



COMMUNITY RULES & REGULATIONS

LIVING IN A COMMUNITY GOVERNED BY A HOMEOWNER'S ASSOCIATION

Homeowners Association living is a unique style of home ownership, blending the many benefits of home ownership with the benefits of a planned community. However, with that blending, homeowners face certain restrictions that are not generally applicable in traditional single-family subdivisions. However, are also obligated to live by the Association's rules book, also known as covenants, conditions and restrictions (CC&Rs). An elected volunteer board of directors is responsible for enforcing these rules.

Each unit shall be used for residential purposes, and as a single private dwelling for the Unit Owner, and the members of his family and social guests. The use of the Unit shall be consistent, and in compliance with the existing laws, the provisions of the Declaration and these rules and regulations.

Units may not be used for business use or for any commercial use whatsoever.

LEASING OF UNIT: Prior to the leasing of a unit, all owners must satisfy the following requirements:

Leasing application must be completed and submitted to the property manager office in person with hard copy and original documents, questions must be addressed at vpw.management@gmail.com 30 days prior to moving day to be reviewed by the Board for approval. NO unit owner may lease less than the entire unit, nor may the unit be leased for transient or hotel purposes. Any such lease must be for a minimum of six (6) months, and no more than (2) lease in any twelve (12) month period. If you have any questions or concerns with this process, you may reach the property manager at 786-339-9080.

If renewing the lease, the homeowner is responsible in providing a copy of the new lease to the on-site office to update their files. Homeowner cannot renew a lease without prior approval from the Board of Directors.

- People living on the property without approval; or that are not registered on the lease, we will make them aware that they have 14 days to go through screening process or an eviction will be started against such persons.



The association has the right to terminate the lease upon default by the tenant in observing any of the provisions of the Declaration, of the Articles and the By Laws of the Association or applicable Rules and Regulations, or of any other agreement, document or instrument governing the lots or dwelling units.

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.

RESALES: The buyer or title company needs to request an Estoppel online at vpw.management@gmail.com which is necessary for the closing process. If you have any questions on this process, you may contact the property manager at 786-339-9080.

REAL ESTATE AGENTS, BROKERS, AND INVESTORS: The safety of our residents and community is very important to us and due to the number of reports we have received, effective immediately, all prospective buyers/renters MUST be accompanied by the seller's agent/representative.

The agent must present provide his/her business card, and professional license to the attending security guard along with the unit address they are showing. Agents are **NOT** to give their clients their gate codes to enter. It is strictly prohibited for clients to view/enter any home(s) unaccompanied by their agent/representative. Be advised that any agent/representative that is not present with their client and gives gate codes or key codes to enter the property or homes will not only be reported to their agency supervisor but will **NOT** be welcomed on the property. This unprofessional behavior compromises the security of our community. This will not be tolerated.

Any visitors that come without their agent/representative to view a home will be asked to leave the premises until their agent/representative is present. Any agent /representative without professional identification and business cards for the security guard will be asked to return prepared. Agents/representatives are required to leave a business card to show the unit. Agent(s) will **NOT** be allowed to show or enter property after 8:00 PM. Rules will be strictly enforced. Thank you for your cooperation.

MOVE IN/ MOVE OUT POLICY: Residents are allowed to move in our move out Monday through Saturday between 9:00 A.M. -8:00 P.M. Sunday are prohibited, NO EXCEPTIONS.

FOR SALE AND RENT SIGNS: All for Sale/Rent signs must be placed inside the unit window, not in or on the common areas. Only one sign per unit may be posted, no other signs may be displayed. All signs must be removed within one (1) week of sale or lease of unit. Signs must be no larger than 12"x12". Advertising signs for business or commercial activities are prohibited anywhere on the property. This includes windows, doors, garage doors and patio doors.



GARAGE SALES: Are **NOT** allowed in our community and/or your property. **NO EXCEPTIONS**

GUESTS POLICY: Residents are responsible for familiarizing their guests with the rules and regulations pertaining to all the facilities in the community. Residents are also responsible for any damage incurred by their guests including attorney's fees. Residents are responsible for the parking of their guest. If a car is parked incorrectly or illegally it will be towed at the owner's expense.

Daily guests must be accompanied by their host when always using common facilities with **NO EXCEPTIONS**. Guests who exceed a stay of more than 14 days, must be registered with the Association. The Association has the right to require the same protocol as a tenant on any guests they deem undesirable.

