

HEATHER WALK CONDOMINIUM

RULES AND REGULATIONS

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AREAS OF THE CONDOMINIUM PROPERTY

1. **Limited Common Areas.** These are reserved for the use of certain unit owner or unit owners, to the exclusion of all other unit owners. This use is subject to certain conditions as set forth in these Rules and more at length in the Declaration of Condominium.
Limited Common Elements are more particularly described in the Declaration of Condominium.
2. **Common areas** are portions of the Condominium Property not included in the units.
3. Both Limited Common and Common Areas as well as the units are governed by these Rules and the Association's governing documents which consist of the Declaration of Condominium, the Association's Articles of Incorporation and By-Laws.

ATTACHMENTS TO BUILDINGS

1. No item shall be attached to the outside exterior walls of the condominium walls, doors, windows, fences or roofs without prior written approval from the Board of Directors. Such items include but are not limited to awnings, canopies, screened enclosures, radio antennas, burglar alarm systems, security bars and gates.
2. Owners are responsible for having the coaxial signal cable attached correctly to the building and mansard.

BALCONIES AND PATIOS

1. These are not to be used as storage places or repair shops. The following items, among others are not to be kept on **balconies or patios**; Animals, dog houses or other animal shelters, exercise equipment, ladders, plywood or other building materials, storage cabinets, shelving, hurricane panels, brooms, mops, etc., combustible materials or table umbrellas.
2. No items shall be hung over the railings or fences, including laundry, clothing, mops, rugs, etc.
3. Hooks for hanging plants shall be placed at least 12 inches from outside edges of the patio or balcony ceilings. Note balcony ceilings are made of plywood and plaster and can support a weight of only 60 pounds. A gallon of water weighs 8 pounds.

4. No more than 6 medium-sized hanging planters and 4 medium-sized standing planters are allowed on balconies. You will be charged for any damage to balcony ceilings and floors which is caused by planters.

BARBECUE GRILLS

Only electric grills are permitted. Barbecue grills using LP gas, charcoal or wood are not permitted for use. Miami-Dade Fire Department can issue fines for violations.

CAR WASH

The washing of vehicles in parking lots is not permitted.

The vehicle washing facility provided in the Satellite parking lot is for washing vehicles and boats belonging to residents only. There is a hose, timer and switch. Check to ensure that the pump is turned off when you leave.

FAMILY, GUESTS, EMPLOYEES, AGENTS AND INVITEES

1. Unit owners are responsible for the actions of their family members, guests, employees, agents and invitees while on Condominium Property. Contractors or Vendors may work in units Monday through Friday between the hours of 8:00 am and 6:00 pm, on Saturday between 8:00 am and 5:00 pm and not at all on Sunday.
2. Playing is only permitted in areas designated for such purpose by the Board. The areas where playing is not permitted include but are not limited to the parking lots, atriums, Clubhouse entrance, on the roofs, entrance gates, pool gates, the walls around the Clubhouse and pools, patio fences, transformer boxes.

CLUBHOUSE

Board and Committee meetings are held here. Near the front door is a notice board with useful information such as the name and address of the Management Company and a map of the Condominium property. There is also a mail slot where you can deposit maintenance payments and correspondence for the Board of Directors or Management Company.

The Clubhouse may be reserved by a resident unit owner or a tenant (unless the tenant has waived such rights back to the owner, in writing) for use as follows:

1. The Clubhouse shall not be used for any commercial gathering.
It is for personal social occasions only, which includes use for peaceable assemblies such as inviting public officers or candidates for public office to appear and speak.
2. Clubhouse use is limited to the interior confines of the ground floor of the buildings and does not include the second floor, surrounding area, pool or patio.
3. All guests at a Clubhouse function shall be instructed by the Heather Walk owner or tenant to park their vehicles on SW 138 Street, in duly signed areas.
4. Functions limited to fifty (50) people during the hours of 11:00 am to 11:00 pm.
5. A Clubhouse Reservation form must be completed by the owner or tenant and submitted for approval.
6. A cash deposit is required and will be refunded in full after an inspection of the premises show that no damage has been done or garbage remains.
7. For exclusive use of time and to cover the cost of electricity and water a charge is made for renting the Clubhouse. A supplemental fee of half the daily rental charge is required if access is needed for each additional day to set up or break down.
8. An expanded version of the Clubhouse rules may be found at HeatherWalk.com under Clubhouse Events.

