



UNIT: _____

Grove Gardens, Inc.2498 SW 17th Ave
Miami, FL. 33145

Applicant Name: _____ / _____
Unit #: _____
Applicant Tel: _____ / _____
Owner Name: _____
Owner Tel: _____
Owner Email: _____

Requirements for SALE:

Questionnaire Form	
Notice of Intention To Sell (from owner)	
Sales Contract (proof of purchase)	
NO PETS (Initial in the box)	Initial: _____
Application Form (\$100 / per person or married couples Non-Refundable)	
Copy of Application Fee (office use only)	
Resident Information Form	
Letter from employer (proof of employment)	
Three letters of reference (character / personal)	
Report from American Tenant Screen Background Check (Office use only)	
Copy of photo ID(s)	
Sprinkler Opt-Out Acknowledgement Form	
Move-in, Move-out and Furniture Deliveries Form	
What To Do and Not To Do Form	
Obligatory Regulations for Owners and Tenant	
Condominium Rules and Policies: Pool/Balcony/Garbage/Grease/Parking	
Interview (to be schedule by Association Office)	
Date: _____ Time: _____	

Board Member Signatura_____
Print Name_____
Date_____
Board Member Signature_____
Print Name_____
Date



Grove Gardens Inc.
2498 SW 17th Ave.
Miami, FL 33145

☐ Tenant ☐ Owner

Unit# _____

Questionnaire Form

Name: _____

Unit Number: _____

Date of Interview: _____

Interviewed by: _____ / _____

1. What is the total number of occupants who will reside at the unit? _____

2. Will there be any part-time occupants or roommates? _____

Note: if the number of occupant's changes, a new application needs to be completed
and a \$100 screening fee will apply prior to approval. Agree: (initials) _____

3. How soon do you want to move? _____

4. Have you ever been evicted? _____

5. Have you ever been arrested for a crime? _____

6. Have you been using any different names before? _____

7. Have you ever been a party to a lawsuit? _____

8. Have you ever filed for bankruptcy? _____

9. Do you have any pets? _____

Applicant Signature: _____

Received Grove Gardens Inc. Rules and Regulations

Approved ☐

Not Approved ☐



Grove Gardens Inc.
2498 SW 17th Ave.
Miami, FL 33145
(305) 854-6388

NOTICE OF INTENTION TO SELL APARTMENT

To: Board of Directors
Grove Gardens, Inc.
2498 SW 17th Avenue
Miami, FL. 33145

In compliance with the Declaration of Condominium GROVE GARDENS, I serve notice as owner if Unit _____, the undersigned, of intent to offer the apartment for sale.

I agree to provide the buyer copies of the Condominium Rules and Regulations.

The Association and its Board of Directors, in the event it consents to the sale, is hereby authorized and empowered to act as our agent with full power and authority to make whatever actions may be required, if necessary to, compel compliance by our buyer and/or their guests, with provision of Declaration of Condominium Act and Rules and Regulations of the condominium.

Owner Signature: _____

Date: _____

Owner Print Name: _____

Application Form

☐ Owner ☐ Tenant

Applying for Apartment Number: _____

Move In Date: ____/____/____

Applicant #1 Information:

Applicant's Name (First) _____ (Middle) _____ (Last) _____

SS#: _____ - _____ - _____ Marital Status: M – S – D – W Date of Birth: ____/____/____

Driver's License or State Issued ID: _____ Email: _____

Home Phone Number: (____) _____ - _____ Cell Phone Number: (____) _____ - _____

Current Address: _____ City: _____ State: _____ Zip: _____

Landlord or Contact Name: _____ Phone Number: (____) _____

Monthly Rental Amount: \$ _____ Resided on premises from: _____ To _____

Employment Information:

Employment/Company Name: _____ Position: _____

Address: _____ City: _____ State: _____ Zip: _____

Supervisor's Name: _____ Phone Number: _____

Salary: \$ _____ Length of Employment: Start Date: _____ to _____

Have you ever been convicted of a felony or misdemeanor? ____ Yes ____ No

If yes, please explain: _____

Applicant #2 Information:

Applicant's Name (First) _____ (Middle) _____ (Last) _____

SS#: _____ - _____ - _____ Marital Status: M – S – D – W Date of Birth: ____/____/____

Driver's License or State Issued ID: _____ Email: _____

Home Phone Number: (____) _____ - _____ Cell Phone Number: (____) _____ - _____

Current Address: _____ City: _____ State: _____ Zip: _____

Landlord or Contact Name: _____ Phone Number: (____) _____

Monthly Rental Amount: \$ _____ Resided on premises from: _____ To _____

Employment Information:

Employment/Company Name: _____ Position: _____

Address: _____ City: _____ State: _____ Zip: _____

Supervisor's Name: _____ Phone Number: _____

Salary: \$ _____ Length of Employment: Start Date: _____ to _____

Have you ever been convicted of a felony or misdemeanor? ____ Yes ____ No

If yes, please explain: _____

Additional Occupants: List names of all additional occupants under 18 years old.

