



AT DORAL

RULES AND REGULATIONS FOR

LAS VISTAS AT DORAL CONDOMINIUM ASSOCIATION, INC.

1. All sidewalks, entrances, passages, lobbies, and hallways and like portions of Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables, clothing, shoes, or any other objects be stored therein.
2. No articles other than patio-type furniture shall be placed on the balconies, patios, terraces and/or lanais or other or Limited Common Elements. No linens, clothing, shoes, bathing suits, swim wear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, patios, terraces, lanais, railings or other portions of the Condominium or Association Property.
3. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium of Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto any balconies, patios, terraces and/or lanais or elsewhere in the building or upon the Common Elements. No cigarette butts or ashes may be thrown onto any common or limited areas. While cleaning balconies no water or chemical should be allowed to run down into other balconies or grassy area
4. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements, other than as is reasonable and customary in vehicles and/or in cleaning supplies.
5. NO BARBECUE GRILLS may be stored in balcony areas or anywhere within the unit. The use of BBQs in balconies or anywhere in the property is prohibited.
6. All garbage, trash and rubbish shall be deposited in a trash bag before placing it in the designated trash receptors. No bulk trash (large items) may be placed in the trash receptors. All furniture must be removed from the property by the resident. Leaving furniture anywhere within the community is considered an infraction and you will be fined.
7. All vehicles must be registered with the association and display the Association's Identification sticker. Vehicles not registered with the Association, vehicles without a sticker, inoperable vehicles, commercial vehicles, recreational vehicles, and vehicles without a valid license plate, will be towed at owner's expense. Non marked vehicles that are found either loaded with materials, equipment or tools in an open bed will be considered a commercial vehicle. Residents with the application forms receive the parking policy consent form which are integral part of the Rules and Regulations of the condominium.

NOTE: "The term **commercial vehicle**" shall include, without limitation, any vehicle which (i) displays commercial signs or advertisements, or (ii) hauls tools, debris or construction materials, or (iii) has installed tracks, ladders or other working modifications, or (iv) is not designed or primarily utilized for normal passenger transportation (i.e., windowless vans and/or vans with missing seats), or (v) vehicles designed or primarily utilized for construction or other commercial work, or (vi) vehicles owned by a governmental agency.

The term **commercial vehicle**" does not include recreational or utility vehicles (i.e., Broncos, Blazers, Explorers, etc.) up to 21'5" in length or clean "non-working" vehicles such as pick-up trucks, minivans,

Las Vistas

AT DORAL

or cars which are utilized on a daily basis for normal transportation. Large commercial type vehicles, i.e., dump trucks, cement mixer trucks, oil or gas trucks, delivery trucks, etc., may not be parked, stored, or kept within the Las Vistas community."

8. All vehicles not parked in the designated parking spaces or improperly parked will be towed at the owner's expense. All commercial vehicles parked inside the community after 8:00 pm will be towed at the owner's expense.

9. Unit owners may have up to TWO domesticated pets per unit. The pet must be registered with the Association, MUST be up to date with all vaccinations and MUST be registered with Miami-Dade County. Owners are fully responsible for cleaning after their own pets. Pets are not allowed in pool areas. Pets must NOT EXCEED 25 pounds. There shall be a mandatory nonrefundable pet fee of \$250.00 per pet. NO PIT BULL TERRIER BREEDS, BOER BOEL, ROTTWEILER, AKITA INU, DOBERMAN, CHOW-CHOW, PRESA. CANARIO, FILA BRASILEIRO, JAPANESE TOSA INU, KANGAL DOG, SAGE KOOCH, GULL TERR, GULL DONG, BULLY KUTTA, DOGO ARGENTINO, GERMAN SHEPHERDS, SIBERIAN HUSKY, ALASKAN MALAMUTE, WOLF DOG HYBRIDS, AMERICAN BANDOGGE', CANE CORSO, BAJENSI, RHODESIAN RIDGEBACK, BOXER, CAUCASIAN OVCHARKA OR ANY OTHER DANGEROUS BREEDS. All PET animals MUST always remain on a leash. Pets should not be left unattended in balconies or allowed to relieve themselves in the balconies where it could affect the lower balconies. PETS are NOT allowed in ELEVATORS unless it is a REGISTERED Service Animal OR Emotional Support Animal. ALL Registered Service Animals and Emotional Support Animals MUST wear a distinctive VEST all time while using the common elements of the Condominium.

10. Units may not be leased or rented for a period of less than one year.

11. Satellite dishes MUST be mounted on a tripod which will sit on the balcony floor. Satellite dishes are NOT PERMITTED to be attached to any part of the structure of the building which includes balcony railing.

