

RULES AND REGULATIONS THE COURTS AT DORAL ISLES



APPROVED JULY 2ND, 2024

**RULES AND REGULATIONS
FOR
THE COURTS AT DORAL ISLES, CONDOMINIUM ASSOCIATION, INC.**

RULES AND REGULATIONS GOVERNING YOUR ASSOCIATION

The Rules & Regulations set forth below (hereinafter referred to as "Rules") which pertain to the Condominium Property, the Common Elements, The Limited Common Elements, the Building, and the Units shall apply to and be binding upon all.

Unit Owner/Tenant. The Unit Owner/Tenant shall at all times obey these Rules and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible, and persons from whom they exercise control and supervision. Violations of the Rules are to be handled as follows:

- a) Violations should be reported to the person appointed by the Board to receive such notices. Said person shall be designated hereinafter as "the Manager."
- b) Violations will be called to the attention of the violating Unit Owner/Tenant via email by the Manager. The Manager will in turn notify the Board.
- c) Disagreements concerning violations will be presented to and judged by the Board to take appropriate action. Such judgment of the Board shall be final.
- d) It is expressly understood that any reference to the imposition of Fines contained herein refers to the Association's authority to impose Fines in accordance with Florida Statute 718.303. Any such Fine referenced herein shall not go into effect until it is confirmed by the Association's Fining Committee with the offending Unit Owner/Tenant being provided with at least fourteen (14) days written notice of the date, time, location and nature of the violation(s) that will be heard at the duly noticed Fining Committee Meeting.

GENERAL PROVISIONS

A. OBSTRUCTIONS

- 1. Sidewalks, entrances, and other similar Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any cars, bicycles, motorcycles, carriages, chairs, tables, or any other similar objects be stored therein.
- 2. No antennas, signs, advertisements, notices, or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on, or upon any part of the Condominium Property, except signs used or approved by the Board. No satellite dishes shall be placed

on the common elements of the Association, including but not limited to the outside walls or roof of the building. Additionally, no awning, canopy, shutter, or other projection shall be attached to or placed upon the outside walls or roof of the building or on the Common Elements.

3. No sign, advertisement, notice, lettering, or descriptive design shall be posted, displayed, inscribed, or affixed to the exterior of a Unit. No "For Sale" or "For Rent" or similar signs or notices of any kind shall be displayed or placed upon any part of a Unit.

4. Bicycles

- a. No bicycle riding, skating, or skateboarding is permitted inside the Building. Skates may only be worn outside of the Building. Children are NOT permitted to play in the halls or stairwells of the Building.
- b. Under no circumstances shall the Association be held responsible for the damage or theft of bicycles.
- c. Bicycles, skateboards, kayaks, and other sports equipment may not be parked or stored in hallways, stairwells, or terraces.
- d. Reference to bicycles in this section includes tricycles, and other non-motorized, or motorized two-wheeled vehicles.
- e. No bicycles shall be left unattended on the Condominium Property. Non-compliance with this rule will result in a violation notification and fines as defined in the Rules and Regulations.

B. DESTRUCTION OF PROPERTY

1. Neither Unit Owners nor their dependents, guests, or lessees shall mark, damage, destroy, deface, or engrave any part of the building.
2. Unit Owners shall be responsible for any damage caused by such parties in addition to damage caused by vendors or contractors hired by the Unit Owners.

C. MOVING IN OR OUT

1. Moving in or out may only occur between the hours of 8:00 a.m. to 6:00 p.m. Monday through Friday in addition to Saturday from 9:00 am to 4:00 p.m. Unit Owners are required to provide the Association's Manager with advanced notice when a party moves into a Unit so that the Manager can remove the previous unit Owner/Tenant from the system, and cancel the transponders assigned to them.
2. Furniture and electrical appliances can be delivered on weekdays from 8:00 a.m. to 6:00 p.m., and on Saturdays from 9:00 a.m. to 4:00 p.m.

D. WORKERS / INSTALLATIONS

1. All major contractor work, remodeling, repairs, or installations must be accomplished during the hours of 8:00 a.m. to 6:00 p.m. from Monday through Friday only.
2. Emergency repairs, like plumbing, air-conditioning, alarm systems, and electrical work, can occur at any time. These repairs must be done by a licensed and insured contractor. After the work is finished, an architectural form with the contractor's license and insurance details must be submitted to the Property Manager.

Unit owners are financially responsible for any damage caused by work done by an unlicensed or uninsured contractor.

3. Before performing any kind of non-emergency work within the Unit such as, but not limited to, change of floors, remodeling, plumbing, electricity, and air conditioning, Owners must provide the architectural form to the Property Manager and obtain the board's approval. If the Owner/Tenant does not provide the form, they will be fined in accordance with Florida Statute 718.303 as it may be amended and/or renumbered from time to time.
4. All debris of any kind must be immediately removed from the Condominium Property by the Unit Owner/Tenant or the Unit Owner/Tenant's contractor. This removal must occur at the end of each workday.

If the debris is not removed, the Unit Owner/Tenant will receive a violation letter and a fine levied in accordance with Florida Statute 718.303 as it may be amended and/or renumbered from time to time.

E. GUESTS

1. Any individual(s) residing within a condominium unit for a time period not to exceed fourteen (14) consecutive days or fourteen (14) cumulative days per calendar year is a guest. Any individual residing in a condominium unit for a time period in excess of fourteen (14) consecutive days or fourteen (14) cumulative days during a one-year period is deemed to be a prospective lessee and subject to approval by the Association in accordance with Article 14 of the Declaration of Condominium.
2. Residents are responsible for their guests' and invitees' adherence to the Rules.
 - a. Vehicles belonging to any and all visitors/guests that are located within the community beyond 2:00 am are required to obtain an overnight pass. An overnight pass can be obtained by contacting the Virtual Guard at the phone number provided in the Mypropertyaccess application. The Virtual Guard will require the guest's name and vehicle information.