ENFORCEMENT PROCEDURE: Any member of the Community, upon noticing a violation or repeated violations, or being directly or indirectly affected by the actions of any other members or be subject to annoyances which in themselves violate any provisions of our Associations, may report their complaint to vpw.management@gmail.com for general concerns.

Management will contact the person reported to be in violation to work out any problems. Failure to correct the violation will necessitate the condominium Association's Board of Directors to enforce the authority granted to them through fines and/or legal proceedings whose costs would be incurred by the unit owner.

VIOLATIONS: The resident in violation will be given a written notice of the complaint by the property manager via regular mail, informing him or her of the violation for which they have been cited. Upon receipt of the NOTICE OF VIOLATION that owner will have either 48 hours, 14 days, or 30 days (depending on what kind of violation) to submit a written response disputing the violation. If such request is not received, that NOTICE OF VIOLATION shall be deemed as a valid violation.

PETS IN OUR COMMUNITY: **NO** animal other than a dog or cat or other animal reasonably considered to be household pets (birds), shall be kept anywhere on the property. Nor shall any animal be kept boarded or maintained for any commercial purpose. Household pets shall not include reptiles, livestock, or exotic mammals. All pets must be registered with the Association. **NO EXCEPTIONS.**

Pet owners must carry doggie bags or use the pet station baggies to clean up after their pets. **NO EXCEPTIONS.** No pet shall be tied to any trees, stakes, picnic tables, balconies, cars, garages, etc. at any time. Any damage to the common elements by pets as determined by the



Board of Directors, will be repaired under the supervision of the Board or Property Management Agent. All costs will be assessed to unit owner.

NO pets shall be allowed to create a nuisance, unreasonable disturbance, or damage any common or limited common property. Additionally, NO pet shall be allowed to damage the property of any resident or guest.

All pets must always be leashed when outdoors. No pets are permitted inside the pool and/or pool deck. Excessive dog barking is not permitted in our community, please consider your neighbors and be courteous.

All pet defecation must be removed immediately from any common areas. Pet stations are available for your convenience within the community. Owners must clean up on their limited common areas, i.e., driveways, backyards, sidewalks and/or street.

COMMUNITY LAKES & WILDLIFE: The water retention lakes/ponds are off limits to residents and non-residents alike. For safety purpose, fishing, swimming, or playing around the lake is not permitted in our community lakes. Children should not be left unattended around the lake's areas. Canoes, kayaks, fishing boats are not allowed in the lakes.

At **NO** time should litter or debris or food be thrown into the lakes. Feeding any wildlife is prohibited. You may **NOT** toss any food outside of your backyard/patio. This is considered littering and may cause harm to the animals.

LAW ENFORCEMENT, COMMERCIAL SERVICES AND CITY OFFICIALS: Off duty city officials and/or service members please adhere to the gate code policy. If you are a resident expecting guests, they must use the call-in method at gate. Your guest must follow the same rules. The code provided to you are for on duty and professional use only. Sharing gate codes with friends and/or family is strictly prohibited. For the security and privacy of our residents we ask that you adhere to the rules and regulations, by-laws, and policies like everyone else. Thank you for your cooperation.

Any company providing a commercial service to a resident in this community **MUST** be licensed. Unlicensed companies and/or work are strictly prohibited. Any company found working on the premises that do not have the proper licensing or insurance, will be asked to leave premises at the servicing resident's expense. **NO EXCEPTIONS.**

POOL: The pool is to be used for the enjoyment of all homeowners in our community. Pool and/or Cabana will not be reserved for private parties.



➤ **POOL RULES AND REGULATIONS:**

- Pool hours – Sunrise to Sunset.
- NO lifeguard on duty. Swim at your own risk.
- Children 17 years of age or younger MUST be accompanied and supervised by an adult.

NO EXCEPTIONS.