12. All leases and rentals must be approved by the Board of Directors, No one may move into the property until a Certificate of Approval has been signed by the Board of Directors. ALL Lease Contracts must have a contingency clause which indicates clearly "Lease is Conditioned UPON WRITTEN approval of each Tenant(s) by the Association".

13. A full background check of all prospective purchasers including, but not limited to, prospective occupants of a unit over 18 years of age, will be conducted. No approval will be granted to individuals with a criminal record reflecting convictions for crimes involving violence to persons or property, or involving the sale, manufacture or distribution of illegal narcotics."

14. Once approved, the unit owner or renter must meet with a Board Representative to go over Rules and Regulations and schedule the date and time for **Moving IN**. All moving in or out must be conducted at the designated time reserved with the office and using the designated elevator, after the elevator has been protected with elevators pads. A refundable \$300 deposit (If no damage to the property) plus, a) paying for a security guard (\$100.00 dollars) for the 4 hours allowed time in the process for Moving IN or b) plus (\$100.00) for the 4 hours allowed time in the process for Moving OUT.

15. The Board of Directors shall be solely responsible for directing and supervising employees of

Las Vistas

AT DORAL

the Association. Employees of the Association are not to be sent out by Owners, Residents, Invitees or occupants for personal errands. Owners, Residents, Invitees or occupants are prohibiting to disrespect, threat, harass or use defamatory statements, verbally or written to Board Members, employees and or personnel of any of our subcontractors. You must ALWAYS use respectful language when communicating.

16. No repair of vehicles shall be made on the Condominium Property and no inoperable vehicle shall be permitted on the Condominium Property.

17. No Unit Owner or occupant shall make or permit any disturbing noises, nor allow any disturbing noises to be made by the owner's family, employees, pets, agents, tenants, visitors, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. Loud noises will not be tolerated. No Unit Owner, Resident, Invitee, or occupant shall play or permit to be played any musical instrument, nor operate or permit it to be operated a television, radio, or sound amplifier in his Unit/Pool/Gym/ or any common element of the condominium, in such a manner as to disturb or annoy other residents.

18. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on or upon any part of the Condominium or Association Property. Additionally, no awning, canopy, shutter, lighting fixture, ornament, or other projection shall be attached to or placed upon the outside walls or roof of the building or on the Common Elements, without the prior written consent of the Board of Directors of the Association.

19. All contractor work and repairs must be performed by a licensed and insured company, which must register with the association prior to doing any repair/work. Contractors must pick up a I.D. badge and leave a personal I.D. with Security before entering the community. An application describing the work that will be done inside the unit must be submitted and approved by the Association. On floor installation a sample of the soundproof must be submitted with the application and must be approved by the Association before installing the floor covering, which must meet City Code.

20. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his or her Unit prior to his or her departure by designating a responsible firm or individual to care for the Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage and furnish the Association with the name and contact information, of such firm or individual.

21. A certificate of compliance from a licensed electrical contractor or electrician may be accepted by the Association's Board as evidence of compliance of the Units to the applicable condominium fire and life safety code.

22. Pools, racquetball, tennis courts, gym and other community areas may only be used by community members during the operational hours. Anyone of the age of 14 and under will be considered a minor and will not be permitted to be in the pool or gym area unless accompanied by an adult. The use of skateboards, rollerblades, or non-motorized scooters inside the common areas of the community including all parking areas and roadways is not allowed.

23. All commercial vehicles including moving trucks will be allowed to gain access to community after checking in with security between the hours of 9:00 am to 6:00 pm no commercial vehicles including moving trucks will be permitted on Sundays.

24. In the event the unit owner fails to timely pay the regular or special assessment due Las Vistas at Doral Condominium Association, Inc., the Association may demand that I, the tenant pay the rent, directly to the Association as pursuant to Florida Statutes.



AT DORAL

25. No fireworks of any kind are allowed inside Las Vistas at Doral

26. No car washing is permitted in the condominium property.

27. Only 5 Holidays will be observed by Las Vistas at Doral, those are: January 1st, July 4th, Labor Day, Thanksgiving Day, and December 25th. Contractors will be permitted to work on those holidays not observed.

28. It is demanded from residents that their units are kept free of roaches and rodents, the Association provides free extermination the same day the company comes to exterminate the community if it is scheduled with the office.

29. In the pool areas No music playing devices are permitted in the pool area unless is used with earphones, no umbrellas or furniture other than the one provided by the condominium is permitted and no infants or minor children are allowed in the pool water unless he/she is wearing a special swimming diaper.

30. Gym keys are available for \$30 Fee. Upon moving out Gym's keys can be returned for a \$10 refund. Car decals and transponders must be returned to the office or the moving out deposit will be forfeited.