COMBUSTIBLE MATERIALS

Materials such as paints, paint thinners, oils, gasoline, gas cans, propane tanks, etc. shall not be kept on balconies or patios or in storage rooms or units.

COMPLAINTS, REQUESTS, SUGGESTIONS

1. These must be submitted in writing, signed by the writer and either mailed to the Management company, dropped in the mailbox at the Clubhouse or emailed. Please do not make complaints or give instructions to employees or contractors working on Condominium property.
2. Residents with questions or problems should contact the Management Company. Member of the Board of Directors should not be contacted at their homes.

ENTRANCE AND EXIT GATES

1. There are two entrance gates (one for residents, one for visitors and deliveries) and one exit gate.
2. The resident's gate is opened by magnetic access cards, which are available from the Management Company for a nominal charge. Additional replacement cards are available for an extra charge. The Manager keeps records of the card numbers and person to whom they are issued. Please note that the cards are magnetic and sensitive to heat. Therefore, they should be kept away from magnets and not stored in vehicles.
3. The visitor's gate can be opened only by a resident using a unit telephone. On the Tele-Entry keypad in front of the gate house, the visitor presses the "#" key and scrolls to the name. Your code number will be shown. The visitor enters that number, which causes your telephone to ring. You may speak to the visitor and open the gate by pressing the number "9" on your touch tone phone. Some phones with short beeps may require that you press "9" twice to open the gate.
4. Drivers of emergency vehicles have equipment that will open the gate.
5. The exit gate opens automatically as a vehicle approaches it.
6. Tailgating is not allowed. Tailgaters will be charged for any damage they cause.

FACILITIES

Facilities provided by the Condominium are for the use of Heather Walk residents and their invited guests only. This includes but not limited to, such rights as use of pool, clubhouse, car wash and parking space. Owners who rent their units transfer all rights and privileges to the use of the Condominium facilities to their tenant.

FLOOR COVERINGS

Prior to installation of the floor coverings other than carpeting in second floor units, written authorization must be given by the Board. Request forms are available from the Manager. To minimize noise nuisance to the downstairs residents, an acoustic layer is required when a hard material like tile or wood will be used.

Underlayment The approved acoustical underlayment for Heather Walk Condominium, Inc. is Quiet walk Underlayment. Weight +20 oz./sq. yard, thickness 0.125”, density 13.3 lbs.

GARBAGE

1. All garbage, including cat litter, must be bagged and placed inside the dumpster. Do not leave any items on the ground. The Waste Management Company will take away only garbage inside the dumpsters.
2. All persons taking out garbage must be able to open and deposit the garbage inside the dumpster.
3. Do not discard furniture, rugs, appliances or any other large items in the dumpsters or on the ground. The Waste Management Company will not remove them. You are responsible for removing such items from the Condominium property. Fees are paid to have your trash taken away and this could cause the maintenance fee to be increased.

Nearby dump facilities are located at:

Chapman Field	13600 SW 60 Avenue
West Perrine	16651 SW 107 Avenue
So. Miami Heights	20800 SW 117 Court

4. Empty boxes must be broken down before being placed in the dumpsters.
5. Recycle bins are located next to dumpsters. Heather Walk participates in single stream recycling which allows residents to mix recyclable paper, plastic and glass in the same recycle bin.

HURRICANE SEASON

1. If you plan to be away during any part of the hurricane season, you must remove all plants and other objects from your patios and balconies or make arrangements with a responsible neighbor or friend to do this when a storm is approaching.
2. Within one week after the storm has passed, residents must remove plywood and shutters and fill and paint any holes made in the walls. Failure to do this will result in the management company removing the materials and charging the cost to the unit owner.