- **NO** pets allowed in the pool area.
- **NO** alcoholic beverages or food in the pool area.
- All other beverages must be in plastic containers **ONLY**.
- **NO** food.
- **NO** climbing, jumping, running or horse playing in the pool or pool area.
- **NO** skateboards, or bicycles, roller skates in the pool area.
- **NO** large inflatables or rafts allowed in the pool. **ONLY** baby safety (arm) floats or small doughnuts.
- **NO** throwing of balls or toys allowed in pool area.
- Radios are permitted only with the use of headsets.
- Non-toilet trained children **MUST** wear either rubber pants or diapers approved for swimming. • **NO** diving is permitted.
- Pool area maximum capacity 30 people.
- **NO** smoking in any of the pool areas.
- **NO** inappropriate physical or sexual activity will be tolerated.
- If you are renting and your contract is expired, please speak with the owner for the renewal of your contract so that you can enjoy the pool. This renewed contract must be submitted to the management office.
- Each resident who visits the pool must register in the logbook when entering and exiting. **You must present an identification and above all you must follow the rules of the pool area to avoid complications.**

For the convenience and enjoyment of the entire community please follow all posted Pool Rules as well as practicing common courtesy toward others in the pool area. Please keep the gates always closed. Pool keys are required to access the pool. New or lost keys will be replaced at a charge of \$45.00. Pool keys should not be given to non-residents.

POOL HOURS: The pool is open every day from 9:00 A.M. to 7:00 P.M. The pool may be closed at the discretion of management due to weather, darkness, maintenance, or other conditions.



POOL KEYS: All residents must have their own pool key, NO EXCEPTIONS! Residents in good standing with the Homeowner's Association can obtain one pool key per address. The pool key is good for all residents at that address. Residents must bring the key with them on each visit to the pool. Residents who are not in good standing may obtain a pool key after they bring their account current. Residents who are in arrears with homeowner's association dues will lose pool privileges regardless of whether they possess a pool key.

GUESTS: Residents may bring two (2) guests at a time per unit. A guest is a person of any age. For example, a resident may not bring two adults as guests as well as the guests' children. Due to limitations of size and capacity, no more than two guests per resident is allowed. A resident may not bring another VPW resident as a guest.

Residents are responsible for the behavior of their guests. If a guest consistently breaks the rules, the resident may be asked to leave the pool with the guest or the resident may have his pool key suspended.

CHILDREN: Drowning is the leading cause of death in young children in Florida. In order to keep a safe pool environment, no child-under the age of 18 is permitted in the pool enclosure without an adult. For the purposes of this document, a child is a person under the age of 18. An adult is a person aged 18 or over. Children may not be supervised by their siblings unless those siblings are aged 18 or over. An adult who accompanies children to the pool may not leave the pool enclosure once the children are checked in, if the supervising adult leaves, the children may not stay. Children must have an adult accompany them to the pool during their stay. Children may not come to the pool and look for adult to watch them. An adult who is responsible for/and has authority over the children be always with them.

For purposes of maintaining a sanitary pool environment, any children that are not toilet trained must wear swim diapers in the water. It is **NOT** allowed for non-toilet trained children to swim naked, with a regular diaper, or with just a bathing suit. **NO EXCEPTIONS.**

Residents are asked to change children's diapers in the restrooms so that tables and other pool furniture remain clean for all to use.

BATHING ATTIRE: For the pool to remain as sanitary as possible, appropriate bathing attire must be worn to swim. Bathing suits, swim trunks, and board shorts are examples of appropriate attire. Street clothes are not allowed in the pool. Underwear is not allowed in the pool even on young children. A bra cannot be used as a bathing suit top. Shorts or sweatpants cannot be used as bathing suit bottoms. If a swimmer needs to change clothes, he or she must use the restroom. A clean tee shirt may be worn over a bathing suit. Water shoes designed for swimming may be used but socks, sandals, and flip-flops may not be worn in the pool.



DIVING: Due to the shallowness of the pool, there is NO diving allowed. **Flips and are a form of diving and are NOT allowed.** There is **NO** running and jumping allowed. **NO EXCEPTIONS.**

ROUGH PLAY: Running, pushing, shoving, fighting, throwing a person in the pool, or any other action that endangers other residents is NOT allowed. Swimmers may not stand on the railings of the stairs to jump or dive in.

Playing ball in the pool NOT permitted. The throwing of balls can accidentally hurt or seriously injure another person. Ball playing takes over the pool and other residents have no room in to swim in it. Swimmers should be aware of young children in the pool near them.

In order to prevent damage to association property, residents may not stand on, walk on, or otherwise use the pool furniture in any way except for the way it is intended to be used.

PLAYING MUSIC: So that the pool environment is enjoyable for everyone, music may NOT be played out loud. Residents who wish to listen to music are welcome to use headphones. Residents who live near the pool are NOT allowed to play music from their homes or backyards so that they can listen to it at the pool.

