



## **MIDTOWN DORAL MASTER ASSOCIATION**

### **Rules & Regulations**

Each of the rules and regulations shall be in accordance with all applicable County and State codes, ordinances and regulations.

#### **1. Balconies**

Your balconies are an important part of the overall aesthetics and the protective envelope of Midtown Doral Condominium. To ensure that the property remains attractive and protected, the following must be observed:

Any and all modifications to balconies must be approved by the Association (through the General Manager) prior to commencement of work (i.e., flooring, fixtures, fans,) including, but not limited to, attachment of anything to the exterior walls.

Personal articles, including items such as linens, clothing, swim wear, rugs, mops or laundry of any kind may not be draped or stored on balconies. Personal property must be stored inside the unit. This includes bicycles, skateboards, scooters, etc. Please do not permit anything to run off or be thrown from balconies (i.e. water from cleaning or plant maintenance, cigarette butts or any other objects). Open flames (grills, barbeques, tiki torches, etc.) are strictly prohibited. No Charcoal, gas or electrical barbeque grills allowed on your balcony.

The Midtown Doral Condominium 4 Association governing documents on Occupancy and Use restrictions. Exterior Improvements, advises that: "... No Unit Owner shall cause anything to be fixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Building (including, but not limited to, awnings, signs, shutters, screens, window tinting, furniture, fixture and equipment) without the previous consent of the Association. Nothing should be posted or attached to the walls.

If you are not in your residence during the hurricane season (June 1st through November 30th) you should place all movable objects indoors for safety reasons.

Patios, balconies, hallways and entrances may not be used to store belongings of any kind and only appropriate potted plants and approved outdoor furniture are permitted; nothing may be hung from or placed on the ledges of any patios or balconies or hung from or attached to the railings of any patios or balconies.

## **2. Children**

Children must be supervised by an adult at all times. For their safety, as well as the comfort of your neighbors, children may not play in the elevators, stairways and other common elements. Please review the Governing Documents for further clarification of other common element usage, as well as other policies established concerning children. Certain other restrictions may apply for the well-being of the children and enjoyment of other Unit Owners.

## **3. Deliveries**

The receiving desk will accept packages on behalf of a resident so long as the package does not exceed 40 lbs. and is delivered by a service that provides a tracking number (Fed Ex, UPS, etc.). The resident must complete a "Package/Mail Authorization" form in order to benefit from this service.

Deliveries that exceed 40 lbs. are the sole responsibility of the resident and must be scheduled through the Management Office in advance.

## **4. Destruction of Property**

Unit Owners are financially responsible for damage to any part of the building caused by themselves, their dependents, contractors or guests. Damage is not limited to, but includes defacing and engraving the walls, floors or other parts of the building. Please report any damage of the common elements to the Management Office.

## **5. Elevators**

Each elevator serving Midtown Doral is equipped with a telephone that is monitored 24 hours a day. All elevators and garage elevator foyers are controlled by key fobs.

Law prohibits smoking in the elevators. Please extinguish any cigarettes, cigars or pipes prior to entering the elevators, lobby area or any other common element.

Neither owners nor their tenants and guests may congregate, gather or play in the elevators, lobby, corridors, stairwells, lawns, parking areas, entrances, garage, or roof areas.

In the event of a Move in/out or furniture delivery, a Five Hundred (\$500.00) refundable Elevator Security Deposit and an Elevator Reservation Form are required. Both must be submitted to the Association and will be due prior to moving in or out, or scheduling furniture delivery.

Elevator #2, located in the lobby area, is the designated elevator for any deliveries and move in/out.

## **6. Sales & Leasing**

Residences may be leased for a minimum leasing period of six (6) consecutive months. A copy of the Governing Documents including all rules and regulations must be given to the tenants by the Unit Owner or the Unit Owner's agent.

Tenants must fully comply with the covenants, terms, conditions and restrictions of the Governing Documents and with all rules and regulations.

Association Application and Screening process approval mandatory. Screening fees applicable.

Upon approval of the LEASE Application, a \$500 (five hundred) dollars Refundable Security Deposit must be submitted to the Management Office, Payable to Midtown Doral Master Association, prior to the move in. This deposit will be refunded to the approved Lessee upon receipt of written move out confirmation and in the event that no damages to the Association Common Areas, are determined/related to this specific unit.

All persons occupying the residences, other than Unit Owners, must be registered with the Management Office before the time of their occupancy and must participate in a new tenant orientation with Management.

