

GATEWAY ESTATES PARK CONDOMINIUM ASSOCIATION, INC.
COMMUNITY RULES AND REGULATIONS
R12/2020

SPEED LIMIT The speed of vehicular traffic within the Condominium shall not exceed the posted limits.

TRAFFIC SIGNAGE Permitted motor vehicles, bicyclists and skaters must obey all traffic signs and yield to persons on foot.

LAUNDRY Airing or drying of laundry is not permitted in any area visible from outside the home.

MOTOR VEHICLES, BOATS ON TRAILERS AND TRAILERS in the community must comply with Miami-Dade County codes

RV's OR CAMPERS Only one recreational vehicle (RV) or camper is permitted on the property at any time. The RV or camper may be parked on the side or rear of the home but the front of the RV or camper may not go past the front of the home. The RV or camper must be parked on a concrete or asphalt pad.

VEHICLE REPAIRS Major vehicle repairs are not permitted on the property. Only minor repairs such as changing tires, batteries, oil change, replacement of brakes and engine tune-ups are permitted.

PARKING is not permitted on the street, on grass or other unpaved areas, either on common areas, or at home site. Violation of this rule will result in a \$25 fine.

ASSOCIATION PARKING LOTS The two paved lots located at the Clubhouse are common facilities, reserved for parking only by **registered** residents, guests of residents or visitors in connection with community, business, social or recreational activity. Residents that need additional parking space not available at their units may park their vehicles in these lots but the vehicles must have valid tags, insurance and be in good condition (no flat tires, broken windows, etc.). The unit number where the vehicle's owner resides and phone number must be written and posted on the windshield.

AUTOMOBILES, STANDARD PICK-UP TRUCKS AND VANS not exceeding one (1) ton capacity may be parked at the individual home site, on paved parking spaces only. Please use your driveways and/or the parking lots at the Clubhouse to park additional vehicles. The two paved lots located at the Clubhouse are common facilities, reserved for parking only by our residents, guests of residents and visitors in connection with community, business, social or recreational activity. Vehicles parked in association parking lots must have a note on the dashboard with the unit number and telephone number of the owner.

RVs, BOATS, BOAT TRAILERS AND OTHER VEHICLES higher than standard or exceeding one (1) ton capacity may be parked at the individual home site provided they are on a paved parking space, and within the side, back and front set-backs as mandated by the County and Association documents for the mobile home itself. Approval for such parking must be obtained in advance in accordance with GEPC Building and Improvement Standards Manual, essentially in the same manner as for initial setting up of a mobile home on the structure. Alternatively, owners must arrange for parking or storage outside the community. In any event, these vehicles may be allowed on the home site parking area adjacent to the street for

temporary loading/unloading periods up to four (4) nights in anyone month. In accordance with State law, habitation of these vehicles while parked within the community is prohibited.

COMMERCIAL VEHICLES Florida Statutes define a commercial vehicle as a vehicle that is owned or used by a business, corporation, partnership or sole proprietorship or any other entity conducting business for a commercial purpose. A "commercial purpose" is defined to mean "for the purpose of economic gain."

a. Gateway Estates Park Condominium Association Community Rules and Regulations, effective May 15, 2015, specifically state, "No Commercial Vehicles or equipment are permitted to be parked within the community."

b. Gateway Estates Park Condominium Association allows certain commercial vehicles to be parked at the individual home site if they meet the requirements as listed in the Rules and Regulations of all parked vehicles allowed to park there: "Automobiles, standard pick-up trucks and vans", with the exception of vehicles owned and/or leased by government entities, driven by essential personnel currently residing in Gateway Estates, and not used for "commercial purposes". Any pick-up trucks, other than standard pick-ups (non-altered), i.e., flatbeds, tow trucks, dump trucks, box trucks, etc. are not allowed to be parked within the community.

