



## NOTICE:

### Kendall Breeze West Homeowner's Association Rules & Regulations for all Residents

Dear Resident(s):

The Board of Directors and Management would like to take the opportunity to update each resident on the pre-existing Rules and Regulations for the community and additional rules with which all residents must comply.

The Board of Directors, in an effort to accommodate and maintain a safe Community for **ALL** of our residents, will see to it that all of the By-laws & Rules and Regulations in the community's covenant are enforced.

Due to the growing number of cars per household and limited amount of parking in the community, please utilize the Garage and Driveway of your residence, especially if you own more than two vehicles.

#### Parking Rules and Regulations:

1. Vehicles should be parked in the driveway of homes, in garages or in a parking lot, except that owners/residents are prohibited from parking overnight in guest parking. All guest vehicles parked in the guest parking space after midnight must notify and be registered with the security company and receive a permit.
2. Parking is NOT allowed on sidewalks, walkways, grass areas, and/ or common areas. The small portion of individual driveways between the sidewalk and the street may be used for parking. Blocking the sidewalk and/or street is not permitted. Costs associated with any and all damage to grass caused by vehicle parking will be billed to the homeowner and vehicle will be towed with no further warning if a portion of it is parked outside of your lot and in violation of this rule.
3. No motor vehicle which cannot operate on its own power, flat tire, expired tags or proper registration, shall remain within the Community for more than twelve (12) hours, and no repair or major restoration of any motor of vehicles, except for emergency repairs, shall be made within the Community. Emergency refers to changing a flat tire, adding windshield fluid, coolant or jump starting a vehicle engine.
4. No commercial vehicles (defined if any of the following apply: vehicles with lettering or advertising, vehicles registered as a commercial vehicle, vehicles with extension ladders or attachments intended for commercial use), vehicles utilized for the purpose of transporting goods, equipment and the like, and/ or any trucks which are larger than three-Quarter (3/4) ton, vans (extended cabins), motorcycles, scooters, trailers, campers or boats of ANY KIND shall be permitted to be parked at any place on the property, except for enclosed garages. (Motorcycles owned by a guest, can be parked in owner's driveway ONLY).
5. In order to maintain the high standards of the community: with respect to residential appearance, no trucks (defined if any of the following apply: vehicles with more than 4 wheels, vehicles used for storage (i.e. mobile storage pod or moving trucks) and vehicles with toppers which extend over the sides or above the top of the cab.) or commercial vehicles, boats, house trailers, mobile homes, motor homes, unlicensed or inoperable vehicles, panel vans, vans with no side windows, vans with no rear seat, boat trails or trailers of every other description, including campers or any vehicle registered RV, shall be permitted to be parked or stored at any place on the property, nor shall any motor vehicles be parked on any portion of the property for the purpose of repairing or maintaining the same .
6. No go peds, go-carts, dirt bikes, mini motorcycles or ATVs are permitted within the Community either parked or operated, or any other unlicensed vehicles NO vehicles shall be covered with a tarpaulin cover and stored in public view unless in the garage of your home. NO vehicle bearing a "For Sale" sign shall be parked within the public view anywhere in the Property.

7. Commercial vehicles and/or contractors are not allowed to stay overnight; they shall only be allowed at throughout the time of servicing. Police cars are considered emergency vehicles, not commercial vehicles, but must stay parked in their corresponding driveway.
8. Move in/out for new owners and tenants should be within reasonable hours. Moving vans/trucks will be allowed to stay one night, if security and management have been properly notified. Authorization from management is REQUIRED for all new owners and tenants moving in only after proper screening and approval of residents; approval must be shown to security at time of move in.
9. There is no speeding in the community; the speed limit is 15 mph. Tailgating throughout the community will not be tolerated.
10. Parking overnight and after 7:00 PM at the Clubhouse is not allowed. If the Clubhouse is having an event, the Clubhouse parking is reserved for the event. No one other than the event attendees may park at the designated Clubhouse parking area.
11. If the vehicle is on private property and/or partially on the sidewalk it will be towed. Any vehicle on sidewalks, dead ends and any other areas not identified as parking WILL BE TOWED IMMEDIATELY. All residents are responsible for their own Guests or Visitors.
12. Any vehicle parked in violation of these or other restrictions contained herein, or in the Rules and Regulations now or hereafter adopted, may be towed by the association at the sole expense of the owner of such vehicle.

