CAMINO CIRCLE CONDOMINIUM

May 28th, 2021

Dear Owners/Residents:

Condominium association living requires that there be Rules and Regulations for the benefit and well-being of the residents. At the May 10th, 2021 Board of Directors meeting, the Board approved the following updated Rules and Regulations for Camino Circle Condominium.

Please read the Rules and Regulations in their entirety. Any owner/resident who is in violation will receive a letter for the said violation. If compliance is not met by the owner/resident, the owner of the unit will receive an invitation to a grievance meeting. At this meeting the owner will be able to present the reason as to why the violation has not been rectified. Upon review of the grievance committee, they will determine whether or not to initiate a fine to the owner for non-compliance. Fines are implemented per violation, per day, up to 10 days at $100.00/day not to exceed $1,000.00 as per the FL Statute 718.303.

The Board of Directors and Management are asking in advance that you take initiative and look at your area, which are the limited common elements, i.e.: balconies, front porches, front doors, etc. Please make sure that you and your tenants are in compliance of the Rules and Regulations enclosed in this mailing so we do not have to send violation letters that may result in a fine.

Your help in making Camino Circle a beautiful place to live is greatly appreciated.

For the Board of Directors,

Kelly Scott, CAM

Kelly@fostercompany.net

305-254-7228 x: 204

Attachment 5

CAMINO CIRCLE CONDOMINIUM

DECAL DISTRIBUTION

May 28th, 2021

On Monday, June 7th, 2021 from 9:00am-11:00am & Thursday, June 10th, 2021 from 2:00pm-4:00pm decal distribution will be held in the 7900 Building Lobby.

In order to receive your decal, one resident decal and one visitor pass per unit only, you must bring a hard copy of the following information. Please be prepared to leave these copies with me for your file. Emailed or screenshots on your device are not accepted. If these items are not submitted, you will not receive a decal until the information is presented.

- Driver's License
- Vehicle Insurance
- Vehicle Registration
- Copy of current lease (tenants)

Owners: Please note that if your unit is tenant occupied, you will not be eligible for a decal. Decals are for residents only.

Residents: If you have more than one vehicle, you may use the visitor pass on a first come, first serve basis for one of the 11 visitor spaces available. You must move the vehicle every 24 hours to another space. You cannot monopolize the parking space as your own. If you live in the quads, your garage is considered a parking space and should be utilized as such.

If you are unavailable during the above mentioned dates/times, please bring the requested items to The Foster Company office, Monday-Friday, 8:00am-11:30am or, 1:00pm-4:30pm to receive your decal.

You will have 30 days to comply with this request. After 30 days of non-compliance security will begin tagging the vehicles and will be subject to being towed away.

Should you have any questions, do not hesitate to contact me.

For the Board of Directors,

Kelly Scott, CAM

Camino Circle Condominium Association

C/O The Foster Company – 9000 SW 152 St. #102 Palmetto Bay, FL 33157

RULES & REGULATIONS

1. Every resident (18 years of age and older) must complete an Association application and be approved prior to taking residence. Orientation must be completed prior to occupancy. Any change from one unit to another requires a new application, screening and lease.
2. Relatives, roommates or partners of owners or tenants who wish to occupy the unit as well as frequently recurring guests are required to make an application and pay application fees. Violators are subject to a fine.
3. The lease of any unit for a period in excess of one year shall be subject to and conditioned upon the approval of the Board of Directors.
4. Owner(s) or their representative shall be present at screening of tenant(s). In the event the owner(s) cannot be present at screening, owner(s) shall understand that they are liable for tenant(s) compliance with the Rules and Regulations as stated herein.
5. Prior to the lease of any unit, the owner(s) shall provide a copy of the Rules and Regulations to the prospective tenant(s). The prospective tenant(s) shall acknowledge in writing receipt of same.
6. Residents may not conduct business that involves clients or that have deliveries of merchandise or equipment.
7. Prior to any lease becoming effective, the owner(s) and tenant(s) shall sign the Rider to Lease for the Camino Circle Condominium Association, Inc., which is attached to these Rules and Regulations.
8. **At the October 8, 2018, the Board of Directors meeting the Board approved a minimum credit score of 650 for all tenants applying on or after said date.**
9. Prior to the sale of any unit, the owner shall provide a copy of the Declaration of Condominium, Rules and Regulations, By-Laws and Articles of Incorporation to the prospective purchaser. The prospective purchaser shall acknowledge in writing receipt of same.
10. Moving must be done between 8:00 a.m. and 6:00 p.m. Monday – Saturday only. No Sundays. Contact the management company at 305-254-7228 or email Kelly@fostercompany.net to schedule your move in or out. The four-story building must move in through the side doors only. Do not over extend the lobby or side door(s) to prop them open. Also, do not force the elevator door to remain open as this will cause the elevator to shut down.
11. Remodeling and any loud repair work (other than emergencies) must be done 8:00 a.m. to 6:00 p.m. Monday – Friday. No weekends.