c. Any commercial vehicle not being parked at the resident's home may be parked in the paved parking area south of the clubhouse, closest to the lake, if the vehicle is registered with the office beforehand and displaying a commercial sticker issued by Gateway Estates Park Condominium Association. Vehicles must be parked within the marked spaces. All vehicles to be parked in the parking lot must be able to provide proof of business and vehicle ownership and an insurance policy of that vehicle. Gateway Estates Park Condominium Association accepts no liability for theft or damage to vehicles parked on our property. The owner or driver, by parking on our property, accepts all liability of said vehicle while parked there. Vehicles parked in the commercial lot not meeting the above requirements will be towed.

d. Commercial vehicles carrying any type of combustible fluids may not park in the commercial lot.

e. No motor vehicle shall be parked in such a manner or area that obstructs the safe, free flow of vehicular traffic or obstructs the movement of other vehicles into and out of the lot.

f. No unsightly commercial vehicles may be parked at a resident's home or in the commercial lot. Vehicles may not have visible body rust or missing or excessive damaged body parts.

g. Except for minor emergency repairs, the repairing of vehicles, including the painting thereof, is not permitted at any time on the parking lot. Resident's that have vehicles that leak oil or other fluids will be asked to immediately remove the vehicle from the community and the vehicle owner, or unit owner, will be responsible for cleaning the area back to its original state of cleanliness.

h. Absolutely no vehicles, commercial or otherwise, not owned or operated by an owner or registered tenant of Gateway Estates Park Condominium Association, are allowed to be parked in the parking lots overnight. Under no circumstances shall vehicles be parked at the entrance driveway for a period exceeding two (2) hours. Any vehicle exceeding that time period will be towed.

i. Small towed commercial trailers that fit in the driveway and do not extend beyond the front of the house, may be parked at a resident's home on concrete or asphalt only, instead of being parked with the commercial vehicles in our parking lot, if such apparatus is in good working order and approved by the Board of Gateway Estates Park Condominium Association. Any towed trailer parked in the commercial lot must be disconnected from the vehicle towing it and must fit within the lines of a parking space and not extend beyond that space in length or width.

RENTAL/SALES SIGNAGE A unit owner selling or leasing his mobile home must notify the Association office. One "For Sale" or "For Rent" sign (no larger than 18" x 18"), on a stake, may be placed on the lawn on the street side of the home, no closer than five feet from the street, or on a window inside the home. **No** signage may be placed at the entrance to the community, except for an "open house" sign on the day of the open house, and it must be removed immediately after the

open house. Owners renting or selling a vacant unit should have their phone number registered on the gate phone so they can open the gate for their visitors.

SATELLITE DISHES and ANTENNAS Old antennas and the poles to which they are attached should be removed, if they are not being used. Only one satellite dish per unit is allowed, should not exceed eighteen inches in diameter and should be sited as unobtrusively as feasible. When adding a satellite dish, you must remove any installed by a previous owner or tenant.

ADDITIONS AND ALTERATIONS Exterior additions or alterations of any kind to a mobile home, including fencing, must first be approved by the Association. Owners must submit an Architectural Change Form available in the Association office, together with a copy of a survey of their property. All exterior additions or alterations must conform with Miami Dade Building Codes and copies of the permit application and final approval by the County must be provided to the Association.

LANDSCAPING Each home site may be landscaped with trees, shrubs and flowers, in an attractive manner to suit the resident. In order to prevent damage to underground utilities and to ensure personal safety, prior to any digging or landscaping, the owner must contact "No-Cuts" at 811 to request that utility lines on the property be marked. Each resident is responsible for proper cultivation and care of lawn, shrubbery and the grounds of his/her premises. Hedges shall be maintained at a maximum height of six feet and trimmed as needed..

ASSOCIATION BUILDINGS The Clubhouse, pool and other Association buildings and facilities shall be only for use by residents without charge. The Clubhouse may be reserved by a resident for a special event pursuant to the rules as stated in the Clubhouse Reservation Contract available in the office.

MINOR CHILDREN All children under the age of eighteen years, residing with or the guest of each owner/tenant, must abide by the Park curfew and be in their Unit by 10:00 p.m., excluding authorized functions.