- b. Any and all residents of units that are not presently registered with the Association, are required to contact the Association's Property Management Company and submit an application for occupancy. The application for occupancy fee is \$100.00 that covers the costs incident to the determination by the Association.
- c. All occupants of a unit are required to be identified on the application submitted to the Association in connection with any sale, leasing or transfer of a unit. To the extent a unit owner wishes to permit another occupant to reside in a unit after the execution and subsequent approval of a lease, an application is required to be submitted to the Association's Property Management Company accompanied by the occupancy fee of \$100.00 that covers the costs incident to the determination by the Association.
- d. Any guest that occupies a unit for more than fourteen (14) days per calendar year is deemed to be an occupant that is required to submit an application for occupancy to the Association's Property Management Company accompanied by the occupancy fee of \$100.00 that covers the costs incident to the determination by the Association.

F. BALCONIES, TERRACES, AND STORAGE CLOSETS

- 1. No linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, fences, balconies, terraces, or other portions of the Condominium Property. Owners/Tenants may not perform major drilling on the balcony walls to install bike racks, awnings, or plants. No ceiling fans shall be installed on the walls and light fixture outlet. Small drills are permitted inside the façade to fix frames, decoration, small plants, without causing any structural damage. The owner is responsible for cleaning and preparing the wall when required by the Association (like in the case of general painting). Nothing can trespass the façade. Nothing can be exposed out of the façade. During Hurricane season, Owners/Tenants need to remove everything from the balcony. Balcony outdoor light fixtures require prior written approval from the Board that will be evaluated on an individual, case by case basis. Only holiday lights are allowed on the balcony railings and trees near each unit from November 1st to January 30th.

Shades may be installed subject to the prior written approval of the Board, and such shades are required to comply with the Association's approved color scheme as all installed shades are required to be uniform.

- 2. Balconies may not be used as storage areas. No garbage cans, supplies, milk bottles, or other articles that may be aesthetically detrimental to the community's façade shall be placed on the balconies or other Limited Common Element.
- 3. No loose articles shall be left on balconies during the hurricane season.

4. The enclosing of balconies and/or screens is strictly forbidden. Coverings on balconies railings with screen or any other material are strictly prohibited.
5. Coal and gas BBQs, hibachis, smoker-style appliances, or open fires of any kind are not permitted on balconies, terraces, Limited Common Elements, or Common Elements. Electric BBQs are allowed to be used but they must be stored inside the unit when not in use.
6. Waterproof containers (liners) must be placed under all plants or flowerpots on the balconies.
7. No built-up decks, artificial grass or outdoor carpet, or other surfaces which have not been approved by the Board of Directors in writing prior to their installation are permitted on balconies.
8. Any proposed covering/shades must be submitted to the Board for approval prior to installation. Materials installed without the approval of the Board shall be subject to removal with all associated costs of said removal to be borne by the Unit Owner.
9. Plants that drop debris (leaves/flowers) onto balconies below are not permitted on the balconies.
10. Unit Owner/Tenant shall not allow anything whatsoever to be thrown or to fall from the windows, doors, balconies, or terraces.
11. No sweeping or mopping with cleaning substances shall be permitted to escape to the exterior of the building from the balconies, windows, outside doors, or on the Common Areas (front yard, hallways, stairways).
12. No plants in the front yards may be changed, added to, or removed. The front yards are communal areas and therefore belong to the Association. No Unit owners/tenants may plant or change anything in the atrium area. It should be kept uniform for all buildings.
13. Do not leave toys, baby carriages, garbage bags, grocery carts, chairs, bicycles or any personal items outside the Unit Owner/Tenant door, stairways, sidewalks, on the grass or communal areas unattended.
14. Do not extend a unit's balcony area with extensions of any kind. The area surrounding the balconies does not belong to the unit. It belongs to the association. No balcony area may be extended, expanded, or enlarged in any manner.
15. Storage Closets belong to the Association. It is prohibited for anyone other than the Association or Management Company to change the lock.
16. Storage Closets rent for a cost of \$300 a year (payable in January of each year) and are non-transferable nor refundable if Owner/Tenant leaves the community. The association only accepts money orders payable to The Courts at Doral Isles. Price is subject to change at the discretion of the Board of Directors.

17. No flammable, combustible, or explosive fluids, chemicals, or substances shall be kept in the Storage Closets except those required for normal household use.

G. RIGHT TO ENTRY INTO DWELLING IN EMERGENCIES

1. In case of any emergency originating in or threatening any Units, regardless of whether the Unit Owner/Tenant are present at the time of such emergencies, the Board or any other person authorized by the Board or the Manager shall have the right to enter such Units for the purpose of removing, repairing or abating the causes of such emergencies and such right to entry shall be immediate in accordance with Article 9 (a) of the Declaration of Condominium. Damages caused by a hurricane or tornado shall constitute an emergency for the purpose of this paragraph.

H. PLUMBING

1. Water closets and other plumbing shall be used only for its intended purposes. No sweepings, rubbish, rags, or other foreign substances shall be thrown therein. The total costs of all maintenance, repairs, and replacements connected with any such misuse shall be paid by the Unit owner upon demand.

Unit Owner/Tenant must use a licensed plumber with insurance and submit an Architectural Form to the Property Manager for approval.