Name: _____ Relationship: _____ Date of Birth: ____/____/____

Name: _____ Relationship: _____ Date of Birth: ____/____/____

Name: _____ Relationship: _____ Date of Birth: ____/____/____

I confirm that all the information supplied is true and correct. I understand that I can be turned down for the apartment if I have falsified any information on this application. I hereby authorize the verification of all above information by ATS, Inc. including my credit, housing court filings, rental history, check writing history, employment history including salary, and criminal background.

Applicant's Signature: _____ Date: _____

Applicant's Signature: _____ Date: _____

Application Fee Received: \$ _____ # _____ Cash / Check / Money Order

Intercom Code: _____



GROVE GARDENS, INC.
2498 SW 17TH AVENUE
MIAMI, FL. 33145

☐ Tenant ☐ Owner

Unit# _____

RESIDENT INFORMATION FORM

Name: _____ Name: _____

Address: _____

Home Phone: _____ Cell: _____ Business: _____

Email: _____

Other Occupants:

<u>Name</u>	<u>Age</u>	<u>Relationship</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Vehicle Information

<u>Year</u>	<u>Make & Model</u>	<u>Color</u>	<u>State/Exp. Date</u>	<u>License Plate#</u>
_____	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____

Emergency Contact:

<u>Name</u>	<u>Phone</u>	<u>Relationship</u>
_____	_____-_____-____	_____
_____	_____-_____-____	_____



Grove Gardens Inc.
2498 SW 17th Ave.
Miami, FL 33145

Sprinkler Opt-Out Acknowledgement Form

The Board of Directors is hereby notifying you that a majority of Homeowners of Grove Gardens have voted to Opt-out of installing Fire Sprinklers. This vote was recorded in Miami Dade County on December 30, 2016.

I (We) _____, prospective new buyer(s) or tenant(s) of Grove Gardens, Inc. understand that Grove Gardens does not currently have fire sprinklers and that the Homeowners have voted to not install sprinklers in the future.

Forma para reconocer que ha sido informado

Por este medio, la Junta de Directores le informa que la mayoría de los propietarios de Grove Gardens han votado por no instalar in sistema de regaderas en caso de fuego. Este voto se registro en la Corte de Condado de Miami Dade el 30 de diciembre de 2016.

Yo (Nosotros) _____, futuros dueño(s) o inquilino(s) de Grove Gardens, Inc. he (hemos) sido informado(s) que en la actualidad Grove Gardens no tiene instalado un sistema de regaderas u que los propietarios emitieron su voto para no instalar este sistema en el futuro.

Print Name / Imprima el nombre

Signature / Firma

Print Name / Imprima el nombre

Signature / Firma

Print Name / Imprima el nombre

Signature / Firma

Unit Number / Numero de la Unidad

Date / Fecha



Grove Gardens Inc.
2498 SW 17th Ave.
Miami, FL 33145

The following Rules and Regulations was approved by the Board of Directors.

Move-In/Move-Out and Furniture Deliveries:

- Grove Gardens needs to be notified of the date and time of the deliveries/moves 24 hours before the proposed date so it can be scheduled.
 - This allows enough time for the maintenance person properly receive the deliveries/moves. (Padding needs to be placed inside the elevator by Maintenance Personnel, as well as be present to supervise).
 - Moving the furniture or furnishings are allowed:
Monday-Saturday from 9am to 7pm.
 - Deliveries/Moves are not permitted at any other time or during the weekends or initial Holidays.
-

Las siguientes Reglas y Regulaciones fueron aprobadas por la Junta Directiva.

Mudanzas Y Entrega De Muebles:

- Grove Gardens tiene que ser notificado de la fecha y hora de las entregas/mudanzas 24 horas antes de la fecha propuesta para que pueda ser programado.
- Esto permite suficiente tiempo para que la persona de mantenimiento reciba adecuadamente la entrega / mudanza (Los protectores tienen que ser colocados en el interior del ascensor por el mantenimiento, también para estar presente y supervisar).
- Mudanza o entrega de muebles es solo permitido:
Lunes – Sábado de 9am a 7pm.
- Entregas / mudanzas no están permitidos en cualquier otro momento o durante los fines de semana o días festivos.

Initials: _____, _____, _____



GROVE GARDENS, INC.
2498 SW 17th Avenue
Miami, FL. 33145

WHAT TO DO AND NOT TO DO

- **YES** - Tying all trash before placing them in trash containers.
- **YES** - Fold the cardboard boxes and take them directly to the trash, do not put them by the ramp, this will cause the channel to be blocked.
- **YES** - Put recyclable materials in their proper container and do not put recyclable objects in plastic bags.
- **NO** - Put bags on the side or in front of the containers. If the recycling bins are full, put the recyclables in the trash can or return it to your apartment.
- **NO** - Parking in anyone's parking lot. Each unit is assigned one (1) parking. Visitor spaces are for guests only. the 'Handicap' parking lots are for visitors, and non-residents.
- **YES** - Check if there are water leaks in the faucets, running toilets and shower drips. Call your service contractor if necessary. This is an expense everyone can control and save money.
- **YES** - Turn off the light when you leave the laundries.
- **NO** - Create excessive noise from televisions, music equipment, etc. Be considerate of your neighbors, especially between the hours of 11:00 pm and 7:00 am.
- **YES** - Pay your maintenance fees on the first day of each month, the 10th days are processing time, it should not be used as a "grace period". Any payment after the 10th day of the month will be charged a surcharge of \$20.00.
- **YES** - Advise the office of any modification or addition of the unit. No work can begin without such approval.
- **YES** - Respect all road signs within the community. This is not just for your safety, but the safety of others.
- **NO** - Have pets. Pets are not allowed on Grove Gardens property.

