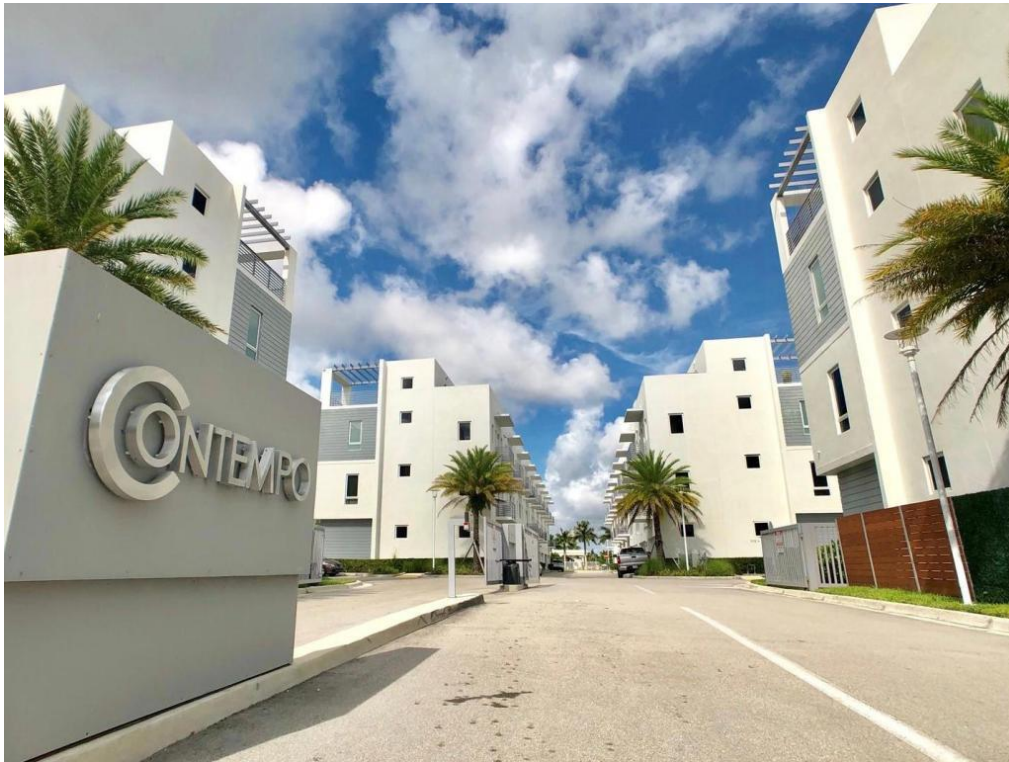


**WELCOME
NEW OWNERS AND NEW TENANTS
CONTEMPO HOMEOWNERS
ASSOCIATION, INC.**



Parking Rules and Regulations

- A. PARKING COMMON AREAS: No vehicle shall be parked on the common area, in tow away zones, yellow-striped areas or “no parking” areas. This area must be reserved for emergency vehicles only and all other vehicles will be immediately towed at the owner’s expense.
- B. PARKING AT RESIDENCE: Homeowners/Tenants must park their vehicle in their garage or in their driveway, in the correct position. If any vehicle is parked incorrectly, notice will be given for a first infraction, a final notice for a second infraction and a fine in the amount of one-hundred (\$100.00) dollars for each subsequent violation.
- C. Each unit may register a maximum of 3 vehicles, which must be duly registered with the Department of Motor Vehicles (DMV), under the name of the people in the application.
- D. Each unit with three properly registered vehicles will be entitled to an ONE OVERNIGHT PARKING PERMIT sticker, which can be displayed on any of these three vehicles.
- E. Vehicle registration will only be permitted if the name on the state-issued vehicle registration document matches the name of one of the residents application on the Contempo HOA application.
- F. Between 6:01 am and 11:59 pm any vehicle can use the spaces designated for visitor parking.
- G. **Between 12:00 am and 6:00 am ONLY vehicles registered and identified with the red OVERNIGHT PARKING PERMIT sticker may remain parked in visitor parking. Units that park vehicles without OVERNIGHT PARKING PERMIT in designated visitor spaces between 12:00 am and 6:00 am, any owner found to be in violation of this rule may be subject to a violation letter for the first offense, a final violation for the second offense, and a fine in the amount of one hundred (\$100.00) dollars for any subsequent offense.**
- H. **Residents of Contempo with RED STICKER OVERNIGHT PARKING PERMIT cannot leave a vehicle parked in a visitor parking space for more than 24 continuous hours, this will be considered a violation, and a form of trying to use the space as personal parking. Any vehicle (RED STICKER OVERNIGHT PARKING PERMIT INCLUDED) parked in a guest space for longer than 24 hours will be subject to a violation letter for the first offense, a final violation for the second offense, and a fine in the amount of one hundred (\$100.00) dollars for any subsequent offense. This rule also applies to residents who take vacations or are absent from the community for any reason. Under no circumstances are you allowed to leave the vehicle parked for more than 24 hours.**
- I. Commercial vehicles of any size, with or without signs, are not permitted.
- J. The 4 parking spaces owned by Contempo HOA located outside of the community may not be used as permanent parking for any vehicle. These spaces are governed by the same rules and regulations described above for Contempo HOA parking lots.

Driveway

Vehicles parked in the driveway of your unit must not leave this space, that is, they cannot use part of the street to park to avoid blocking free traffic for other vehicles. **No pickup trucks or commercial vehicles are allowed to park in front of garage driveways.**

Car Wash

It is not permitted to have commercial car wash services inside our community. All vehicles must be washed outside or in that garage driveway by current resident of the unit.

It is not allowed to wash commercial vehicles within the community.

