



2005

KENDALE LAKES VILLAS
HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS

We, the Board of Directors, would like to take this opportunity to welcome all the new homeowners that purchased a Villa in our community. We also would like to thank all the residents for their continued support and cooperation in making our community a pleasant place to live.

As you know, Kendale Lakes Villas operates as a Homeowner's Association. Living in a small community like ours requires an understanding of the Association's Rules and Regulations, and By-laws and Declaration of Covenants. To enhance everyone's property values, we must maintain the quality and overall appearance of the Villas.

The Board is responsible for ensuring the maintenance and architectural aesthetics of the Villas. When you purchased your property, you should have received a copy of our documents: Articles of Incorporation, Declaration of Covenants, Conditions, and Restrictions, Revised By-Laws and the Rules and Regulations. These documents explain your responsibilities as a member of the Association.

Please take time to read through this booklet. It should answer any questions you may have now or in the future in regard to your villa in Kendale Lakes and property maintenance. The last page is a list of "need to know" telephone numbers you may find useful.

RULES AND REGULATIONS GOVERNING YOUR ASSOCIATION



The following are highlights of the most common "need to know" rules and regulations that residents are responsible to know and observe. If you need additional information or have any questions, please contact the Property Management office, (see front cover, last page, and/or current Newsletter for name and contact information).




1. **Maintenance assessments** are payable on a monthly basis and are due on the 1st (first) of each month. Your account is considered delinquent if not paid by the 10th (tenth) of the month. Accounts that are 60 days past due are referred to the Association's attorney. Interest and legal cost are charged to delinquent accounts for payment.

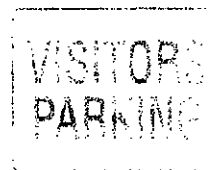


2. **No junk cars** (inoperative, damaged, or expired tag), trailers (of any type), large and/or commercial trucks or vans, campers, or boats are allowed to be parked in the Villas. Vehicles in violation will be "stickered" and may be towed from the property within 24 hours and stored at the owner's expense. Commercial and/or inappropriate vehicles are defined as follows:

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- A. Any vehicle larger than a van,
 - B. Any vehicle with exposed equipment,
 - C. Any vehicle not kept in good condition,
 - D. Any vehicle used for storage.
 - E. Any vehicle displaying advertisements for a business or company.

3.  No more than two (2) vehicles are permitted to be parked in front of any unit.

4. No vehicles may be parked on the street or any grass areas in the Villas - this includes residents and guests. Please use GUEST-parking areas. Violation of this rule will result in the vehicle being towed at the owner's expense. Vehicles in violation will be "stickered" and will be towed within 24 hours from the property and stored at the owner's expense.



5. Only minor repairs are allowed to be made on your personal vehicle while parked in your driveway or in the road in front of your Villa. Minor repairs include, but are not limited to washing, vacuuming, tire changes and battery changes, etc. Old/discarded batteries and tires are to be disposed of by the owners. *OIL CHANGES ARE NOT ALLOWED.*



6. No powerboats are permitted in the lake. Sailboats and boats using electric trolling motors are acceptable.





7. No building, fence, wall, swimming pool, dock, deck, landing, alteration or other structure shall be commenced, erected, or maintained upon the property until plans and specifications showing the nature, kind, shape, heights, materials, and location have been submitted to the Architectural Control Committee and approved by the Board of Directors. There are certain standards required for docks, decks, fences, gates, front doors, and screened enclosures. (Please refer to specific section in this booklet.) You must contact Property Management or Board Member for proper form. Once initial approval has been given by the Board of Directors, the plans must be submitted to the Miami-Dade County Department of Building, Code, and Compliance for issuance of permit, as needed. **Final approval by the Board of Directors is needed before construction begins.**

8. The homeowner is responsible for the exterior maintenance of their private property (fence, gate, painting of unit front, back, and courtyards, etc.) in a manner satisfactory to the Association. Paint colors are listed at O-Gee Paint, located at: 8690 SW 137 Avenue, phone: 305-595-5880.




(305) 666-3300 / Rainbow Paint Supply
O.G. Paint 305-873-6450.

In the event any homeowner of a unit fails to maintain the premises, the Board of Directors shall have the right, through its agents and employees, to enter said parcel and to repair, maintain, and restore the unit and exterior of the building, and any other improvement erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such lot is subject.



9. Trees, shrubs, yard trimmings, trash, and other debris, etc. generated by residents **MUST** be removed by residents, and placed, either in garbage cans or plastic bags, for county pick-up. For large amounts of trimmings, call Dade County Solid Waste Department and schedule a pick-up at 305-594-1500. Dade County allows (2) two **FREE** "bulky waste" collections a year but you must call (1) one week in advance to schedule a pick-up and prior to placing your trash out front, or take it to the local trash station. Trash for pick-up should be placed in owner's driveway to prevent damage to lawn area. Items considered bulky waste include furniture, appliances, mattresses, and tree limbs no more than five feet in length.

