

# **SAGA BAY GARDENS**

## **Condominium Association**

### **Rules & Regulations**

These Initial Rules and Regulations may be modified, added to or repealed at any time by the Board of Directors, any consent or approval given by the Association under these Rules and Regulations shall be revocable at any time, except for its approval of resales or leases. These Rules and Regulations and all others hereinafter promulgated shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey said Rules and Regulations and shall use their best efforts to see to it that they are faithfully observed by (their families, guests, invitees, servants, lessees and other persons over whom they exercise control and supervision. Said Approved Amended Rules and Regulations are as follows:

#### **A. GENERAL**

1. These rules and regulations will apply equally to owners, tenants/Lessees, their families, guests and domestic helpers.
2. These rules and regulations do not purport to constitute all of the restrictions affecting the condominium and common property. Reference should be made to condominium association documents.
3. The association shall retain a passkey to the units, and the unit owners shall provide the association with a new or extra key whenever locks are changed or added for the use of the association pursuant to its statutory right to access the units.
4. Upon moving into Saga Bay Gardens, you must contact the management office in order to add your name to the front entrance gate call box and obtain your parking tags, all pedestrian gate keys, front gate cards, and parking tags can be obtained at the management office. A copy of your driver's license, and closing statement (or rental agreement) must be submitted before you can purchase a key, gate card, or add your information to the call box.
5. No unit may be permanently occupied by more persons than the number of bedrooms times two, nor may more persons, including guests, occupy a unit overnight equal to more than the number of bedrooms times two, plus two.
6. Moving furniture and other property into and out of units must take place Mondays through Saturdays between the hours of 8:00 a.m. and 5:00 p.m. only. Moving vans and trucks used for this purpose can remain on condominium property only when actually in use.
7. Illegal and immoral practices are prohibited.
8. No nuisance of any type or kind will be conducted on the condominium property or in pool area,
9. Loud and disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos, singing, and playing of musical instruments, etc., will be regulated to sound levels that will not disturb others,
10. Nothing will be done or kept in any unit or in the common elements that will increase the rate of insurance on the building or contents of the building without the prior written consent of the directors, no owner will permit anything to be done or kept in the owner's unit or in the common elements that will result in the cancellation of insurance on the building or the contents of the building or that would be in violation of any law or building code.

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11. Children shall not play on or about the Common Elements of the Condominium in an unruly or in an exceptionally noisy manner. Parents will be responsible for ensuring that their children are properly supervised while using Common Elements,
12. All common elements inside and outside the buildings will be used for their designated purposes only, and nothing belonging to unit owners, or their family, tenants, or guests, will be kept therein or thereon without the approval of the directors, such areas will at all times be kept free of obstruction. Owners are financially responsible to the association for damage to the common elements caused by themselves, their tenants, guests, and family members,
13. The posted speed limit within the community is 10 MPH. For the safety of your neighbors and their children please obey the posted speed limit repeated violations of the speed limit will result in a \$100 fine per occurrence.

**B. EXTERIOR APPEARANCE, REPAIRS & ALTERATIONS**

14. To maintain harmony of exterior appearance no one will make any changes to, place anything on, affix anything to, or exhibit anything from any part of the condominium or association property that is visible from the exterior of the building or from the common elements or limited common elements, without the prior written consent of the board of director or if otherwise specifically permitted by the Declaration of Condominium.
15. Nothing including, but not limited to, radio or television aerials or antennas, signs, notices or advertisements, awnings, curtains, shades, window guards, light reflective materials, ventilators, fans or air conditioning devices, or other items shall be attached or affixed to the exterior of any unit wall or balcony/terrace or exposed on or projected out of any window, door or balcony of any unit without the prior written consent of the Association,
16. No one shall alter the outside appearance of any window of any unit without the prior written consent of the Association.
17. Nothing including, but not limited to, laundry, household furniture, BBQ grills, storage cabinets, work tools and/or equipment, toys, cleaning supplies, potted plants, exercise equipment, holiday decor shall be maintained, stored, or displayed outside of the units / balconies, or any other limited common elements, without the prior consent in writing of the association.
18. Notwithstanding any and all restrictions, rules or regulations, all unit owners may display one portable, removable United States flag in a respectful way and or Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day may display in a respectful way portable, removable official flags, not larger than 4ft X 6ft, that represent the United States Army, Navy, Air force, Marine Corps or Coast Guard.
19. Lawns, shrubbery, or other exterior plantings will not be altered, moved, or added to without permission of the association.
20. The consent of the Association to all or any of the above may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors of the Association.
21. The exterior of the Condominium units and all other exterior areas appurtenant to a Condominium unit, including, but not limited to, balcony walls, railings, ceilings or doors, shall not be painted, decorated or modified by a Unit Owner in any manner without the prior consent of the Association, An Architectural Modification Request Form must be submitted prior to any work or alteration, for board review and approval, the final approval will be provided upon completion of proposed work & inspection by the board of directors or its agent, to ensure proper compliance. Please contact the Management office for further details and forms.
22. Any and all contractors working in a unit or in any of the common areas must be licensed and insured, contractors doing work in any of the units or in the community must register with the management company before having access to the community,
23. Owners are responsible for obtaining any and all required permitting from the Town of Cutler Bay &/or Miami Dade County prior to any work commencement.