PETS

a. Residents must adhere to the Miami-Dade County Pet Laws, including but not limited to:

- Dogs, cats, and ferrets must be vaccinated against the rabies virus beginning at 4 months of age, and they must be revaccinated as directed by the vaccine manufacturer (typically, every 1 or 3 years). (Section 5-6)
- Dogs must be licensed every year and must wear their tag at all times. (Section 5-7)
- If your dog defecates outside of your private property, it is your responsibility to remove it (Section 5-20)
- Dogs are not permitted to roam free off your private property. They must be leashed at all times. (Section 5-20)
- To transport a pet in the back of a pickup truck, it must be in a secured carrier. See Section 5-15 for other requirements.

- The acquisition or keeping of Pit Bull dogs is prohibited in Miami-Dade County (Section 5-17.6)
- Depriving an animal of food, water, or adequate shelter is an act of animal cruelty (Section 5-4)

- b. Violation of the above laws may be reported to Miami Dade Animal Services.
- c. Dogs may not be kept outside past the curfew time of 10:00 pm until 7:00 am.
- d. The following three dog breeds are not allowed at Gateway Estates:
 - - **Pit Bull** (pure or mixed - American pit bull terriers, American Staffordshire terriers, Staffordshire bull terriers or any other dog that substantially conforms to these breed characteristics)
 - **Doberman**
 - **Rottweiler**
- e. No more than two dogs are allowed at one unit. All residents that acquire a new dog must advise and provide the Association with a picture.
- f. Any dog that habitually runs loose may have to be removed from Gateway and/or the unit owner may be fined. If a loose dog is aggressive or causes injury to a resident (bites or attempts to bite) it must be removed from Gateway within 48 hours. Dogs that run loose, dog bites and aggressive behavior by loose dogs will be reported to law enforcement and Miami Dade Animal Services.

LIABILITY The Association is not responsible for fire, theft or other damage to the mobile home, auto(s) or other personal property belonging to the residents, or their guests, nor for any injury to any resident or guest for any reason, whether by act of omission or failure of the Condominium Association to furnish any services for which it is obligated hereunder.

MAXIMUM NUMBER IN MOBILE HOMES At no time shall the number of persons sleeping in a mobile home exceed the maximum number permitted by applicable government regulations, ordinances or statutes.

HOUSE NUMBER Your house number shall be affixed to the front of your home or on a stake on the front lawn in dark numbers so it may be visible from the road.

SKIRTING All homes in the community must be skirted with metal, vinyl or stucco construction or other material to be approved by the Association, and kept up to Condominium standards.

GARDEN HOSE Each unit owner shall, at all times, maintain a garden hose attached to the water system outside the home. The hose shall be of sufficient length to reach any part of the mobile home with a full water stream.

SPILLWAYS AND STORM DRAINS Anybody caught dumping tree debris, trash, liquids or other items in the spillway will be immediately fined \$100.

VEHICLES This rule applies to all street legal vehicles, including motorcycles and street legal golf carts, mopeds and scooters.

1. Only residents with a legal driver's license may operate vehicles within the community and the vehicles must be registered, have valid tags and insurance coverage.
2. All vehicles must be in good working condition (no oil leaks, noisy mufflers, etc.)
3. Any and all traffic violations, including speeding, wreck less driving, no valid tags, not stopping at STOP signs, driving with no license or suspended license, using a fake license and no insurance may result in eviction.

RECREATIONAL VEHICLES All children under the age of sixteen (16) must wear a safety helmet when bicycling (pursuant to Florida Statute 316.2065 helmet law), roller skating (roller blades or skateboard), riding a scooter, hover board or other **electric** powered ride-on toy or apparatus within the community and must abide by the 10 mph speed limit. Exceeding the speed limit will result in the suspension of the use of the riding toy for two weeks.

NO GAS powered recreational vehicles that are not street legal, are permitted. These vehicles include but are not limited to ATV's, pocket bikes, pocket rockets, dirt bikes, quads, mini choppers, scooters, skateboards, go karts and dune buggies. Residents may not ride or drive them in or out of the community.

