

Homes of Doral Landings Community
Association, Inc.

Rules and Regulations

Dear Homeowners and Tenants:

Welcome to the Doral Landings Community! We hope that the enclosed material will help you familiarize yourself with your community, its Rules and Regulations, and its administration.

The Homes of Doral Landings Document book issued by Lennar Homes, Inc., and provided to you upon the sale of your home, contain certain restrictions and covenants that along with the Rules and Regulations provided herewith help in maintaining the best interest of the community. They help maintain the beauty and tranquility of the area and preserve your property value of perhaps your largest lifetime investment - your home!

Whether you're an owner or a tenant, your continuing interest and cooperation are needed to maintain our community in good condition and preserve a desirable environment for living. The elected Board of Directors of your Association works diligently to fulfill its governing responsibilities under the Association documents and under the Board's directions, the management company implements and administers the Board's policy decision on a daily basis. All homeowners are automatically members of the Homes of Doral Landings Association. There shall be one vote appurtenant to each Home. The affairs of the Association are managed by a Board of five directors, who are elected for a period of one year. All homeowners are welcome to attend all Board meetings. For times and places, please check the Web Page (www._____.org) and notices posted by the mailboxes.

Please do not hesitate to raise any questions you may have concerning any item therein. Remember, your Directors are your neighbors who have been elected, have volunteered their time, and are working to keep Doral Landings a beautiful and safe community.

Thank you for your cooperation.

The Board of Directors
Of Homes of Doral Landings
Association, Inc.

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*** Architectural Control (ACC)**

The ACC shall be a permanent committee of Association and shall administer and perform the architectural and landscape review and control functions relating to homes of Doral Landings to ensure harmony throughout the community in an effort to maintain and increase property values. The ACC shall have the right to evaluate all plans and specifications as to harmony of exterior design, landscaping, location of any proposed improvements, relationship to surrounding structures, topography and conformity with such other reasonable requirements as shall be adopted by ACC. The ACC may impose standards for construction and development which may be greater or more stringent than standards prescribed in applicable building, zoning, or other local governmental codes.

*** Welcoming/Events**

The role of the Welcoming/Events Committee is to schedule appointments to meet with new homeowners and/or new tenants and to schedule events for the community two or three times a year. This Committee is also responsible for the publication of the newsletter.

Maintenance Fees

Maintenance fees are due and payable in full on the 1st of each month.

Any account not current within fifteen (15) days (or such other period of time established by the Board) after the due date, a late fee of \$25.00 per month (or such greater amount established by the Board) together with interest in an amount equal to the maximum rate allowable by law (or such lesser rate established by the Board), per annum, beginning from the due date until paid in full, may be levied. Association, may, at any time thereafter, bring an action at law against the Owner personally obligated to pay the same and/or foreclose the lien against the Home or both. Association shall not be required to bring such an action if it believes that the best interests of Association would not be served by doing so. There shall be added to the Assessment all costs expended in preserving the priority of the lien and all costs and expenses of collection, including attorney's fees and paraprofessional fees, at all levels of proceedings, including appeals, collection and bankruptcy. No Owner may waive or otherwise escape liability for Assessments provided for herein by non-use of, or the waiver of the right to use the Common Areas or by abandonment of a Home.

The Association has the right to suspend the right to use all (except vehicular and pedestrian ingress and egress and necessary utilities) or a portion of the Common Areas by an owner, its immediate family, etc. for any period during which any assessment against that owner remains unpaid.

Remember, if a home is sold that has an un-reconciled outstanding Association account balance, the current homeowner will be responsible for the entire balance. Therefore, it is imperative that the realtor or prospective homeowner call the property manager and check the status of the account before the closing.

Traffic

- + All vehicles must observe the 15mph speed limit throughout Doral Landings
- + All contractors and guest vehicles must stop at the guardhouse and show an ID
- + There'll be no moving trucks allowed after 5:00 pm. Trucks larger than 30 feet are not allowed in the community. No moving on Sunday
- + All vehicles will observe road signs
- + Do not drive or park on the grass

Parking

- + Owner's automobiles shall be parked in the garage or driveway. All lawn maintenance vehicles shall park on the driveway of the home and not on the roadway or swale. No vehicle, which cannot operate on its own power shall remain on Homes of Doral Landings for more than twelve (12) hours except in the garage of a home.
- + No repair, except emergency repairs of vehicles, shall be made within Doral Landings community.
- + No recreational vehicle, boat, jet-ski, camper, trailer, or boat trailer will be allowed to park overnight except in the garage of a home.
- + No parking on the grass anywhere is allowed. Grass replacement will be charged to the homeowner. Warning decals will be affixed to the car window of the violators.
- + Owners may not park in guest parking spaces under any circumstance.
- + Violator's will be towed at owner's expense.

