

St. Moritz at Doral

Rules and Regulations

We strongly urge you to become familiar and adhere to the Condominium rules and regulations to avoid unnecessary disagreements and possible expenses. This is a summary of selected regulations and is not all inclusive. Please refer to the Declaration Document for a complete list.

Regulations (not all inclusive)	
1. Lawful Use –	a. No immoral, improper, offensive or unlawful use shall be made of the Condominium Property.
2. Rental and Leases –	a. No portion of a unit (other than an entire unit) may be rented. b. No homeowner may rent / lease any property in ST MORITZ Condominium without the approval of the Association. The association requires that all homeowners that wish to rent / lease any property must submit their respective tenants through the screening process. c. The Association is taking this step for your own protection in addition to comply with the community standards d. Subletting units is strictly prohibited. Tenants are not allowed to rent rooms, sublet the unit or allow the unit to be occupied temporarily. e. NO SHORT TERM RENTALS ARE ALLOWED IN ST. MORITZ AT DORAL
3. Commercial Activity –	a. No commercial or business activity shall be conducted in any unit within ST MORITZ.
4. Garbage –	a. In order to maintain a clean and safe community we urge you to put the garbage <u>inside the garbage dumpster</u> . The Waste pick up service cannot move the container to remove garbage when trash is left on the ground around the dumpster. This attracts rodents and other pests.
5. Cigarette Butts -	a. Disposing cigarette butts in common areas is strictly prohibited. Besides being a fire hazard, it causes the area to be in an unsightly and unattractive condition. It also puts the entire community in jeopardy. Please know that fines will be imposed to those found disposing cigarette butts. A recent fire occurred in the community as a result of a cigarette butt.
6. Pets –	a. Owners may keep domestic pets as permitted by Miami-Dade County Ordinances up to a limit of two (2) pets. b. Pets of tenants must be specifically approved on the lease. c. All pets shall be walked on a leash. d. All waste must be picked-up. e. No pet shall be left unattended in a unit or on the balcony, patio or other similar area even if the area has been enclosed f. No pets or other animals shall cause or be the source of annoyance, nuisance or disturbance to any other neighbor.
7. Balconies, Patios Terraces –	a. Balconies are not to be used for storage, no items such as boxes, exercise equipment, toys, coolers, etc are allowed. Only Patio furniture is allowed. b. The unit owner or tenant shall be responsible for maintenance and care of the balconies, or patios c. Miami Dade County ordinances do not allow any BBQ grills (NO GAS, NO ELECTRIC) on condominium balconies. It is important to remove all grills immediately as the county can fine each unit individually for having them. The condo can also be fined for the presence of those grills. As such, those who do not have BBQ grills will have to pay the fine through the condo and those who do have grills will pay double fines.

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Regulations (not all inclusive)

8. Ducks -

- a. DO NOT FEED THE DUCKS. When fed, ducks eat food that may be harmful to them. They then get close to the units looking for food and their waste is brought into your home on shoes, strollers, skate boards, etc. creating a health hazard. **When feeding the ducks you are helping neither the ducks nor the residents.** Please know fines will be applied to those found feeding the ducks.

9. Storage Under the Stairs -

- a. Only bikes which are in good state of repair and are used regularly will be allowed under the stairs in the hallways. No other items shall be placed in this location. The Association reserves the right to remove any unauthorized items in this area including bikes in disrepair

10. Signs and Decorations -

- a. No signs of any kind are allowed within St. Moritz at Doral Condominium.
- b. All holiday decorations must be removed no later than 30 days after the holiday.
- c. Party decorations must be removed within 24 hours after the event.

****Please note that any homeowner or tenant violating these procedures will be fined \$100 a day up to \$1,000; until the matter is resolved.**