**Other Rules and Regulations:**

13. In order to maintain a harmonious and aesthetic appearance: all Garage Doors must be remain closed unless in use to allow ingress and egress into the garage.
14. Garbage Cans/ Recycle Bins may be placed out for collection in front of the residents own unit/home no more than the night before collection (collection days are Tuesday & Friday) and must be stored back in the appropriate garage or in front of or on either side of the unit's garage the same day after collection (must be stored by Tuesday & Friday Evening). Don not place Cans/Bins on the grass. Fines will be enforced.
15. Bulky Waste Pickup by the County need to be approved by BOD prior to scheduling the pick-up.
16. All personal Property must be stored in the residents own respective units and not in common areas (Including carts, bicycles, carriages, chairs, tables, Garbage Cans/ Recycle Bins and any other similar object).
17. ALL PETS SHALL BE KEPT ON A LEASH WHEN NOT IN THE APPLICABLE UNIT. Pets cannot be in front porch, driveway or entrance walkway without owner. RESIDENTS MUST PICK UP AFTER PET. Signs are in place and you will be fined in accordance with our BY-LAWS. No more than 2 pets are allowed per unit.
18. No skateboard ramps or basketball hoops are allowed on the property.
19. Basketball court, pool and pool area are open Dawn until Dusk. Any use of Common Areas is "at your own risk". Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within The Community and including full compliance by them with Rules and Regulations. Children under 13 years of age must be accompanied by a responsible adult when entering/using any recreation facility or Common Areas.
20. No modification or alterations are allowed to the outside unit, walls or roof except as approved by the Architectural Control Board/Committee (ACC form required). Including but not limited to such modifications or alterations are satellite dishes, accordion shutters, window tints, playground equipment, flags and flag posts, backyard sheds, and fences.
21. Exterior repairs/renovations must be approved by the BOD and conform to the architectural guidelines of the development. (ACC form required).
22. Residents may not use any common areas at any time for the deposit or storage of garbage, tree clippings or any type of refuse at any time with the exception of an issue after a storm.
23. No owner may alter, in any way, a portion of the Common Areas, including, but not limited to, landscaping without obtaining prior written consent of the Architectural Control Board/ Committee (ACC form required). This includes front yard landscaping and fountains, ponds and other Landscape decors.
24. No trees may be removed without prior approval of the BOD. ACC form and County permit are required.
25. An owner shall not cause anything to be affixed or attached to, hung displayed or placed on the exterior walls, doors, balconies or windows of his/her unit without the prior written approval of the Architectural Board/Committee. ONLY SEASONAL/HOLIDAY DECORATIONS WILL BE ALLOWED, but prompt removal after such season is over is

