

American Gardens Condominium Association, Inc.
7840-50-60 Harding Avenue - **P.O. BOX 414728**
Miami Beach, FL 33141

CONDOMINIUM RULES AND REGULATIONS

1. Radios, TV's, etc must be kept down to a minimum volume at all times. All other unnecessary noises, such as slamming doors, moving furniture after 09:00 p.m. and abusive, loud arguments should be avoided. PLEASE BE CONSIDERATE OF YOUR NEIGHBORS!!
2. Use of laundry facilities are limited to 07:00 am to 11:00 pm and FOR RESIDENTS ONLY.
3. Sidewalks, entrances, driveways, passages and stairways must be kept open and shall not be obstructed in any manner, mops, brooms, trash. No sign, notice or advertisement shall be posted in any window WITHOUT A CITY OF MIAMI BEACH PERMIT. Nothing shall be projected from any window.
4. Children are prohibited from playing in the stairways, to include running and roller skating. Reasonable Parental Supervision must be exercised at all times for the safety of the children and residents.
5. Providing a dog does not constantly bark and annoy neighbors, PETS are allowed for owner occupied units and up to the discretion of the owner of rental units. If you have a dog, you will be responsible for PICKING UP & DISPOSING OF ITS BOWEL MOVEMENTS, REGARDLESS OF WHERE YOU ARE IN THE NEIGHBORHOOD. Miami-Dade county has a leash law and animals should not be let out alone. CATS SHOULD BE KEPT INSIDE THE RESIDENTS UNIT.
6. All garbage and refuse shall be deposited in the dumpster and recycling bins. If it does not fit in the dumpster, it is up to the individual to dispose of it or they will be charged \$100.00 for removal. Cigarette butts should not be thrown on the grounds.
7. It is the responsibility of every owner and/or tenant to provide a copy of their unit key(s) to Condominium Management to be held under lock and key for emergencies.
8. Owners and tenants should notify Condominium Management of extended visits of Overnight Guest.
9. NO OUTSIDE BARBECUING ALLOWED.
10. 2nd floor units MUST be soundproofed prior to tiling or with substantial carpet padding.

11. TOWELS OR RUGS CAN NOT BE HANGING ON THE RAILING TO DRY.

FAILURE TO ADHERE TO THESE RULES AND REGULATIONS ARE GROUNDS FOR EVICTION BY THE CONDOMINIUM ASSOCIATION.

TOGETHER, LET'S MAKE AMERICAN GARDENS A GREAT PLACE TO LIVE.