10. **PLEASE**  **No** unit owner or rental occupant, or friends of either owner or renter, may make or permit any disturbing noises in the community whether made by himself/herself or his/her family or friends, nor do or permit anything to be done by such persons that will interfere with the rights, comfort, and convenience of other owners.

11. Dogs are **NOT** permitted to roam free at any time in the Villas. Dogs must be walked on a leash at all times and taken outside the Villas to excrete their feces/waste matter. Owners are responsible for pick-up/clean up from their pets.



12. Signs: Only one (1) sign will be allowed to advertise a Villa for sale or rent.

The sign may be no longer than 12" x 12" (townhouse size).

This sign must be placed **in front** of the unit.

13. Common walk areas, including parks and benches, shall not be obstructed, littered, defaced, or misused in any manner. Children should be supervised while playing in the park areas. Climbing trees in the park or common area is not allowed. Parents are responsible for any damages caused by their children or their guests to sprinklers, lights, trees, benches, or any other common property.



14. Speed Limit within the Villas is 15 MPH. Please

15 MPH
SLOW

observe this limit!



15. For security/safety reasons, the light in front of your unit should be on from dusk to dawn. A Sylvania 75-watt halogen energy-efficient bulb is the approved bulb being installed by the Association. In addition, no mercury lights are permitted to be installed in front of the units. If the light in front of your unit is controlled by a light switch inside, you must have a sensor installed on the pole to automatically turn the light at dusk and off at dawn. These may be purchased inexpensively at Home Depot or Ace Hardware.

16. No bicycles.



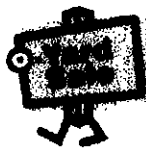
scooters,



skateboards, roller skates, or go-carts are allowed on the grass, including the park areas.



In addition, no basketball hoops are allowed in the front of the units.



17. Individual yard sales by homeowners or tenants are not allowed in the Villas. Two (2) community yard sales are held each year. Exact dates will be decided by the Board of Directors and will be announced in the monthly newsletters several weeks prior to the event. These semi-annual yard sales are held only along the common area SW 68th Street and not in front of the individual units.

THESE RULES AND REGULATIONS MAY BE AMENDED
FROM TIME TO TIME



Additionally, Homeowners must abide by the Declaration of Covenants, Conditions and Restrictions, Corporate By-Laws, and Articles of Incorporation of the Association.

CONSTRUCTION SPECIFICATIONS

Plans for new construction or modifications to existing construction must be submitted to the Architectural Control Committee for review and approved by the Board of Directors **prior** to the commencement of any construction. The approval of neighbors adjacent to your unit is also required.

MAINTENANCE SPECIFICATIONS

Paint Colors:



8690

1. Color specifications can be obtained at O-Gee Paint located at SW 137 Avenue - phone 305-595-5880. The homeowner is responsible for matching the color exactly.

1. White Overhang - Any white non-yellowing enamel, or any pure white enamel.
2. Base color for exterior stucco is: Pepper-root II - Low Luster
3. Front doors must be painted Barcelona Brown satin finish or stained a brown tone.
4. Roof turbines and other metalwork must be painted Barcelona Brown satin finish.
5. Fences must be painted Barcelona Brown satin finish.

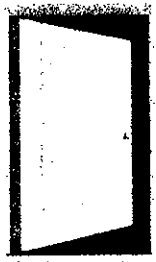
Roofs:



1. Repairs to existing roofs must be made with **APPROVED** matching shingles.
2. The only approved replacement shingles are:

**GAF-3 TAB Cypress Tan
25-year warranty
5-year Smart Protection
60 MPH Wind Coverage**

**REPLACEMENT
SPECIFICATIONS**



Front Doors:

1. Any type, except French Style, is permitted.
2. Doors must be painted Barcelona Brown satin finish.



Front Fences and Gates:

1. Fence post must be 4" x 4" pressure treated pine set in 18" of concrete.
2. Fence parallel rails must be 2" x 2" pressure treated pine.
3. Fence boards must be 1" x 6" dog eared pressure treated pine. Fence boards may either be nailed flat to parallel rails or in overlapping style.
4. The fence must be the same height as the top of the wall. If a gate is added, it must be the same material, height, and style as the fence.
5. All fences must be set back at least one (1) foot from the front wall.
6. The bottom of the fence should be two (2) inches above the ground surface.
7. Gates must be painted Barcelona Brown satin finish.

Rear Gates:

1. Rear gates must be replaced with matching curved top design, pressure treated T-111 plywood.
2. Gates must be painted Barcelona Brown satin finish.

Mailboxes:



Original mailboxes are 7" x 10" upright.
Replacements boxes must be (all) black metal 8" x 16"
lengthwise.

House Numbers:

| | | | | |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|

1. House numbers set above the mailbox are dark brown background with white numbers.
2. Size must be 3" by 10".

NOTE: New mailboxes and house numbers are under consideration by the Board and should be replaced in 2005.

Light Poles

Maintenance of the light poles is the responsibility of the HOA, excluding power cable from the light to the house (electrical work). Light bulbs will be replaced by the HOA as well as cleaning of the glass, painting of the pole, and pole replacement.