POOL RULES All State and County Department of Health rules and regulations with regard to the swimming pool as well as the rules as posted on the large sign by the pool deck and the rules below must be followed. Failure to follow the pool rules may result in the suspension of privileges to use the pool and facilities. The unit owner will be responsible to pay for any pool furniture, equipment or other Association property that is damaged.

- a. Swimming pool hours are from 9:00 a.m. to one half hour prior to sunset as printed daily by The Miami Herald.
- b. A shower is required before entering the pool. If a lotion/oil is used, a soap shower is required.
- c. Swim suits and bathing trunks are the only accepted apparel to be worn in the pool. Cut-offs, t-shirts, etc., are not permitted in the pool. Infants/toddlers must wear water diapers.
- d. Anyone under the age of 13 must be accompanied by an adult (18 yrs. + with photo ID) while in the pool or on the pool deck.
- e. Food, glass containers, alcohol and illegal drugs are not allowed in the pool, pool deck or other recreational area.
- f. Running, diving, dunking, pushing, shoving or other unsafe horseplay in the pool/pool deck or other recreation area is prohibited. Pool toys and accessories are permitted at the discretion of Management. Basketballs and footballs are not permitted at the pool.
- g. Excessive noise is not allowed. The use of radios and CD players are permitted with earphones only.
- h. Diapered adults are not permitted in the pool.
- i. Each unit is allowed only two guests and the registered resident(s) at the unit must accompany their guests when using the pool or pool deck area.
- j. Pets are not permitted on the pool deck or in the pool.
- k. No bicycles, skate boards, scooters or other recreational ride on toys are allowed on the pool deck.
- l. No sitting or jumping on the pool house.
- m. Do not remove umbrellas from the table. Umbrellas should be closed before you leave the pool.
- n. Pick up your trash.
- o. No alcohol or illegal drugs are allowed in the pool area, clubhouse or anywhere on the common elements.

PETS are not permitted on the Clubhouse grounds, including the mailroom and pool deck.

ACTIVITIES IN PLAYGROUND/RECREATION AREAS must cease at sunset as printed daily in The Miami Herald. Parents are fully responsible for the actions of their children at all times.

SOLICITING is not allowed in the community.

LAKES Usage of the Lakes will be governed by the Rules of the State of Florida Fish and Wildlife Commission and the Department of Health. Under no circumstances shall any minor child be permitted on the banks of the lakes without adult supervision. Power boats of any type are not permitted on either lake, with the exception of power boats used for water management. Sailboats, rowboats, canoes and man carrying rubber rafts are permitted providing:

- a. Boating in the lakes is regulated by Florida law and Coast Guard regulations.
- b. Anyone under the age of six (6) must wear a personal flotation device (PFD), there must be at least one PFD for each person on board
- c. There must be at least one parent or other responsible adult (18 years + with photo ID) on board the craft.
- d. Rated capacity of the craft is not to be exceeded.
- e. All personal property is used on a strictly temporary basis only, and must be removed immediately upon departure from the lake banks "common area". Nets, seines, snag hooks or other non-conventional fishing equipment is prohibited. Fishing in the lakes and size limitations are regulated by Florida Fish and Wildlife laws.
- f. No food, drink including beer and other alcoholic beverages are permitted on the lakes. No trash or other litter is to be left on the lake banks or discarded into the lake.
- g. Unruly behavior or loud noises are not permitted.
- h. Any person under the age of thirteen (13) years must always be accompanied by a parent or other responsible adult (18 years + with photo ID) when using the lake areas for any purpose.
- i. Access to the North Lake will be by the concrete spillways only. Absolutely no trespassing is permitted on other residents' properties. Unit owners on the South Lake are responsible for the security of the gate on the chain link fence located behind their property, or any gate located on their property. Animals are not permitted in either lake or on the lake banks. Lake areas are for the use of Park residents only and their registered guests. Entry to the lake areas is permitted from sunrise to sunset as printed daily by The Miami Herald.
- j. Anyone using the lake areas must be aware of the possibility of alligators being present at times, and should take necessary steps to avoid them. Please do not feed them so as to encourage them to come up onto the lake bank.
- k. Wading, swimming, skin diving or scuba diving in either lake is prohibited.