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24. Repaid constructions, decorating, or remodeling work will be done Mondays through Saturdays between the hours of 8:00 a.m. to 5:00 p.m. only, and the rules for decorators and subcontractors must be complied with.

25. The board of administration shall adopt hurricane shutter specifications for each building within each condominium operated by the association, which specifications shall include color, style and other factors deemed relevant by the board. All specifications adopted by the board shall comply with the applicable building code. The board shall not refuse to approve the installation or replacement of hurricane shutters conforming to the specifications adopted by the board.

**B. AMENITIES**

26. **Lake/Canal:** For your safety, there is no fishing, swimming, or boating allowed in the lake/canal area behind the community. No children are allowed in this area. **\*\*WARNING\*\*** Alligators and/or crocodiles have been spotted in the lake. Please do not feed, nor interact with gators. Anyone who crosses the fence line to gain access to the lake/canal will do so at their own risk.

27. **POOL:** Children under the age of 14 are not permitted in the pool area without adult supervision. No pets are allowed in or around pool area. Keep the gate to the pool area closed at all times and put all trash in (the trash containers provided). **No food or alcohol** of any kind is allowed in or around the pool area. Obey all posted pool rules,

28. **GYM:** The use of this facility and its equipment is the responsibility of the guest. You are responsible for knowing your limitations. Please wipe down equipment and put back all weights after use. Children under the age of 15 are not allowed in the gym area. No food or alcoholic beverages are allowed. Please wear proper attire at all times while using the facility. No wet bathing suits, bare feet, or slippers. Turn off all lights and a/c before leaving and make sure to lock the door.

29. **BBQ PAVILION:** The BBQ Pavilion is available to reserve for parties. To reserve the pavilion please contact the management: office. There is a non-refundable cleaning fee of \$50.00. **Please make money orders payable to: Saga Bay Gardens Condominium.**

30. **TENNIS COURTS:** Children under the age of 12 are not permitted in the tennis court area without adult supervision. No pets are allowed in or around the tennis court area. Keep the gate to the courts closed at all times and put all trash in the trash containers provided. No food or alcohol of any kind is allowed in or around the tennis court area. Please make sure to remove all balls, rackets and/or other equipment used during play. Obey all posted rules,

31. **BASKETBALL COURTS:** No pets are allowed on the basketball court, please be respectful of others during play. No food or alcohol of any kind is allowed in or around the basketball court area. Please make sure to remove all balls, rackets, and/or other equipment used during play, before leaving. The association is not responsible for any lost, stolen or damaged personal items. Obey all posted rules.

32. **LAUNDRY FACILITIES:** Laundry Rooms are located on the 3<sup>rd</sup> floor of each building. To obtain a laundry card please call the posted number inside the laundry room. Please do not leave clothes unattended. Keep laundry room clean and deposit all trash in the provided trash bins. The association is not responsible for any lost or stolen Items. Obey all posted rules.

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**C. GARBAGE**

33. All refuse must be bagged in sealed garbage bags. Refuse and bagged garbage must be deposited only in the trash chute located on each floor or in the designated trash containers in front of each building,

34. If trash chute is full, garbage must be deposited in the trash containers located in front of each building, **no trash may be left on the trash chute room floor. Warning:** Trash chute area is monitored by video surveillance. Any **owner/tenant** found in violation of this will be fined \$100 per occurrence.

35. No Furniture, mattress and other large items may be left in the dumpster areas. Any owner/tenant found in violation of this will be fined \$100 per occurrence. **Warning:** dumpster area is monitored by video **\*\*surveillance\*\*** Any **owner/tenant** found in violation of this will be fined \$100 per occurrence.

36. No garbage cans, supplies, milk bottles or other articles shall be placed in the halls, on the balconies, or on the staircase landings, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken or hung from any of the windows, doors or balconies, or exposed on any part of the Common Elements, Fire exits shall not be obstructed in any manner, and the Common Elements shall be kept free and clear of rubbish, debris and other unsightly material. Any owner/tenant found in violation of this will be fined \$100.00 per occurrence.

**D. PARKING**

37. Each unit has both 1 or 2 assigned resident parking spaces and a 1 guest space. Any and all cars parked in the resident space must have the resident tag with corresponding space number clearly displayed on the rear-view mirror at all times. Any cars parked in the guest space overnight must have the guest parking tag clearly displayed on the rear-view mirror of the vehicle at all times. Failure to comply will result in your car being towed at owner's expense.