Roofs:

1. Roofs needing replacement: **(SEE SPECIFICATIONS IN THIS BOOKLET).**
2. Turbines and attic fans may be installed without approval IF installed on the rear side of the roof peak and must be painted Barcelona Brown satin finish.



- 3 All metal flashing and wood trim must be painted Barcelona Brown satin finish.



SPECIFICATIONS FOR ADDITIONS OR STRUCTURAL CHANGES

All additions, changes, and new construction **MUST** be approved by the Architectural Committee and the Board of Directors **prior to commencement of work**. Approval from adjacent neighbors is required. Request including drawings (with measurements), material's specifications and pictures (if necessary) must be submitted a *minimum of thirty (30) days* in advance for Committee and Board review. Everything must be in compliance with Dade County code including proper permits, if applicable.

DOCKS, DECKS AND STEPS TO DECK

DOCKS

1. Size-maximum of 10' x 15' or 150 square feet. Minimum of 4' x 6' or 24 square feet.
2. Docks must be constructed of pressure treated pine with a minimum thickness of 2".

3. The facing apron of the dock must be a minimum width of 8'. Width should be increased depending on length of span and dock size.
4. Dock pilings must be concrete building blocks or poured concrete into forms set on the lake bank. Steel rods must be hammered into the ground beneath the lakebed of either type of piling. It is advised that steel be set prior to pouring of concrete.
5. If land bank at the edge of the lake gunite wall is not wide enough to set pilings on, a floatation dock may be assembled with the same specifications and materials stated above. The dock must be anchored to the shore at the base of the gunite wall so that it may ride up and down with the changing water level.

DECKS

Decks must be constructed of pressure treated lumber with a minimum thickness of 2". If painted, the only acceptable color is Barcelona Brown satin finish.

STEPS

1. Steps from the top of the gunite as well as ramps leading from steps to docks must be constructed of pressure treated lumber with a minimum thickness of 2".
2. Steps must be a minimum of 30" wide.
3. If painted, only Barcelona Brown satin finish is permitted.

Note: It is recommended that all docks and steps be treated with a water repellent sealer to preserve the wood and prolong the life of your investment.

PATIOS

1. Concrete patios should be a minimum of 4" thick and be reinforced by wire mesh. Reinforcement bars are required for structural integrity when screen enclosures are planned and suggested in all cases for added strength.
2. If tile or other surfacing is to be installed on patios and front walks, a sample must be supplied and it must be approved by the Board of Directors.

SCREEN ENCLOSURES

1. Only bronze anodized aluminum enclosures may be installed.
2. Screen color must be charcoal.
3. If an aluminum roof is installed, a minimum of a 12" overhand is required with a 6" facing and rain gutter matching bronze along the front with down pipes.

SATELLITE DISH ANTENNA SPECIFICATIONS

Homeowners must file an ACC modification request form if planning to install a dish antenna or to have one professionally installed. Although dish antenna is approved in concept, **specific approval for your unit is required** before your dish is installed.

The most important information required on that form will be specifically where that dish is to be placed. Placement guidelines are as follows:

1. For good reception, a southwest exposure is required, set to the degrees per your manufacturer's recommendation.
2. For reception and other aesthetic and common sense reasons, the dish cannot be placed too low on your property.
3. To satisfy the community's ACC requirement, dish must be placed in the rear of the unit.
4. Placement of the dish must be discreet; glaring visibility is unacceptable and homeowner will be required to move the dish in such a case.

Any exterior wiring must be:

*Straight or covered with wire molding, and

*The molding must be painted to match the building or building trim behind it.

Facts

ENFORCEMENT

The Association has the right to enforce by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or thereafter imposed by provisions of the Declaration and Articles of Incorporation.

EASEMENTS

Article II of the Declaration of Covenants, Conditions and Restrictions refers to the Owner's Easements of enjoyment (in the subdivision), the delegation of use (to family members and tenants, etc.) and parking rights.

On the recorded plat of the subdivision in addition to the tracts denoting common area, property easements areas are noted. Nine, twenty (20) foot easement areas exist between connected units and are referred to in Section 4 of Article IV of the Declaration.

UTILITY AND COMMON ACCESS EASEMENT

The lakefront Villas survey provides common access easement for the joint purpose of public utilities entry and to provide access to and from the rear lots in case of fire or emergencies. Accordingly, access easements may **never** be obstructed by construction or vegetation.

HOMEOWNER'S RESPONSIBILITY

When selling your unit, it is the responsibility of the seller (current owner) to supply to the buyer (new owner) a copy of the Rules and Regulations. If replacement is needed, it can be purchased from the Property Management Office for a fee of \$25.00.

Please make sure you have a "Disclosure Summary Document" before you are ready to do the closing of your home.

If a homeowner plans to rent their unit, the prospective tenants are subject to a screening process provided by the Property Management Company. This process consists of, but is not limited to, a background check and a credit check. There is a charge for this screening process and is paid directly to the Property Management Company. Please contact Property Management for exact details.



If you need additional information or have any questions, please contact the Property Management office, (see front cover, last page, and/or current Newsletter for name and contact information).