Board of Directors

Initials: _____, _____, _____



GROVE GARDENS INC..
2498 SW 17TH Avenue
Miami, Florida 33145

OBLIGATORY REGULATIONS FOR OWNERS AND TENANTS

CORRIDORS AND STAIRCASES:

1. IT IS PROHIBITED to ride bicycles, roller skate, and/or play in the corridor and staircases. The bicycles, roller skates, etc., can only be carried.

The corridors and staircases cannot be used for playing running or entertaining guests, who should instead, enter into apartment they are visiting. The residents (men) should not access the corridor and staircases without shirts and / or undershirts.

T.V., RADIOS, RECORD PLAYERS, ETC.:

2. IT IS PROHIBITED to play radios, record players, television, etc., so loud that interfere with the Peace of other residents. The front door must be kept closed so that the music, news, etc., cannot be heard outside of the apartment. Between 1:00pm and 8:00am

Do not permit that visitors, relatives or friends use the corridors or staircases to sustain a Conversation or for any other thing that might bother your neighbors.

BALCONIES:

3. The balconies cannot be used to deposit materials not proper for them, such as cleaning utensils, drying clothes of any kind, table furniture, etc. The Balconies shall only be enclosed by complying with the regulations at present in effect and by previously obtaining the proper permits from the condominium and the City of Miami.

Only plants and suitable furniture for balconies shall be permitted. According to the regulations of the Fire Department, no barbeques shall be permitted, since otherwise a fine shall be imposed.

The exterior of the buildings are not to be changed at all, that is, concerning the color, windows, shutters, etc. the only shutters to be used are those approved by Grove Gardens Inc. and the regulations of the City of Miami, with previous permits obtained from our office and the City of Miami.

GARBAGE:

4. THE GARBAGE MUST BE DROPPED INTO THE DUMPSTERS, inside of plastic bags, NOT IN PAPER BAGS.

IT IS PROHIBITED to deposit bags of any kind, inside the chute of the laundry rooms, if these bags are bigger than the capacity of the door where they are to be throw, from the second and/or the third floors, to the dumpsters; in such cases these bags must be taken downstairs and directly into the dumpsters.

Newspaper and other recycling materials must be deposited into the plastic tanks located for that purpose, next to the garbage rooms.

IT IS ABSOLUTELY. PROHIBITED to place within the garbage rooms, the laundry rooms, and the rooms where the electricity meters are located, etc., any furniture, mattresses, glasses, frames, electrical equipment, wooden objects and/or repair materials. The persons not complying shall be fined the \$45.00 that the Condominium is charged by the private garbage company.

CARBOARD BOXES AND WOODEN BOXES must be cut into small pieces and deposited into the dumpsters.

IT IS PROHIBITED TO PLACE OLD RUGS INSIDE THE GARBAGE ROOMS, or anywhere else. These rugs should be taken away by the company hired by you.

PARKING LOTS:

5. Each owner and/or tenant shall have only one parking space which will show the number of your apartment.

IT IS PROHIBITED TO PARK IN THE SPACES MARKED FOR EMPLOYEES, OFFICE NO PARKING ANY TIME, AND IN FRONT OF THE GARBAGE ROOMS, OR OBSTRUCTING THE ENTRANCE OR EXIT OF OTHER CARS.

IT IS ALSO PROHIBITED to use the parking spaces of others owners as well as those marked for VISITORS, and to park a second or third car of the same owner or tenant. VISITORS shall not use the visitor's spaces for more than 24 consecutive hours.

The spaces for disabled visitors shall only be used by disabled people, after placing a visible note on the window, indicating the number of the apartment that is being visited by them.

The violators of the preceding paragraph shall be fined \$250.00.

IT IS prohibited to repair and wash any car inside our condominium, as well as change the oil, etc., etc.

TRUCKS, VANS of any kind, BOATS AND TRAILERS, IS PROHIBITED parking inside of the condominium.

IT IS PROHIBITED TO PARK cars in the parking space without the current license, flat tires, broken windows, or not functioning property.

OWNERS OF CARS THAT HAVE BEEN INVOLVED IN AN ACCIDENT shall have 30 days to make the necessary arrangements with the insurance company, and shall submit to the office immediately the police report, as well as the name of the insurance company.

This vehicle shall only be allowed to be parked in the numbered space assigned to the owner's or tenant's apartment.

