (15) days after the date of the holiday, this includes all lights, banners, and attachments to the building (nails, clips, chains, hooks, wires, etc.)
- 13.2. No decorations that create a safety hazard or damage to common areas are permitted.
- 13.3. NO extension cords, lights, cables, or decorations should be placed in the common areas.
- 13.4. Homeowners are responsible for any damaged caused by installed decorations.

14. SIGNS AND ADVERTISEMENTS

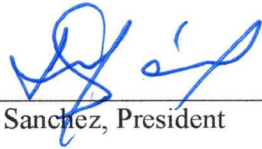
- 14.1. Advertising signs for business or commercial activities are prohibited everywhere on the property. This includes windows, doors, carport doors and patio doors.
- 14.2. Signs other than FOR SALE or FOR RENT are prohibited. Oneself standing For Sale sign is permitted - must be between 12 x 12 or 24 x 24 (not to exceed three (3) feet in height) and placed at the end of the driveway over the grass. This For Sale sign cannot include the word FORECLOSURE or LIEN on it. The sign shall not display the asking price.
- 14.3. Homeowners are responsible for the conduct and compliance of their realtors or agents at all times.
- 14.4. If the home is empty, the outside of the property must be kept clean at all times (windows, balconies, porch and main entrance) and clear of all debris.
- 14.5. Signs not installed in accordance to this section are subject to removal by the Association or its agents.
- 14.6. Garage sale flyers or other advertising announcing a business, or a lost pet are not permitted in the mailboxes, the community bulletin boards or light poles around the community without prior approval in writing.

14.7. Only the Association and its agents are allowed to post flyers or other reading material in the community bulletin boards.

15. GARAGE SALES ARE NOT ALLOWED INSIDE THE COMMUNITY.

IN WITNESS WHEREOF, the Association has, by its duly authorized officers, executed this Amendment as of the day and year first above written.

GLADEWIND HEIGHTS HOMEOWNERS
ASSOCIATION, INC.

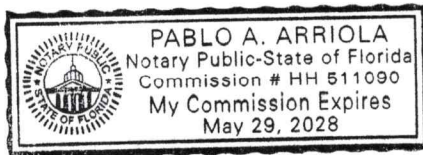
By: 
Julio Sanchez, President

Attest:

By: 
Alina Muir, Secretary

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of physical presence, this 4 day of October, 2024, by Julio Sanchez, as President of the Board of Directors of the Association, on behalf of the corporation, and attested by Alina Muir, as Secretary of the Board of Directors of the Association, on behalf of the corporation. Both individuals have presented a valid Florida driver's license as identification.




NOTARY PUBLIC