

# Gables Court

CONDOMINIUM ASSOCIATION, INC.

## Rules & Regulations

Approved January 2007

Condominium living is a new lifestyle for many of us. Each resident is entitled to quiet enjoyment of his/her apartment as well as the outside and common facilities; therefore, certain standards for individual behavior are necessary to assure harmonious living. Owners should have a sense of pride in ownership and an obligation to respect the rights of others. Residents who are not owners and guests have an equal obligation.

The Board of Directors of the Association have the right to change or revoke existing rules and regulations and make such additional rules and regulations from time to time as in their opinion shall be necessary and desirable for the safety and protection of the property and its occupants, to promote cleanliness and good order of the property and to insure the comfort and convenience of owners.

### ENFORCEMENT

The Rules and Regulations as set forth will be enforced in the following manner:

1. Residents shall comply with the Rules and Regulations of the Condominium, any and all rules and regulations that from time to time may be adopted, the provisions of the Declaration By-Laws and the Articles of Incorporation of the Association as may be amended from time to time. Failure of a resident to comply shall be grounds for action which may include, without limitation, an action to recover sums due to damages, injunctive relief, arbitration proceedings and/or fines.
2. Fines that may be levied against unit owners by the committee for failure to comply shall not exceed \$100.00 per day or as much as Florida Law permits at the time. The Association shall deliver written notice of the violation to the unit owner and/or lessee containing the date, time and place of the meeting of the committee that will hear from the defaulting unit owner and/or lessee concerning the violation.

### CONDUCT

Each resident is entitled to quiet enjoyment of his/her apartment as well as the outside and common facilities; therefore, certain standards for individual behavior are necessary to assure harmonious living. No loud radios, stereos or TV's between the hours of 10:30 PM and 8:00 AM. Owners should have a sense of pride in ownership and an obligation to respect the rights of others. Residents who are not owners and guests have an equal obligation.

No person in a common area of the Condominium shall engage in loud, boisterous or disorderly conduct. Residents, their families and guests shall not appear in or use Clubhouse unless properly and fully clothed (proper attire including shoes and shirts). Wet bathing suits are not allowed in the Club House amenities rooms and Fitness Center area.

### DAMAGE

Owners, residents, tenants, and guests who violate the Rules and Regulations shall be liable to, but not limited to, Any damage to the buildings, amenities and recreation areas, grounds, individual units, and any other common elements of the Association caused by receiving deliveries or the moving/removing of furniture and possessions to and from the building, any damage inflicted by their automobiles to automobiles in adjacent spaces or driveways.

## **BALCONIES**

1. **No barbecues or open fires are permitted on balconies (or within the unit).**
2. No tiles or other flooring material should be used in the balconies, unless approved by the Board of Directors of the Association.
3. No rugs, clothing, towels or other objects may be shaken, dusted or hung from balconies.
4. Nothing may be left on a balcony that may detract from the appearance of the building. This prohibition shall include, but not limited to, laundry, bathing suits, towels, beach mats and mops.
5. Balconies may not be used as storage areas.
6. Balconies may not be used to store, size, or cut any material or object. All such work must be completed within the unit and the unit door must remain closed.
7. Objects may not be placed on balconies that may create a risk of injury should they fall.
8. Nothing (including water and **CIGARETTES**) may be dropped, thrown or poured from balconies.
9. The hosing, watering of plants on balconies, and sweeping and/or mopping shall not be done in a manner, which unreasonably disturbs persons residing in other apartments.

## **EXTERIOR APPEARANCE OF BUILDING AND COMMON AREAS**

1. No radio or television aerial or antenna shall be attached to or hung from the exterior of the units or roof. Please refer to "**TELEVISION AND SATELLITE DISHES.**"
2. No sign, notice, advertisement or other lettering shall be exhibited, displayed, inscribed or painted or affixed in, on or upon any part of the Condominium property by any resident.
3. No awning, shutter, canopy or other projection shall be attached to or placed upon the outside walls, doors or roof of the building without the written consent by the Board of Directors of the Association.
4. No resident shall make any addition or alteration to the common areas.
5. No resident shall place in the Hallways plants, mats, furniture or any other objects that can modify the appearance and decoration of such areas or cause an obstruction/safety hazard to others.