Any Infraction concerning the above shall be sufficient motive for the car to be towed away at the owner's expense, who will be notified that the regulations have been violated.

IT IS PROHIBITED TO PLAY BASEBALL, ROLLER SKATING, RIDING BICYCLES, inside the parking lot in order to avoid serious accidents.

Any owner or tenant, by previously identifying himself, may call the towing company contracted by GROVE GARDENS, INC. to tow away any car that is illegally parked in the parking space assigned to him.

SWIMMING POOLS:

6. The swimming pools and adjacent areas can only be used by the owners and tenants, after having been approved by the Board of Directors. Relatives and friends can only use these facilities after first obtaining the appropriate permit the office condominium. The owner or tenant may apply for the permit any day from Monday to Friday during the hours that the office is open.

All the owners and tenants will receive a permit at their request, one year including one for each of the members of the family group who may have been approved, these permits cannot be transferred to anyone else.

The permits for relatives or friends not living in the apartment will be issued three days only, and can be requested again for three more days, but for no more than four persons.

IT IS PROHIBITED to enter into the swimming pools without the appropriate swimming suits.

CHILDREN under 12 years of age shall not be permitted at the swimming pool area unless they are accompanied by an adult over 18 years of age.

TELEVISION ANTENNAS AND AIR CONDITIONING UNITS:

7. IT IS ABSOLUTELY PROHIBITED TO ENTER UPON THE ROOF, without previous permission from the office, since the maintenance employee must accompany the technician of the company which must either check the unit, or make the necessary repairs. Such work be done day from Monday to Friday between the hours of 9:00 A.M. and 3:00 P.M. Any problems with television transmission must be reported to the office during the days and hours when the office is open. Only the technician of Grove Gardens, Inc. is qualified to make the repairs if it involves making repairs to the antenna on the roof, and/or the cable which leads into your apartment, but not repair of your apartment.

LAUNDRY ROOMS:

8. The laundry rooms may used solely by the owners and/or residents tenants approved by the Board of Directors. IT IS ABSOLUTELY PROHIBITED FOR ANY PERSON who has not been previously authorized be he or she a family member or friend, to use the laundry rooms; other side, that person will be ordered to remove the clothing in whatever condition it is found. Furthermore, the police will be called for any violation to PRIVATE PROPERTY, and in the case of renters, cancellation of the lease will be mandatory. IT IS PROHIBITED to leave garbage bags in the laundry rooms, or any other object.

IT IS PROHIBITED to leave laundry unattended in the washing machines or dryers, since other persons need to use the machines as soon as the washing and drying cycles end. in such case, the next person waiting to use the machine may empty the washing machine may empty the washing machines or dryers of any clothing left inside.

IT IS PROHIBITED to leas any empty packing you use (boxes of laundry soap, fabric softeners, etc.) in the laundry rooms, or kindly clean out the filters on the dryers after you have finish using them. Our maintenance man makes sure that these are clean.

ANIMALS:

9. ALL TYPES OF ANIMALS; ARE PROHIBITED, including dogs, cats and rabbits, regardless of size or weigh. This is a LAW APPROVED BY THE CIRCUIT COURT. Any owner or tenant who violates this order will be taken court and will be obliged to remove the animal. Any tenant who so violates this order will have his RENTAL LEASE IMMEDIATELY CANCELLED. IT IS ALSO PROHIBITED to have any family member or friend who is visiting, bring an animal into the property.

FAMILY MEMBERS AND/OR FRIENDS:

10. In accordance with the BY-LAWS of GROVE GARDENS, Inc. 1971, any owner or tenant who have ben legally approved, my receive visits from family members and/or friends to remain in the apartment for no longer than 30 days within the year, but with previous written communication to the office, indicating the names of said persons.

IN ACCORDANCE WITH THE REGULATIONS FOR ALL CONDOMINIUM IN THE STATE OF FLORIDA, AND WITH THE BY-LAWS 1971, it is prohibited to have no more than THREE (3) PERSONS living in one-bedroom apartment (approved persons and visitors in total). For apartment of two (2)

bedrooms, no more than five (5) persons will be permitted (the approved permanent residents and their visitors in total).

TELEPHONES:

11. IT IS OBLIGATORY for all owners and/or renters to give the office in writing their telephone numbers as soon as their telephone numbers as soon as their telephone service is connected (even though their telephone number is unlisted).

IT IS IMPERATIVE to notify the office in writing immediately if the telephone number is changed, either due to a change of employment or any other circumstance.

IT IS ALSO IMPERATIVE to give the office the telephone number, name and address of a family member or close friend, in case of emergency.

RENTAL CONTRACTS:

12. RENTAL LEASES will be valid for only one (1) year and they can be renewed if the inhabitants are not guilty of any infractions of our regulations. In such case, the apartment will have to be vacated within a term of thirty (30) days from the date of notifying the owner, and/or the expiration of the lease.