## **7. Mail Service**

Your mail is delivered to your mailbox located in the residential lobby.

## **8. Noise**

In order to ensure that the rights of all residents are respected, the Association requires that between the hours of 11:00PM and 7:00AM, you lower the volume of your radios, televisions and stereos. Other high-level noise must also be avoided during these hours.

## **9. Parking**

Parking spaces are assigned to respective units at closing. All vehicles must be properly registered with the Management Office.

One (1) gate transmitter (device to open perimeter gate arms) per assigned parking space will be issued. Vehicles must be properly parked, facing forward and centered within the boundary lines of their assigned parking space. No automobile may be parked in a manner which blocks the ingress or egress of other vehicles.

All guests visiting the condominium units must use the visitor parking spaces. Unit Owners are responsible for compliance of the rules by their employees, guests, visitors, tenants and invitees.

## **10. Pets**

No livestock, reptiles or poultry of any kind shall be raised, or kept on or in any portion of the property. A maximum of two (2) domesticated pets may be maintained in a Unit provided that such pets: A) do not weight more than fifteen (15 lbs.) pounds each and B) are not left unattended on balconies, or common areas.

Owners and Tenants must fill out a pet registration form, and submit to the Condominium Association an Annual Pet Fee of \$150, per pet. Management will provide the forms to be filled out and advise of the additional information that will be required.

Pet owners must pick up all solid wastes of their pet and dispose of such waste appropriately.

All pets must be kept on a leash. All Pets being transported to and from Unit, must use Elevator #2, located in the lobby area.

Pets are not to create a nuisance or condition that disturbs or annoys other residents.

## **11. Trash**

A trash chute is located just outside your unit in the corridor. Please place garbage and trash in sealed plastic bags. Boxes and bulky items must be carried down to the trash or recycle containers in the loading dock area. No construction or packing materials, flammable materials, lighted cigarettes or cigars may be thrown down the chutes.

## **12. Safety**

Unit Owner cooperation is essential to help enhance safety and privacy in the building. Keys, codes and access devices are the responsibility of the Unit Owner, who should contact the Management Office anytime one of these are lost, stolen or reassigned to another authorized resident or visitor in their unit. Management should be notified immediately of any emergency or security violation. Do not leave, or permit workers or guests to leave unit or building doors propped open.

### **13. Smoking**

The Florida Clean Air Act prohibits smoking in common elements of condominiums. Please observe the law in all common elements.

### **14. Access to Residential Units**

In order to facilitate access to Residential Units for the purposes enumerated in this Declaration, it shall be the responsibility of all Residential Unit Owners to deliver a set of keys to their respective Units to the Association. No Owner shall change the locks to his or her Residential Unit.

Under an emergency situation, if any owner becomes locked out of their condominium unit during normal business hours, the Association may open the door for you with proper photo ID. Lockout after hours will require that the owner call a locksmith and provide a new key to the Association on the next business day. Normal business hours are Monday through Friday, 9:00 am to 5:00 pm, excluding holidays.

### **15. Antennas, Satellite Dishes**

To the extent permitted by applicable law, no Owner may install any antenna, satellite dish or other transmitting or receiving apparatus in or upon his or her Residential Unit (and/or areas appurtenant thereto), without the prior written consent of the Association.

**16.** No vehicle maintenance, repairs, washing of vehicles or other, similar activities may be performed on the condominium property.

**17.** No solicitation is permitted.

**18.** No alteration(s) may be made to any condominium unit without the submission of written documentation to the Association and without obtaining the Association's prior written approval for such alteration(s). Any unapproved alterations are subject to fining of the owner of the condominium unit.

A Two Hundred Dollars (\$200.00) non-refundable construction fee is due and payable to the Association for any construction inside a unit, in addition to a One Thousand Dollars (\$1,000.00) refundable security deposit, which is refundable as long as there are no claims or damages to the common elements reported by the Association or unit owners or residents. Once the construction project is completed, to obtain the refundable security deposit, Contractors must bring a Certificate from the City of Doral showing that all permits have been approved and closed. See management office for details and to receive a Construction Application Package. (Note: Application to be reviewed by Association Chief Engineer).

**19.** No signs or other objects, which are deemed to be unsightly in the sole discretion of the Association, may be displayed in windows of any condominium units or elsewhere in the condominium property.

**20.** Garage sales are prohibited.