I. RESPONSIBILITY FOR DAMAGES

1. Unit Owner/Tenant shall be liable for all damage to the Building caused by the delivery or moving of furniture or other articles to and from their Units.

A Violation letter will be sent to the Unit Owner/Tenant and a notification with the total cost of the repairs.

2. Unit Owner/Tenant shall also be responsible for damages inflicted upon automobiles parked in adjacent spaces and the Association shall not be responsible for any damages.
3. Unit Owners shall be responsible for themselves and their families, guests, invitees, and lessees for damages caused to the individual Units, Limited Common Elements, Common Elements, and social facilities.

J. ROOF

1. Unit Owner/Tenant, their families, guests, lessees, employees, contractors are not permitted on the roof for any purpose. Access to attics is not allowed by the Unit Owner/Tenant at any time. Part of the fire alarm system is kept in the attic. (Refer to the attic topic for more information). Therefore, that area cannot be used for storage.

K. SOLICITATION

1. There shall be no solicitation by any person anywhere in the Building or on the Condominium Property for any cause, charity, or for any purpose, whatsoever, unless specifically authorized in advance by the Board. Signs may not be posted on the mailboxes at any time. It shall be the duty of all Residents to report solicitors to the Manager and/or security.

L. HURRICANE PREPARATION

1. Each Unit Owner/Tenant who will be absent from his/her Unit during the hurricane season must prepare the Unit prior to departure by designating a responsible firm or individual to care for the Unit during the Unit Owner or Resident's absence in the event that the Unit should suffer hurricane damage. Hurricane shutters shall only be installed during hurricane "WATCH" and hurricane "WARNING" situations. The name, address, and telephone number of such firm or individual is to be furnished to the Manager of the Association prior to the owner or resident's departure.

Shutters cannot be kept closed at any time except during Hurricane Watch and Warning situations. Unit Owner/Tenant with closed shutters will receive a Violation Letter and a Fine of \$100 per day to a maximum of \$1,000 for non-compliance. Owner/Tenant should notify the Manager if they are not going to be able to open the shutters once the hurricane has passed.

M. RADIO AND TELEVISION

1. Between the hours of 11:00 p.m. and 8:00 a.m. no Unit Owner/Tenant, his/her family, servants, invitees, employees, agents, visitors, or lessees shall permit any disturbing noises to emanate from the Unit or permit any conduct by such persons that will interfere with the rights, comforts, or conveniences of other Unit Owner/Tenant.
2. Between the hours of 11:00 p.m. and 8:00 a.m. no Unit Owner/Tenant shall play or permit to be played any musical instruments, radios, or sound amplifiers in the Unit in such a manner as to disturb or annoy other Unit Owner/Tenant.
3. All occupants of Units shall exercise care about making noise and/or using musical instruments, radios, televisions, amplifiers, and other instruments, which may create noise, and said instruments should be turned down to a minimum volume between the hours of 11:00 p.m. and 8:00 a.m. All other unnecessary noises, such as slamming doors between these hours should be avoided.
4. No radio or television installation may be permitted in any Unit which may interfere with the television or radio reception of another Unit.
5. The installation of wiring for electrical or telephone installations, the installation of any type of television antennas, and the installation of machines or air conditioning equipment is deemed

to be an interior modification of a unit and is therefore subject to the architectural control portion of these Rules and Regulations and the approval of the Manager. Any installation or work inside Units must adhere to the Rules and Regulations. Unit Owner/Tenant must use a licensed professional with insurance and submit an Architectural Form to the Manager for approval. No work can be done if Owner has not submitted the form. Refer to letter O, item 9 under this document about violations/fines.

N. VERMIN

1. Unit Owner/Tenant are to notify the Manager immediately upon the appearance of any kind of insect or vermin.

O. USE OF UNIT

1. Units shall not be used for commercial or professional purposes. No businesses are allowed within the community including but not limited to:
 - a. Food sales, Airbnb, room rentals. This is a residential complex and not a commercial area.
 - b. Day Care or Pet Care / Sitting
 - c. Anyone conducting any business aforementioned within the community shall be fined \$100 per day for non-compliance with this rule. Furthermore, a letter of cease and desist shall be issued to the person by the association's lawyer. If the individual is a tenant, their lease shall not be renewed.
2. No business, trade or profession of any type whatsoever shall be conducted from within any Unit.
3. The private property of a Unit Owner/Tenant must be stored in their respective Units.
4. No flammable, combustible or explosive fluids, chemicals, or substances shall be kept in any Unit or storage area except such as required for normal household substances.
5. Attic access is only for maintenance and service personnel authorized by the Association.
6. The Association has the right to inspect the attic at any time (with prior notification of at least 24 hours unless in case of emergency). The seal on the attic entrance/door cannot be altered, removed, or broken. Unit Owner/Tenant will receive a Violation Letter and a fine of \$100 per day to a maximum of \$1,000 for non-compliance. If the Unit Owner/Tenant does not cure the violation, the case will be referred to the attorneys of the Association.
7. Unit Owner/Tenant will be responsible for any damages that occur in their unit and below units for breaking the sprinklers for using the attic as storage.
8. The installation of a waterbed is prohibited.

9. The Association may levy reasonable fines against a unit for the failure of the owner or the unit, or its occupant, licensee, or invitee, to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association.
 - a. No fine will become a lien against a unit.
 - b. No fine may exceed \$100 per violation, with a single notice and opportunity for hearing, provided that such fine shall in the aggregate not exceed \$1,000.00.
 - c. No fine may be levied except after giving reasonable notice and opportunity for a hearing to the unit owner and, if applicable, its licensee or invitee.
 - d. The hearing must be held before a committee of at least three (3) unit owners who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee does not agree with the fine, the fine may not be levied.