COMMON ELEMENTS:

13. INTERIOR PATIOS, EXTERIOR GREENS, AND PARKING AREAS, cannot be used for decorative, objects, plants and flower pots. Any article in these areas, will be removed without prior notification and the office will send a letter of violation. Neither are such areas to be used to sit down to receive visitors, nor for children to play.

MOVING IN AND OUT OF OUR CONDOMINIUM:

14. ARE ALLOWED only from Monday to Saturday, between 9:00 A.M. and 7:00 P.M.
ARE NOT ALLOWED on Sundays and holidays.

WE EXPECT YOUR COMPLETE COOPERATION TO THE REGULATIONS OF GROVE GARDENS, INC.
PLEASE HELP US TO TAKE CARE OF AND MAINTAIN THE PLACE WHERE WE LIVE IN A
RESPECTABLE, CLEAN AND INVITING APPEARANCE.

ACCEPTED:

BOARD OF DIRECTORS

DATE

****#7. TELEVISION ANTENNAS AND AIR CONDITIONING UNITS:**

SATELLITE DISHES: Not allowed in our condominium.



Grove Gardens Inc.
2498 SW 17th Ave.
Miami, FL 33145
(305) 854-6388

June 27, 2019

Dear Residents and Owners of Grove Gardens:

We would like to remind you some important Rules and Policies of Grove Gardens that are frequently overlooked.

Plumbing Leaks - Every resident is responsible for ensuring that their apartment does not have any plumbing leaks. Plumbing leaks are harmful to our environment and waste our money. Please fix any leaks that you may have inside your apartment. If leakages occur in an apartment which cause damage to the apartment above, below, or adjacent to it, complete repairs will be the responsibility of the owner of the apartment where the leakages occur.

Emergency Plumbing Repairs - Any plumbing repairs done to your unit that requires water to be shut off to your building must be done by a licensed plumber. If the office is open, you must notify the office prior to shutting the water off. If the office is closed, you must place signs by the bulletin boards letting everyone know the amount of time the water is expected to be shut-off. You are responsible for calling a plumber. As a courtesy, in all the bulletin boards we have posted the name and number of the Association plumber. You are free to choose your own licensed plumber. However, please note that if the plumbing problem is related to an Association pipe or water will need to be shut-off to the building. **A CERTIFIED PLUMBER IS REQUIRED.**

Non-Emergency Plumbing Repairs - Non-emergency or planned plumbing repairs that need the water to be shut-off to a building require 24 hours' notice so that everyone can be properly informed. The work must be done during the hours of 8:30 am to 4:00pm, Monday through Friday. Only the Condominium will be responsible for unblocking communal lines, kitchen and baths, and will communicate it to the office or the maintenance employee. No communal pipe will be repaired, except by the **CERTIFIED PLUMBER** sent by the office of Grove Gardens.

Roof Access/Air Conditioning - Any contractor needing roof access must supply the office with a copy of their Florida contractor license and proof of insurance. Roof access will not be provided without these documents. Roof access is only available from 8:30am to 4:00pm, Monday through Friday, supervised by a maintenance employee. Any equipment replaced must be removed from the Condominium area by the company doing the work.

Security Gates - You must follow the one-way traffic pattern in the community street. Under no circumstances should anyone attempt to enter Grove Gardens thru the exit gate. This manipulation of the gates causes damage to them. If you damage the gates, you will be responsible for the repair cost. Cameras have been installed around the condominium, which are working 24 hours continuously monitoring the areas of entrance, exit, garbage deposit areas, the pool and areas of vehicle travel.

Satellite Dishes - Satellite dishes not allowed in our Condominium.

Car Repairs/Car Washing - There are no car repairs / changing of oil is not permitted in the parking lot / car washing of any kind allowed on the premises.

Smoking - There is no smoking allowed in any of the common areas.

Noise - Noise, yelling, loud music is prohibited at anytime and anywhere in our Community because it disturbs the peace of your neighbors.

Noise inside your unit – Be considerate of your neighbor and try to keep noise levels to a minimal, especially during the late night and early morning hours.

Children - Children are the responsibility of their parents or legal guardians, including full supervision of them while within the condominium property and including full compliance by them of these rules and regulations and all other By-Laws and rules and regulations of the Association. Playing or running not permitted in any of the hallways, stairways, elevators, parking lot or other public places, nor shall they interfere in any way with the quiet and comfort of other owner or residents.

Bicycles Parked Along Fence - Bicycles cannot be stored along the fence. Bicycles should be kept inside your unit or parked in the designated area.

Laundry Room - Washer and dryer lids should be kept closed when done washing and drying clothes. Not allowed to wash and dry comforters, bedspreads, pillows, tennis shoes, rugs, backpack, etc. Thick woven materials and rubber cause damage to the washer and dryer. Do not leave personal items in the laundry room.

Moving Regulations / Deliveries - Monday through Saturday from 9:00am to 7:00pm. **SUNDAY and LEGAL HOLIDAYS NOT ALLOWED.**

Elevators - The office needs to be notified 24 hours in advance to protect elevators. Any damage to the elevators or the common areas will be charged to the unit owner.

