

DORAL ESTATES

Amended and Restated Rules, Regulations & Fines 2024

Main idea

Be sure you, your family members, or renters are familiar with Doral Estates Rules & Regulations

We were all given the DE Articles of Incorporation, By-Laws, and Rules & Regulations and pledged to follow them. Yet, most of us come from areas of the world where rules and regulations are seen as merely "suggestions." Nevertheless, our management company and security guards are entrusted with enforcing them.

The original Rules & Regulations date from our foundation over 40 years ago, and they were surely in use by condos long before that. The enclosed summary was reviewed, undated and officially filed by a Doral Estates commission of homeowners in 2024.

They should be seen not as impositions, but as commandments to make life in our community more congenial, just as God's commandments are, dictated in LOVE for the greater good of one and all.



Following is a list of various rules and regulations that is intended to bring current, amend and/or restate all previously enacted Rules and Regulations of Doral Estates Homeowners Association, Inc. Please retain this information with your homeowner's Association documents for future reference and be sure that your family members, visitors and renters are familiar with them and follow them.

A. Neighborhood appearance and pedestrian safety

- 1) Commercial vehicles must be parked in closed garages, except during the hours in which construction is permitted in Doral Estates.
- 2) Campers, recreational vehicles, boats, and trailers are not allowed in Doral Estates. Recreational and



TRUMP NATIONAL DORAL MIAMI

Where style and luxury meet
Miami's most legendary golf
resort.

- Members can drive their golf carts from garage to Clubhouse and on to the tee box.
- Plenty of homeowners are members of the club and you will have an easy time finding or forming golf twosomes or foursomes, or tennis singles or doubles at any of the Doral Estates or Trump National Doral functions.

exercise equipment of any kind must be kept indoors except when in use.

- 3) Personal and recreational vehicles shall be kept in garages or driveway. Any owner with more cars than can fit in the garage and driveway should install an approved circular driveway. No vehicles are permitted to park on the roadway overnight, nor during the day if there is space in garages and/or driveway. Vehicles should not be parked on the lawns.
- 4) Owners are required to maintain their properties in good repair.
- 5) All roofs, driveways, wood, trim, stucco, garage doors must be kept clean, sealed and/or painted.
- 6) Vacant lots and lots of houses under construction or renovation must be mowed at least every two (2) weeks during the months of June through September, and every three (3) weeks during the months of October through May. However, without regard to the mowing schedule, if the vegetation on any lot reaches a height of 6 inches or more, the Association will arrange to have it mowed at owner's expense. Vacant lots may not be used for storage or for recreational purposes.
- 7) All trees must be properly maintained and trimmed by the property owner. However, if any tree overhanging a roadway is determined to be hitting passing vehicles or interfering with vehicular traffic, or dropping seeds or excessive debris that may clog the flexi-pave, the Association will arrange to have it trimmed at the homeowner's expense.
- 8) Lawns and landscaping should be properly maintained and replaced as needed. Lawns must be mowed at least every two (2) weeks during the months of June through September, and every three



Vehicles in garages or driveway

To state the obvious...we don't have sidewalks. It is important that children who play in or near roadways and other pedestrians, with or without dogs, be protected from speeders. For the same reason, service vehicles of all kinds should park in driveways whenever possible and not on the street.

No speeding

Speeding is a recurring problem, although few drivers engage in it. From time to time DE HOA Boards have been compelled to stake out traffic cops to issue speeding tickets.

No signs shall be displayed to the public view

Doral Estates and its sister communities should continue to stand out as premier places to live, and this begins with it making a good first impression and having an elegant appearance.

(3) weeks during the months of October through May. However, without regard to the mowing schedule, if any lawn reaches a height of 6 inches or more, the Association will arrange to have it mowed at homeowner's expense.

- 9) Mailboxes must be cleaned, painted, steamed, or sealed by the owner. If the mailbox is destroyed or becomes unsightly, the Association will have it replaced at the expense of the owner. Should an owner wish to replace his/her mailbox at any time, it must be replaced with one identical to the existing one. Please contact the current Management Company for further information.
- 10) If an owner fails to perform maintenance and/or repair work as deemed necessary by the Association within thirty (30) days after written notice, the Association shall have the authority to have the necessary work performed at the expense of the owner.
- 11) NO signs to be displayed to the public view, except for burglar alarm signs.
- 12) NO addition, alteration, or modification may be made to any home or lot which will in any way alter the exterior appearance of the home or garden, without prior approval from the Architectural Control Committee. This includes but is not limited to the gutters, screen enclosures, exterior paint color, roofing, trees, and landscape design. Any work done without approval from the Association will be subject to fines as designated by Florida Statute.
- 13) Garbage and recycling are picked up on a set schedule. Pick up is normally between 8:00 a.m. and 10 a.m. Please place your garbage and recycling bins outside no sooner than the evening before the day of pick up and bring them in as soon after pick up as



Landscaping rules

The County of Miami-Dade Landscaping Ordinance's purpose, among others, is to prevent the destruction of the community's existing tree canopy and promote expansion of it.