RESTROOMS: All residents should have a key to use the restrooms at the pool. It is the same key that unlocks the pedestrian gate at the community entrance. This key may be obtained from the management office. It is suggested that adults take children to the restroom from time to time while they are at the pool. Under no circumstances is anyone allowed to urinate in or around the pool. Anyone who does this will be asked to leave immediately. **NO smoking is permitted in the restrooms.**

POOL VIOLATIONS: Violations of pool rules are handled as follows:

- 1st violation: verbal warning.
- 2nd violation on the same day: verbal warning and 30 a minute swim suspension.
- 3rd violation on the same day: resident will be asked to leave the pool.

Continued violations may result in suspension of pool privileges. ANY RESIDENT WHO USES THE POOL WHEN IT IS CLOSED WILL RECEIVE AN AUTOMATIC \$200.00 FINE FOR THE FIRST OFFENSE AND A ONE WEEK POOL KEY SUSPENSION.

A SECOND OFFENSE RESULTS IN A \$300.00 FINE AND A TWO-WEEK POOL KEY SUSPENSION. A THIRD OFFENSE RESULTS IN A \$500.00 FINE AND A PERMANENT REVOKING OF POOL PRIVILEGES. FINES MUST BE PAID BEFORE THE POOL KEY IS VALID AGAIN.



LANDSCAPING: When doing any landscaping the Homeowner needs to be careful with the sprinkler system, homeowners will be responsible for any repairs to the system.

All request for the planting of flowers, trees or installation of water fountains, address boxes, benches, rocks, driveways solar lamps, etc. must first be submitted in writing using an Architectural Modification Form for Committee approval (prior to doing any changes on your property).

The Association will not be responsible for the maintenance of any bushes, plants, trees, shrubbery, flowers, etc., which were not installed by the Developer of the Property Owners Association, even if permission for the planting of such items was approved by the Property Owner's Association.

Residents shall not instruct or make demands upon any employee or contractor in the care and maintenance of any landscaping. All complaints and suggestions should be addressed to the property manager in writing.

PATIOS AND PORCHES: BBQ grills, firewood, household furniture, toys and alike are not permitted on the front porches or driveways. Front porches are not allowed to be used as storage room.

No resident shall display, hang, or use any signs, banners, or other objects that the Board may deem inappropriate from patios, porches, or windows.

Clothing, sheets, blankets, posters, laundry, and similar objects shall not be hung out or exposed on balconies, windows, decks, patios and/or garages. All patios must remain clear and free of any clutter or trash.

ALTERATIONS OR MODIFICATIONS TO YOUR TOWN HOME: The right of the Association to establish uniform rules and regulations pertaining to the portions of each lot visible from any portion of the common properties for the purposes of enhancing the aesthetic uniformity of the properties, including, but not limited to, prohibitions against or guidelines for the planting of trees, flowers, hedges and other plants or against the temporary or permanent placement of personal items including awnings, swings, hammocks, toys or other recreational devices.

No alterations of any kind may be made to any part of the common or limited common elements. **Any alterations, additions, or improvements whatsoever which changes the appearance of any building, landscaping or common elements must be requested, in writing, by submitting an Architectural Modification Request Form (ACC) to the management office for approval from the Architectural Committee prior to any changes.**



Villa Portofino West POA reserves the right to order any outdoor furniture or grills deemed to be unsightly removed from the property at any time.

HURRICANE SHUTTERS: Temporary hurricane shutters are those which are always not fully operational, but which require the installation of closings of some portion thereof to make them ready for use. The only hurricane shutters permitted in our community are the ones that the property came with (please maintain in good condition and stored in the designated place where they came with and store in the garage). An ACC form must be submitted for the installation on Accordions.

All panels or accordion shutters may be installed and/or closed no earlier than 72 hours prior to the declaration of a "Hurricane Warning" and must be removed no later than 48 hours after the hurricane has left the area.

TRASH AND RECYCLE PICK UP: Garbage and recycle bins must be out of sight and/or removed from view after picking up day. Place them inside your garage or back yard. **THEY CANNOT BE LEFT IN FRONT/SIDE OF THE UNIT.**

Trash is picked up twice a week and the pick-up days are Mondays and Thursdays. Residents are required to place their garbage and recycle bins at the curve of their driveways, not blocking access to any driveway.