P. BUILDING EMPLOYEES AND CONTRACTORS

1. No Unit Owner/Tenant or member of his/her family, guests or lessees shall give orders to the Association's employees or contractors, but rather shall express their desires to the Manager or the Board.
2. Employees of the Association are not to be sent out by Unit Owner/Tenant, members, of their families, guests, lessees, and invitees for personal errands. The Board and the Property Manager shall be solely responsible for directing and supervising employees of the Association.

Q. CONDUCT

1. No person in a Unit or across the Condominium Property and/or Common Elements shall engage in loud or boisterous behavior, disorderly, profane, indecent, or immoral conduct that may constitute unlawful and prosecutable actions.
2. No unlawful use shall be made of any portion of a Unit or of the Condominium Property and all laws, zoning ordinances, and regulations of all governmental authorities having jurisdiction thereof and all rules and regulations promulgated by the Association shall be observed.

Unit Owner/Tenant has the right to call law enforcement for any situation listed above or suspicious activity that may constitute unlawful behavior.

3. No person is permitted to enter into the community through the exit gate. Any person observed to be engaged in such conduct will be in violation of this Rule, and the Association shall be permitted to issue a Fine in accordance with Florida Statute 718.303.
4. No person is permitted to enter into the community by improper means, including but not limited to tail gating, i.e. following too closely behind a permitted vehicle so as to bypass the gate/security measures of the Association. Any person observed to be engaged in such conduct, irrespective of whether or not they are a resident of the community, will be in violation of this Rule, and the Association shall be permitted to issue a Fine in accordance with Florida Statute 718.303.

R. OPEN HOUSES AND GARAGE SALES

1. No open houses to the general public in connection with any proposed sale or rental of a unit shall be permitted.
2. No garage sales or other similar activities advertised to the general public for any unit shall be permitted.

Unit Owner/Tenant will receive a Violation Letter for non-compliance and will incur a fine of \$100 per day which in the aggregate shall not exceed \$1,000.00.

S. TRASH

1. All refuse, waste, bottles, cans, and garbage (other than that which the disposal is designed to handle), shall be securely wrapped in paper, and deposited with all other refuse in areas designated for such purposes. Boxes should be TORN apart before dumping them in the dumpster. All movers or contractors must remove any crates, boxes, or packing material from the Condominium Property after or upon completion or delivery. Absolutely no garbage or boxes are to be left around the dumpster. Any unit owner or resident whose actions or inactions cause the Association to be fined or otherwise charged by any governmental agency or municipality shall be responsible for the payment to the Association of an amount equal to the total fine imposed by such agency or municipality. The collection of such amount due shall be conducted by the Association, and if necessary, by the Association's attorney, and may include the commencement of litigation against such owner or resident. In the event litigation commences, the owner or resident shall be responsible for the association's legal costs and fees incurred in the event that the Association is the prevailing party.

Cameras are installed in each of the dumpsters across the community.

2. All garbage shall be in garbage bags and should be put inside, not thrown over the gate into dumpsters; make sure to lift the lid when putting the garbage in and replacing it afterward. Leaving the lid up causes the odors from the garbage to escape.

3. No waste bags should be placed outside any apartment doors or communal areas. This can cause unpleasant odors and attract pests such as cockroaches, ants, and mice, among others. Those who leave bags in said areas will be subject to violation notices and fines.

Unit Owner/Tenant who throws away mattresses, furniture, chairs, appliances, and other household / oversized items will be held responsible and subject to a fine, depending on the cost to the Association for the removal of the items from the dumpster.

T. CHILDREN

1. Children are not to play in the parking areas, on the public walkways, or on the stairways.
2. Children will be the direct responsibility of their parents or legal guardians, and they are to supervise their children while they are within the Condominium Property. The children are to fully comply with the Association's documents and Rules.
3. All children under fourteen (14) years of age must be accompanied by a responsible adult when entering the pool area and/or playground.

U. PETS

1. A unit owner may keep one (1) cat or one (1) dog, provided said dog or cat does not weigh more than twenty-five (25) pounds. No other pets are permitted (except fish and small birds). No pets shall be permitted on any condominium property (other than in a unit) unless leashed or caged as may be appropriate, and pets shall be walked only on condominium property designated by the condominium association. No pets shall be permitted in any recreation area at any time. Any unit owner who keeps a pet shall hold the association harmless against any and all claims, debts, demands, obligations, costs, and expenses which may be sustained or asserted against the association or the board of directors of acts of any such pet committed in or about the association or the board of directors because of acts of any such pet committed in or about the condominium and the Unit Owner will be responsible for the repair of all damage caused by such pet.
2. Tenants are prohibited from keeping any pets in the units.
3. Bringing a pet after moving to the community without authorization, the Unit Owner/Tenant will receive a Violation Letter and a fine of \$100 up to a maximum of \$1,000 and will need to remove the pet from the premises.
4. No guests or invitees of the Unit Owners are permitted to bring animals of any kind on the Condominium Property.
5. Dogs and cats shall not be permitted on any portion of the Condominium Property except when adequately secured and restrained by a leash, where applicable. Pet owners are solely

responsible for picking up their pet's waste on the Condominium Property. The person who does not pick up their pet's waste will be fined \$100.

6. No animals shall be allowed to commit a nuisance in any portion of the Condominium Property and the Units. Do not leave dogs unattended on balconies. Their barking disturbs other residents. The owner of the pet will receive a violation and a fine of \$100 in accordance with the Rules and Regulations.
7. Service and Emotional Support animals will be allowed provided the necessary paperwork is submitted to the Property Manager / Board of Directors.

