

QUATRAINE HOMEOWNER & CONDOMINIUM ASSOCIATIONS
RULES & REGULATIONS SUMMARY

- 1) As per the amended condominium documents, effective February 1999, on all new purchases, a minimum equity down payment is required equal to five percent (5%) of contract sales price. **Financing shall not be greater than ninety-five percent (95%) of the contract sales price. This is not to include closing costs.** The financing information must be clearly written on the sales contract. The Quatraine Amendments shall supersede any financial institution qualification criteria. The condominium certificate of approval shall be withheld until all financial criteria are confirmed to be in accordance with the condominium documents.
- 2) As per the amended condominium documents effective February 1999, any person intending to purchase in Quatraine must pay **a non-refundable working capital contribution** in an amount equal to three (3) months maintenance assessment. In the event the sale is not approved, the capital contribution will be refunded to the buyer when the Board receives written documentation of the purchase termination.
- 3) As per the amended condominium documents effective February 1999, on all new purchases, **you may not rent your unit for the first two (2) years of ownership.**
All Leases must be a Minimum and a Maximum of 12 months.
- 4) The number of individuals who may occupy a unit is limited to **no more than two persons per bedroom**, and use shall be for a single-family residence.
- 5) As per the condominium documents second floor units must have **not less than 75%** of the floor area carpeted with a minimum of 40 oz. padding. Tile, wood or linoleum is permitted only in the kitchen, entry, bathrooms and patio flooring at this time. **Quatraine Condo I, II, and Quatraine Condo IV are excluded.
**See property manager for specifications intended for 2nd floor coverings other than carpeting.
- 6) As per condominium documents patios are considered a **Limited Common Element** and shall not be used for storage or placement of appliances such as freezers, refrigerators, and misc. equipment such as personal gyms, tires, plywood, construction materials nor for other purposes, which are generally unsightly in the reasonable opinion of the QHOA. No clothing, laundry or wash shall be hung, aired or dried on any portion of the property. All personal belongings on the patios/balconies are to be kept in an orderly manner. **Patio and window screens must be intact without tears, rips or any other damage.**
- 7) No reflective materials visible from the exterior of the buildings shall be affixed to any window, glass door or any part of a residence or building. The QHOA may permit the installation of certain Miami-Dade Co. code approved hurricane resistant, light-screening, energy saving materials upon windows and glass doors providing the resident submits the plans for approval and specifications for such materials prior to installation.
- 8) Miami Dade County Fire ordinance strictly prohibits the areas under and around the entrance stairways, stairwells, and walkways to be used for storage. Any/all bicycles, toys, chairs, etc. must be stored on your patio/balcony in an orderly manner.
- 9) Miami-Dade County Fire ordinance strictly prohibits Bar-B-Q grills of any type to be used within 25 feet of any building. Grills may not be stored on the patio and must be stored outside the condo unit. Grilling on a 2nd floor balcony, next to the entrance or on any patio/balcony is in violation of the ordinance and is prohibited.

- 10) **No changes can be made to the exterior of any building or unit without prior approval from the Quatrain HOA, this includes but is not limited to installation of hurricane shutters.** The QHOA has an approved hurricane shutter specifications form. Contact a board member or the manager for a copy of the approved specification form before ordering or installing any type of hurricane shutters. If an unapproved installation has occurred, the owner of the unit will be required to correct the violation and pay for any/all damages to the building or unit as a result of the violation.
- 11) As per the Miami Dade County Building Dept. second floor balcony enclosures of any material are not permitted. Residents who violate this rule will receive a Miami-Dade County citation, must immediately remove the enclosure and be responsible for payment of all fines imposed.
Second floor balcony paneled awnings are considered sunshades and are not leak free.
- 12) As per the Condominium Documents, residents **may not install or erect** exterior radio and/or television antennas. **There will be no exceptions.**
- 13) No signs of any type may be displayed on any part of the property. This includes but is not limited to the unit windows, doors, car windows and the mailboxes. Open houses or yard sales are not permitted. There is a community message bulletin board located at the pool.
- 14) No nuisance or any source of annoyance to residents that will interfere with the peaceful and proper use of the condominium property will be allowed. No immoral, improper, offensive, or unlawful use shall be made anywhere on the condominium property.
- 15) Maintenance payments are due the first of each month. **To avoid a \$25.00 late charge please pay in a timely manner.** After thirty (30) days, delinquent maintenance payments will be sent to the Quatrain collection attorney. Maintenance payments in collections will incur additional attorney fees, late fees and interest. A **handling fee** will be charged by the Condominium Association for returned checks, plus any additional bank charge incurred.
- 16) Any owner desiring to lease or sell their unit must give the Condominium Association notice of such intentions. **A FICO Credit score of 675 or above is required on all Lease and Purchase Applications.** The Lessee/Buyer must complete the required online Resident Application and pay \$150. processing fee. **All leases must be for a Minimum and a Maximum of 12 months.** Applicants must be prepared to scan and attach the required documentation including but not limited to: a copy of the lease or sales contract, two payroll statements, the most recent bank statement, a photo ID, 3 letters of reference, etc. Incomplete Applications or missing documentation will delay the process. **All Applicants must be present for interviews by the Condominium screening committee, no exceptions.**
- 17.) If Leasing, the owner of record must deposit a \$1,000. common area security deposit with the Quatrain HOA at time of Application. The security deposit will be placed in a non-interest bearing escrow account. The deposit will be refunded **to the owner of record** providing no damage has occurred to any common elements; no fines/liens have been placed against the unit and all keys have been returned.
The refund request must be in writing and include proof of deposit, the address being vacated, the forwarding address and must be signed and dated. There will be no exceptions.
Units are NOT to be advertised for short term rentals, Air-BNB, VRBO or other similar sites.
A Lease must be created for Roommates or Significant others even if no funds are exchanged.