Garbage, recycle and bulk must be put out not earlier than 6:00 pm the evening before collection day; it must be always out of sight except for the collection days.

Your garbage and recycle bins **must always be kept clean and odorless. Rodent and/or smell problems are NOT permitted to be a disturbing issue with your neighbors, always be courteous.**

CHRISTMAS AND SEASONAL DECORATIONS: We have revised the dates for the seasonal decorations. Seasonal decorations should not be installed earlier than the dates listed below:

- Halloween: October 1st of the current year – removed by October 31st of current year.
- Thanksgiving: November 1st of the current year – removed by November 30th of current year.
- Christmas: The day after Thanksgiving of the current year.
- Christmas decorations should be removed no later than January 10th of the New Year.



- All other Holidays: **One (1) week prior to Holiday and removed one (1) week after Holiday.**

- **NO** decorations that create a safety hazard or damage to common areas will be permitted.

- **NO** outdoor decorations are permitted except for decorations which can be placed on the unit's door, patio, or porch.

- **NO** graffiti is allowed on walls, windows, and garage doors.

- Holiday lights on bushes/trees are exceptions. Any damage caused by the installation and removal of decorations shall be repaired by the unit owner at his/her expense.

NON-PERMITTED VEHICLES: The following vehicles are NOT permitted in our community:

- Horses and limousines, regardless of use.

- Recreational vehicles, including trailers, campers, mobile homes, boats, and trucks with campers attached.

- Tractor cabs and trailers

- Any vehicle not capable of fitting in the unit's garage.

- Abandoned vehicles, or vehicles on the grounds displaying a "For Sale" sign.

- Non-permitted vehicles are not to park on common or limited common areas.

The following vehicle must be always parked inside the owner's garage:

- Any vehicle that is not in working condition.

- Any vehicle not properly licensed.

- Any commercial vehicles.

NO commercial vehicles that have lettering on the vehicles shall park in the community.

NO repairs are to be made on any vehicles parked in the community.

- Exceptions to this rule are flat tires or dead batteries.

Parking is **NOT** permitted in front of the Clubhouse or mailbox area when using the facilities. Parking spaces are only for checking mail; Vehicles will be tagged (stickered) and towed if left there overnight.

Handicap parking must be used for this purpose only; otherwise, vehicles will be towed without prior notification at owner's expense. Handicap parking is not for residential parking.

In order to enforce the above regulations, the Board of Directors has adopted the following penalties:

- First offender to any of the preceding rules will be penalized by applying a sticker to his/her vehicle.

- Repeat offender tagged (stickered) will be towed at the vehicle owner's expense.



DRIVING IN THE COMMUNITY: Safe driving is expected. Speed is NOT to exceed 15 mph. Standard County rules of the road always apply in our community.

- NO dirt bikes, ATV's and go karts are allowed in our community.
- NO engine revving of any motor vehicles including motorcycles.

PARKING: The following is a list of the parking regulations currently in effect. These regulations must be observed by all residents and their guests, their tenants, and the guests of their tenants always:

- **NO** more than three cars (3) per unit are to be parked within the community on a permanent basis. Vehicles must be parked properly and off the street.
- **NO** personal vehicles or guest vehicles are allowed to park on the street blocking the incoming or outgoing traffic. NO EXCEPTIONS.
- **NO** cars are allowed to be parked on any grass area (including the grass in front or beside your property parallel to the street) and/or sidewalks.
- *We must be courteous with all neighbors and try to use your own driveway and garage as much as possible.*
- *Motorcycles parked in parking spaces are considered as automobiles and are therefore governed by the same regulations.*
- Overnight parking of homeowner's vehicles in mailbox area or handicap spaces are not allowed. If you have a visitor for longer than 72 hours, you must obtain prior approval from the association you can send this request to vpw.management@gmail.com to forward your request for Board Approval.
- Residents with more vehicles than parking spaces on their property must park at an alternative location off the property or plan with their neighbors. If you park on a vacant unit's property you are parking at your own risk of being towed.

-Parking violations: vehicles parked in violation will be stickered immediately they will be given 30 minutes to correct violation if not corrected vehicle will be towed at owner's expense. - No parking in pool area (since everyone that goes in the pool should be a resident or accompanied by a resident, they do not need parking) - Parking at mailbox area no more than 10 minutes or will be towed at owner's expense. - Cars without tags or with expired tags or not registered with management parked in driveways we will give those 24 hours to correct, or vehicle will be towed at owner's expense.