HURRICANE SHUTTERS, SECURITY DOORS/GATES

The Board of Directors has adopted specifications for the installation of hurricane shutters in accordance with Chapter 718 Section 718.113, Florida Statutes and for security doors/gates. Prior written approval from the Board is required for such installations. The necessary forms are available from the Management Company.

INSURANCE

In accordance with the Condominium Act, the Association's insurance policy excludes all personal property within the units or limited common elements and floor, wall and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built in cabinets and countertops, window treatments including curtains, drapes, blinds, hardware and similar window treatment components or replacements of any of the foregoing. The Condominium Act may be amended from time to time and as a result, the items which are not included in the Association's insurance policy may change from time to time. Unit owners must contact their insurance agents to obtain insurance coverage for those items not included in the Association's insurance policy pursuant to the Condominium Act and the special assessment coverage required by law. Finally, the Association's insurance policy contains deductibles for windstorm coverage. If the Association files a claim against this policy, the deductible shall be payable by the unit owners.

LANDSCAPING

Residents are not permitted to plant trees, bushes, vines, etc. on Condominium property, including patios, without prior written approval by the Board. Any planting done without permission will be removed.

LAUNDRY ROOMS

1. Hours are from 6:00 a.m. to 11:00 p.m.
2. Laundry rooms are for the exclusive use of residents for their personal laundry. Laundry machines are operated and maintained by a vendor who can issue refunds and service machines upon receiving your call. Vendor phone number is located on machines.

MAINTENANCE RESPONSIBILITIES

All residents are responsible for maintenance in their units. The cost of repairing damage to other units or common areas caused by a resident's negligence intentional or not will be that resident's responsibility.

Smoke Detectors are required to be installed in each unit per our insurance company and must not be removed. When the detector emits a single "beep" every minute, the battery needs to be changed. This is the resident's responsibility.

NOISE

1. Per Miami-Dade County Ordinance, no resident shall make or permit any disturbing noises nor do anything that might interfere with the rights, comforts or convenience of other residents. This includes loud talking or laughing, children screaming, dogs barking, etc.
2. Vehicle's sound systems shall be turned to low volume when vehicles enter the Condominium property.
3. No loud noise, talking/music on patio/balcony after 11:00 p.m.

NOTICES

1. In accordance with Florida Statute 718, the Condominium Act, there is an officially designated location on the Condominium property where flyers, notices and announcements of Board and Committee Meetings are posted. This is the bulletin board at the front entrance to the Clubhouse.
2. The clips above the mailboxes are for Condominium notices only, they are not to be used for personal use or solicitation.

PARKING

There are 240 parking spaces marked RESERVED for residents and 77 parking spaces marked GUEST for a resident's second vehicle or a visitor's vehicle.

Additional parking is available on SW 138th Street.

Residents must register all their vehicles with the Manager and update these records as necessary.

Violation of our parking rules will result in vehicles being towed away at the owner's expense.

Section 30-475 of the Miami-Dade County Code states that a property owners or his/her authorized representative may, without incurring liability, cause a vehicle parked without authorization to be towed away under the following circumstances.

When a notice is personally given to the vehicle owner or other authorized person in control of the vehicle, that the vehicle is parking in an area reserved or otherwise unavailable for unauthorized vehicles and is subject to being removed at the expense of the vehicle owner or authorized person in control of the vehicle; OR

When the vehicle has been parked without authorization on the property for more than forty-eight (48) hours; OR

In the case of any other unauthorized parking when notice is prominently posted on the property; OR

When the vehicle has been parked on the property for the principal purpose of displaying such vehicle for sale.

Parking Rules

1. Each unit is entitled to one Reserved space and the use of only one Guest space, if available.
2. Vehicles parked in Reserved spaces must have a current Heather Walk decal displayed on the lower right corner of the rear window. Vehicles with Heather Walk decals must not be parked in Guest spaces.
3. Heather Walk decals are available from the management company. Proof of Driver's license, insurance and state registration is required. New residents must have completed the screening process before they may receive a decal. All vehicles belonging to residents must be registered with the Management Company.
4. Original decals must be turned in when requesting replacements, e.g. for new vehicle.
5. Only personal use cars, pick-ups and vans may be parked in the building lots. All commercial vehicles, including official Government vehicles not on emergency call must be parked in the Satellite lot.
6. Vehicles with defects such as leaking oil or gas shall not be parked anywhere on the Condominium property. Such vehicles will be towed after proper notice and any damage to Condominium property will be charged to the vehicle owner or unit owner.

