

The Antilles at Islands at Doral Neighborhood Association, Inc urges you to become familiar and adhere to the Association's bylaws, rules and regulations. Below you will find a summary of selected regulations that you need to be aware of to avoid disagreements and possible expenses. Not all regulations are included in this document; please refer to the Declaration Document for a complete list.

Regulation (Not all inclusive)	Remarks
<u>Lawful Use:</u> No immoral, improper, offensive, unlawful or obnoxious use shall be made in any portion of Antilles at Islands at Doral.	All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed.
<u>Use of Homes / Commercial Activity:</u> a. Each home is restricted to residential use as a residence. b. No commercial or business activity shall be conducted in any Home within Antilles at Islands at Doral. c. A homeowner may maintain a home business office for the homeowner's personal use; however, business invitees customers, and clients shall not be permitted. d. No day care center or facility may be operated out of a Home. e. No garage sales are permitted, except as permitted by the Association.	All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed.
<u>Home Sales:</u> a. No Owner may dispose of a Home or conveys its interest without approval of the Association's Board of Directors. b. Prospective buyers and tenants shall pass through the screening process. c. All sums, including penalties and interest, due to the Association shall be paid in full prior the sale.	All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed.
<u>Rental and Leases:</u> a. Homes may be leased, licensed or occupied only in their entirety <u>and no fraction or portion may be rented.</u> b. Individual rooms of a Home may not be leased on any basis. c. No homeowner may rent/lease any property in Antilles without the approval of the Association's Board of Directors. d. All prospective tenants shall pass through the screening process. e. All sums, including penalties and interest, due to the Association shall be paid in full before the lease starts. f. No subleasing or assignment of lease rights by the person renting/leasing a house is permitted.	The homeowner violating these procedures will be fined \$100 a day up to \$1,000; until the matter is resolved.
<u>Alterations and Additions:</u> a. No material alteration, addition, or modification to a parcel or a home or material change in the appearance shall be made without the prior written approval of the Association's Architectural Control Committee (ACC). b. The Architectural Control Committee reviews applications for landscaping plans, hurricane shutters, backyard pavers, etc.	All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed. Violators will pay \$100 fine per instance.
<u>Minor's Use of Facilities:</u> Adults shall be responsible for all actions of their minor children at all times in and about Antilles at Islands at Doral.	If property is damaged, homeowner will be responsible for repair and/or replacement costs.
<u>Garages:</u> a. No garage shall be converted into a general living area unless specifically approved by the Architectural Control Committee. b. Garage doors shall remain closed at all times except when vehicular or pedestrian access is required.	

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<u>Garbage Cans:</u> a. Maintain your garbage can and recycle containers in a sanitary condition. b. Garbage can, recycle containers and trash shall be away from public view or from the front of the property. You store them inside your garage or backyard. c. Place out your garbage can not earlier than 6:00 PM on Sundays and Wednesdays. Garbage pick-up days are Mondays and Thursdays. d. Recycling items are collected on Thursdays only. Place out your recycle containers not earlier than 6:00 PM on Wednesdays. e. Store your garbage can/recycle containers promptly after trash collection, no later than 11:00PM after trash collection. f. If you have bulky waste, contact the Miami-Dade Solid Waste Management to schedule a pick-up (305-594-1500). You shall inform the Association of the bulky waste pick up date and the confirmation number provided by the County. Place your bulky waste not earlier than 24 hours prior the scheduled pick up date and time. g. For more information on bulky waste, visit http://www.miamidade.gov/dswm/bulky_waste.asp	Garbage Cans: Penalty of \$100 per instance. Bulky Waste: If not properly coordinated, the Association will coordinate pick-up and charge the Homeowner the actual costs. All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed.
<u>Pets:</u> a. No animals of any kind shall be raised, bred, or kept within our community for commercial purposes. b. Owners may keep domestic pets as permitted by Miami-Dade County ordinances up to a limit of two (2) pets weighing 30 pounds or less each per Home. c. All pets shall be walked on a leashed. d. <u>The person walking the pet or the Owner shall clean up all matter created by the pet.</u> e. Each Owner shall be responsible for the activities of its pet. The pet shall not constitute a nuisance. f. No pet shall be “tied out” on the exterior of the Home or in the Common Area. g. Not pet shall be left unattended in a yard or in a balcony, porch or patio.	Any homeowner or renter that violates this directive will be fined \$100 per incident without exception. All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed.