V. SOCIAL FUNCTIONS

1. Between the hours of 11:00 p.m. and 8:00 a.m. loud music or any activities which annoy or distract others are prohibited.
2. Any damage to the Condominium Property or Common Elements irrespective of the function-taking place in a Unit shall be the responsibility of the sponsoring Resident (including the Unit Owner if the sponsor is a lessee).
3. No parties are allowed in the pool or playground area.

Unit Owner/Tenant that leaves garbage in the pool area will receive a Violation Letter and a fine of \$100.00. Cameras are located in the Pool area.

W. PARKING

1. Parking spaces are based on the following:
 - a. 2 bedrooms, 1 assigned parking spaces, and 1 guest.
 - b. 3 bedrooms, 2 assigned parking spaces, and 1 guest.
2. Vehicles without a transponder, decal, and/or overnight pass will be towed or booted.
3. Double Parking is prohibited. A warning will be issued on the first offense and on the next a fine of \$100.00 per day for non-compliance with this rule.
4. Vehicles which are parked improperly parked (on grass, sidewalk or walking the dumpsters) are subject to warning/fines.
 - a. 1st-time offense: warning and incident report
 - b. 2nd-time offense: Towing
5. Parking areas are solely for NONCOMMERCIAL vehicles with a current passenger vehicle registration.

6. Vehicles with business signs, U-Haul trucks, or commercial vehicles cannot be on the premises after 6 p.m.
7. Vehicles parked in the “Maintenance” or “Security” parking spot:
 - a. 1st-time offense: warning – incident report
 - b. 2nd-time offense: warning – Incident report and towing/booted
8. Vehicles cannot be covered at any time in guest parking.
 - a. 1st-time offense: warning – incident report
 - b. 2nd-time offense: warning – incident report and Fine
9. Pick-up vehicles more than 15 feet long are not acceptable vehicles in our community.
10. Motorcycles are considered a vehicle that will occupy a parking space therefore it will count as one parking space to that an Owner/Tenant is entitled. Motorcycles cannot be parked on the sidewalks or next to it or on the grass. They must be in a parking space.
11. Vehicles which cannot operate on their own power or are abandoned shall not remain on the Condominium Property for more than forty-eight (48) hours. First Notice a Warning. After 72 hours, the vehicle will be towed/booted at the vehicle owner’s expense.
12. Washing of cars and car repairs (with the exception of flat tire replacement and battery jumpstart) are not permitted on the Condominium Property. A fine of \$100.00 will be given after the First Warning pursuant to Florida Statute 718.303.
13. No structure of a temporary character, nor trailer, tent, mobile home, or recreational vehicles, shall be permitted on the Condominium Property at any time or used on the Condominium Property at any time as a residence either temporarily or permanently. No gas tank, gas container or gas cylinder shall be permitted.
14. No trucks or commercial vehicles, as more particularly defined below, campers, mobile homes, motor homes, house trailers or trailers of every other description, recreational vehicles, boats or boat trailers or vans shall be permitted to be parked or to be stored at any place on the Condominium Property. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick up, delivery or other temporary commercial service.
15. Once a resident purchases a transponder from the Association, the transponder constitute their own personal property. A resident shall not be entitled to receive a refund from the Association to the extent they move out of the community and wish to return the transponder to the Association. The Association will merely deactivate the transponder once the resident sells or moves out of the community, and they make keep the transponder if they choose to do so.

COMMERCIAL VEHICLES

The term "**commercial vehicle**" is defined as:

- a. Vehicles with lettering or advertising vehicles registered as commercial vehicles.
- b. Vehicles with extensions, ladders, or attachments intended for commercial use.
- c. Other vehicles classified by governmental agencies as commercial, excluding State or County passenger vehicles approved by the Board from time to time.
- d. Vans lacking side windows (commonly known as panel vans).

TRUCKS

The term "truck" is defined as:

1. Vehicles with more than 4 tires.
2. Vehicles (pickups) longer than 15 feet
3. Vehicles with toppers, which extend over the sides or on the top.

RECREATION FACILITIES OF THE COURTS AT DORAL ISLES ASSOCIATION, INC.

- A. The recreational facilities of the Courts at Doral Isles are for the use of Unit Owners, their lessees, and their respective family members and guests. No guest of any Unit Owner of the lessee shall be permitted to use the recreational facilities unless the guest has been registered with the Board. Any damage to the building, the recreational facilities, or to other communal areas or equipment caused by any Unit Owner, lessee, or facilities or to other communal areas or equipment caused by Unit Owner, lessee, or respective family members and guests shall be repaired at the expense of the Unit Owner. Unit Owners, their lessees and their guests using the swimming pool do so at their own risk.
- B. Unit Owners, their lessees, and their guests shall obey the posted swimming pool rules. The following are basic rules for all people using the swimming pool. Access to the bathroom in the swimming pool area is available by key only. Each Unit has been provided with such a key. If the key is lost, contact the Manager for a replacement key at the cost of \$25.00 each (money orders only). Price is subject to change at the discretion of the Board of Directors.
- C. Unit Owners, lessees, and their families and guests shall abide by all rules and regulations pertaining to the recreational facilities provided for their use.
 - a. Bathers are required to wear footwear and cover over their bathing suits while within the building. All those using the swimming pool area must be appropriately attired.
 - b. Unit Owners, lessees, and their families and guests who use the swimming pool do so at their own risk.