- required (ACC form required when not seasonal decorations). Landscapers will not be responsible for damages where holiday lights are on common area foliage (it is necessary to keep all hedges and common areas trimmed).
26. No loud music or parties are allowed to continue at the individual residences after 11pm Sunday through Thursday and after 12 midnight on Friday and Saturday (per the County). Pre-scheduled events at the Clubhouse may have extended times (until 2 AM).
  27. Persons under the age of 18 may not be present upon any Association Common Area between the hours of FRIDAY to SUNDAY from 11:00 PM to 8:00 AM and SUNDAY to THURSDAY from 10:00 PM to 6:00AM without a Parent or Legal Guardian.
  28. Owners wishing to lease or sell their homes shall be required to fill out a lease or sale application respectively and must be approved by the BOD prior to the new tenants or new owner move in. No unit owner may lease less than the entire unit, nor may the unit be leased for transient or hotel purposes. Every lease must be for a period of at least one (1) year. All Lease applications must be renewed; Homeowner is responsible in providing a copy of the new lease to the Management Company to update their files.
  29. The BOD reserves the right to prohibit a tenant from occupying a unit until the owner complies with all leasing requirements. The Board reserves the right to initiate legal proceedings against the tenant and/or the owner for breach of any of the rules and regulations of the Association
  30. PODS containers are allowed only with prior notification to the BOD and submission of an ACC form (approval needed).
  31. Be aware that nothing can be attached to the building, unless approved by the architectural committee including decorative plants and/or foliage that were not approved by the original association documents or landscaping committee (including but not limited to decorated pots, sculptures and stone/ACC form required).
  32. Resident owners who live in the Italy style homes (two garages homes) are responsible for the maintenance of keeping their tile roof clean and free of mildew (Pressure cleaning is necessary every 3-4 years). Failure to do so will result in a violation and will be subject to being fined in accordance with our BY-LAWS. It is the HOA's responsibility to keep clean and free of mildew the roofs of Greece style (one-car garage) homes.
  33. All resident owners are responsible for the maintenance of keeping their front pavers/driveway clean and free of stains. Any staining of the pavers must be pressure cleaned to ensure uniformity or the owners must replace the stained pavers to maintain a uniformed look. Failure to do so will result in a violation in accordance with our BY-LAWS. Pavers/Driveways are not allowed to be painted.
  34. All Homeowners are responsible for the area inside their fenced in their own unit. Any foliage or tree overgrowth that goes over the vertical boundary of the fence and impedes into another neighbors fenced in area or home or if the overgrowth grossly impedes into common areas, they will be cut/trimmed in order to keep all common areas uniformly neat and keep all private property equally neat. If an owner fails to act to the satisfaction of the BOD, the Association will cut and trim as necessary, and will charge the owner for the costs incurred.
  35. BBQ grills, firewood, toys and alike are not permitted on the front porches or driveways. If you are planning to use any planter boxes, benches, wind chimes, chairs, hanging pictures, family name plates at the porch, door bells (different than the one that came with the town home), gutters, security camera system, etc. an Architectural Control Form (ACC Form) has to be submitted and approval prior to installation.
  36. In order to maintain the high standards of the community: with respect to residential appearance clothing, sheets, blankets, rugs, posters, laundry and similar objects shall not be hung out or exposed on balconies, windows, decks, patios and/or garages.
  37. No resident may decorate or install a canopy, gazebo or awning on the patios or porches without prior approval by the BOD. An ACC form is required.
  38. GARAGES SALES are allowed with a prior approval from the BOD.
  39. No Signs of any type shall be displayed anywhere on the property. This includes windows, doors, garage doors and patio doors. NO FOR SALE/RENT SIGNS ARE ALLOWED. No freestanding signs are allowed. Alarm company signs will be allowed in the form of an adhesive label (stickers) ONLY on the windows.
  40. Shutters must be removed or opened within two (2) weeks after the tropical storm/hurricane warning has been lifted.

**Pool & Basketball Court Rules**

1. Hours of operation : Dawn until Dusk
2. No children under 13 years of age are permitted in the pool and pool area cabana or basketball court without the supervision of an adult 18 years of age or older.
3. No running or rough play is permitted.
4. No Alcohol, glass, containers or food are permitted in pool or pool area.
5. Pool is reserved for residents and their guest only.
6. No more than 4 guests for unit owner at the pool are allowed.
7. No pets are allowed.
8. No floatation devices other than 'baby wings' are permitted.
9. No skateboarding, bicycle riding, roller skating, roller blading or ball playing is permitted.
10. All persons using the swimming pool must be properly attired.
11. Pool safety equipment and cables should be kept in place and should not be used, except for their intended purposes.
12. Children who are not toilet trained, whether wearing diapers or not, are prohibited from entering the pool.
13. Always shower prior to entering the pool.
14. No Diving is allowed.

Any violation of the Rules and Regulations listed above that implies a fine will be enforced in compliance with the declaration of covenants and restrictions for Kendall Breeze West.

Please sign that you have read and understand the rules and regulations of Kendall Breeze West.

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

**\*\*THESE RULES & REGULATIONS ACT IN CONCERT WITH THE ASSOCIATION GOVERNING DOCUMENTS. THE BOARD OF DIRECTORS FOR THIS ASSOCIATION HAS THE AUTHORITY TO REVISE AND AMEND THESE RULES AND REGULATIONS. \*\***