Read and understood

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May 2021

12. Because of our original plumbing design washers/dryers are not permitted in the units of the 7900 building
13. One (1) dog or one (1) indoor cat permitted, 25 lbs. or less. No pit bull breeds allowed as per Miami-Dade County Ordinance Sec. 5-17. Dogs must be walked on a leash in the community. Pet waste must be picked up by the pet's owner and disposed of in owner's trash receptacle only.
14. Resident Decal Parking/Visitor Parking – Only approved residents will be given one (1) resident parking decal. The decal must be affixed to the inside of your rear windshield. Each unit will have one transferable visitor pass. The visitor pass must be displayed on the rearview mirror or on the front dashboard. Visitor parking is limited to 24 hours. If any of the above mentioned is not adhered to your vehicle is subject to tow. Head in parking only. Vehicle tags and registration must be up to date. No derelict vehicles. No commercial trucks or vans. Commercial vehicles are prohibited.
15. If you own a garage and have more than one vehicle, you are to use this space as a second parking space.
16. Door-to-door soliciting is not permitted. Occupants are requested to please notify Black Night Security (305-733-7467) if solicitors appear at any of the buildings.
17. Requests for repairs or maintenance to building exteriors or common areas should be made to the management agent. Four story unit owners are required to give management 24-hour notice for roof access. They must be serviced on a regular basis to ensure proper operation and to avoid damage to other units or building areas by a licensed and insured air conditioning company. All parts and materials must be removed from roof after any repair or service. The a/c company hired must provide their business license and a certificate of insurance naming the Association as additional insured for each repair. A/C units and hot water heaters are the sole responsibility of the unit owner.
18. No alteration to the interior/exterior of any unit and/or garage or building may be made without prior written approval of the Condominium Association. This includes such items as replacement and/or painting doors or building, window replacement, additions in the form of screen doors or screening balconies, lighting fixtures, addition to, removal, alteration or planting of trees or shrubs prior to Board approval. This includes any plants hung from the building or wood structure.
19. Any modification to flooring must be approved by the Board of Directors. An architectural modification form including the flooring type and the sound deadening underlayment for noise reduction must be included with the request. A Board Member and Management Company Representative must inspect each unit for Association compliance, to include but not limited to flooring, appliances and plumbing. Association approval will not be given for sale or lease until unit violation is corrected and unit is re-inspected.

Read and understood

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20. Laundry rooms in the 7900 buildings are for the use of the building occupants. Use only laundry detergent that has the "HE" (High Efficiency) logo on it. Please do not use tints or dyes in the laundry machines. Kindly remove clothing from the machines promptly. Malfunction of the laundry equipment should be reported to the management agent.
21. Disposition of garbage and trash shall be by use of garbage disposals, outside garbage cans or via building chute to dumpster. Any garbage placed in dumpster should be in plastic bags, securely fastened. Discarded furniture, TV's, appliances, mattresses, etc. must be removed by owner or tenant of unit at their expense. Please flatten boxes and take to the first floor garbage room if you reside in the four-story building. Any resident who disposes of oversized items within the common areas will be subject to a fine. Please do not force anything down the trash chute. There are two garbage cans on the 2nd, 3rd & 4th floor trash rooms. These are for clean recyclable materials only. Trash cannot be disposed of in these cans.
22. All damages caused by waterbeds will be the responsibility of the owner and/or tenant.
23. No mechanical work on vehicles is permitted in the parking lot or common areas. No boats, trailers, oversize motor homes, campers/trailers, or commercial vehicles may be parked or stored in any parking lot or common area. Violator's vehicles will be towed.
24. No door mats allowed in front of your unit door in the 7900 building. This poses a tripping hazard and is prohibited.
25. No boxes, ladders or cleaning equipment may be stored on the balcony, or anything deemed inappropriate or unsightly. Patio type furniture, planters on stands are allowed. Hanging plants are not allowed. Water your plants with care as to not spill down to the units below. Tiles and/or any flooring material on patios/balconies are prohibited. No laundry is to be hung on a balcony. Nothing may be hung (except an American Flag), displayed or affixed to the outside or inside of windows and glass doors, railings, floor of patio/balcony, nor in any way be visible from the outside, except draperies (not sheets), or blinds acceptable to the Board. Antennas are not permitted on the outside of units or balconies, except master antennas on roofs. Section 28.01 (#5) of Dade County Code, prohibits the use of barbecue grills or similar cooking equipment on balconies, terraces or porches of multi-storied buildings. No signs advertising or notices should be displayed. (Note: One 40 sq. inch "For Sale" or "For Rent" sign may be affixed to the mailbox or door of any unit or on small post in front of a four-plex.) The Board of Directors reserves the right to deem what is appropriate for the aesthetics and cohesiveness of the community. Violators are subject to a fine.

