

South Pointe Cove Condominium Association Inc.

Rules and Regulations

DISPOSAL OF GARBAGE AND BULK TRASH

All household garbage must be bagged in closed trash bags. This is a sanitary issue. Trash bags that are not properly closed cause pests infestations including flies, gnats, cockroaches, mice, rats, etc.... All your garbage must be placed inside the trash containers. Do not throw your garbage outside the container. The opening of the trash containers are too high for most children. Children that cannot comfortably reach this opening are prohibited from throwing out the trash. Boxes must be broken down flat before being placed in the trash container. Please help us keep our property free of pests by properly bagging and disposing of your garbage. The Associations trash containers are not equipped to dispose of bulk trash such as mattresses, furniture, construction debris, appliances, auto parts, tires, paint, Christmas trees or other large bulky items. These items must be taken to the nearest Miami-Dade disposal site (on 268 ST/Moody DR. and 130th AVE).

Violation of these rules (Declaration 15.0) will result in the following actions by the Association:

1st time violation - the unit owner and resident will be given a warning and the unit will be assessed for the costs, if any, of correcting the violation.

2nd violation - A \$25.00 violation will be assessed against the unit owner and the resident of the unit. In addition the unit will be assessed for the costs, if any, of correcting the violation.

3rd violation - A \$100.00 violation will be assessed against the unit owner / resident of the unit. In addition the unit will be assessed for the costs, if any, of correcting the violation. If the unit is rented the Association will pursue eviction of the offending resident.

SALE OR RENTAL OF YOUR UNIT

Our Association documents (see Declaration, sections 5.7, 1 1.0-11.6) prohibit the rental of a unit during the 1st twelve (12) months of ownership. This provision of the documents will be enforced. Violation of this provision will result in a fine of \$100 per day until such time the violation is corrected. If the violation is not corrected within 30 days the Association will pursue legal action against the unit owner.

All persons purchasing or renting a unit must fill out an application as prescribed by the Association from time to time and pay a fee of \$ 100.

The Association will interview all purchasers or renters of units. At this interview the individuals will acknowledge receipt of the Associations rules and regulations and raise any questions they may have regarding their residency at South Pointe Cove. The Association will approve or deny the purchase or rental of a unit once the purchaser or tenant complies with the approval process. Tenants are approved for a period of one year and all lease renewals must be approved by the Association.

NO "FOR SALE" OR "FOR RENT" SIGNS allowed (see Declaration Docs 5.14)

PETS

In our Association documents (see Declaration, section 5.6) "the keeping of pets may be authorized by the Board of Directors as a conditional license and not as a right". The following regulations apply to all the residents of South Pointe Cove that have pets.

Dogs must be on a leash any time they are on the Association's Common areas. The designated area for your dogs to poop is the area immediately behind your unit. All persons walking their dog must pick-up their dog's poop. All pets must be properly registered with the County and a copy of the registration, a photograph of your pet and proof of your pets annual vaccinations must be provided to the Association. The Association will provide a form for the submittal of this information.

Violation of pet rules will result in (see Declaration 15.0) the following actions by the Association:

1st time violation - the unit owner and resident will be given a warning and the unit will be assessed for costs, if any, of correcting the violation.

2nd violation - A \$25.00 violation will be assessed against the unit owner and the resident of the unit. In addition the unit will be assessed for the costs, if any, of correcting the violation.

Additional violation - After 7 days a violation of \$25.00 per day will be assessed against the unit owner / resident of a unit for failure to provide proof of registration and vaccinations for their pet. In addition the unit will be assessed for the costs, if any, of correcting the violation. If the unit is rented the Association will pursue eviction of the offending tenant.

PROHIBITED USES: NUISANCE ETC... (see violation of our Declaration 5.9)

- Loitering, No walking/ standing around for no reason. Any person standing around the property will be asked to leave. Miami Dade County Police are authorize to remove people from our property.
- Drinking and partying is only limited to your back yards, do not take this to the front of your unit because you would be on public parking, a common element. Think of the image you will be given your neighbors/community if there are drunk people in our parking lot in front of the buildings...
- No Loud music or conversation loudly.
- Littering, do not leave trash around. Pick up after yourself and your kids!
- Unruly guests will be asked to leave and the Cops will be called to escort them out if needed. The host/ Tenant or Owner of Unit is responsible for any damages.
- Damage or vandalism to condo property will not be allowed.

Violation of these rules will result in (see Declaration 15.0) the following actions by the Association:

1st time violation - the unit owner and resident will be given a warning and the unit will be assessed for the costs, if any, of correcting the violation.

2nd violation - A \$25.00 violation will be assessed against the unit owner and the resident of the unit. In addition the unit will be assessed for the costs, if any, of correcting the violation.

3rd violation - A \$100.00 violation will be assessed against the unit owner / resident of the unit. In addition the unit will be assessed for the costs, if any, of correcting the violation. If the unit is rented the Association will pursue eviction of the offending resident.

BARBEQUES see Declaration, section 3.6 (c)

Barbeques are allowed but they are to be kept and done in the back of each unit and must be kept at minimum 10 feet from property.

Violation of these rules (see Declaration 15.0) will result in the following actions by the Association:

1st time violation - the unit owner and resident will be given a warning and the unit will be assessed for the costs, if any, of correcting the violation.

2nd violation - A \$25.00 violation will be assessed against the unit owner and the resident of the unit. In addition the unit will be assessed for the costs, if any, of correcting the violation.

3rd violation - A \$100.00 violation will be assessed against the unit owner / resident of the unit. In addition the unit will be assessed for the costs, if any, of correcting the violation. If the unit is rented the Association will pursue eviction of the offending resident.

CAR TOWING, PARKING SPACES AND VISITOR PARKING

- Any vehicle parked for long periods of time that are dysfunctional (crashed or with mechanical failure), will be towed at vehicle owner's expense.
- The owners of vehicles leaking fluids, such as oil water, radiator and, brake fluid etc... will be responsible for cleaning the pavement they have damaged.
- Any vehicle parked in an assigned space that does not belong to that unit's owner, will be towed at vehicle owner's expense.
- Cars with no license plate or an expired plate will be towed at vehicle owner's expense.
- Visitor's parking is limited, and are not to be used by owners for their vehicles. Otherwise those unit owner's vehicles will be towed. The same should be used for a maximum of 4 hours.

Note: We are a crime watch community, police may come in and give tickets.

ENTRY GATE

- Every resident should have a clicker or a code to enter the property. You are responsible to give this to your guests in order to enter the community. If you don't open to them, no one else will.
- This is a crime watch community, which means all residents take responsibility and are authorized to call the police for any suspicious activity, like entering or exiting the community inappropriately.
- No tail gating! One car @ a time. Bar comes down quickly. If you brake it you pay for it. Getting a new Bar cost the association \$250.00 each time. Please write down tag number of whoever you see braking it and call the Management Company @ 305-436-6655 so we can do a police report etc..
Do not enter through Exit.
- When exiting, stay all the way to the right, go around the palm trees!
- Please use pedestrian door not the clicker if you don't have a car.

Thank you all in advance for your cooperation.

Sincerely,
The Board of Directors: