

HIGHLAND PARK LOFTS CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

RESIDENTS/OWNER:

A lease transaction cannot be completed without the Certificate of Approval from Highland Park Lofts Condominium Association. Do not move in without an Association approval.

IF YOU MOVE IN WITHOUT THE APPROVAL OF THE ASSOCIATION OR AFTER HOURS YOUR APPLICATION WILL BE AUTOMATICALLY DENIED. THE RENTER WILL LOSE THE SECURITY DEPOSIT AND THE OWNER WILL BE FINED \$500.00.

COMMON AREAS AND STAIRCASES:

1. IT IS PROHIBITED to ride bicycles, roller skate, and/or play in the corridor and staircases. The bicycles, roller skates, etc., can only be carried. The corridors and staircases cannot be used for playing, running or entertaining guests, who should instead, enter into the apartment they are visiting. The residents should not access the corridor and staircases without shirts and / or undershirts. Smoking, Vaping or Electronic Cigarettes are not allowed in the pool area and Condominium.

NOISE...T.V., RADIOS, RECORD PLAYERS, ETC.:

2. IT IS PROHIBITED to play radios, record players, television, etc., so loud that interfere with the Peace of other residents. The front door must be kept closed so that the music, news, etc., cannot be heard outside of the apartment. Particularly between 11:00PM – 8:00AM. Do not permit that visitors, relatives or friends use the corridors or staircases to sustain a Conversation or for any other thing that might bother your neighbors.

BALCONIES:

3. The balconies cannot be used to deposit materials not proper for them, such as cleaning utensils, drying clothes of any kind, table furniture, etc.

Only plants and suitable furniture for balconies shall be permitted. According to the regulations of the Fire Department, no barbeques/cooking shall be permitted, since otherwise a fine shall be imposed.

The exterior of the building is not to be changed at all, that is, concerning the color, windows, etc. without first obiding by the regulations of the City of Miami, with previous permits obtained from the Association and the City of Miami.

7742 N. Kendall Drive #301, Miami, FL 33156-8550

786-809-4245

highlandparkloftscondo@gmail.com

Revised January 27, 2025

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GARBAGE:

1. THE GARBAGE MUST BE DROPPED INTO THE DUMPSTERS, inside of plastic bags, NOT IN PAPER BAGS.

IT IS PROHIBITED to deposit bags of any kind, inside the chute that are bigger than the capacity of the chute door. In such cases these bags must be taken downstairs and directly into the dumpsters.

IT IS ABSOLUTELY. PROHIBITED to place within the garbage rooms, and the rooms where the electricity meters are located, etc., any furniture, mattresses, glasses, frames, electrical equipment, wooden objects, construction debris and/or repair materials. The person(s) (unit) not complying shall be fined a minimum of \$100.00. What the Condominium is charged by the private garbage company.

CARBOARD BOXES AND WOODEN BOXES must be cut into small pieces and deposited into the dumpsters.

IT IS PROHIBITED TO PLACE RUGS, FURNITURE, CONSTRUCTION MATERIALS INSIDE THE GARBAGE ROOMS or anywhere else in the building. These items MUST be taken away by you or a company hired by you.

PARKING/PARKING GARAGE/PARKING SPACES:

2. Each owner and/or tenant shall have only one parking space which will show the number of your apartment.

IT IS PROHIBITED TO PARK IN THE SPACES MARKED NO PARKING ZONE, FOR EMPLOYEES, OFFICE, NO PARKING ANY TIME, HANDCAPPED WITHOUT PERMIT AND IN FRONT OF THE GARBAGE ROOMS, LOBBY, OR OBSTRUCTING THE ENTRANCE OR EXIT OF OTHER CARS.

It is strictly prohibited to use parking spaces assigned to other owners or those designated for visitors.

Parking spaces reserved for disabled visitors may only be used by individuals with disabilities. These users must display a visible and a valid disabled permit on the vehicle's window.

Violators of these rules will be subject to a \$250.00 fine.

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IT IS PROHIBITED to repair and wash any car inside our condominium, as well as change the oil, etc., etc. TRUCKS, VANS of any kind, BOATS AND TRAILERS, IS PROHIBITED parking inside of the condominium.

Commercial Vehicles will not be allowed within the community after 5:00pm and before 7:00am.

Only one vehicle is allowed to be parked at each parking space, no motorcycle, scooter, etc, is to be parked aside from the vehicle on the same parking space.

