



RULES AND REGUALTIONS

1. Residents must register their vehicles including rental vehicles, Motorcycles and scooters must also be registered. Non-registered vehicles are subject to towing within 24 hours if not removed from the property.
2. The Yorker hang tag for vehicles must always be displayed while parked on the property. Immediate violation is given to vehicles not displaying the tag and is subject to towing at the owner's expense after the second notice is given.
 - a. The Association is not responsible for lost or stolen decals a replacement must be purchased from management to avoid violations and/or towing.
3. Shopping carts must be returned to the designated areas after every use, a \$200 replacement fee will be charged to the resident last seen with the cart if not returned within a reasonable time frame after notice is given by the Board of Directors or management.
 - a. Shopping carts may not be used for moving purposes or removed from the property.
4. Lockboxes are not allowed on the property and are subject to removal within 24 hours after notice is given by management.
5. Guest of a tenant must be registered with management if staying longer than the agreed lease contract terms.
6. Owners must register guest, as per the governing documents if the guest is staying longer than 30 days without the owner present said guest shall be deemed a leasee/tenant regardless of whether a lease exists, or rent is paid.
 - a. A guest as defined by the governing documents is a person who has a primary residence other than the unit.
7. Short term renting or subleasing is not allowed, violators will be contacted by the Associations attorney and are subject to reimburse the Association any attorneys fees incurred. The association may contact the officials to remove any trespassers who are not registered as a current resident or guest.
8. To maintain a uniform appearance the door lock and handle must be same color and style as the original. Additional locks and door bells may not be added.
9. Approved business hours of The Yorker are Monday through Friday from 8 a.m. to 4 p.m.
10. Elevator reservations must be made with management for a move in/out or deliveries at least 24 hours prior. Moves and deliveries are allowed during the approved business hours, no weekends or Holidays.
11. Replacement or repair of an air conditioning unit must be coordinated with management during the approved business hours if roof access is needed. Replacement of an air conditioning unit requires a permit from the city and must be submitted to management prior to commencement.



12. Bulk items/trash are to be disposed by the resident at the designated trash sites in Miami Dade. Bulk items are not to be disposed of in the Associations trash receptacles or dumped on the Association property. A fee may be charged to the owner or withheld from the tenant security deposit for reimbursement of the bulk trash removal.
13. Pet waste must be cleaned by the owner in any areas of the property.
14. Keeping the front door of the unit open to receive air from the hallways is not permitted. Nor shall the door be left open to let out odors from one's unit into the hall causing a nuisance to the neighboring units.
15. Balcony's shall only have patio type furniture and potted plants. Do not sweep debris or throw water off the balcony. No items such as antennas, ceiling fans etc. Shall be affixed to any portion of the balcony.
16. BBQ's of any type are not allowed to be used on the balcony as per the fire safety codes.