Sun City Condo Solutions, Inc.P. O. Box 526342 Miami, Fl. 33152
Phone (305) 406-1325 Fax (305) 406-1326 Email: admin@suncitycondosolutions.com

# IMAGES OF KENDALL CONDOMINIUM ASSOCIATION, Inc.
## Rules & Regulations

Condominium living requires that each owner regulate the occupancy and use of his unit and the common elements so as not to unreasonably or unnecessarily disturb any other resident in the occupancy and use of his unit. With this in mind, certain initial rules and regulations have been established by Images of Kendall Condominium Association to protect each owner's right to the quiet enjoyment of his property. These rules and regulations are as follows:

1. Each unit owner, at his own expense, shall maintain in good condition and repair his unit and all interior surfaces within or surrounding his unit (such as the surfaces of the walls, ceilings, floors), and maintain and repair fixtures, including the air conditioning system and all appliances in his unit.

2. Units shall be used only for residential purposes, as a single private dwelling for the unit owner, the members of his family and social guests and for no other purposes. Units may not be used for business use or for any commercial use whatsoever.

3. One pet, which may only be a small caged bird, a cat or dog, sixty (60) pounds or under, may be kept in a unit. No pets shall be permitted on any condominium property (other than a unit) unless leashed or caged, as appropriate, and pets shall be walked only on condominium property designated by the condominium Association. No pets shall be permitted in any recreation area at any time. Any unit owner who keeps a pet shall hold the Association harmless against any and all claims, debts, demands, obligations, costs and expenses which may be sustained or asserted against the Association or the Board of Directors because of acts of any such pet committed in or about the condominium, and the unit owner will be responsible for repair of all damage caused by such pet.

4. Common elements shall not be obstructed, littered, defaced or misused in any manner.

5. No structural changes or alterations shall be made in any unit, except upon approval, in writing, by the Board of Directors of the Association and the approval of the institutional first mortgage, if any, encumbering said unit.

6. No unit owner or occupant of a unit shall post any advertisement or posters of any kind in or on the unit or the condominium property except as authorized, in writing, by the Board of Directors of the Association.

7. No clothesline or similar devices shall be allowed on any portion of the condominium property by any person, firm or corporation without the written consent of the Board of Directors of the Association. No rugs, etc., may be dusted from the windows of the units.

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Rugs, etc., may only be cleaned within the units and not in any other portion of the condominium. All garbage and trash shall be deposited in the locations designated.

8. Owners and occupants of units shall exercise extreme care to minimize noises in the use of musical instruments, radios, television sets, amplifiers or other loud speakers in said unit so as not to disturb the other persons and parties occupying other units. They shall not operate or permit to be operated a phonograph, radio, television or other loud speakers in any unit between the hours of 11:00 P.M. and the following 8:00 A.M., if the same shall disturb or annoy other occupants of the condominium.

9. No owner or occupant of a unit shall install wiring for electrical or telephone installations, nor install any type of television antennas, machines or air conditioning equipment, etc., except as authorized, in writing, by the Board of Directors of the Association.

10. No cooking shall be permitted on any balcony or roof deck of any unit.

11. No flammable, combustible, or explosive fluids, chemical or substance shall be kept in any unit storage area, except such as required for normal household or permitted business use.

12. Attic access is only for maintenance and service personnel authorized by the Association.

13. Waterbeds are not to be permitted, except in ground floor units, or with the prior written approval of the Association.

14. Commercial vehicles are not allowed to be parked/stored in community. Warnings will be issued for 24 hours and vehicles will be towed at owner's expense.

15. No parking on the grass or blocking street is allowed. No warnings will be issued; vehicles blocking streets and parked on grass will be towed at owner's expense.

16. No mechanical work is allowed on vehicles in community. Except for repairing a flat tire.

17. No storage of dead vehicles allowed in the community.

18. No vehicles with expired tags allowed in community.

19. Forbidden to cover vehicles with tarps.

20. Do not dispose of furniture, wood, or other debris in dumpster.

**DATE** ____/_____/_____ **SIGNATURE** _____