COMMERCIAL VEHICLES: No commercial vehicles are allowed to be parked in the driveway or common area of the community. Exception is made for commercial vehicles when



doing business with a resident during normal business hours. Additionally, any resident owned or operated commercial vehicle must be parked inside the resident's garage or off-site.

VEHICLES PERMITTED: A fully operable passenger type vehicle that has a valid tag, and is **not** a commercial vehicle, or included in the definition of non-permitted vehicles.

• ***Each unit must register their vehicles with the association. Transponders can be obtained at the management office.***

CHILDREN AND TEENS IN THE COMMUNITY: Children, teen's parent and guests are expected to behave in such a way that does not cause a nuisance to their neighbors. Parents will be held responsible for the actions for their children, teens, and guests. For the safety of your children, we ask that they don't roam the property without an adult by their side.

All toys, recreation equipment, bicycles, scooters, etc. cannot be left in front of the unit or the common areas after use. Any games or other activities that create a nuisance, damage any Common Elements, or disrupt the peace are prohibited on or in any portion of the Common Area.

NUISANCE: There shall be no sports or leisure activities on any common or limited common areas (specifically the street) that may be destructive to the property or a nuisance to neighboring residents:

• No noise such as television, music or loud outdoor conversation will be permitted at any time in such a manner as to disturb or annoy your neighbors. This is especially before 8:00 a.m. and after 9:00 p.m.

• No loitering past 9:00 P.M. in the community. All garage doors shall remain closed except for access to and from the garage.

• No noxious odors shall be permitted in any dwelling units. NO COOKING INSIDE OR OUTSIDE THE GARAGES OR IN FRONT OF THE UNIT.

• Homeowners who keep their dogs in the backyard are responsible in cleaning up all their pet defecation. It must be removed immediately. Keep in mind that the units are too close to each other, and this becomes a nuisance to your neighbor.

• If you go out of town, no pets should be left unattended in the backyard or inside the garage. Continuous barking from your dog becomes a nuisance to your neighbors.

• A nuisance will be as determined by the Board of Directors upon receipt of such complaint.

FIREWORKS: Due to the overwhelming complaints received by the Board of Directors the board has decided, for the safety and precaution of all residents and the association, to eliminate



fireworks. No fireworks shall be ignited in common areas and/or streets. **Illegal fireworks or commercial fireworks are strictly prohibited.** Please refer to City of Homestead fireworks ordinance for further information.

City of Homestead Fireworks Ordinance Violations for fireworks are handled as follows:

- 1st violation: verbal warning
- 2nd violation on the same day: resident will be fined \$100.00.

COSTS: In the event of any offense where costs are incurred by the Association, the owner will be responsible for those costs. This includes but is not limited to: Property Damage, personal injury, restoration costs, legal costs, and attorney's fees.

******NOTE THE FOLLOWING: ******

When requesting access to the community, the person must show a picture ID with address.

- People coming into the community by foot or by bicycle must use the side entrance doors with their own keys, any person seen coming in through the vehicle entrance without a vehicle will be given a warning and they will have 48 hours to purchase the key. We will let the owner as well as the tenant know that if the key is not purchased, we will issue an administrative fine to the owners as well as the tenants where applicable with \$100.00.

- The visitor's gate (entrance) should only be used by visitors, all residents must purchase a transponder per vehicle and attached to the vehicle. If a resident is caught coming in through the visitor's side, they will be given a warning and they will have 48 hours to purchase the transponder. We will let the owner as well as tenant know that if the transponder is not purchased, we will issue an administrative fine to the owners as well as the tenants where applicable \$100.00.

- **Tailgating** to gain access to the community is **prohibited** and it is considered as trespassing. Whomever does this will be asked to leave the property. **We will let the owner as well as tenant know that if the transponder is not purchased, we will issue an administrative fine to the owners as well as the tenants where applicable \$250.00.**



- **Jumping the perimetral wall or fence** to gain access to the community is prohibited and it is considered as trespassing. Whomever does this will be asked to leave the property and to gain access to the community through the pedestrian doors on the side of the vehicle gate. **We will let the owner as well as the tenant know that if the key is not purchased, we will issue an administrative fine to the owners as well as the tenants where applicable with \$100.00.**
- **NO littering in the common areas, including the mail area.**
- **All association employees must be treated with respect.**