- 18.) The Condominium Association must approve all Lease renewals. It is the responsibility of the unit owner to notify the board of any Lease renewal. The Lease renewal must be **received sixty (60) days prior** to the expiration of the current Lease. All Lease renewals must be for a minimum and a maximum of **12 months**. The Association has the right to refuse lease renewals if it is determined that Quatrine Rules have been violated in any way during the previous Lease period. The unit owner will be notified in writing during the sixty (60) day period prior to the Lease renewal of the Association decision.
- 19.) No unit can be sold or leased, nor will any approval from the Condominium Association be given until all assessments and past due maintenance fees have been paid in full. **There will be no exceptions.**
- 20.) No unit can be sold or leased, nor will approval from the Condominium Association be given until the unit has been inspected and passes the criteria set forth by the Association in accordance with the Condominium Documents.
- 21.) The Guards may not leave their post. If you have a true emergency - call 911. Only authorized personnel are allowed in or around the guardhouse. Absolutely no loitering on Quatrine property.
- 22.) **All persons, residents or guests entering Quatrine at the Visitor's Entrance, will be required to show a picture ID. The Guard will refuse entry to anyone who does not comply. There will be no exceptions.**
- 23.) All new residents must register with the Association by completing the Resident Information form and returning to management for Association approval. The Guard on duty will use this information to announce all visitors. Additionally, the Guard will log the ID information, name and tag number of all visitors and issue a temporary visitor pass. **The visitor's pass must be visible on the dashboard or the visitor may be subject to towing.** You and your guests are expected to respect Quatrine security rules at all times and to cooperate with the Guards. It is for safety and protection of all Quatrine residents and their guests. **In the event the resident is not home the visitor will be denied entry to Quatrine.**
- 24.) To receive a **RFID Sticker** for Quatrine condominium you are required to have been approved by your Condominium phase. Additionally, you are required to have a current **valid driver's license with a photo and a current valid car registration**. The first **RFID** will be issued free of charge. Additional **RFID** replacements will be \$10.00 each. **Residents entering the complex without a RFID will be required to sign-in with the Guard and show proof of residency. There will be no exceptions.**
- 25.) One (1) "numbered reserved parking space" is assigned to each unit, with ample guest spaces available. All Guests must park in a yellow guest space. It is the responsibility of the resident to inform their guests of the parking regulations, and to ascertain that the guests abide by these regulations. **Please adhere to the 15 MPH speed limit on Quatrine property.**
- 26.) **All vehicles must have a current tag and valid registration, or they will be towed. No vehicle may be stored on Quatrine property.** All vehicles must be roadworthy. Damaged vehicles or vehicles with flat tires must be removed from the property after a maximum of (10) ten days from receipt of request to remove. **The vehicle owner will be responsible for payment of all towing charges.**

- 27.) The QHOA restricts the parking of commercial vehicles as described per Miami-Dade County. Oversized box trucks, trailers, boats, jet skis, recreational vehicles or campers of any type are restricted on Quatrain property. Any vehicle in violation will be towed away at the vehicle owner's expense.
- 28.) No motor vehicles, including mopeds, motorcycles, or any type of motorbike are allowed to be stored inside any unit, on the patio/balcony or under the front stairway area. All motor vehicles are to be parked in a designated vehicle parking space.
- 29.) Improperly parked vehicles will be towed away at their owner's expense. **Parking in the roadways, in front of dumpsters, in front of mailboxes, in a resident's assigned space, or on the grass is strictly prohibited at all times.** Unit owners will be held responsible for any expenses incurred by the Condominium Association for damage done to the buildings or grounds by that owner, their guests, or their lessee.
- 30.) Due to size and weight considerations tractor-trailers or 18-wheel moving vans and oversized trucks are not allowed on the condominium property at any time. Please contact management if you expect a problem.
- 31.) **All moving/deliveries must be done between the hours of 8 a.m. and 8 p.m. Monday thru Saturday only.** Additionally, residents must sign a truck damage waiver form in advance of any delivery truck entering the Quatrain property. **There will be no exceptions to this rule.**
- 32.) **As per condominium documents no vehicle repairs or oil changes are allowed on Quatrain property. Residents are permitted to change a flat tire or replace a dead battery only. Any damage to the pavement caused by prohibited vehicle repairs will be charged to the vehicle owner, the resident or their guest.**
- 33.) The trash collection company will not pick up any items left outside the dumpster enclosure. **All trash must be placed inside the dumpster in tied plastic bags. Mandatory Recycling is in effect by Miami Dade County. Use the blue bins adjacent to dumpsters for allowable recycling items only.** All cartons and boxes must be flattened before being placed adjacent to the recycling bins. **NO Plastic bags, bottle tops, pizza boxes, food products, clothing. PLEASE HELP TO KEEP QUATRINE CLEAN!**
- 34.) The discarding of furniture, appliances or bulk items on Quatrain proper is strictly prohibited. All residents are responsible for disposing of these items. **Failure to follow Quatrain Rules will result in a \$100.00 fine. All bulk trash items must be taken to the following location:**