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<u>Community Pool:</u> a. The pool is for the use of Antilles residents only, no other communities are permitted. b. Each house has a maximum of four (4) guests. The resident shall accompany their guest(s) at ALL TIMES when at the pool premises. c. Pool hours, to include all premises, are from DAWN to DUSK. d. A key is required to access the pool. Each resident will be assigned a key and is responsible for the key. i. Do not lend your key. ii. If you have not received your pool keys, please contact Gables Management (305-441-0904). iii. Any person without an access key will be requested to leave the premises. e. Always close the door behind you. If you allow anyone without pool keys into the premises, you will be liable and responsible for all damages to the pool or injury caused to such person or a child. f. <u>It is your responsibility to read and follow the posted pool rules.</u> g. There is no lifeguard on duty at anytime; use the pool at your own risk. h. NO FOOD, NO BEVERAGES, NO ALCOHOLICS BEVERAGES are allowed at the pool. i. No children under age of 18 are permitted unless accompanied by the parent or legal guardian at all times. j. Appropriate action will be taken against anyone trying to enter the pool without a key or trying to enter the pool before or after pool hours.	All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed. Violators or trespassers will be prosecuted. This is our community, PROTECT it. Take ownership and pride; report any suspicious activity to Monarch Security or the Police. Vandalism may affect your finances.

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<u>Parking:</u> a. Resident's automobiles shall be parked in the garage, driveway or parking lot and shall not block the sidewalk. b. All Residents c. Each owner can park up to four vehicles in his/her property (one inside the garage and three in the driveway). d. <u>If you are not using the garage as a parking space, then you are allowed to park three (3) vehicles in your property driveway.</u> e. Owners are prohibited from parking in the visitor's parking area. f. <u>The following violations will result in the immediate towing of vehicles at owner's expense and liability:</u> i. Parking on common ground grass (a part of a tire of a vehicle touching the grass or suspended over the grass will be considered improperly parked and will be towed). ii. Commercial vehicles, boats and trailers parked overnight. Applicable to common grounds and driveways. iii. Inoperable vehicles and in damaged condition. Applicable to common grounds and driveways. iv. Vehicles that may be preventing the flow of traffic. Applicable to common grounds and driveways. v. Vehicles parked that are blocking the sidewalk and/or swales. vi. Resident vehicle parked in the visitor parking area. vii. Resident vehicle parked in any other common area other than in their garage and/or driveway. viii. Any vehicle parked in the visitor parking area for more than 48 hours, without a written parking permit. ix. Vehicles being emergency repaired on the property outside of the garage (in the driveway). x. Non-Permitted vehicles parked on any common or limited common areas xi. All Terrain Vehicles (ATV's), Motorized scooter, mini bike and Go-karts left on the driveway or in public view g. No vehicles with expired registration, expired license plates or flat tires may be kept within public view anywhere with Antilles at Islands at Doral.	Towing costs are assessed by the Specialized Towing &Transportations, Inc. (305) 442-9696 and are subject to change without prior notice. In addition to towing costs (approximately \$120), there will be a penalty fee of \$100 per instance. Residents are responsible for violations incurred by their guest(s).
<u>Satellite Dishes and Antennae:</u> a. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes shall be placed on any home or parcel without the <u>prior written approval from the Architectural Control Committee (ACC).</u> b. Exposed TV Cable on the exterior wall is prohibited. c. In the event the National Weather Service posts a hurricane warning, the satellite dish must be removed to avoid damages to the fascia board.	Federal Communications Commission (FCC) rules and regulations apply.
<u>Hurricane Shutters:</u> a. Shutters may not be closed at any time other than a storm event. b. Hurricane shutters may be installed up to 48 hours prior to the expected arrival of a hurricane. c. Hurricane shutters must be removed within 72 hours after the end of a hurricane watch or warning. d. The National Weather Service will be the main source of information during severe weather watch or warning.	Any homeowner or renter that violates this directive will be fined \$100 per incident without exception

