

THE FORM FOLLOWING THESE RULES AND REGULATIONS **MUST BE SIGNED** BY THE PROSPECTIVE PURCHASER(S) OR LESSEE(S) AND RETURNED TO MANAGEMENT WITH THE APPLICATION. THE RULES AND REGULATIONS SHEETS SHALL BE KEPT BY THE PURCHASER OR LESSEE FOR REFERENCE.

NOTE: ALL RESIDENTS, BOTH OWNER(S) AND LESSEE(S), MUST FILL OUT AN APPLICATION, SUBMIT TO **POLICE AND CREDIT SCREENING** PROCESS AND RECEIVE OFFICIAL APPROVAL **BEFORE** MOVING IN. MANAGEMENT **MUST BE NOTIFIED** OF ANY ADDITIONS OR CHANGES IN OCCUPANCY OF THE UNIT.

Pathways Condominium Association

Rules and Regulations

COMPLIANCE WITH THE RULES AND REGULATIONS IS **MANDATORY**. INFRACTIONS WILL BE DEALT WITH IN ACCORDANCE TO FLORIDA STATE LAW AND THE RIGHTS OF THE CONDOMINIUM ASSOCIATION, INDIVIDUALLY AND COLLECTIVELY.

1. **PETS.** Owners are not permitted to have more than two household pets with a weight not to exceed 25 pounds at maturity. Renters are **NOT PERMITTED** to have pets.
No visiting pets are permitted.

Pet owners are **NOT permitted** to walk their pets in the interior courtyards. Pets must be walked around the perimeter of the property and must be leashed at all times. Excrement must be picked up and disposed of properly. Residents who fail to clean up after pets will be subject to fine.

2. **PARKING.** Parking in the parking lots is by **PERMIT ONLY** with **ONE CAR ONLY** per unit allowed in parking lot. **PARKING IN THE FIRE LANE IS PROHIBITED AT ALL TIMES. No commercial vehicles, boats, motorcycles, campers, trucks or trailers** shall be parked, stored or left anywhere on the condominium property.

Vehicles not properly licensed, or without proper tags, or having broken windows, physical damage, flat tires or which are unable to operate under their own power **WILL NOT be permitted** on condominium property.

VIOLATIONS OF PARKING AREA RULES WILL BE SUBJECT TO TOWING AT OWNER'S EXPENSE.

3. **VEHICLE REPAIRS.** No mechanical work, except of an emergency nature, may be done on the condominium property.
4. **DUMPSTERS.** Dumpsters are to be used for day-to-day household trash disposal **ONLY**. **Appliances, furniture, mattresses** and any other items not able to fit completely inside the dumpsters are to be disposed of **BY RESIDENTS** at the County Dump. **LARGE ITEMS SHALL NOT BE LEFT BY THE DUMPSTERS. Violators/owners will be fined and charged for the removal of prohibited items.**

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5. **UNIT REPAIRS / RENOVATIONS.** Any Unit Owner wishing to make improvements and/or changes to their unit must have written approval from the Association.
CONTACT MANAGEMENT BEFORE ANY WORK COMMENCES.

ONLY licensed and insured workers are to be used to perform alterations or renovations. **Proof of license and insurance** must be provided to management before work begins.

6. **WASHERS AND DRYERS.** Washing machines and dryers are **NOT PERMITTED** in individual units due to our use of septic tanks and because of the electrical hazard they pose to our buildings. A Laundry Room is provided for your convenience.
7. **HURRICANE PROTECTION.** Plywood is **NOT PERMITTED** to be used as hurricane protection on any of the buildings. Anyone puncturing the walls of the buildings will be charged for the repairs. Only Miami-Dade County approved protection is allowed. **Approval must be obtained from the Association before installing any type of hurricane protection.**

Hurricane shutters **MUST remain OPEN UNLESS** Dade County is under a Hurricane Watch or Warning. Shutters **MUST** be reopened **promptly** after the threat of a storm has passed. Violations will be subject to fine.