Remodeling inside the apartment - the owner of the apartment is responsible for: keeping the area clean; the passage of the materials through the parking lot, elevators, hallways; and whatever type of accident occurs to persons or property. It is required that the owner of the apartment report to the office when and how long approximately the project will last. Contractors must stop by the office before starting their job and fill out a form. The debris may not be deposited in the Condominium garbage dumpsters. Work may only be completed during the hours of 9:00am until 5:00pm, Monday through Friday. **SATURDAY, SUNDAY and LEGAL HOLIDAYS NOT ALLOWED.**

Complaints and Suggestions - these should be reported to the office of Grove Gardens in writing / or by email.

****WALKING IN SWIMSUITS AND SHIRTLESS IS NOT ALLOWED IN THE CONDOMINIUM****

We ask you, please, to comply with the rules and regulations of the Condominium.

Thank you for your cooperation.

Board of Directors



Grove Gardens Inc.
2498 SW 17th Ave.
Miami, FL 33145
(305) 854-6388

June 27, 2019

Dear Homeowner/Resident:

This is to remind you of the **Condominium Swimming Pool Policy**. Since this is a community, we need all residents to follow the policy so that everyone can enjoy the Condominium facilities peacefully.

The Pool Policy is as follows:

- * The pool is open from 9:00am to 9:00pm.
- * Showering is required before entering the pool.
- * Pool Parties are not allowed.
- * Food, Drinks or Alcoholic drinks are not allowed in the pool area.
- * Playing, yelling, loud music or any behavior that disturbs your neighbors is not allowed.
- * The following are not allowed in the pool area: Bikes, skates, floats, glass containers, fins, snorkels, frisbees or balls.
- * Animals of any kind are not allowed in the pool area.
- * Children under the age of 12 must be accompanied by an adult.
- * No Diving Allowed.
- * Swim at your own risk. No lifeguard is on duty.
- * Walking in swimsuits and shirtless is not allowed in the Condominium.
- * Drying is required before leaving the pool.
- * During thunderstorms, everyone must exit the pool and seek appropriate shelter.
- * Maximum bathing load is 28 persons.

Thank you for your cooperation.

Board of Directors



Grove Gardens Inc.
2498 SW 17th Ave.
Miami, FL 33145

Dear Residents:

May 28, 2019

In an effort to keep our community an enjoyable place for all, we will be undergoing a balcony cleanliness and conformity campaign. Please review the checklist below carefully to make sure you are keeping your balcony neat, clean and in a good appearance at all times. It is important that we all do our part in following the rules of Grove Gardens.

Below items are not allowed on the balconies and should be removed as soon as possible:

Clothing/Rugs: Residents are prohibited from drying clothing, towels or rugs on or over the balcony wall or railings or visible through windows that have enclosed patios.

Railings: Remove any items affixed to the railings such as lattice work, wood, bicycles, etc.

BBQ Grills: To be removed as outdoor cooking is not allowed on the balcony or on any of the common areas within Grove Gardens.

Lighting: Remove all hanging lights from the balcony outside walls and/or ceilings. No extension cords to extend up or down the outside walls, outdoor patio ceiling or around sliding patio door. Standard outside light affixed to the balcony ceiling is the only allowed light.

Trash: Cardboard boxes, trash bags, trash cans not allowed on the balcony.

Misc.: Items such as ladders, plastic storage boxes, shopping carts, cleaning supplies, buckets, mops, broomsticks, laundry baskets, personal umbrellas, shoes, wooden metal and cardboard boxes, metal pipes, plywood, wood pieces such as 2x4's, 4x4's, tool boxes, coolers, empty plant pots, file cabinets, toys, bicycles, paint cans, wire such as cat cables and TV antennas. Balconies are not to be used as storage units and should not appear cluttered.

Furniture: Only outdoor furniture and plants are acceptable. Patio umbrellas are not allowed for security reasons.

Windows: Foil or cardboard on windows not allowed, keep windows and frames clean. Remove all "hurricane" tape from unit windows this includes all enclosed windowed balconies, walk-way windows, remove all/any adhesive left on the window from the tape. Replace all broken and cracked glass this is not the condominiums responsibility.

Common Areas: Please make sure any personal items such as bikes, skateboard or trash are not in the breezeways, stair wells or outside the buildings.

Thank you for your cooperation.

Board of Directors

June 27, 2019

IMPORTANT NOTICE

The law requires that garbage be placed in plastic bags. These should not block the chutes. Large boxes must be cut in pieces. You cannot deposit furniture, mattresses, electrical equipment, rugs, or debris from repairs in the garbage or in the garbage room.

Once again, we ask you not to throw into the shuttles that are located in the laundry rooms, plastic garbage bags that are bigger than the capacity of the shuttles, since they get stuck causing obstructions that do not allow the plastic garbage bags to get to the dumpsters that are located in the garbage rooms. Trash chute door should be kept closed.

