

Heather Walk Condominium RULES & REGULATIONS

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AREAS OF THE CONDOMINIUM PROPERTY

1. Limited Common Areas

These are reserved for the use of a 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 particularly described in the Declaration of Condominium.

2. Common Areas are the 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, 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, works of art, burglar alarms systems, security bars or gates.

2. An exception is made for the installation of Television/video antennas, including satellite dishes that do not exceed one meter [39.37"] in diameter [Antennae], but only where acceptable reception cannot be obtained from an antennae inside the unit.

No more than one Antennae will be permitted unless it is necessary to receive the desired service and acceptable quality signal standard. Federal Communications Commission [FCC] rules on antennae installation must be followed.

The Antennae may be installed as follows;

Only on balconies or patios or on fences, [not on Common Elements such as the exterior walls of the buildings or the roofs]

Only by a licensed professional

Only beige or gray color

Must meet the Miami-Dade Building Code requirements with regard to wind resistance winds.

Owners considering installation of antennas should check with management to ensure the FCC rules are observed.

3. Owners are responsible for having the coaxial signal cable attached securely to the mansard and building.

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.

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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

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

CAR WASH

The washing of vehicles in parking lots is not permitted. The vehicles 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, GUEST, 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 am and 7 pm, on Saturday between 8 am and 5 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 parking lots, atrium's, 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 at the clubhouse. 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. Notices of Board and committee meetings are posted there. There is also a mail slot where you can deposit maintenance payments and correspondence for the Board of Directors or the Management Company.

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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 buildings, and does not include the second floor, surrounding area, pool or pool patio.
3. All guests at a clubhouse function shall be instructed by the Heather Walk Condominium Inc. owner or tenant to park their vehicles on SW 138 Street or in the Satellite parking lot.
4. Functions limited to fifty, [50], people during the hours of 11 a.m. to 11 p.m.
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 shows 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, etc. shall not be kept on balconies, patios, or in storage rooms. Additionally propane tanks, { L.P. gas type} shall not be stored or used on balconies, patios or in 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. The Board of Directors cannot act on oral comments. Please do not make complaints or give instructions to employees or contractors working on condominium property.

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2. Residents with questions or problems should contact the Condominium Manager. Members of the Board of Directors should not be contacted at their homes.

ENTRANCE & EXIT GATES

1. There are two entrance gates, one for residents, one for visitors and deliveries, and one exit gate.
2. The residents gate is opened by magnetic access cards, which are available from the management company for a nominal charge. Additional and replacement cards are available for an extra charge. The manager keeps records of the card numbers and persons to whom they are issued. Note that cards are magnetic and sensitive to heat. Therefore they should be kept away from magnets and not stored in vehicles.
3. The visitors gate can be opened only by a resident using a unit telephone. On the Tile-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 cause 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 which will open the gate.
5. The exit gate opens automatically as a vehicle approaches.
6. Tailgating is not allowed. Tailgater's will be charged for any damage they cause.

FACILITIES

Facilities provided by the condominium are for the use of Heather Walk Condominium Inc. 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 floor coverings other than carpeting in second floor units, written authorization must be given by the Board of Directors. 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.

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Underlayment

The approved acoustical underlayment for Heather Walk Condominium Inc. is 1/4" cork, 6mm, Nobel Seal SIS, 1/2" Laticrete 18 Sound Control. The products must meet or exceed the ratings specified here, Sound Transmission Class [STC] 52 or Impact Insulation Class [IIC] 51.

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 dumpster.
2. All persons taking out the 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 dumpster 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 placed in dumpster.
5. Recycle bins are located next to the 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 patios and balconies, or make arrangements with a neighbor or friend to do this when a storm is approaching.
2. Within one week after the storm has passed, residents must remove plywood covering and fill and paint any holes made in the wall. Failure to do so will result in the manager removing the materials and charging the cost to the unit owner.
3. Board approved hurricane shutters may remain in place throughout the year.

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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 manager.

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 counter tops, and 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 of Directors. Any planting done without permission will be removed.

LAUNDRY ROOMS

1. Hours are 6 a.m. until 11 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.

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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 residents negligence will be that residents responsibility. Contractors or Vendors may work in units Monday through Friday between the hours of 8 am and 7 pm, on Saturday between 8 am and 5 pm and not at all on Sunday.

Smoke Detectors are required to be installed in each unit per insurance requirements and must not be removed. When the detector emits a single beep every minute the battery needs to be changed. This is the residents responsibility.

Access to a unit by management may sometimes be necessary to check on a problem in an atrium or neighboring unit. Every effort will be made to do this when a resident or your representative is present. Access to a unit for maintenance is enforceable through Chapter 718 and condominium governing documents.

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. Includes loud talking or laughing, children screaming, dogs barking, etc.
2. Vehicles sound systems shall be turned to low volume when vehicles enter the property.

NOTICES

1. In accordance with Florida Chapter 718, the Condominium Act, there is an officially designated location on the condominium property where fliers, 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, not for personal use or solicitations.

PARKING

There are 240 parking spaces marked RESERVE for resident vehicles and 77 parking spaces marked GUEST for a resident second vehicle or a visitor vehicle. Additional parking for a 3rd or more vehicle is available in the satellite parking lot by the gate house or on SW 138 Street.

