

Paradise One Naranja Homeowners Association Inc.

Residency/Leasing

1. All rental and purchase applications must be submitted to Affinity for review and background check. All applications are subject to review by Board of Directors.
2. All individuals residing at Paradise One Naranja must be registered with Affinity and only applicants who are approved may reside in the unit.
3. Lease renewals must be received every year prior to its expiration date.

Moving & Deliveries

1. Commercial vehicles for deliveries and moving are not allowed to be parked on the sidewalk.
2. Delivery and moving trucks must not block active roadways.

Visitors/Guests

1. Overnight guest vehicles must be registered for parking with Miami Parking Enforcement if utilizing guest parking in the Paradise One community.
2. Guests must abide by all rules & regulations of Paradise One Naranja. Residents are responsible for their guests and the guest's adherence to the rules of the community.

Vehicles & Parking

Parking Decals will be issued to **all residents**.

1. All units are guaranteed two decals which coincide with the parking spaces behind each unit. Current residents will be grandfathered in, allowing decals for all cars for those registered residents. As of May 15, 2024, new residents are only allowed two decals, no exceptions.
 - a. 1st and 2nd car decals- \$20 each
 - b. 3 or more cars will require decals at \$60 per decal

****Additional vehicles will need to utilize community parking – residents are encouraged to use their assigned space as we are limited in community spaces****

2. Vehicles must be registered to a resident of Paradise One to receive a decal (effective once decals are issued)
3. Renters must provide a current copy of their lease to receive a decal.
4. Renters must purchase a new decal if an extended lease is signed.
5. The following will not be eligible for a decal as it is not allowed to be parked within the community and will be subject to towing:
 - a. Boats/Vessels

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- b. RV/Camper
 - c. Trailer
 - d. Tandem vehicles
6. Vehicles must have a valid tag and must be operational to park in guest parking spaces within the Paradise One Naranja community.
 7. Car washing and detailing are only allowed within the parking spots in the rear of the unit, without obstructions to the roadway. Minor car repairs such as flat tires, battery changes and jump starts are permitted within the community. Any major oil/fluid changes, mechanical and body work are prohibited.
 8. Vehicles that leak fluid should be repaired immediately or will be subject to towing. If the asphalt is damaged, you will be responsible for cleaning and/or repairs. This includes any damage to sidewalks and curbs.
 9. Vehicles, including motorcycles are not allowed to park on curbs, sidewalks nor grass.

Balconies & Front/Rear Entrances

1. Front/Back doors and entrances shall be kept free and clear of any objects, garbage and debris.
2. All homes must be properly maintained by residents which includes the cleanliness of doors and windows (Examples: Cobwebs and Wasp Nests)
3. Feeding stray animals in the community is strictly prohibited.
4. Patio furniture and plants are permitted in front entrances. Inside furniture is **not allowed** in front entrances of homes.
5. Concrete shall be properly maintained and clean.
6. Hanging of clothes/towels/rugs or any articles on balcony railings are prohibited.
7. Jacuzzi's, spas and pools are strictly prohibited on balconies and terraces.
8. BBQ grills are only permitted on rooftop terrace and in front of homes. Residents are required to properly store and dispose of any charcoal ashes and propane tanks.
9. Sheds/Storage Units are **NOT** allowed on rooftop terraces.
10. Use of fireworks are only permitted outdoors, away from houses, vehicles, trees and other flammable objects. Lighting of fireworks are not allowed on balconies and terraces as this is a fire hazard to the community.
11. Childrens toys must be properly stored after use and must not block sidewalks.
12. Outdoor holiday decorations must be removed from homes and trees by the last day of the following month of the holiday. (Example: Christmas- December 25th; Decorations down by January 31st)
13. Pet owners are responsible for picking up after your animals or grass and sidewalk.

Garbage & Recycling

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1. All garbage should be placed in garbage cans. Garbage is **not** to be left outside of a unit at **ANYTIME**.
2. All trash cans must be properly stored in the rear of the home (in parking area) on non-garbage pickup days.
3. Garbage cans should **ONLY** be placed out for pick up at the edge of rear parking spaces the evening before or the day of scheduled pick-up.
4. Oversized garbage and/or recycling outside of trash bins will NOT be picked up by Waste Management unless scheduled. If scheduled, these items should be placed out for pick up the evening before or day of confirmed pick up.

If not scheduled, please dispose of all oversized items at the trash and recycling center below:

Moody Drive - 12870 SW 268th Street Homestead, FL 33032

Architectural Modification Violations

Architectural modifications without approval from the association prior to beginning your project is a violation. In addition to approval from the association, several modifications require a permit from Miami Dade County. All architectural modifications are subject to review and if a permit is required, this will be requested. If projects occur without taking the proper steps, violation notices will be issued and further escalations such as removal of such modifications will be required at the Homeowners expense.

Modifications requiring approval include but are not limited to:

Pergolas

Permanent outdoor tile/topping/floor covering

Outside door/Window/Fixture

Awnings

Cutting and uprooting of trees

Planting of unauthorized plants and/or trees on community property

The items mentioned in the guidelines are also examples of violations but not limited to what is listed above. A violation may be considered an eye sore or nuisance to the community. If violations

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are not addressed in a timely manner after a violation notice is received, fines may be subject at \$100 per day up to \$1000.