ARCHITECTURAL CHANGES Additions, alterations and/or improvements to homes and lots, including the installation of permanent shutters, must be approved by the Association. **Owners** must submit an architectural change request form (available in the Management Office) together with a picture, survey, sketch or drawing of the changes you wish to make. It is your responsibility to check with the County regarding permitting requirements. The Association must approve the request for changes before any work is started. Sheds must meet Miami-Dade County standards and setbacks, and must be the same color or as close as possible to the color of the home.

GUESTS AND VISITORS

- a. Owners are responsible to register guests that are visiting for more than 3 days. A guest registration form is available in the mailroom or the office.
- b. Guests may visit for up to 30 days but only one 30-day stay by the same guest is allowed during the same fiscal year.
- c. Guests that will be remaining past the 30 days, or are visiting more than once in the same fiscal year, must complete a tenant/roommate application form prior to their arrival and be approved by the Association.

MAIL The U. S. Post Office delivers the mail Monday through Saturday. Oversized packages will be put in the parcel boxes and the key to the parcel box will be left in your mailbox. If the package does not fit in the parcel box, the Post Office will take it back to the Post Office and leave a slip in your mailbox. The Management Office does not accept packages or certified mail for residents. Please provide your service providers with your unit number. The Post Office will return any and all mail and packages that do not have a unit number. Do not allow your mail to accumulate in your mailbox. The Post Office will empty out the mailboxes that are filled to capacity and return all mail to sender. Unit owners are responsible for placing the names of their tenants in the mailbox and providing the tenants with a key to the mailbox. Owners are responsible to replace mailbox locks.

REMOTE CONTROLS /CLICKERS Residents that use clickers, transmitters and other types of remote controls to open the entrance gate may drive straight to the gate from the road **ONLY** if hauling trailers, boats, ATV's, etc. At all other times residents must drive around the bend to one of the two lanes and then proceed to the gate. Anyone caught driving straight to the in gate from the road without hauling anything will have their clicker privileges suspended for 14 days and immediately be fined \$25.

TAILGATING/SPEEDING/WRECKLESS DRIVING In addition to fines and suspensions, any costs incurred by the Association to repair or replace any condominium property damaged due to tailgating, speeding and/or wreckless driving will be charged to the unit where the owner, tenants, guest or invitee resides or is visiting. The condominium property includes, but is not limited to the gate, arm, gate phone, motors, cameras, card readers, signage, posts, electrical work and reconfiguration of software.

LAW ENFORCEMENT The Association is not responsible for law enforcement in the community. The responsibility for dealing with suspicious or criminal activity remains exclusively with the Miami Dade Police Department. Suspicious or criminal activity should be immediately reported by the residents who witness the activity to the Miami Dade Police Department. After you contact the Miami Dade Police Department, please contact the Association office to report the incident.

DISPOSAL OF JUNK Residents are responsible for hauling away and disposing old furniture, appliances as well as yard and tree debris. These items must not be stored anywhere around the unit (under a car port, on a porch) or dumped on common elements or County property. Dumping on County property will be reported to law enforcement. The Association may arrange to haul away these items and bill the cost of removal to the unit owners.

WINDOW TREATMENT AND PATIO DOOR COVERINGS The only acceptable window treatment is mini blinds to be installed on the inside of all windows in the home and windows on sheds, and all should be the same color - white or tan. Residents that want to install wood blinds, vertical blinds or other type of window treatment must request permission from the Association. The blinds must be maintained clean and in good condition and replaced as needed. This rule applies to all units that are currently vacant and units that become vacant in the future.