Moving Schedule / Delivery Schedule

Moving and deliveries shall only be allowed between the hours of 9:00 a.m. to 6:00 p.m. Monday through Friday. Saturdays from 10:00 a.m. to 5:00 p.m. No moving permitted Sundays. **I hereby acknowledge that moving in/out after permitted hours will result in a \$500 fine automatically deducted from my security deposit.**

Noise

The ordinance # 06-23 of the city Council of the city of Doral, Florida, creating and adopting a code section entitled “noise”; providing for definition; prohibiting unreasonably loud noise; providing for responsibility for compliance; providing for sound limitations for public property; providing for exemption; providing for enforcement procedures; providing for civil fines; providing violations and penalties for motor vehicle alarms.; providing for conflicts; providing for inclusion; providing for severability and providing for an effective date.

The operation of any such set, instrument, home theater, karaoke, speakers, live music groups, TV, or device between the hours of 11:00 p.m. to 7:00 a.m. in such manner as to be plainly audible at a distance from one hundred (100) feet from the building, structure or vehicle in which it is located shall be prima facie evidence of a violation of this section.

All other unnecessary noises such as the playing of the piano and other instruments, bidding good night to departing guests loudly and slamming doors should be avoided. Also avoid loud talking, laughter on terraces, balconies and the hallways between the hours of 11:00 p.m. to 7:00 a.m. **We encouraged that all residents call the Doral police department and report anyone causing a disturbance inside the community.**

To access the full ordinance please visit the City of Doral website.

Pets

Only household pets are permitted. ALL PETS must be kept on a leash when not in the owner's unit. Any owner found to be in violation of this rule may be subject to a violation letter for the first offense, a final violation for the second offense, and a fine in the amount of one hundred (\$100.00) dollars for any subsequent offense. The owner and/or individual walking a pet shall be required to clean up after the pet in a sanitary manner (Section 5-20 MDCC).

I understand and agree that Contempo HOA has contracted the services of PooPrints Bio Pet Laboratories to manage our pets' waste in our community. I also understand and accept that in the case that the results of a pet waste analyzed belong to my pet, I will be responsible to pay the following charges. Waste Sample collection Kit \$48.00, DNA Analysis: \$150.00, Total Fees: \$198.00. No vicious breeds allowed without an interview of the dog. Note, there is a limit of two (2) dogs per residence with a maximum weight of fifty (50) pounds per dog.

Children Regulations

Children are not to play in common areas or in the parking lot. Reasonable supervision must be exercised when children are outside of the unit. No skating, skateboarding, bicycle riding, playing football, basketball, baseball, etc.

Terraces and Balconies

Terraces and Balconies must be kept clean. No objects or cables shall be hung off the walls or window sills. No clothes, rugs or mops shall be hung or left outside. Furniture used on balconies must be previously approved by the board of directors (only patio furniture approved). **Satellite TV antennas are not allowed.**

In case of storm, hurricane or any other high velocity wind condition owner/tenant will be responsible for removing or securing their exterior items. The association is not responsible for damages or injuries.

Trash Rules

- a. All garbage must be placed inside the dumpster in closed bags.
- b. It is forbidden to place bags with garbage outside the dumpster. This violation will have a clean fee of \$100.00.
- c. It is forbidden to throw assembled cardboard boxes with or without trash inside the dumpster. This violation will have a clean fee of \$100.00 per box.
- d. All cardboard boxes must be disassembled, folded and placed inside the dumpster. This violation will have a clean fee of \$100.00 per box.
- e. It is prohibited to leave assembled or disassembled boxes outside the dumpster. This violation will have a clean fee of \$100.00 per box.
- f. It is forbidden to throw furniture in or out of the dumpster of any kind, metal, wood, appliances, mattresses, beds, Tv, tools, carpets, toys,**

luggage, construction material, tires, and any other type of prohibited garbage. This violation will have a clean fee of \$500.00

Remodeling and Repairs Works / Equipment

Any equipment such as a crane, lift, or any other type of machine that is needed to do work at Contempo must be approved by the board of directors before entering the complex. Equipment found within the community without authorization will be towed by a crane at the owner's expense.

All works of flooring, kitchen, bathroom and A/C, among others, shall be done in accordance with the city of Doral and Florida Building Code, and owner must obtain the respective permit on Doral Building department.

This booklet is provided to all new owners and new tenants at the moment of becoming a new neighbor of the community, showing some relevant elements for better living, and do not intent to replace Bylaws and rules and Regulations. Copy of Bylaws is available at the association office. Contact Property Manager for a copy.

This information will guide you inside our community. Below, please sign that you have read and understood all information inside this booklet. Please do not hesitate to contact us or email us if you have any questions.

The Association is not a multi-family dwelling complex.

The Association is not a multi-family dwelling complex. Furthermore, under Article 13.21 it states in pertinent part that "homes may be leased, licensed or occupied in their entirety and no fraction or portion may be rented.... Individual rooms of a Home may not be leased on any basis. " .

Security Camera System

Residents understand and agree that Contempo HOA has a surveillance camera system, which can be used for community safety and as evidence to enforce rules and regulations.

Garden Hoses

Garden hoses must remain stored inside the unit.

Terraces Partitions

Approved partitions to separate the terraces, not to exceed 36 inches in height, must be manufactured with a 3x1 inch aluminum frame.

Pedestrian Gate

You must use the pedestrian gate to enter and exit the community on foot, you must not use the vehicle gate to enter or exit. You agree that you may receive a bill for maintenance and programming of the gate.

Forced the gate or jumping the fence

You understand and agree that any resident or visitor to your unit who enters or leaves the community using the force to open the gate will be subject to a fine of \$1,000.00. And in case of jumping the fence, you will pay a fine of \$500.00

Print Name:

Address Property:

Signature:

Date:

This document contains 6 pages.