8. **SATELLITE DISHES.** Satellite dish antennas of any kind are prohibited on condominium buildings. Any resident or owner attaching a satellite dish or any other item to any building will be responsible for repairs and may be subject to fine.
9. **YARD SALES.** **Not permitted** without written consent from the Association Board of Directors. Person(s) conducting yard sale are responsible for any damages or liability issues resulting from their activity.
10. **SIGNS.** No signs, including real estate company signs, for sale signs, for rent signs or any advertising signs whatsoever shall be posted in common areas or on the perimeter of condominium property. Signs are permitted on the community bulletin board **ONLY**.
11. **NOISE.** There is a Miami-Dade County and Pathways Noise Ordinance in effect between the hours of **11:00 pm and 7:00 am**. The Board also asks that if there is any noisy work being done in your unit that the work begins no earlier than 8:00 am and ends no later than 6:00 pm.

The Pathways WILL NOT TOLERATE any excessive or late disturbance, noise or commotion. Please be considerate of your neighbors!

12. **POOL.** Anyone using the Pathways Pool facilities does so at **THEIR OWN RISK**. There is no Lifeguard on duty at any time. The Association and/or Management **SHALL NOT BE LIABLE** for any personal injury, loss of life or limb or property damage in any way caused by use of the pool or any common area facilities or privately owned property.

Residents **MUST** accompany their guest(s) at the pool. No more than four (4) guests are permitted at the pool in any one day. **Pool Rules** are posted in the pool area. Familiarize yourself and your guests with these rules, which are in compliance with State and County law. No **food, GLASS or pets** are permitted inside the pool area.

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13. **STEPS / STAIRS / HALLWAYS.** Items are not permitted to be stored in the hallways or on any area of the steps, either inside or outside. Mats and/or any other items are **NOT PERMITTED** to be hung from railings or out windows. Plants and/or other items are **NOT PERMITTED** to be left on the steps of the buildings. **Items found in violation will be removed and discarded.**
14. **CLOSET / METER ROOM.** There is a closet inside the front entrance of each outer doorway for storage purposes. This storage closet is to be **SHARED** by the four units in each hallway. **NO FLAMMABLE ITEMS OR CHEMICALS** (paint, etc.) are permitted to be stored in the closets.

STORAGE OF ITEMS IN THE METER ROOMS IS PROHIBITED BY MIAMI-DADE COUNTY FIRE CODE. MANAGEMENT WILL BE DOING PERIODIC INSPECTIONS AND ANY AND ALL ITEMS FOUND IN THE METER ROOMS WILL BE DISCARDED WITHOUT NOTICE.

15. **COURTYARDS.** Bicycles are the only personal items permitted to be stored in the common areas; however, they must be placed against the building in the rear when not in use. Other items are not permitted and are **subject to removal without notice.**

GAS GRILLS are not permitted on condominium property and will be removed.

16. **SEPTIC TANKS.** There is one septic tank for every two units. The septic tanks are expensive to maintain, so be careful. **Do not put tampons, kotex, diapers, condoms, disposable items or kitchen grease** down the toilet, sinks or bathtub drain, as this will result in the failure of the septic system and cause damage to the drain field, for which an owner/resident may be held liable.
17. **COMMON AREAS.** The exterior of the Condominium Units and all other areas connected to a unit shall not be painted, decorated, or modified by any owner or resident without **prior written consent** of the Board of Directors. This consent may be withheld on purely aesthetic grounds within the sole discretion of the Board. **Violators may be subject to fine and/or legal action.**

All trees, plants and shrubbery in the common area are considered **common property.** Personal gardening **must be approved in writing** by the Board of Directors. Planting or removal of plants for any reason remains solely at the discretion of the Board of Directors and/or the Landscaping Committee.

18. **RECREATION ROOM.** There is a recreation room located above the Condominium office that is available to unit owners for small family gatherings. An Application is available from the Management and must be submitted for approval, along with a deposit of \$50, at least two weeks in advance. The deposit is refunded if the room is left in the same condition it was in prior to the gathering. **BE ADVISED THAT ALCOHOLIC BEVERAGES ARE PROHIBITED IN THE RECREATION ROOM AND/OR ANY PART OF THE PATHWAYS COMMON AREA PROPERTY.**