RESIDENTS TO BE FINED A \$100 PENALTY FOR FAILURE TO REPORT DAMAGES and TAMPERING WITH EQUIPMENT Residents that cause damage to the arms, gates or other equipment at the entrance, or Association property anywhere in the community, should immediately report the incident to the office. Failure to report will result in a fine of \$100 in addition to the cost of replacing and/or repairing any damaged equipment or property. A \$100 fine will be imposed for **tampering** with any Association equipment and property, including the gate phone, clicker antenna, cameras and signage. Pursuant to the condo documents, residents are responsible for the actions of their guests, relatives and service providers. Fines imposed are payable by the unit owner and payable in 30 days from date of invoice.

UNREGISTERED TENANTS Tenants that allow additional people to move into their unit, without the knowledge and/or consent of the Association, will not be allowed to remain in the community. Landlords must immediately move to evict unregistered tenants or the Association will commence eviction proceedings and the landlord will be responsible to pay the legal fees and costs. Vehicles belonging to unregistered tenants and parked on guest parking spaces in the cul de sacs, on Association parking lots, or other unauthorized parking spaces will be towed within 24 hours.

DELINQUENT DUES Owners that have vacant units, are delinquent in the payment of dues and have uncorrected violations, will not be allowed to rent their unit until the delinquent dues and late fees are paid and violations corrected.

HURRICANES/STORMS The Association does not provide sheltering for residents. Residents should arrange to evacuate as mandated by the County and should not return until the evacuation order is lifted.

LAWN MAINTENANCE OR PRESSURE CLEANING If you live out of town or State, please arrange to have someone inspect your property for violations. Pressure cleaning homes and/or sheds and lawn maintenance **is the owner's responsibility**. During rainy season the grass may need to be mowed more than once a month and homes and/or sheds may need pressure cleaning more often than once or twice a year. Landlords shall not make their tenants responsible for lawn maintenance and pressure cleaning.

VIOLATIONS *r.22018*

1. The Association will mail and/or e-mail the unit owner **one** notice of violation(s) with 14 days to correct.
2. The owner will submit proof of the corrected violation by forwarding a picture via email to gatewaystatesoffice@yahoo.com If the owner does not have access to a camera and/or email, he will contact the Association at 305-247-8500 and the Association will arrange to take a picture.
3. If the violation is not corrected and proof of correction is not received by the Association within 14 days of the date of the notice, the Board of Directors will impose a fine of \$25 per day (up to \$1000) until such time as the violation is corrected and proof of correction is received by the Association.
4. Fines are imposed at board meetings. The owners will be given notice of the board meeting so they may attend and have an opportunity to dispute the violation and/or the fine.
5. An invoice for fines will be mailed to the unit owner. Fines are payable within 30 days, will remain on the unit ledger until paid and if not paid within 30 days will be forwarded to the Association attorney for collection.
6. Non-correction of violations and/or payment of fines will delay the rental and sale of homes.

PARKING

a. Tenants may not park in guest parking spaces. Owners/landlords that do not have enough parking for their tenants must arrange to make additional parking spaces on their property by pouring concrete or asphalt.

b. Owners and **registered tenants only** that need parking space for guests, may use the parking lots located next to the Clubhouse, provided the vehicles have valid registration, are insured, and are not in "junk" condition. In addition, a note with the owner's unit number and phone number should be placed on the dashboard.

c. Vehicles with expired tags parked in Association parking lots, will be issued a tow sticker and towed within three days if the owner does not contact the office.

d. Any unknown vehicle without tags parked on an Association parking lot will be towed within 24 hours without notice.

e. Any vehicle parked in an Association parking lot must have a note with the unit number of the vehicle owner and phone number on the dashboard. Unknown vehicles will be towed without notice.

CONDO DUES Owners/landlords may not make tenants responsible for the payment of condo dues. Payment plans for the payment of delinquent dues will not be allowed under any circumstances.