Garbage and Trash

- + Dade County garbage pick-up is on Tuesday and Friday mornings. Recycling day is Tuesday. No garbage, garbage bins, plastic bags or other debris can be stored outside or in any visible part of the house. (This includes the fenced area in front of the house). Only garbage placed inside the garbage bin will be picked-up. Please put out your garbage no sooner than the night before it is schedule to be picked-up. Paper bags and boxes are vulnerable to wind, rain and animals do not place them outside the bin.
- + Trashcans and recycling bins must be removed from the front of your home as soon as possible after collection, on the day of the pick-up.
- + Contractors are responsible for removing construction debris off site. There'll be a minimum charge of \$100.00 if maintenance has to clean up as a result of a violation of these rules.
- + No outside burning of trash is permitted.

Pets/Animals

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- + No animals of any kind shall be raised, bred or kept within the Homes of Doral Landings for commercial purposes. **Owners may keep domestic pets. Notwithstanding the foregoing, pets may be kept harbored in a home so long as such pets do not constitute a nuisance. A determination by the Board that a pet or pets kept or harbored in a home is a nuisance shall be conclusive and binding on all parties.** No pet shall be "tied out" on the exterior of the Home or in the Common Areas, or left unattended in a yard, porch or entry area.
- + It is the responsibility of all dog and cat owners to have their dogs and cats vaccinated for rabies by a licensed veterinarian on an annual basis. A Miami-Dade County license tag must be worn by the dog/cat at all times. This can be obtained from the veterinarian, Animal Care or Control Division of Public Works.
- + **All pets shall be walked on a leash. No pet shall be permitted outside a home except on a leash. The person walking the pet shall clean up all matter created by the pet. Please respect homeowners who do not like pets coming unto their private property. The owner of the pet shall be responsible for the activities of its pet.**

Pool/Jaccuzzi

- + The pool is for the exclusive use of Doral Landings residents. If your guest wish to use the pool be sure to accompany them at all times. Children under 16 years of age and especially very young children should be closely supervised at all times by an adult.
- + **Posted regulations should be observed at all times. No diving or horse playing (pushing and shoving) is allowed. No glass, food or metal containers are allowed in the pool area. No bicycles, skateboards, skates\ are allowed in the pool area.No football or baseball playing is allowed in the pool area.**
- + Bathrooms at the pool area are for the normal use of the homeowners and their guests. Misuse of the bathroom facilities or corresponding pool equipment through willful vandalism will be vigorously documented. Any or all identified individuals will be billed for damage repair, plus the possibility of the City of Doral police intervention.
- + **No pets or animals are allowed at the pool or pool area with the exception of guide dogs for persons with disabilities.**
- + Pool/pool area will open at 6:00 am and will be closed at 9:00pm any person found in the pool/pool area after 9:00pm will be considered as trespassing.

Signs

- + No signs (including brokerage or for sale/lease signs), flag banners, sculpture, fountain, solar equipment, artificial vegetation, sports equipment, advertisement notice or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in or upon any portion of Doral Landings or any part of a home that is visible from the outside without the prior written approval from the Architectural Committee.

Children's Use of Facilities

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- + Persons under sixteen (16) years of age shall not be permitted to use common areas unless under the supervision of an adult owner or lawful occupant over the age of eighteen (18) years.
- + Parents shall be responsible for all actions of their minor children at all times in and about Doral Landings Community.