These obstructions cause big problems, first of all, because the plastic garbage bags get stuck in the shuttles, attract a lot of insects, cockroaches, mice, etc., and it takes a lot of work and time to clean such obstructions.

We will highly appreciate it, if you will not throw big plastic garbage bags and boxes into the shuttles, but deposit them directly into the dumpsters that are located in the garbage rooms.

Cameras have been installed around the Condominium, which are working 24 hours continuously monitoring the areas of entrance, exit, garbage deposit areas, the pool and areas of vehicle travel.

We take the opportunity of this letter to remind you that the speed according to the Condominium law is 10 miles per hour.

PLEASE COOPERATE WITH THIS, OUR REQUEST, SINCE WE ALL MUST TRY TO MAINTAIN THE PLACE WHERE WE ALL LIVE AS CLEAN AND HYGIENIC AS POSSIBLE!

Thank you for your cooperation.

Board of Directors

Can the GREASE!

DON'T POUR GREASE DOWN THE DRAIN!

The Problem:

- It can build up in your pipes over time and cause a clog (just as eating too much fat can clog your arteries) that can result in an unpleasant backup in your plumbing system, which could result in an expensive plumbing bill to fix
- Besides, pouring grease down your drain could cost you big bucks if major damage is caused to the County's sewage system.

The Solution:

- Pour hot grease into a metal can, let it cool down, then you can throw it into the trash.

So remember,
Can the GREASE!

For more information call **3-1-1** or visit our web site
www.miamidade.gov/derm



Delivering Excellence Every Day

To All Unit Owners and Tenants:

July 4, 2019

During the June 18, 2019 board of directors meeting, it was approved that Grove Gardens will begin a new contract, **starting on Monday, July 8, 2019** with:

"KING'S WRECKER SERVICE "

King's Wrecker Service signs will be posted throughout the property.

The purpose of this contract is to monitor the parking lot for **SECURITY** purposes and enforce the regulations that are currently in place.

All vehicles parked improperly in the parking spaces marked **VISITORS, EMPLOYEES and OFFICE**, marked near the swimming pool area, garbage areas and areas reserved for disabled persons, which are for the use of disabled visitors. **NOTE:** All cars parked in **"VISITOR"** parking spaces more than 24 hours will be **TOWED**.

Please be advised, **starting July 8, 2019** cars/trucks are to be parked **"FRONT END PARKING ONLY"** this means no backing into the parking space or will be **TOWED**.

Thank you for your cooperation.

Board of Directors
Grove Gardens, Inc.

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Estimados Propietarios e Inquilinos:

Durante la reunión de la junta directiva del 18 de junio de 2019, se aprobó que Grove Gardens iniciará un nuevo contrato **a partir del lunes 8 de julio de 2019** con:

"KING'S WRECKER SERVICE"

Los letreros de King's Wrecker Service se pondrán en toda la propiedad.

El propósito de este contrato es monitorear el estacionamiento por motivos de **SEGURIDAD** y hacer cumplir las regulaciones vigentes.

Todos los vehículos estacionados incorrectamente en los espacios de estacionamiento marcados como **VISITANTES, EMPLEADOS, OFICINAS**, cerca del área de la piscina, áreas de los cuartos de basura e impedidos, los cuales son para el uso de visitantes con impedimentos. **NOTA:** Todo carro que esté estacionado más de 24 horas en un parqueo de **"VISITANTES"** serán **REMOLCADOS**.

Tenga en cuenta que, **a partir del 8 de julio de 2019**, todos los carros/camiones deben estacionarse solamente **"ESTACIONAMIENTO DELANTERO"**, esto significa que no puede parquear de marcha atrás o será **REMOLCADO**.

Gracias por su cooperación.

Junta Directiva
Grove Gardens, Inc.

DEAR OWNERS AND RESIDENTS:

April 21, 2020

We need your cooperation in protecting our pipeline and to avoid clogging, overflow and damage inside your apartments.

During this implementation of the coronavirus (COVID-19) State of Emergency, people are cleaning and disinfecting more frequently with bleach wipes and potentially substituting other items for toilet paper, such as baby wipes and paper towels. Please throw these items away in the trash and not flush them down the toilet. These items do not break down in the sewer lines and can cause significant clogs.

The sewers are designed to dispose of toilet paper and human waste only.

"NO WIPES IN THE PIPES"

Wet wipes, including **"flushable"** must be disposed in garbage cans, they can cause sewage backups into your home.

ITEMS NOT TO FLUSH DOWN THE TOILET:

Grease / Oils	Napkins	Medicines / Vitamins
Wet Wipes	Rags	Bandage
Sanitary Items	Cotton Swabs / Q-Tips	Cigarettes / Cigar tips
Paper Tissues / Kleenex	Diapers	Needles
Paper Towels	Dental Floss	

REMEMBER, YOUR TOILET IS NOT A TRASH CAN!

CAN THE GREASE

Be sure to get rid of fats, oils and grease the right way.

After you are done cooking, pour the grease into a metal can and let it cool. Then, toss the can into a plastic bag. Please throw it in the garbage.