- c. All children under fourteen (14) years of age must be accompanied by a responsible adult (18 years or older) to the swimming pool. Anyone seeing an unattended child (under 14) in the swimming pool should ask the child to leave. This must also be reported to the Manager.
- d. No children in diapers shall be permitted in the swimming pool.
- e. The swimming pool may not be used by the Association's employees or people who otherwise work for the Unit Owner/Tenant within the community.
- f. Swimming in the pool is permitted between sunrise and sunset, Monday - Sunday. Non-compliance will result in the issuance of a violation notice and a fine as per Rules and Regulations.
- g. A child who cannot swim may not be brought to the swimming pool unless always accompanied. by his or her parent. Such a child cannot enter the swimming pool unless accompanied by his or her parent who is at the swimming pool in appropriate swimming pool attire.
- h. All persons using the swimming pool must shower thoroughly to remove suntan oil before entering the swimming pool to prevent pool filter contamination.
- i. Pool safety equipment and cables should be kept in place and shall not be used except for their intended purposes.
- j. Pneumatic floats, inflatable boats, balls, or items of a similar nature other than swimming aids, are not permitted in the swimming pool.
- k. Animals are not permitted in the swimming pool area.
- l. Running, diving, jumping, or any other activity which creates a danger or annoyance in the general swimming pool area is prohibited.
- m. No glass containers, food, or beverages are permitted in the swimming pool area.
- n. No glass containers, food, or beverages are permitted in the swimming pool area.
- o. If suntan oil is used, a beach towel must be used to cover the pool furniture.
- p. No bicycles, skateboards, or roller skates are allowed in the swimming pool area.
- q. Pool furniture shall not be removed from the poolside.
- r. The use of radios or other music in the swimming pool area is permitted as long as their operation does not annoy or distract others.

- s. Cigarette butts are not to be thrown on the deck or around the swimming pool area.
- t. **No** fishing in the lake and or canal.
- u. **No** feeding the ducks, squirrels, or fish in the lakes
- v. **No** parties will be permitted.

Pool equipment and pool furniture are expensive items to replace. Anyone seeing a person causing damage in any area should report it immediately to the Manager and the police.

Anyone who damages any tables, furniture, chairs, golf carts, umbrellas, or fencing will be responsible for paying all incurred expenses for the repair of said damage.

The purpose of pool rules and regulations is for the protection of the health, safety, and welfare of those individuals who use the swimming pool. Additional rules and regulations pertaining to the use of the swimming pool area may be posted in the swimming pool area.

ARCHITECTURAL CONTROL

1. No unit owner shall make any alteration in the portions of a unit that are to be maintained by the Association or remove any portion of them or make any additions to them or do anything that would jeopardize the safety or soundness of the building, or impair any easement, without first obtaining approval in writing of owners and institutional first mortgagees of all units in which the work is to be done, and the approval of the Board of Directors of the Association. The Board must approve, prior to construction, all plans for interior modifications. Should a Unit Owner/Tenant undertake unauthorized additions and modifications to his/her Unit, or refuse to make repairs as required, or should a Unit Owner/Tenant cause damage to the Condominium Property or to the Common Elements, the Association shall avail itself of the remedies set forth in Chapter 718, Florida Statutes (the "Condominium Act") which remedies include the levy of a reasonable fine, arbitration, an action for damages or action for injunctive relief.
2. Alterations that violate or alter the structure of a load-bearing wall are prohibited. Remodeling or installations may only occur on weekdays between the hours of 8:00 a.m. and 5:00 p.m. An architectural modification form, which may be obtained from the Manager, must be completed, and submitted to the Board. The items which are covered include but are not limited to boundary walls, boundary slabs, walls and/or fences, porches, entryways, balconies, conduits, ducts, plumbing, and wiring.
3. In order to perform any reconstruction, remodeling or repair, a Miami Dade County and/or City of Doral building permit must be obtained. A copy of the permit must be submitted to the Manager prior to the commencement of the work. "Do-it-yourself" work by Unit Owner/Tenant (i.e., non-contractor or laborer work), which involves noise, or hammering is permitted on Holidays and Weekends

4. The exterior of the building and all areas appurtenant to the building shall not be painted, decorated, or modified by any Unit Owner/Tenant in any manner without the prior consent of the Board.
5. No hard floor surface (wood, marble, ceramic tile, quarry tile, linoleum, etc.) shall be applied directly to concrete slab floors of residential units. Hard flooring shall be separated from the concrete slab by sound deadening material to be approved prior to its installation by the Board of Directors of the Association. The Association shall not approve the installation of any hard floor surface coverings unless the aggregate sound isolation and the acoustical treatment carry a minimum Sound Transmission Classification (STC) of 52 and a minimum Impact Isolation Classification (IIC) of 52. The unit owner shall install the foregoing insulation materials in a manner that provides proper mechanical isolation of the floor coverings from any rigid part of the building structure, whether of the concrete subfloor or adjacent walls and fittings. If any installation of hard surface floor covering shall be made in violation of these standards, the Association shall have the immediate right to prohibit any further installation, or if already installed, require that the floor coverings be removed at the unit owners' expense and replaced with floor coverings and sound isolation which meet the above-described standards. Sufficient padding shall also be used with carpeted floors to achieve at least the above-noted STC and IIC ratings.

After the installation of the STC, an inspection of the Manager/Maintenance employees shall be conducted.