38. Parking in the guest space is permitted for twenty-four (24) hours. You may not park in the guest parking space if your resident space is not occupied by another vehicle. Failure to comply will result in your car being towed at owner's expense,

39. Cars with no tag or an expired plate are not allowed within the community. Any car with a missing tag or an expired license plate will be towed at owner's expense,

40. There is no parking allowed on the grass or any of the common area spaces that is not a designated parking space.

41. Passenger automobiles, Sport Utility vehicles, pick-up trucks, vans, and motorcycles that do not exceed the size of one parking space may be parked in the areas provided for that purpose. Commercial trucks, campers, motor homes, trailers, boats, and boat trailers are prohibited and will be towed at owner's expense.

42. Vehicle maintenance, other than emergency repairs, is not permitted on the condominium property. Those seen repairing cars and disposing of fluids down the drains or on the ground will be fined \$100.00 per occurrence.

43. All vehicles must be current licensed plate. No inoperable vehicles shall remain within the parking areas or other common elements for more than 72 hours.

44. Inform how many vehicles per household: \_\_\_\_\_

Type of Vehicle: \_\_\_\_\_

Tag Number: \_\_\_\_\_

# Saga Bay Gardens Condominium Association, Inc.

Saga Bay Gardens Condominium  
Association, Inc.  
c/o Excel Management  
2510 NW 97 Avenue, #200  
Doral, FL 33172

To: Saga Bay Gardens Condominium Association, Inc.  
Subject: SECURITY & PARKING ENFORCEMENT

Dear Homeowners,

As of March 1<sup>st</sup>, 2021, Security Watch Group (SWG) provides security parking enforcement services within the community. SWG will be provides random patrols throughout the community at various times.

**Resident's Vehicles:** Are only allowed to park in resident's assigned spot. The second vehicle may park in a visitor. Residents may not park on street, grass, or guest parking area; if parked in these areas the vehicle is subject to being towed at owner's expense without warning.

**Guest Parking Specific Guidelines, please see below.**

- All guest vehicles must be registered at [SBG.parkingattendant.com](http://SBG.parkingattendant.com)
- All guest vehicles must be registered while parked in any guest spot or in resident's assigned parking spot and cannot park in reverse at anytime
- Limited to a total of 25 hours in any 7-day period per unit
- Resident must provide unit passcode to guest in order to register their vehicle (the unit passcode will be issued on the day of the decal distribution)
- Visitors must be registered from 10pm to 7am

**For more details and specific guidelines and violations, please see below.**

| <b>INSTANCE</b>                                                                                                                                                       | <b>PENALTY</b>              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <b>Boats/RV/Vessels/Trailer</b>                                                                                                                                       | <b>One Warning Then Tow</b> |
| <b>Commercial Vehicles in Common Areas/Guest Parking with visible logos and advertisement (Vehicle can only be as big as a normal pickup truck) from 10pm to 6 am</b> | <b>One Warning Then Tow</b> |
| <b>Parked on Sidewalk</b>                                                                                                                                             | <b>One Warning Then Tow</b> |
| <b>Parked on Grass</b>                                                                                                                                                | <b>One Warning Then Tow</b> |
| <b>Parked on Street</b>                                                                                                                                               | <b>One Warning Then Tow</b> |
| <b>Parked on Swale</b>                                                                                                                                                | <b>One Warning Then Tow</b> |
| <b>Double Parked Vehicles</b>                                                                                                                                         | <b>One Warning Then Tow</b> |
| <b>No Vehicles with For Sale Signs</b>                                                                                                                                | <b>One Warning Then Tow</b> |
| <b>Blocking Parking Space or Vehicle from Entering / exiting parking spot.</b>                                                                                        | <b>Immediate Tow</b>        |
| <b>Example: Parking behind another vehicle not allowing them to enter or exit a parking space</b>                                                                     |                             |
| <b>Blocking Dumpster Storage Area</b>                                                                                                                                 | <b>Immediate Tow</b>        |
| <b>Expired Tag</b>                                                                                                                                                    | <b>One Warning Then Tow</b> |
| <b>Vehicle Parked in Reverse</b>                                                                                                                                      | <b>One Warning Then Tow</b> |
| <b>Sign Posted Areas (Example: Handicap, Fire Lane, Mail Parking)</b>                                                                                                 | <b>One Warning Then Tow</b> |
| <b>Parked in Resident's assigned spot without decal or Guest not registered in guest parking system</b>                                                               | <b>One Warning Then Tow</b> |
| <b>Parked in Visitor Parking without Registering with parking Attendant</b>                                                                                           | <b>One Warning Then Tow</b> |

**Residents be advised that:**

1. All tows will be at the owner's expense.
2. Any damages incurred to the association's common areas, including grass, and swales, will be repaired or replaced at the homeowner's expense.
3. At no time shall the sidewalk be blocked and must always be accessible for pedestrians.
4. All parking violations may be subject to a violation notice and/or fines from the association.
5. AH vehicles are subject to IMMEDIATE TOW.

Management Team