## **GUESTS**

Owners are fully responsible for their guest's adherence to these Rules and Regulations of the Association.

## **ROOF**

No unauthorized individuals are permitted on the roof for any purpose. Owners shall be responsible for keeping their residents, families, guests, tenants, and employees off the roof.

## **TELEVISION AND SATELLITE DISHES**

Satellite Dishes can be installed in accordance with the Rules and Regulations of the Association. The Association, prior to satellite dish installation must approve the method of installation. To maintain the aesthetic appeal of Gables Court Condominium, residents will be required to mount their dish on a tripod on their balconies. No items may be permanently affixed to the outside walls, balcony, railing or terrace floor and no exterior wall penetrations are permitted when running cables.

## **INSURANCE**

Owners should obtain insurance coverage at their own expense for personal property and contents, as well as individual liability coverage for their own personal dwelling and its contents, and additional living expenses. The insurance purchased by the Association does not cover claims against an owner due to accidents occurring within the condominium unit nor does it cover casualty, theft, loss, or flood damage to the contents of a unit. Personal improvements including, but not limited to upgrades, floor coverings, tile, carpeting, padding, wall coverings, wallpaper, paint, paneling, ceiling treatments and built-ins are not covered by the Association's Policy. It is the responsibility of the individual homeowner to purchase and pay for insurance for all such risks. It is important for each homeowner to understand what his/her responsibility will be if a total loss to the unit is incurred. Professional insurance advice should be sought. (See helpful hints on insurance for further information).

## **VEHICLE ACCESS/PARKING**

1. Parking vehicles in unauthorized areas is prohibited. Illegally parked vehicles may be towed away and stored at the expense of the owner. Unit owners shall be responsible for compliance with this rule by their employees and guests.
2. Vehicles parked in Disable spaces without the Disable sign or tag will be towed away at owner's expense.
3. No vehicle may be parked in a manner that blocks the ingress or egress of other vehicles.
4. Posted speed limit must be obeyed at all times.
5. All resident's vehicles, parked on Gables Court Condominium must be registered and display a parking decal. Failure to comply could result in the vehicle being towed away at the resident's expense.
6. The Association will not be responsible for any items left in automobiles. Please take precautionary measures with your valuables.
7. Parking in another resident's space may result in the vehicle being towed at owner's expense.

### **Examples of the most common violations are:**

- **Parking in other's parking spaces.**
- **Blocking or obstructing the roadways.**
- **Parking near or obstructing a fire hydrant.**
- **Overnight parking of commercial vehicles.**
- **Overnight parking of trailers/vessels.**
- **Parking in grass area (will damage sprinkler system underneath)**

## **VEHICLES**

1. Excessive noise, slamming of doors, racing of engines and the use of horns and car alarms should be avoided on the Condominium property, including the parking lot area.
2. Car repairs may not be done anywhere on the Condominium property.
3. Car washing is not permitted inside the Condominium.
4. References to automobile/vehicles in this section include all motorized vehicles.
5. Inoperative vehicles and those with no or expired plates are not permitted and are subject to be towed at owner's expense.
6. Semi-trailer trucks and recreational vehicles (campers, trailers, boats, jet skies, motorcycles, etc.) are not permitted.

## **BICYCLES**

Bicycles may not be parked or stored in hallways, balconies, driveways, garages, stairwells, meter rooms or any other common areas. References to bicycles in this section include tricycles and all other non-motorized, wheeled vehicles.

## **TRASH DISPOSAL**

1. All trash must be placed inside the bins by 7:00AM.
2. All trash must be placed in a proper trash bag, tied and inside the trash bin (any trash that does not fit inside the trash bin must be taken to the dumpster (it will not be collected).
3. No open, over weight or unsafe bag will be picked up. Absolutely no loose trash or liquids.
4. All boxes, cardboards, and /or furniture must be taken to the outside dumpster, not the community dumpster.

## **PETS**

1. With the exception of fish, a unit owner may keep a maximum of one (1) pet.
2. Pet may weigh no more than fifteen (15) pounds.