IT IS PROHIBITED TO PARK cars in the parking space without the current license, flat tires, discharge/leaking oil, discharge/leaking of any vehicle chemicals/liquids/oil, broken windows, or not functioning property.

OWNERS OF CARS THAT HAVE BEEN INVOLVED IN AN ACCIDENT shall have 30 days to make the necessary arrangements with the insurance company and shall **submit to the association office immediately the police report, as well as the name of the insurance company to avoid being towed**. This vehicle shall only be allowed to be parked in the numbered space assigned to the owner's or tenant's apartment. Any Infraction concerning the above shall be sufficient motive for the car to be towed away at the owner's expense, who will be notified that the regulations have been violated.

IT IS PROHIBITED TO PLAY BASEBALL, SOCCER, BASKETBALL, SKATEBOARDING, ROLLER SKATING, RIDING BICYCLES, inside the parking lot to avoid serious accidents.

Any owner or tenant, by previously identifying himself, may call the towing company contracted by Highland Park Lofts Condominium to tow away any car that is illegally parked in the parking space assigned to him.

PARKING REMINDERS: All vehicles are to be parked in their **"ASSIGNED PARKING SPACE, "VEHICLE(S) ILLEGALLY PARKED WILL BE TOWED AT OWNER'S EXPENSE", CONDOMINIUM OUTLETS/ELECTRICITY LOCATED IN COMMON AREAS, EXTERIOR, INTERIOR INCLUDING PARKING GARAGE NOT FOR PERSONAL USE OF CHARGING ELECTRIC VEHICLES**. There are no commercial vehicles permitted overnight on the property and **NO DOUBLE** parking. **One** vehicle per parking space. License tags should be kept current, visible as well as a drivable vehicle.

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SWIMMING POOLS:

6. The swimming pools and adjacent areas can only be used by the owners and tenants, after having been approved by the Board of Directors. Reference: **Condominium Swimming Pool Policies**

SIGNS:

7. No owner or tenant of a unit shall place signs or propaganda of any kind in the unit or in Common areas.

UNIT ALTERATIONS:

8. No unit must undergo structural changes or alterations, except with written approval of the Board of Directors of the association, approval of the financial institution that has mortgage interest in said unit and required approved County and City permits.

UNIT:

9. Each owner is responsible for maintaining in good condition and repairing his unit on all interior surfaces, walls, floors, ceilings, appliances, and complying with all local, city, county, state, safety codes.

Each unit shall be used only as a private residence. The units should not be used for business or commercial purposes of any kind.

IT IS PROHIBITED to keep flammable liquids, fuel, explosives, chemicals inside a unit or common areas, except as required for normal use of a home or commercially permitted.

All electrical and plumbing connections must comply with proper local, city, county, state installation standards to prevent potential risks to your unit and neighboring properties.

Water beds PROHIBITED

Door Locks: Unit owner(s)/residence(s)/tenant(s) must abide by right of entry into units in emergencies. In case of any emergency originating in, or threatening, any unit, regardless of whether the unit owner is present at the time of such emergencies, the Board of Administration of the Association, or any other person authorized by it, or the building manager, shall have the right to enter such unit for the purpose of remedying or abating the cause of such emergency, and such right of entry shall be immediate. **A KEY OF EACH UNIT MUST BE PROVIDED TO THE ASSOCIATION BY IT'S OWNER.**

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ROOF:

10. The access to the roof is exclusively for the maintenance and service personnel and has to be authorized by the Association.

PETS:

11. All pet(s) brought to Highland Park Lofts Condominium must be registered with the Association. Pet(s) are defined as dog, cat, fish or bird.

Owners must provide documentation of the Pet(s) current vaccination records when registering. Vaccination records must be kept up to date and copy provided to Association annually.

There is a twenty-dollar (\$20) fee per Pet(s). Payment must be made out to Highland Park Lofts Condominium Association. Your pet(s) is required to wear the tag that the Association will issue.

All PET(S) are required to wear a Highland Park Lofts Condominium tag when in common areas.

All PET(S) must be on a leash or crate at all times when outside their owner's unit. Owner of Pet(s) must pick up after them.

ANYONE THAT FAILS TO REGISTER THEIR PETS WILL BE FINED \$500.00 AND THE ASSOCIATION MAY REQUEST REMOVAL OF SAID PET(S)

The foregoing Rules and Regulations are designed to make living for all unit owners pleasant and comfortable, and compliance with the foregoing Rules and Regulations is mandatory. The restrictions imposed are for the mutual benefit of all.