7. Handicapped parking spaces marked with a blue sign will be allotted upon submission of a written request and copy of the State Registration/Authorization for a Handicapped emblem. **NOTE** that this Handicapped space will take the place of the Reserved space to which the unit resident is entitled.
8. Motorcycles are subject to the same parking rules as other vehicles. For example, they must not be parked on the sidewalk, grass, within units, patios, balconies or in atriums. No motor operated vehicle may be operated on limited common or common areas such as sidewalks including cars, boats and motorcycles.
9. Residents who will not be using their vehicles for some time because of vacations, sickness, etc. should notify the Management Company. Seasonal residents must park their vehicles in the Satellite lot before they leave Heather Walk and notify the Management Company.
10. All vehicles parked on Condominium property should have current tags and must be operational under their own power. Any vehicle which appears to have been abandoned will be removed from the Condominium property.
11. Vehicles more than 17 feet long and/or 6.5 feet wide must be parked in the Satellite lot.
12. Repairs to vehicles, including oil changes, must not be made on Condominium property. Exceptions are made for quick emergency repairs, such as changing a tire, replacing/charging a battery. Any “jacked-up” vehicle left unattended will be towed at the owner’s expense
13. All vehicles must be parked head in, not backed in. This is to prevent exhaust fumes damaging landscaping or entering ground floor units.
14. Vehicles parked in the Fire Lanes, on the perimeter road (90 Avenue, 137 Avenue, 137 Terrace, 91 Ct) or on any grassed areas or blocking any access, will be towed without notice at the owner’s expense.
15. Boats, RV’s, Trailers, etc.
 - must be parked in designated spaces in the Satellite parking lot, without the towing vehicle attached
 - must be owned by a Heather Walk resident or by a non-resident owner who has given Manager a copy of a waiver of rights to all facilities by his or her tenant.

- must be fully operational
 - must be no more than 35 feet in length
 - must bear a Satellite Parking decal issued by the Management Company (for which proof of ownership and of state registration is required)
 - Boats, RV's, trailers, etc. without a valid decal will be given violation stickers and towed
 - Boats must rest on properly licensed trailers.
16. Parking spaces for boats, RV's, trailers, etc. is on a first come-first served basis and limited to one space per unit.
17. Trailers and vehicles used as storage containers may not be parked on Condominium property, except on a temporary overnight basis, for example, when a resident is moving in or out of a unit.

PETS

1. Only one dog per unit up to 25 pounds. Approval is conditional on a probationary period of 180 days. If your dog becomes a nuisance to the community during the first 180 days you must remove the dog immediately.
2. Pets must be registered with the Management Company, including those acquired after a resident has moved in. For dogs, a Veterinarian Verification form must be provided to the Management Company.
3. Per Miami-Dade County Ordinance, pets shall be kept on a leash at all times when outside the unit.
4. No animals are to be kept on balconies or patios.
5. Designated walk areas must be observed. These are: the fence/tree line on 138 Street, 90 Avenue and 137 Street.
6. Residents must use doggie stations in the designated four areas. Fines will be assessed if rules are not followed.
7. Owners must clean up after their pets.
8. Food and water for pets shall not be placed on common areas. **This attracts rats.**

POOLS –NO LIFEGUARDS ON DUTY, SWIM AT YOUR OWN RISK

1. Hours: dawn to dusk.

2. One pool gate key, which gives access to our two pools and the bathrooms in the pool areas, is issued to each unit on payment of \$5.00 check or money order.
3. To comply with insurance requirements, please ensure that you close the pool gates each time you use them and assure that they are kept closed at all times. Do not prop the gates open.
4. Pool furniture shall not be used for any purpose other than its intended purpose.
5. Items or activities not allowed in the pool area: Pets, glass items, bikes, roller skates, diving, ball playing, throwing of any objects and any other activities which could cause accidents.
6. A responsible adult shall be present to supervise children under the age of 12 years old.
7. Posted pool rules shall be followed.
8. Loud music is not permitted in the pool area. Please be mindful of your neighbors and pool guests.
9. The Condominium/Management company reserves the right to deny access to the pool area to those who do not have the proper pool key, identification or who refuse to abide by the rules.