Read and understood

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26. Storage areas are provided in the 7900 building for the use of building occupants only. Each article stored therein should be labeled or tagged with the owner's name and unit number. No responsibility is assumed by the Association or Management Company for articles stored therein. No bedding or furniture of any kind may be stored in the storage area. No chemicals or flammable liquids may be stored in these storage areas. Please do not take up any space in these areas by storing empty boxes and cartons.
27. No automobiles or other vehicles belonging to an owner, tenant or temporary guest may remain on condominium property after said owner or tenant has moved. If you are going away for an extended period of time do not park in a visitor space. Use your garage or resident parking. Please inform management. Violator's vehicles will be towed.
28. At no time shall automobiles or other vehicles belonging to an owner, tenant or temporary guest be parked on the grass. It shall be the responsibility of each unit's resident(s) to inform guests that there is visitor parking throughout the complex. Visitors may use an available parking space marked "Visitor" using the temporary hanging pass provided by the resident. Violator's vehicles will be towed.
29. Oversized vehicles may park in the main parking lot (7900 Building) along the fence (NE side).
30. Four-plex owners/tenants may not park in front of their garage doors overnight. Garage doors should be kept closed at all times in order to protect the property stored inside.
31. Four-plex owners/tenants should deposit garbage in designated Garbins and replace garbage can inside of Garbins the same day pick-up is made. No loose trash or overflowing garbage cans. Trash/Garbage that will not fit in Garbins should be stored in the Rubbermaid Containers or your garage until 5:00 p.m. the night before pick-up. Discarded furniture, mattresses, appliances, paint cans, etc., belonging to four-plex residents must be removed by owner or tenant at their own expense to an approved county facility. Green and blue containers should not be left in front of the garages. If your green or blue container is too big, contact 311 to exchange for the smaller size. If you require the larger trash/recycle bin, it must be stored in your garage. The doors and lids on the Rubbermaid storage bins must be securely closed at all times.
32. Posted pool rules must be observed. The pool is for the use of residents and their guests. Guests must be accompanied by resident(s) and children under the age of 12 years old must be accompanied by an adult. Swimming is at the risk of those who enter the pool. Requests for a pool key must be made to the property management company. Additional keys are $5.00 payable by check or money order to: Camino Circle Condominium.
33. No weight lifting or other exercise equipment may be used in the 7900 building or the four-plexes, if the sound can be heard in any other unit.
34. Residents of all condominium units are requested to be considerate of neighbors by keeping their stereos, televisions, radios, etc. at a reasonable noise level, especially after 11:00 p.m. or before 8:00 a.m.

Read and understood

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35. There will be no smoking in the common area of the four-story building or around the pool area.
36. Camino Circle residents and their guests are also subject to the House Rules of the Kings Creek Village Association, Inc. A copy of these rules may be obtained by contacting the Clubhouse at 305-279-2101 or kcvamiami.org
37. Feeding of wild animals (birds, squirrels, ducks & rabbits) is not permitted because of the attraction of vermin.
38. No roller skating, roller blading, skateboarding, bike riding, etc. is permitted on the property.
39. Holiday decorations must be removed no later than January 7th.
40. Horn blowing prohibited.
41. Vehicle burglar alarms must be properly maintained.

Read and understood

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