3. Only Unit owners are entitled to having pets. Renters are prohibited from having pets.
4. The only permissible pet is of the usual domestic variety (dog, cat, bird and fish)
5. Pets on Gables Court premises **must be on a leash at all times.**
6. Pets may not be kept on balconies where they may disturb other residents by barking, etc.
7. **Pets are not allowed in the pool area, Clubhouse or any other amenities/facilities.**
8. Pet owners shall assume full responsibility for any damage to persons or property caused by their pet.
9. In the event a pet should defecate in common grounds, it is the **owner's responsibility to clean up** the soiled area. Gables Court has provided doggie stations for your convenience.

## **FACILITIES AND AMENITIES**

**Gables Court** provides *beautiful amenities for your enjoyment. To enable you to enjoy your new home to the fullest Gables Court has the following fine facilities for your use:*

### **Pool and Sun Deck:**

1. For safety reasons, a self-closing gate is installed at the entrance to the pool and must be maintained closed at all times. No glass containers shall be permitted on Pool and Sun Deck. Please make sure you follow the rules posted on the pool deck. Pool hours are from "Sunrise to sunset" and is closed from "Sunset to Sunrise".
2. Swimming is at your own risk.
3. An adult must accompany children under the age of 14.
4. No pets are allowed in the pool or sundeck including the grass area behind the bathrooms.

### **Clubhouse:**

1. These Rooms may be used for social events by the residents of Gables Court and by the Board of Directors to hold meetings.
2. The Clubhouse is open from 5 A.M. to 11 P.M.
3. Residents will be able to reserve the rooms of the amenities areas for special events by contacting The Continental Group at 305-255-3000 and after they have fulfilled all the requirements.
4. All children 12 and under must be accompanied by an adult in all amenity areas.
5. No pets are allowed in the Clubhouse.

### **Gym:**

1. Cardio-vascular and weight training equipments are available for your use.
2. Children under the age of 14 are prohibited to use the Gym.
3. The gym is open 5 A.M. to 11 P.M.
4. No pets are allowed in the gym.

**Note:** Residents and their guests are asked to respect the posted hours and respect their fellow neighbors by keeping noise levels

## **SOUND CONTROL REQUIREMENTS**

An Architectural Modification Form must be submitted and approved prior to installation of any wood, tile, stone or marble flooring. The application must include sound control material specifications and testing data for approval.

## **MOVE-IN-PROCESS**

Moving vehicles or containers may not be left or stored overnight and must obey all rules pertaining to vehicles. Temporary parking in the street is permitted while loading and unloading of materials, however, vehicle cannot be left unattended for lengthy periods of time.

### **BREEZEWAY**

1. No garbage bags, shoes, boxes, or other articles may be placed in the breezeway or on staircase landings.
2. Breezeways and stairways may not be used to store size or cut any material or object. All such work must be completed within the unit and the unit door must remain closed.
3. Meter rooms are not to be used for storage.

### **BULLETIN BOARD**

A Bulletin Board is available at the Mail Box Area for exclusive use of the Association. The Bulletin Board will be used by the Association to post notifications, information and official announcements, etc.

### **MAINTENANCE PAYMENTS:**

1. Condominium Maintenance assessments are due on the first of each month and checks are to be made payable to **Gables Court Condominium Association, Inc.** All payments received after the 10th of the month are considered past due. A late fee penalty of \$25.00 will be assessed on all past due accounts.
2. Please be advised, for your convenience, courtesy coupons will be mailed to you. If you do not receive coupons, please contact The Continental Group at 305-255-3000. Non-receipt does not relieve the unit owner of timely payment responsibilities.
3. Please forward the checks to the following address:

**Gable Court Condominium Association, Inc.**

**PO Box 01-9006**

**Miami, Fl 33101-9006**

**Or**

**The Continental Group Inc**

**5805 Blue Lagoon Dr, Suite 310**

**Miami, Fl 33126**

### **Article VIII of the By-Laws**

“Noting in this paragraph shall preclude the right of an association to accelerate assessments of an owner delinquent in payment of common expenses. Accelerated assessments shall be due and payable on the date the claim of the lien is filed. Such accelerated assessments shall include the amounts due for the remainder of the budget year in which the claim of lien was filed.

**Any questions or concerns regarding these rules and regulations should be brought to the attention of The Continental Group and the Board of Directors of the Association. Your cooperation and adherence to these Rules and Regulations is greatly appreciated.**