**North Miami-Dade Trash and Recycling Center
21500 NW 47th Avenue
7:00 a.m. to 5:00 p.m. Monday-Sunday**

- 35.) **The pool and Jacuzzi will open 30 minutes after Sunrise and close at 30 minutes prior to Sunset.** The pool gate and restrooms will be kept locked at all times. Residents may obtain a key to pool and restrooms by filling out a Pool Key Request form and return to the management office for board approval.
- 36.) Pool Rules are posted at the pool. **There is no lifeguard on duty, swim at your own risk.** An adult resident must accompany all guests and those under age 16 in the pool areas. There is a maximum of two (2) guests per unit. **Only toilet-trained children are allowed in the pool. Only children over age 16 are permitted in the Jacuzzi. Parents will be held responsible for the actions of their children.**

- 37.) Allowable pets are limited to two (2) per unit, not to exceed a combined weight of seventy (70) lbs. at full growth. A letter from your Vet is required, stating the breed, expected weight at full growth and date of vaccinations. **All dogs are required to be registered with Miami-Dade County Animal Control. Pit Bull and Pit Bull mixes are illegal in Miami-Dade County.**
Quatrainé will abide by and enforce Miami-Dade County the no Pit Bull law.
- 38.) **Cleaning up after your pet has defecated is mandatory.** Dog waste stations are available throughout the Community for your convenience. Residents who do not cleanup after their pets are subject to a \$50 fine for the first offense. A \$100 fine for each violation thereafter will be imposed on the violator. If the fine is not paid you will also be liable for legal fees and interest.
All pets must be kept on a leash. No pets are permitted to be left unattended or tied up outside the unit. All cats must remain indoors or walked on a leash.
- 39.) Without exception all Quatrainé owners, residents and/or their guests must follow the Rules and Regulations of the Quatrainé HOA. Any expense incurred for damages to the property will be passed on to the responsible party for recovery of cost to replace or repair Quatrainé property.
- 40.) Any complaints or suggestions must be submitted to the Management Company office in writing. Complaints will be researched and you will be notified of the Quatrainé HOA findings and decision.

The Quatrainé Homeowners Association reserves the right to adopt or modify the Rules and Regulations and amend the Condominium Documents from time to time not inconsistent with the declaration governing the use and occupancy of the property and in particular the common areas and parking areas.

By signing below you acknowledge that you understand and agree to abide by the Quatrainé HOA Rules and Regulations and Condominium Documents that are currently in effect.

Print name: _____

Sign name: _____ Date: _____

Print name: _____

Sign name: _____ Date: _____

QUATRAINÉ POOL RULES

NO LIFEGUARD IS ON DUTY ~ SWIM AT YOUR OWN RISK

POOL HOURS based on DAYLIGHT SAVINGS TIME

Bathing load ~ 34 persons maximum

1. The pool is for the exclusive use of Quatrainé residents and their accompanied guests only.
2. Quatrainé residents may bring a maximum of 2 (two) guests to the pool.
3. Quatrainé residents must accompany their guests at all times.
4. An adult Quatrainé resident must accompany all children under the age of 16 years.
5. Children under the age of 16 years may not use the Jacuzzi without adult supervision.
6. The pool gate must remain closed and locked at all times.
7. You must use a pool key for entry and exit to the pool area.
8. Proper bathing attire/bathing suits must be worn at all times to enter the water.
Absolutely no street clothing is permitted in the water.
9. **Diapered infants are not allowed in the water. Rubber pants must be used at all times.**
10. You must use the Rinse Shower to remove lotions and oils before entering the water. Use of soaps, body washes or shampoo is strictly prohibited in the Quatrainé Rinse Shower, bathrooms, jacuzzi or pool area.
11. Running, diving or jumping into the water or on the pool deck is strictly prohibited.
12. Rafts, snorkels or balls are strictly prohibited in the Quatrainé pool.
13. Parties of any kind are strictly prohibited on the pool deck or under the gazebo area.
14. Food, drink, alcohol or glass containers are strictly prohibited in the pool, on pool deck or the gazebo areas.
15. Animals are strictly prohibited in the pool or on the pool deck.
16. Bikes, roller blades, skateboards, etc. are strictly prohibited in the pool area or on the pool deck.
17. Fishing from the pool deck is strictly prohibited at any time.
18. Do not feed the ducks or birds from the pool deck at any time.

Thank you for your cooperation, Quatrainé Homeowners Association