31. Residents are NOT allowed to FEED wildlife animals. Miami Dade County Health officials URGE Residents to avoid contact with Wild and Stray Animals to protect themselves and community from the risk of rabies exposure.

32. Application fee and screening is \$150 for a single person, \$200 for a legally married couple, and \$100 for each additional person 18 years or older. Any person must 18 years or older must be legally registered, screened and approved by the Board of Directors to live in the Condominium.

33. Any documentation submitted by an Owner, Resident or Invitee to the Association in conjunction with a request for Board approval which contains false information or misrepresentations shall result in the automatic denial of the request submitted to the Board for approval.

34. All in accordance with Florida Law. Residents MUST provide a copy of the unit KEYS to the Administration. The association can access your unit during "reasonable hours" when it is necessary for the maintenance, repair or replacement of the common elements or of any portion of your unit that is required to be maintained by the association. It has the right to enter in an emergency for assisting Miami Dade Fire and Rescue department or imminent repair.

Any Violation of the Rules and Regulations may cause a fine to be imposed according to the Florida Statutes.

I HAVE READ AND UNDERSTAND ALL THE RULES AND REGULATIONS WHICH GOVERN THE COMMUNITY OF LAS VISTAS AT DORAL CONDOMINIUM ASSOCIATION, INC., AND AGREE TO BE BOUND BY THEM.

Accepted by,

_____ Tenant / Owner (Circle One)

_____ Tenant / Owner (Circle One)



AT DORAL

APPROVAL/SCREENING APPLICATIONS PROCEDURE

This Management receives and processes all information with regard to the sale, transfer or lease of all Units. Once we receive the complete application (including payment and necessary documentation) we process the information you provide. We encompass the findings on a report, which is given to the Board of Directors along with your application package. If all requirements are met, the Board of Directors will sign a Certificate of Approval. Prior to providing the Certificate of Approval the person requesting it must go in person to the Management Office to review the Rules and Regulations of the Community and sign an Acknowledgment Form stating that they have read them, understand them, and agree to follow them. No Certificate of Approval will be provided unless this Acknowledgment is signed. ****PLEASE BE AWARE THAT, ANYONE WITH A CRIMINAL HISTORY REFLECTING FELONY CONVICTIONS WITHIN THE LAST TEN (10) YEARS FOR CRIMES INVOLVING VIOLENCE TO PERSONS OR PROPERTY, OR THE SALE, MANUFACTURE OR DISTRIBUTION OF ILLEGAL NARCOTICS, WILL BE DENIED. APPLICABLE FEES ARE NON-REFUNDABLE.****

I hereby authorize a full background check, which will include criminal, civil, past employers, financial institutions, and acquaintances.

APPLICANT: The authorization form will be used to obtain and verify information with your employers, banks and financial institutions and credit organization thus a consensual signature is required.

****PLEASE READ CAREFULLY****

The screening of the application will not be processed unless the following items are attached:

- **NON-REFUNDABLE APPLICATION PAYMENT** IN THE AMOUNT OF \$150.00 (\$200 FOR LEGALLY MARRIED COUPLES) PLUS \$100.00 FOR EACH EXTRA ADULT (18 YEARS OLD OF AGE OR OLDER).
Payable to: LAS VISTAS AT DORAL CONDOMINIUM ASSOCIATION, INC. (Money Orders Only)
- COPY OF THE REAL ESTATE PURCHASE AGREEMENT (IF A PURCHASE) OR A COPY OF THE LEASE AGREEMENT (IF A RENTAL).
- FLORIDA DRIVER'S LICENSE FOR EACH APPLICANT (Over 18 years old).
- SOCIAL SECURITY NUMBER FOR EACH APPLICANT (Over 18 years old).
- EMPLOYMENT LETTER STATING POSITION, SALARY, AND LENGTH OF EMPLOYMENT.
- IF THE APPLICANT IS SELF-EMPLOYED COPIES OF THE LAST TWO YEARS INCOME TAX RETURNS AND BANK STATEMENTS FOR THE LAST TWO MONTHS.
- MOVING FEE \$150.00. (Payable to Las Vistas at Doral)
- PET REGISTRATION FEE \$250.00 EACH (Payable to Las Vistas at Doral)

If a special condition is found in the application as for example (Service Animal or Emotional Support Animal, or any other). Additional information may be requested of the applicant within the next 15 days of receipt of the application.

I acknowledge that I have understood all the requirements and application procedures. I understand that once the application is submitted, none of the fees are refundable.