6. Nothing may be affixed to the walls of Unit patios, terraces or balconies, stucco. Outdoor lighting within the balcony area may be approved on an individual basis. Only holiday lights are allowed on the balcony railings and trees nearby the units during the prescribed holiday season.
7. Holiday light decorations, ornaments, and structures are permitted only from November 1st to January 30th.
8. To maintain a uniform and pleasing appearance to the exterior of the building, no projections shall be attached to the outside walls or to the balconies. This includes any type of umbrella.
9. Standard exterior colors shall not be altered.
10. No Air-conditioners or fans, or any part of the system, which is visible from the exterior of the building, shall be installed without prior written approval of the Board.
11. No screens or other enclosures shall be attached to any exterior doors, patios, or balconies, except with the express written consent of the Board.
12. Nothing shall be affixed or attached to hang or displayed on the exterior walls, doors, or windows of the Unit or Building. No plants or any other item may be placed along any of the balconies' railings unless otherwise specified within the Rules.

13. No signs, notices or advertisements shall be inscribed or exposed on or at any window or any part of the Condominium Property, nor shall anything be projected out of any window or door in the Condominium Property.
14. No furniture, equipment, or objects of any kind may be placed in the trash dumpster(s). Violation of this rule will cause Unit Owner/Tenant to pay for the cost to be charged for the removal of bulk items.
15. Plants, pots, receptacles, and other movable objects may not be kept, placed, or maintained on patios, terraces, or balconies if such items cause noise to the Units below.
16. No objects shall be hung from patios, balconies, terraces, or windowsills.

If a unit owner shall be in default in the payment of an installment upon an assessment or special assessment, the Board of Directors may, upon the filing of a claim of lien, accelerate the remaining installments of the assessments for the remainder of the budget year in which the claim of lien was filed. The accelerated assessment shall be due and payable on the date the claim of lien was filed.

In the following month, the Owner will receive a letter informing them of their past due balance. This will serve as a "FINAL NOTICE BEFORE INSTITUTING LEGAL ACTION". If all assessment fees due to the Association are not received by the tenth (10th) day of the final notice request, then the Owner's account will be turned over to the Association's attorney for the placement of a Claim of Lien on the Owner's property.

Once a lien has been placed against an account, the Association or its Manager will send no further notices. At this point, ALL COMMUNICATIONS WILL BE **BETWEEN THE UNIT OWNER AND THE ASSOCIATION'S ATTORNEY**.

Both the Condominium Act and the Association documents provide that Owners will be liable for costs and attorney fees incurred by the Association in the collection of delinquent assessments, which ultimately can lead to the FORECLOSURE of the Owner's Unit and sale on the courthouse steps.

Owners may avoid the expenses associated with litigation by voluntarily complying with their legal obligation to pay assessment fees in a timely manner.

SALES AND LEASING

1. In the event a Unit Owner wishes to sell or lease his/her Unit, said Unit Owner agrees to notify the Board or Manager and provide an application to the prospective purchaser or lessee.
2. The Association will not entertain an application for leasing of a unit submitted on behalf of a unit wherein the unit owner is delinquent to the Association in the payment of any monetary obligation as set forth in the Association's governing documents. Any such application shall be

deemed denied, and no application submitted on behalf of a delinquent unit will be processed until the Association receives payment in full from the delinquent unit owner(s).

3. A prospective purchaser or lessee must completely fill out and return the application to the Manager together with the sales contract or lease agreement with the Addendum to Lease Form ("Addendum"). The completed application must be submitted to the Manager at least twenty (20) days prior to the desired date of the sale or lease occupancy date. If any portion of the application is left blank, or if the sales contract, lease, and Addendum are not attached to the application, the application will be rejected. For either a sale or lease of a Unit, the application shall be accompanied by a money order for \$100.00 per applicant, other than husband/wife or parent/dependent child, which are considered one applicant, payable to the Association. In addition, the Board has the authority to require the screening of all potential lessees. No processing or screening procedures will commence until this fee is submitted. Upon completion of the application and delivery to the Manager, a screening appointment will be set up for the prospective purchaser or lessee to meet a representative of the Board. If the screening process is successful, the Board will issue a certificate of approval to the prospective purchaser or lessee. Without a signed, sealed, and notarized certificate of approval, a purchaser or lessee will not be permitted to move in.
4. A lease applicant shall be treated by the Board with the same scrutiny as if the applicant were purchasing a Unit. All lease agreements shall terminate for violations thereon upon twenty-four (24) hours' notice and shall prohibit assignment and subleasing.
5. Since a condominium unit may only be used for residential purposes and a corporation cannot occupy a unit for that use, the approval of ownership of a unit by a corporation shall be conditioned upon requiring that all persons who will occupy a unit immediately after the proposed sale be approved by the Association under the same procedures and in the same manner as that applied to non-corporate proposed purchasers. In addition, and in view of the unique status of corporate ownership of a residential condominium unit no more than two individual families, unrelated groups of individuals or single individuals may occupy a corporately owned condominium unit during any calendar year. All such occupants of a corporately owned condominium unit must provide their names and contact telephone numbers to the Association's manager prior to their occupancy. It is the express intention of this rule to eliminate the transient occupation of any condominium unit by various employees, officers, directors, and invitees of a corporation.
6. After approval by the Association elsewhere required, entire units may be rented for terms of four (4) months or longer. No rooms may be rented, and no transient tenants may be accommodated. No leases for a term of less than four (4) months shall be made under any circumstances. The Association may summarily evict any tenant pursuant to this section, and charge the costs of such eviction, including reasonable attorneys' fees, to the owner of the unit rented.
7. No subleasing of the original lease or renewal thereof is permitted.

8. Use of a Unit is for single-family residence only and shall not be used for commercial purposes.
9. The Unit Owner (landlord) must provide his/her lessee with a copy of the Association's documents and these Rules.
10. Occupancy regulations: No more than two (2) occupants per bedroom.