Illegal to remove trees

It is illegal to remove trees without DE Architectural Control Committee permission.

Each property should have a minimum of three trees, at least two shall be positioned in the energy conservation area and should be native species. Prohibited species should not be planted.

Trees must be maintained healthy and neat (trimmed)

Needless to say, tree "hat-racking" is illegal. No more than 33% of a tree's canopy shall be removed within a one (1) year period. Both of these infractions and others are subject to large fines (running into several thousand dollars).

you can, no more than 24 hours later (if you are out of town ask your neighbor for assistance). At all other times, garbage cans must be shielded from public view. Remember there are many stray dogs, cats, opossums in the area. The use of garbage bags is discouraged to prevent sanitation problems. If you must use a secure garbage can. If you must use a trash bag, use a heavy plastic commercial bag, and do not leave it overnight. Also, the garbage company will not pick up tree branches, extra heavy items, furniture, etc. All garbage must be in properly secured cans or bags.

14) All dogs shall be walked on a leash. As a courtesy to neighbors, people walking dogs must use a "pooper scooper" or other method to clean up after the dogs when they are walked.

15) Garage doors should remain closed.





Signs of any kind in public view are forbidden

To state the obvious...we don't have sidewalks. It is important that children who play in or near roadways and other pedestrians, with or without dogs, be protected from speeders. For the same reason, service vehicles of all kinds should park in driveways whenever possible.

No alteration of exterior appearance without approval

NO addition, alteration, or modification may be made to any home or lot which will in any way alter the exterior appearance, without prior approval from the Architectural Control Committee [ACC]. This includes the gutters, screen enclosures, exterior paint color, roofing, trees, and landscape design. Any work done without approval will be subject to fines as designated by Florida Statute.

- 16) Homeowners are not permitted to install and/or display any artificial vegetation on any portion of their home and/or lot that is visible from the lot.. Homeowners whose installation of artificial vegetation was authorized by the Board prior to the effective date of this amendment may maintain the installation subject to the Board's instruction.
- 17) When not in use, golf carts must be parked inside the homeowners' garages or away from public view. If you only have a two-car garage, submit your cart storage plan to the Architectural Control Committee. Golf cart covers alone do not comply with this regulation.
- 18) The installation of a fence requires prior approval from the Architectural Control Committee. Chain link fences, barbed wire and wood fences are prohibited. All fences shall be made of aluminum or similar material and may only be white, black or

DORAL ESTATES HOMEOWNERS ASSOCIATION	
REQUEST FOR ARCHITECTURAL/LANDSCAPING MODIFICATION	
To: The Architectural Committee of Doral Estates Homeowners Association, Inc. Attn: Board Management 3300 NW 112th Ave, Suite 13 Phone: (305) 581-8715 Fax: (305) 581-8716 E-mail: acc@doralhomes.com http://www.doralhomes.com	
TO PROCESS THIS APPLICATION, ALL OF THE FOLLOWING ITEMS MUST BE ATTACHED (for pressure washing or exterior painting only no. 3, 4 and 5 should be submitted along with application):	
1. Sketch of boundary survey with proposed modification drawn on the survey.	
2. The appropriate drawing showing both the plan view and an elevation.	
3. Specification of the proposed modification, such as color, style, and other pertinent data.	
4. For major construction, a statement of the finished work should be submitted.	
5. Notice of Acceptance (NOA)'s applicable to entry doors, garage doors, impact windows, solar panels, etc.	
6. Copy of contractor's license, liability and worker's comp. insurance certificates, and contractor contact information must be provided. Certificates of insurance must name the Association as Additional Insured as follows: Doral Estates HOA 9607 NW 117 Street Doral, FL 33178	
7. A separate application per modification is required.	
8. Estimated date or length of time for completion after approval is provided.	
9. Trees and plants must be protected during construction. Plans on how this will be carried out must be attached.	
10. LANDSCAPING WORK: Tree trimming should be done by an ISA Licensed Arborist. THEM CAN ONLY BE REPLACED, NOT REMOVED. Pictures of trees to be replaced and pictures and details of the new trees to be planted are to be provided with application.	
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED UNTIL ALL PERTINENT INFORMATION IS RECEIVED.	
Name of Owner: _____	Phone Number: _____
Property Address: _____	Contract Number: _____
Approval is hereby requested to make the following modification(s), alteration(s), or addition(s) or exterior painting. As described below and on additional descriptions if necessary.	



Garbage cans must be shielded from public view...

brown in color. Any fence within the Association shall not exceed six (6) feet in height nor extend beyond a house's street-front building line, except for grandfathered properties. Any other high quality material fence that is a deviation from the above may be considered by the Architectural Control Committee.