TRASH

a. Residents must periodically wash or rinse out their trash can with bleach and water. If the trash hauler does not pick up trash due to excessive unpleasant odors, the resident will be responsible for hauling their trash out of the community.

b. Any person caught throwing bags with dog defecation, and any other trash, in other residents' trash cans will be issued a violation notice and be subject to fines.

c. Only one trash can per unit may be put out on trash pickup days. Trash and other debris must be placed in a bag before it is placed in the trash cans. Junk, trash and yard debris that does not fit inside the trash can should be hauled out of the community by the resident or unit owner. It may not be placed next to the trash can for pick up by the trash hauler. The trash hauler is not obligated to pick up anything other than one trash can per unit.

d. Trash cans must be removed from the curb by 8 pm on the date of trash pick-up. If a trash can is not removed the Association may arrange to remove it and impose a \$25 fine.

NOTICES/RESOURCES/ANNOUNCEMENTS The residents are responsible to check the mailroom door, shelf and bulletin boards for notices posted by the Association. .

ENCLOSED PORCHES Shades, blinds or curtains should be installed on enclosed porches so that old furniture and other junk being stored on the porches are not visible by neighbors or from the road.

VEHICLES (This rule applies to all **street legal vehicles**, including motorcycles and street legal golf carts, mopeds and scooters)

a. Only residents with a legal and valid driver's license may operate vehicles within the community and the vehicles must be registered, have valid tags and insurance coverage.

b. All vehicles must be in good working condition (no oil leaks, noisy mufflers, etc.)

c. Any and all traffic violations, including speeding, wreck less driving, no valid tags, not stopping at STOP signs, driving with no license or suspended license, using a fake license and no insurance may result in eviction.

SMALL OUTDOOR PLAYSETS AND TOYS Small outdoor playsets, swings, backyard trampolines and other small play toys should be placed within your property, on the side or back of the home, but not where they would block a neighbor's view of the lake, or too close to a neighbor's home so as to cause noise disturbances. Toys may not be placed in front of the home. Toys in poor condition that are no longer being used should be discarded.

WINDOW AIR CONDITIONERS Window air conditioners are not allowed on windows that face the road.

BUILDING STANDARDS Any prior rule or revisions of rules or verbal permission by a board member, allowing rock or concrete pavers underneath vehicles, boats, RV's or trailers, etc. is **REVOKED**. Owners or landlords that need additional parking space on their property must pour concrete or asphalt, or other material that must be approved by the Architectural Committee and/or Board.

DELINQUENT ACCOUNTS Payment plans with the Association or the Association attorney will no longer be allowed. All monies owed the Association must be paid within 30 days or the unit ledger will be forwarded to the Association attorney for collection.

ABUSIVE OR HARASSING BEHAVIOR Residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at Board members, Association volunteers, management, employees, vendors contracted by the Association, or other residents. Violation of this rule may result in the Association denying the renewal of a tenant's lease. In cases where the behavior affects the health and safety of a person, the Association may request the landlord immediately commence eviction proceedings. In cases where an owner is engaging in abusive or harassing behavior, the Association will refer the matter to the Association attorney for disposition.

SHUTTERS that are permanently attached to a home (plantation, clamshell, Bahama, accordion) may be left open or closed at the pleasure of the unit owners. The shutters must be maintained in good condition and cleaned or painted as needed. Plywood, aluminum or any other materials used to temporary cover windows and doors to prepare for a hurricane, must be removed within 30 days following the storm.

GENERATORS may not be used unless there is a community power outage due to a natural disaster or malfunction of FPL equipment. In the case of remodeling or placing a new home on a lot without power, generators may be used during normal work days and hours, as mandated by Miami-Dade County codes. Disconnection of a utility service for non-payment of a utility bill is not a valid excuse to run a generator.

FIREWORKS AND FIREARMS Because of the potential to cause property damage and injury to residents, fireworks are no longer allowed in the community **at any time** and a fine of \$500 will be imposed on units that disregard this rule. The use of a BB gun at any unit or anywhere on Gateway Estates property is not allowed and will result in a \$500 fine. Anyone that discharges a firearm during a holiday celebration or **at any time** discharges a firearm in the air or in the woods will be reported to the police, which may lead to arrest, and the Association will fine the unit \$500.