SATELLITE DISHES AND OTHER ANTENNAS

(The terms antenna and satellite dish are used interchangeably in this portion of the Rules and Regulations)

1. Only to the extent permitted by applicable law, a Unit Owner may install a satellite dish in such Owner's Unit or the Limited Common Elements appurtenant thereto. The installation of satellite dishes shall be restricted in accordance with the following: (i) installation shall be limited solely to the Unit or any Limited Common Elements appurtenant thereto, and may not be on the Common Elements; (ii) the dish may be no greater than one meter in diameter; and (iii) to the extent that same may be accomplished without (a) impairing reception of an acceptable quality signal, (b) unreasonably preventing or delaying installation, maintenance or use of an antenna, or (c) unreasonably increasing the cost of installing, maintaining or using an antenna, the dish shall be placed in a location which minimizes its visibility from the Common Elements.
2. Antennas shall not encroach upon any communal areas, other residents' property or limited common elements for the exclusive use of other residents.
3. If an antenna can receive acceptable quality signals from more than one location, the antenna must be in the least visible location. This section does not permit installation on communal area property, even if an acceptable quality signal cannot be received from an individually owned or limited common element area within the exclusive control of a specific resident.
4. Antennas shall not be installed higher than is necessary for the reception of an acceptable quality signal.
5. All installations shall be completed so that they do not materially damage any property within the community or in any manner impair the integrity of any building within the community.
6. A resident is not required to hire a professional antenna installer. However, any installer other than the resident shall employ qualified personnel to install the antenna and shall provide the association with an insurance certificate listing the association as a named insured prior to installation. Insurance shall include the contractor's general liability (including completed operations) with a minimum limit of one million dollars.

7. Antennas must be secured so that they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the antenna, or cause property damage, including damage from wind.
8. Residents are liable for any personal injury or damage occurring to communal area property, limited common elements, or any other residing individually owned property arising from the installation, maintenance, or use of an antenna.
9. There shall be no penetration of exterior areas of any condominium building to install, use, or maintain antennas.
10. Residents shall not permit their antennas to fall into disrepair or to become a safety hazard. Residents shall be responsible for antenna maintenance, repair, and replacement, and the correction of any safety hazard within thirty (30) days after notification of the need for repair.
11. If any antenna should detach from its mounting, residents shall remove the antenna or repair such detachment within seventy-two (72) hours of the detachment. If the detachment threatens safety, the association may remove the antenna at the expense of the resident.
12. Residents are responsible for antenna maintenance if the exterior surfaces of the antenna deteriorate.
13. If a resident does not correct a safety hazard within thirty (30) days after notification by the Association, the Association may commence legal proceedings seeking the issuance of an injunction without further notice. In the event the association prevails in such legal proceedings, the resident shall be responsible for the payment of the association's legal fees and legal costs incurred.
14. Antennas shall be neutral in color or painted to match the color of the structure on which they are installed.
15. Antennas installed on the ground and visible from the street or other residents' property must be camouflaged. An antenna preferably should be camouflaged by existing landscaping or screening. If the existing landscaping will not adequately camouflage the antenna, then the Association may require additional camouflage. If the camouflage will cause an unreasonable cost increase, then the association has the option to pay for additional camouflaging.
16. Antennas wiring shall be installed so as to be minimally visible and blend into the material to which it is attached.
17. Antennas shall be installed and secured in a manner that complies with all applicable codes, safety ordinances, city and state laws and regulations, and manufacturer instructions. If a resident must obtain a permit in compliance with a valid safety law or ordinance, then the resident shall provide a copy of that permit to the association prior to installation.

18. Unless the above-referenced codes, safety ordinances, laws, and regulations require a greater separation, antennas shall not be placed within five (5) feet of electrical power lines (above ground or buried), and in no event, shall antennas be placed where they may come into contact with electrical power lines.
19. Antennas shall not obstruct access to or exit from any door or window of a unit, or walkway, ingress, electrical service equipment, water shut-off valves, or any other areas necessary for the safe operation of the community.
20. To prevent electrical and fire damage, antennas shall be placed permanently and effectively grounded.
21. To prevent detachment during a storm, antennas shall be installed to withstand wind speeds of at least 100 mph.
22. If the antenna is installed on a mast, the height of the mast may be no higher than necessary to receive an acceptable quality signal.
23. Masts must be painted the appropriate color to match their surroundings.
24. Masts shall not be installed nearer to electric power lines than a distance equal to the total height of the mast and antenna.
25. Masts shall not encroach upon the common elements or upon another resident's property or limited common elements.
26. Any resident desiring to install an antenna must complete a notification form and submit it to the Board of Directors prior to the commencement of the installation. The installation may then begin immediately.
27. These rules shall apply in all respects to all residents whether owners or tenants.
28. If antenna installation poses a serious, immediate safety hazard, the association may seek injunctive relief to prohibit the installation or to seek removal of the installation. In the event that the Association prevails and such legal proceedings, the resident shall be responsible for the payment of the Association's legal fees and legal costs incurred.

RULE CHANGES

The Board reserves the right to change or revoke these Rules and make such additional rules and regulations from time to time as in their opinion shall be necessary or desirable for the safety and protection of the building and its occupants, and to promote cleanliness and good order of the Condominium Property and to assure the comfort and convenience of the Unit Owners. The Board would like to encourage Owner's suggestions and participation. We all have a joint interest in our

community, and it is in our best interest to preserve it. If any Owner would like to get involved in the community, please attend the Board meetings, which occur monthly.

PLEASE REFER TO THE ASSOCIATION DOCUMENTS FOR MORE DETAILED INFORMATION REGARDING THE RULES AND REGULATIONS AND ANY OTHER RULES AND REGULATION WHICH MAY NOT BE INCLUDED HEREIN.