- 19) If a homeowner wishes to make any modifications to the exterior of a home, approval from the Architectural Control Committee must be obtained prior to any such modifications being made.
- 20) All equipment installed on the exterior of any home, including but not limited to air conditioning units, pool pumps, water tanks, etc., must be shielded from public view.
- 21) Homeowners are permitted to install Holiday decorations on their property. However, all Holiday decorations must be removed within 30 days following the end of the Holiday season.

B. Security

- 1) Newspaper delivery should be canceled whenever an owner is out of town.
- 2) The speed limit within the community is 20 mph. Security officers will be reprimanding speeders. An owner who is reprimanded by a security officer should accept the reprimand in the manner in which it is intended. There are no sidewalks in Doral Estates, and it is important that the many children who play in or near the roadways, and pedestrians with or without their dogs, be protected from excessively fast or reckless drivers. Construction workers caught speeding would be barred from the property. All residents should cooperate to avoid a tragedy.



All dogs must be walked on a leash

All dogs shall be walked on a leash. As a courtesy to neighbors, people walking dogs should use a "pooper scooper" or other method to clean up after the dogs when they are walked.

Golf carts must be parked in garage

When not in use, golf carts must be parked inside the homeowners' garages or away from public view. Golf carts may not be stored outside of a garage.

Close garage doors

Garage doors should remain closed at all times.

- 3) Home burglar alarms with cameras are recommended and should be registered with the City of Doral and checked to confirm that they are programmed to automatically turn off after a few moments. City of Doral Code requires all alarms to be turned off within 15 minutes.
- 4) Residents should keep doors locked and burglar alarms on for improved security.
- 5) Resident access, emergency, and contact information should be maintained current with the Management Company.
- 6) All guests and service providers, without exception, will be identified by security procedures of Doral Common Corporation, which handles 2 and 3- community common areas and security.

C. Construction and Moving





All equipment installed on the exterior of a home must be shielded from public view

All equipment installed on the exterior of any home, including but not limited to air conditioning units, pool pumps, water tanks, etc., must be shielded from public view.

No speeding

Speeding is a recurring problem, although few drivers engage in it. From time to time DE HOA Boards have been compelled to stake out traffic cops to issue speeding tickets.

No signs shall be displayed to the public view

Doral Estates and its sister communities should continue to stand out as premier places to live, and this begins with it having an elegant appearance.

- 1) Construction hours (including lawn maintenance and homeowner construction noise) are limited to the following:
 - a) Weekdays: from 8 a.m. to 6 p.m.
 - b) Saturday: from 9 a.m. to 6 p.m.
 - c) Sundays and Holidays — not permitted at all.
- 2) Any parking during construction should be on the homeowners's driveway and should not interfere or interrupt with traffic within the Community.
- 3) Moves of any kind must make use of insured moving vans and must be announced to the Management Company, including the name of the company and Certificate of Insurance. Rigs with shipping containers will not be permitted access to Doral Estates.

D. Motorcycles and mopeds

- 1) All motorcycles (over 50 cc), motorized cycles (50 cc or less) and mopeds (pedal activated motor) must be registered with the State of Florida, and require a driver's license to operate. Operators must adhere to the Florida State Traffic laws governing said use of vehicles.
- 2) All motorized vehicles must adhere to the 20 mile per hour speed limit of Doral Estates, and noise laws from the State of Florida governing said vehicles.
- 3) Motorized toy vehicles such as scooters, battery or gas operated cars must be operated in a safe manner with parental supervision. When operated in an unsafe manner security guards are empowered to stop operators and hold said vehicles until parents or guardians can be notified.
- 4) All Terrain Vehicles (ATVs), are not permitted in Doral Estates.



Cancel newspaper delivery when out of town

There is no better way to tell the countless visitors and services personnel that frequent our community each day that the residence is empty.

- 5) Go-carts are not permitted in Doral Estates.

E. Golf Cart Rules

- 1) A golf cart must be operated in a safe manner at all times, and reckless or careless operation of a golf cart is forbidden.
- 2) Number of riders allowed:
 - a) On a one seat golf cart — three (3) people.
 - b) On a two seat golf cart — six (6) people.
- 3) Age limit of operator: sixteen (16) years old or older, with a valid drivers license, if accompanied by an adult. They must carry the license or a picture of it with them.
- 4) All golf carts must be equipped with headlights and reflectors if used after sundown.
- 5) Remedies: the security officers are empowered to stop golf carts, including those suspected of violating any of the Golf Cart Rules that have been adopted. Children under sixteen (16) years of age will be asked to leave the golf carts with security officers and their parents will be called to retrieve their vehicle. The rules are being enforced in accordance with the provision of the Association's governing documents, to include legal action with all the legal fees and costs to be borne by the owner of the golf cart.