Hot oil eventually cools, and when does, it can block your sewer pipe, resulting in a costly clog.

When cleaning up after your meal, make sure to also scrape the scraps and left over in the trash, even if you have a garbage disposal. Food products can cause backups.

STOP THE CLOG / DON'T THROW IN THE SINK:

Coffee Grounds	Pasta	Orange and Lemon Rinds
Eggshells	Flour	Produce Stickers
Butter / Margarine	Fruit / Vegetable Skins	Cleaning Solutions
Grease / Oils	Fruit Pits	Paint
Rice	Medications	

The Board of Directors wishes all residents health and safety throughout the State of Emergency.

Sincerely,

Board of Directors
Grove Gardens



Grove Gardens Inc.
2498 SW 17th Ave.
Miami, FL 33145
(305) 854-6388

TO ALL OWNERS AND RESIDENTS:

December 27, 2021

Parking Reminders: All vehicles are to be parked, **"FRONT END PARKING ONLY"**.

Parking is not allowed in these areas: Office, Garbage Disposal area and Pool area. **"CARS ILLEGALLY PARKED WILL BE TOWED AWAY AT OWNER'S EXPENSE"**.

Cars parked in **"VISITOR"** parking spaces more than 24 hours will be **"TOWED AWAY AT OWNER'S EXPENSE"**. There are no commercial vehicles permitted overnight on the property. There are no Motorcycle permitted in the Visitor Parking Space. License tags should be kept current as well as drivable vehicles. Crashed vehicles, flat tires, oil leaks, broken windows, etc., **"NOT ALLOWED"**

"KINGS WRECKER SERVICE" is authorized to patrol the property on a regular schedule.

Rules and Regulations Reminders:

Car Repairs / Car Washing: There are no car repairs of any kind permitted in the parking lot. Car washing is not allowed on the premises.

Dogs: All dogs must be leashed properly at all times and should be walked by an adult outside the premises. Please make sure your dog does not create a nuisance to the neighbors by barking all day or night.

Smoking: There is no smoking allowed in any of the common areas. Do not throw cigarette butts in common areas.

Thank you for your cooperation.

Board of Directors

Initial: _____, _____, _____,


Grove Gardens Inc.
2498 SW 17th Ave.
Miami, FL 33145
(305) 854-6388
grovegardens@att.net

TO ALL RESIDENTS:

December 28, 2021

Parking Reminders

All vehicles are to be parked, **"FORWARD PARKING ONLY"**.

Parking is not permitted in these areas: Garbage Disposal area and Pool area. Office and Employee parking spaces can be used Monday through Friday from 5:00 pm to 7:00am ONLY, and on Saturdays and Sundays all day, but no more than 24 hours each vehicle. On Monday at 7:00 am these parking spaces must be available for the employees. **CARS ILLEGALLY PARKED WILL BE TOWED AWAY AT OWNER'S EXPENSE.**

Cars parked in **"VISITOR"** parking spaces more than 24 hours will be **"TOWED AWAY AT OWNER'S EXPENSE"**. Commercial Vehicles are NOT permitted overnight on the property. Motorcycles are NOT allowed in the visitor parking space. Visitors arriving on motorcycles must park in front of the parking space corresponding to the apartment they are visiting, so that the license plate of the car is visible. In addition, motorcycles may park in the area we call **"PARQUECITO"** according to availability. License plates of all vehicles must be kept up to date, and all vehicles must be drivable. Vehicles that crashed, with flat tires, broken windows, oil leaks, etc., **cannot remain parked in the building.**

"KINGS WRECKER SERVICE" is authorized to patrol the property on a regular schedule.

Rules and Regulations Reminders

Balcony: Only outdoor furniture and plants are permitted. Cleaning supplies, brooms, mops, buckets, laundry basket, shopping carts, etc., are **NOT ALLOWED**.

Noise: Noise, Yelling, Loud music is prohibited at anytime and anywhere in our Community because it disturbs the peace of your neighbors. Be considerate of your neighbors especially during the late night and early morning hours.

Car Repairs / Car Washing: There are no car repairs of any kind permitted in the parking lot. Car washing is not allowed on the premises.

Pets: All pets must be leashed properly at all times and should be walked by an adult outside the building and not allowed to do their "business" inside the premises. Please make sure your pets do not create a nuisance to the neighbors by barking all day or night.

Smoking: There is no smoking allowed in any of the common areas. Do not throw cigarette butts from your balcony to the common areas, in the gardens or in the parking lot.

Hallways/Stairs/Laundry Rooms/Etc.: All areas have been recently painted. We need to maintain the areas as clean as possible. Do not put personal items to dry on balcony railings or in common areas as we know that it greatly affects the beauty and cleanliness of the property. There are designated recycling areas, and they are on the first floor for the convenience of the Residents. Regarding recycling, neighbors should be cautious and fold large boxes to avoid agglomeration of them outside the containers. Do not put garbage bags on the doors of the apartments waiting to be taken to the garbage room.

Thank you for your cooperation.
Board of Directors

Initial: _____, _____, _____