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Residents must register all vehicles with the manager and update these records as necessary. Violation of parking rules will result in vehicles being towed away at owners expense.

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

When notice is personally given to the vehicle owner or other authorizes 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 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 Condominium Inc. decal displayed on the lower right corner of the rear view window. Vehicles with Heather Walk Condominium Inc. decals must not be parked in Guest spaces.
3. Heather Walk Condominium Inc. decals are available from the manager. Proof of ownership and of state registration are required. New residents must have completed the screening process before they may receive a decal. All vehicles belonging to residents must be registered with management.
4. Original decals must be turned in when requesting replacements, IE for new vehicles.
5. Only personal use cars, pickups 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.

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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 they cause 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 Handicapped emblem.
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 atrium's. 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 vacation, sickness, etc. should notify the management. Seasonal residents must park their vehicles in the satellite lot before they leave Heather Walk Condominium Inc. and notify the manager.
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 emergency repairs such as changing a tire, replacing/charging a battery. Any vehicle jacked up left unattended will be towed at the owners 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 Street, 137 Terrace, 91 Court, or on any grassy areas, or blocking any access, will be towed without notice at the owners expense.
15. Boats, Recreational Vehicles, 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 Condominium Inc. resident or by a tenant who has given management a copy of a waiver of rights to all facilities by his or her tenant.
Must be fully operational. Must not be no more than 35 feet in length.

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Must bear a decal issued by the manager, for which proof of ownership and a state registration is required. Boats, Recreational Vehicles, Trailers, etc without a valid decal will be given violation notices and towed. Boats must rest on properly licensed trailers.

16. Parking space for Boats, Recreational Vehicles, Trailers, etc. is 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. One dog up to 25 pounds is permitted. Approval is conditioned 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 management including those acquired after a resident has moved in. For dogs a Veterinarian Verification Form must be provided to management.
3. Per Miami-Dade County Ordinance pets shall be kept on a leash at all times when outside the unit.
4. No pets are to be kept on balconies or patios.
5. Designated walk areas must be observed. These are: the fence line on 138 Street, 90 Avenue, and 137 Street.
6. Owners must clean up after their pets.
7. Food and water for pets including bird feeders shall not be put on patios or balconies or anywhere else outside the units.

POOLS - NO LIFEGUARD 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 on payment of a deposit. This key should be returned to management when resident moves from the condominium and the deposit will be returned.

3. To comply with insurance requirements please ensure that you close the pool gates each time you use them and ensure that they are kept closed at all times. Do not prop the gates open.

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4. Pool furniture shall not be used for any purpose other than its intended purpose.

5. Items or activities not allowed in the pool areas: 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 12 years old.

7. Posted pool rules shall be followed.

8. Loud music is not permitted in the pool areas

9. The Condominium/ Management reserves the right to deny access to the pool area to those who do not have the proper pool key, identification, or who refuses 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 management preferably two days before the time of service.

3. The roof is accessible from the second floor of the atrium's using an extension ladder.

4. It is the residents responsibility to see that all replaced parts; A/C 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 comply with Miami-Dade County code, i.e. placing air compressors on existing stands.

SALES & LEASING

1. Owners wishing to sell or rent their units must request the appropriate papers from management, 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 management at least 10 days prior to the proposed date of sale or rental.

Management must verify the information on the documents before the unit can be sold or rented.

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2. All sales and rental are subject to Heather Walk Condominium Inc. approval and all contracts for sale or rental shall specify "Contingent on Approval by the Heather Walk Condominium Inc. Board". The association has the right Right of First Refusal, which must be exercised within 10 days of management 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 management for orientation.

4. A copy of the completed and executed Sale or Lease Agreement and Lease Addendum shall be given to management.

5. Owners or tenants may move in or out of their unit between the hours of 8 am and 8 pm.

SECURITY DOORS & GATES- See Hurricane Shutters & Security Gates {Page 7}.

SIGNS

No sign, advertisement, notice or other lettering shall be displayed on any part of Heather Walk Condominium Inc. property except "For Sale" and "For Rent" signs which may be placed on balconies and patios and shall not exceed 18" x 24" in size.

STORAGE

1. Hallways, sidewalks, atrium's, laundry rooms, meter rooms and crawl spaces in the roofs must be kept unobstructed. Storage is not permitted in these areas. Items left in these areas, including bicycles and toys, will be removed and disposed of.

2. 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. The condominium is wired for cable.

Service must be arranged between the cable company and the resident who is responsible for payment.

2. Satellite dishes: See Attachments to Buildings.

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USE & MAXIMUM OCCUPANCY OF UNITS

1. Residents shall advise the association or management when "new" people move into their unit.

This will permit the updating of mailbox names, vehicle identification and residency status for authorization of use of facilities, etc.

2. Residents shall not rent out rooms in their units.

3. Heather Walk Condominium Inc. is a residential community and therefore no one may conduct any kind of business from the units or any where else on the property.

VIOLATION OF RULES

Violations of these Rules & Regulations shall be subject to fines, arbitration or civil actions.

VISITORS

It is the residents responsibility to ensure that their visitors comply with the Heather Walk Condominium Inc. Rules & Regulations.

WATER SHUT OFF

Except in emergency situations residents who require water to be turned off shall notify the association/ management 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 decor, IE drapes, blinds, curtains or shades on windows and glass doors in pale color materials which are in keeping with the windows of other units.