F. Noise/Odor Complaints

- 1) If you notice a strong odor from the local incinerator, please call (305) 593-7000 to register a complaint. Do not call the management company.
- 2) If you notice that airplanes fly overhead too often, too long, or too noisy, please call (305), 876 – PLANE (7526).

G. Payment of monthly assessments



Keep house and car doors locked and burglar alarms on for improved security

Home burglar alarms should be registered with the City of Doral and checked to confirm that they are programmed to automatically turn off after a few moments. City of Doral Code requires all alarms to be turned off within 15 minutes.

Keep DE HOA management company apprised of changes to personal information

Resident access, emergency, and contact information should be maintained current at the front gate [and online – go to www.doralestates.net].

- 1) Monthly assessment payments to the Association are due on the first (1st) day of each month.
- 2) If an assessment is not paid within 15 days after the due date, a late fee of \$25 per month, per lot, will be assessed.
- 3) If it becomes necessary for the Association to file a lien against a lot owner for non-payment of assessments, the lien will be accelerated to include all payments coming due during the remainder of the calendar year, and the unit owner will be responsible for all late fees, interest, legal fees, and other related costs.
- 4) All homeowners are urged to make Association payments on a timely basis. If an owner arranges for someone other than her/himself to make payments, it is the responsibility of the owner to make sure the person is using the appropriate payment coupons or electronic facility, following the payment instructions provided by the Association.
- 5) If the fifteenth (15th) of the month falls on a weekend or holiday, payments must be received on the prior regular business days for processing.

H. Sales and Leasing

In order to maintain a community of congenial residents, those financially responsible and protective of property values, transfer of units by any owner shall be subject to the following provision:

- 1) Any unit owner desiring to sell or lease must obtain approval of the transferee from the Association's Board of Directors by giving the Association notice of such intention to transfer, together with the name and address of the intended transferee, and those who will be occupying the property, as the Association may reasonably require.



ATVs are not permitted

Nor are trailers, RVs or boats permitted to overnight outdoors in our community.



Golf carts must be operated in a safe manner

A golf cart must be operated in a safe manner at all times, and reckless or careless operation of a golf cart is forbidden.

- 2) All approved leases must contain an Addendum to Lease in conformity with the attached form.
- 3) Owners requesting approval of sales and lease can obtain the necessary application forms from the Management Company.
- 2) The terms and conditions contained within the attached forms shall constitute the terms and conditions of this rule as is specifically stated herein.

I. Canopy Trees

The *Landscape and Buffers* section of the City of Doral's Land Development Code requires for new development a minimum of 3 trees that provide shade to residential structures of height of 35' or less of which at least two required trees shall be positioned in the energy conservation zone and shall be native. Homeowners as of the date of these amended Rules and Regulations should strive to achieve at least the minimal requirement. All new homeowners of Doral Estates after said date are expected to meet the requirement.

J. Fines

In the interest of efficacy and with all due respect, the Board of Directors is obliged to enforce all rules and regulations. Hence, these are not mere suggestions, as fines will be imposed for violations in accordance with the laws of the State of Florida.

These rules and regulations are not intended to be exhaustive. They do not replace or modify use restrictions and covenants otherwise contained in the original recorded Declaration of Covenants and Restrictions of Doral Estates. These Rules are intended to supplement the Declaration of Covenants and Restrictions. These Rules, however, are intended to amend and restate previously enacted Rules and Regulations.

Doral Estates Homeowners Association, Inc.



Doral Management Company
3300 NW 112 Ave. Unit 13
Doral FL 33172-5059
TEL 305-591-8715
FAX 305-592-6619

eMail: hoa@doralmanagement.com
URL:
www.doralmanagement.com



Spanish "morrión de cresta" (the conquistador's helmet), original logo of Doris & Albert Kaskel, developers of Doral Golf Resort & Spa and Doral Estates, Colony and Fairway Homes. You can still spot the logo on Doral Colony's street signs. Our City's name comes from the resort name.

Doral Estates Website

www.doralestates.net

Doral Estates Rules & Regulations

DE HOA Board of Directors



Marcos Golfari President (2024-2026)	Sylvio Campos Secretary (2023-2025)	Gustavo Mola Director (2023-2025)	Alexis Pena Director (2022-2024)	Efraín Zabala Treas. & Coms. (2024-2026)
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9446 Doral Cir. Ln. 305.439.5022	5344 Doral Place 305.336.1692	9428 Doral Cir. Ln. 305.609.1595	5234 Doral Place 305.794.1179	5474 Doral Place 305.308.8544
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Please get involved in the community either on the Board or in any of the Committees we have or are forming

- Welcoming
- Social activities
- Landscaping & beautification
- Architectural Control Committee
- Security & Safety
- Communications
- Inspections

DORAL
ESTATES