Security

- + All guests and contractors will be stopped at the front gate and asked for the name of the resident they are visiting or performing work. The resident will be called to confirm entry. Visitors/Contractors will not be allowed to enter the community unless the resident is home, or previously provided a written authorization for entry.
- + All residents that ingress the community through the visitors line should show proof of residency within the community, i.e., drivers license.
- + To help maintain security, no soliciting or garage sales are allowed.
- + The back gate is exit only. This gate will be in use from 7:00 am to 3:00 pm
- + **Police protection and law enforcement are the responsibility of the City of Doral Police and not the Doral Landings Association or the security guard posted at the front gate. In case of emergency dial 911.**

Lawful Use

- + No immoral, improper, offensive or unlawful use shall be made of any portion of the community. All laws, zoning ordinances and regulations of all governmental entities having jurisdiction thereof shall be observed.
- + Each home is restricted to residential use as a residence by the owner or permitted occupant thereof, its immediate family, guests, tenants and invitees.
- + Homes may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. No bed and breakfast facility may be operated out of a home. Individual rooms of a home may not be leased on any basis. No transient tenants may be accommodated in a home. No time-share or other similar arrangement is permitted.
- + All leases or occupancy agreements shall be in writing and a copy of all leases of homes shall be provided to the Board for their review. The owner must make available to the lessee or occupants copies of the Association Documents.

Nuisances

- + Except for seasonal holiday lights, all exterior lighting shall require the approval of the Architectural Committee. The Architectural Committee may establish standards for holiday lights. The Architectural Committee may require the removal of any lighting that creates a nuisance (e.g., unacceptable spillover to adjacent lot).
- + No offensive activity is permitted on any lot or common area nor may anything be done which is an annoyance or nuisance to the neighborhood or poses a threat to the welfare, health, safety or peaceful enjoyment of other residents. No firearms shall be discharge within Doral Landings, including a home, which will increase the rate of insurance to be paid by the Association.
- + **Unreasonably loud, excessive, unnecessary or unusual noises are prohibited.**

Nuisances (contd)

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- + If you're planning to have a party at home, the following will be enforced - Sunday through Thursday the noise abatement rule shall be 11:00 pm, Friday and Saturday it shall be 12 midnight - City of Doral Police will be called if you do not comply with this.
- + Contractors and Landscapers should work only between the hours of 8:00 am to 6:00 pm. Monday thru Saturday. No Sunday work.
- + No newspaper, aluminum foil or sheets are permitted on windows. Other temporary window treatments are permitted for periods not exceeding one (1) week after an owner or tenant first moves into a home or when permanent window treatments are being cleaned or repaired.
- + No cooking shall be permitted nor shall any goods or beverages be consumed on the common areas except in areas designated for those purposes by the Association.
- + Subject to provisions of the Florida Statutes, no rugs, mops, or laundry of any kind, shall be shaken, hung or exposed to as to be visible outside the home.
- + No window air conditioning unit may be installed in any window in a home.

Extended vacation and absence

- + In the event a Home will be unoccupied for an extended period, the Home must be prepared prior to departure by: (i) notifying Association; (ii) removing all removable furniture, plants and other objects from outside the Home; and (iii) designating a responsible firm or individual to care for the Home, should the home suffer damage or require attention, and providing a key to that firm or individual. The name of the designee shall be furnished to Association. Such firm or individual shall contact Association for permission to install or remove approved hurricane shutters or enclosures. Association shall have no responsibility of any nature relating to any unoccupied Home.

Property Maintenance

- + No material alteration, addition or modification to any home, or material change in the appearance thereof, shall be made without the prior written approval obtained from the Architectural Committee.
- + No alteration/change to the front yard landscape appearance shall be made without the prior written approval obtained from the Architectural Committee.
- + The use of concrete pyramids, rocks or logs on the right-of-way as residential markers are illegal and subject to fines. These types of residential markers are prohibited because they prevent a disabled vehicle from pulling into the swale and are dangerous to pedestrians and cyclists. Concrete buttons or mushrooms can be used as residential markers. Place them at least two feet from the road and, at a minimum, four feet apart. (Miami-Dade County Codes).
- + You are responsible for the upkeep of your property within including your fence and your driveway. If any owner fails to maintain the property, the Association has the right to repair, maintain, and restore the lot and the exterior of the building at the cost of the owner.

- + The homeowners shall repaint their homes within forty-five (45) days of notice by the Architectural Committee. Remember, "no exterior structure shall be repainted a color different from that of the original chart used by the developer. (Property Manager can provide the homeowner with the color chart and the place where the paint is available).
- + Hurricane shutters visible from the street must be removed within two weeks after the storm, unless a new storm threatens the area.
- + The expense of any maintenance, or repair or construction of any portion of the Common Areas necessitated by the negligence or willful action of a homeowner utilizing the Common Area shall be borne solely by such homeowner.