ROOFS

1. Access to roofs is restricted to licensed and insured service personnel only.
2. Residents needing to call in such service personnel must notify the management company, preferably two days before the time of service.
3. The roof is accessible from the second floor of the atriums, using an extension ladder.
4. It is the resident's responsibility to see that all replaced parts; AC units, etc. are removed from the roof and hauled away from the Condominium property.
5. Residents are also responsible for ensuring that all new air conditioning installations properly comply with Miami-Dade County code, e.g. placing air compressors on existing stands.
6. Repairs to Condominium interiors -contractors/residents/owners are only permitted to work Monday through Friday from 8:00 a.m. to 6:00 p.m. and Saturday between 8:00 a.m. and 5:00 p.m. and not at all on Sunday.

SALES AND LEASING

1. Owners wishing to sell or rent their units must request the appropriate papers from the management company, (including renters, the “Heather Walk Addendum to Lease”, to be signed by Owner and Lessee, which constitutes a part of the lease) and submit the completed documents to the Manager at least ten (10) days prior to the proposed date of sale or rental. Manager must verify the information on the documents before the unit can be sold or rented.
2. All sales and rentals are subject to Condominium approval and all contracts for sale or rental shall specify “Contingent on Approval by the Condominium Board”. The Association has the Right of First Refusal, which must be exercised within ten (10) days of Manager receiving fully completed sale or lease documents. Any sale or lease documents, which are not fully completed, will not be accepted and will be returned to the unit owner.
3. When the documents have been verified, new owners and renters must meet with Manager for orientation.
4. A copy of the completed and executed Sale Agreement or Lease Agreement and Lease Addendum shall be given to Manager.
5. Owner or tenants may move-in or out of their unit between the hours of 8:00 a.m. and 8:00 p.m., Monday–Saturday.

SECURITY DOOR/GATES –See “Hurricane Shutters and Security Doors/Gates”

SIGNS

No sign, advertisement, notice or other lettering shall be displayed on any part of the Condominium property except “For Sale” and “For Rent” signs, which may be placed on balconies and patios and shall not exceed 18”x24” in size.

STORAGE

The storage space under the stairs is to be shared by all residents in the atrium who must clearly mark their names on all items they store. Items which cannot be accommodated in the storage space shall be kept in the units. The storage spaces are not intended for “dead” storage and will be inspected and cleared out from time to time.

TELEVISION

1. Service must be arranged between the cable company and the resident, who is responsible for payment.
2. Satellite dishes: see the paragraph on “Attachments to Buildings”.

USE AND MAXIMUM OCCUPANCY OF UNITS

1. Owner(s) shall advise the Management Company when there is a prospective tenant or purchaser. This will permit residency status for authorization of use of facilities, etc.
2. Residents shall not rent out rooms in their units.
3. Heather Walk is a residential community and therefore no one may conduct any kind of business from the units or anywhere on Condominium property.
4. Maximum persons permitted to reside in each unit Per Miami-Dade County

1 Bedroom – 2 Persons

2 Bedroom – 4 Persons

3 Bedroom – 6 Persons

VIOLATION OF RULES

Violation of any of these Rules and Regulations shall be subject to fines by the Grievance Committee.

VISITORS

It is the residents’ responsibility to ensure that their visitors comply with the Condominium Rules and Regulations.

WATER SHUT OFF

Except in emergency situation, residents who require water to be turned off shall notify the Condominium/Manager two days in advance so that neighbors may be advised. In emergency situations, residents shall advise all other residents in the atrium when and for how long water will be shut off.

WINDOW TREATMENTS

In order to keep a consistent appearance on the Condominium property, residents shall use standard décor, e.g. drapes, blinds, curtains or shades on windows and glass doors, in pale color materials, which are in keeping with the window of other units.