Applicant's Signature

Co- Applicant's Signature

*Note: **PROCESS MAY TAKE UP TO 45 DAYS PER MIAMI-DADE COUNIT CODE OF ORDINANCES***



PARKING POLICY CONSENT FORM

I understand and I am fully aware of the following parking policies of Las Vistas at Doral Condominium Association:

1. A valid decal must be visibly displayed on the rear windshield - lower left driver's side of each registered vehicle.
2. Prior to the issuance of parking decal, resident information will be verified and recorded which will be used to enforce the parking policies.
3. Each unit **may be** granted **Up to Two (2) decals** at a cost of \$20.00 each. Just One (1) parking decal is allowed per resident unless the other vehicle is a motorcycle or scooter.
4. **You must turn in the old decal to the Association to obtain a replacement decal or when you move out.**
5. All vehicles must be in parked in marked parking spaces.
6. Property Owners that are not current with their Association dues will not be provided a decal.

NOT PERMITTED:

- Vehicles Parked on the Street, Parked on the grass.
- Vehicles Parked by fire hydrant or YELLOW painted Fire Lanes and curbs.
- Vehicles Parked on the Sidewalk (All or Partial)
- Double Parking
- Reverse Parking (where the TAG cannot be seen)
- Inoperable Vehicles: interior/exterior damage, flat tires, etc.
- No License Plate, or Expired License Plate
- License Plate or Temp Tag Altered or not Assigned to Vehicle
- Tow trucks, Commercial Vehicles, boat trailers, mobile home, and other recreational vehicles larger than a van are not permitted to be parked in the community
- Moving Trucks are allowed Monday - Saturday between 9 am - 5 pm.
- **NO MOVING PERMITTED ON SATURDAYS AFTER 1:00 PM AND ON SUNDAYS!**
- Residents that are not registered with the Association will not be given a decal.
- No repair or washing of vehicles within the Community.
- Resident visitors can park in the Condominium for up to 20 Days (In Total) in a calendar year with an authorized parking permit.
- Cars' speed limit may not exceed 5 mph while students take or drop off from the school bus. Violators will be fined.
- Cars' speed limit may not exceed 10 mph within the streets of Las Vistas at Doral. Violators will be fined.
- NO Texting while driving will be allowed. Violators will be fined.

Any violation of these parking policies or lack of proper decal and permitting will result in towing of the vehicle(s) at the owner's expense and a fine will be applied per applicable law.

I agree to comply with these policies and any other Association policy, rule or regulation which may it apply to the parking and operation of vehicles within Las Vistas at Doral Condominium.

Signature: _____ Date: _____

Signature: _____ Date: _____

8140 Geneva Court | Doral, FL 33166
Office # 305-513-3396



MUDANZAS

POR FAVOR RECUERDE:

- Debe programar su mudanza en la oficina con un mínimo 48 horas de anticipación. Debe escoger su fecha y horario de mudanza de acuerdo con la disponibilidad.
- El horario de mudanza es de lunes a viernes de 9:00am-1:00pm o 1:00 pm- 5:00 pm. Los días Sabado será sólo de 9:00am-1:00 pm.
- Debe consignar un DEPÓSITO DE SEGURIDAD REEMBOLSABLE de \$300.00 en Cashier Check o Money Order.
- Pago de \$ 100.00 NO REEMBOLSABLE por concepto de control y seguridad en Money Order o Tarjeta de Crédito (Sólo aplica a los que se van de la comunidad).
- El Reembolso del depósito de seguridad está condicionado a la devolución del (los) Decal(s) y el transponder y se hará efectivo 7 a 10 días hábiles después de la culminación de la mudanza una vez verificado que no existe ningún tipo de daños ni objetos abandonados.
- NO SE PERMITIRAN MUDANZAS SIN EL CUMPLIMIENTO DE LAS ANTERIORES NORMAS.
- RECUERDE AVISE DE SU MUDANZA CON ANTELACION.
- Bajo ningún concepto se permitirán mudanzas sin programación o autorización

MOVE IN/OUT

PLEASE REMEMBER:

- You must schedule your move in/out at the Association's office at least 48 hours in advance. You must choose your date and time of move with availability permitted.
- Moving days/times are Monday through Friday from 9:00 am to 1:00 pm or 1:00 pm to 5:00 pm. Saturdays will be only from 9:00 a.m. - 1:00 p.m.
- A REFUNDABLE security deposit of \$ 300.00 in Cashier Check or Money Order is required.
- A NON-REFUNDABLE \$ 100.00 payment for control and security in Money Order or Credit Card is required (only for moving out).
- The Refund of the deposit will be 7 to 10 business days after finished and it is subject to the return of the parking permit stickers or decals, and once it is verified that there is not any type of damage of the common elements used and/or any abandoned objects.
- NO MOVES WILL BE ALLOWED WITHOUT FULFILLMENT OF ALL THE PREVIOUS RULES.
- REMEMBER PLAN & NOTIFY YOUR MOVE IN ADVANCE.
- Under no circumstances will Moves in/out be allowed without proper scheduling or authorization.