HURRICANE/STORM DEBRIS The Association **will not** provide an area for residents to dispose of hurricane or storm debris. Therefore, each unit owner, within 60 (sixty) days of the date of the hurricane or storm, shall clean up their properties and haul away their debris. Any cost incurred by the Association for the removal of illegally dumped debris on any Association property, the restoration of the dumping site and any fines imposed by a local, state or federal agency will result in a special assessment to unit owners.

TEMPORARY PARKING OF AN RV AT HOME SITE AFTER A DISASTER (HURRICANE, FLOOD, FIRE)

1. This rule would take effect only after local, county or state evacuation orders, if any, have been lifted.
2. **Resident owners only** will be allowed to reside in a Class A Recreational Vehicle, Class B Recreational Vehicle, Fifth Wheel Travel Trailer and a standard travel trailer, parked on the side or back of the unit for up to six months if a home has sustained disaster-related damages that render the home inhabitable and will require extensive repairs, and up to one year if the home has to be replaced. Pop-Up campers and other campers that do not have restrooms and shower facilities are not allowed.
3. Association approval is required prior to parking and/or residing in the RV. The owner must submit a letter describing the type of repairs being made to the home and include a copy of their survey as well as the year, model and picture of the RV together with a copy of registration and proof of insurance. If the home is being replaced, in addition to the above letter, the owner will submit an architectural change form together with a copy of a survey and specifications of the new home.
4. If the owner requires an extension of time due to delays in completing the repairs, the delivery/installation of a new home, or other unforeseen circumstances, the owner will notify the Association in writing.
5. The owner must obtain, if required, county permitting and pay all costs in connection with any plumbing and electrical work required to hook-up the RV. Generators are only allowed if there is a disaster-related power outage throughout the community.
6. The owner agrees to park and maintain the RV in good condition pursuant to the condo docs and community rules and regulations, except the RV may be set on 2' square pieces of 3/4" or 1" plywood. After the repairs to the home have been completed or the new home has been installed (including obtaining a Certificate of Occupancy from the county) the owner agrees to remove the RV from the community within 15 days. The plywood will be removed prior to departure and the parking area left clear of any debris and trash.

TENANT/BUYER APPLICATIONS for units that have uncorrected violations and/or unpaid dues will **not be** processed until such time as the violations are corrected and the dues are paid. Unresolved violations and dues owed will be included in the estoppel letter provided by the Association to a closing agent or attorney and may delay the sale of a home. Tenant/Buyer applications are available from the Association office or by email request to gatewaystatesoffice@yahoo.com

HOME BUSINESSES – the following rules apply to home businesses:

- a. The business does not require client or customer traffic to and from the unit or community
- b. No business signage is allowed on the unit or on the grounds
- c. No cardboard signage is allowed inside, outside or on top of a vehicle
- d. Vehicles may have business signage if the sign is painted, a decal, letters, or a magnetic sign, but must be done by a professional sign company.
- e. Refer to the Commercial Vehicle rule regarding the parking of commercial vehicles
- f. No business solicitation is allowed in the community
- g. Names, e-mail addresses and other information that may appear in Gateway Estates Park Condo Association e-mails and notices posted in the mailroom or on the Gateway bulletin board shall not be used to solicit business.

ALCOHOL AND ILLEGAL DRUGS not permitted on the common elements, including the pool, clubhouse, parking lots, playground, woods or lakes.

LITTERING/DUMPING Littering/dumping/throwing of garbage, rubbish or any kind of waste anywhere in the community, including on the spillways and in the storm drains, will result in a fine of \$100.

FENCE COVERING The only covering allowed for chain link fences is a weave as shown in the picture below in white, tan or light gray. After installation the weave should be kept cleaned and replaced if torn or in poor condition.



PLAYGROUND RULES - Please report violations to the Association office at 305-247-8500. Call 911 to report emergencies. The playground is under 24-hour video surveillance. Violation of these playground rules may result in the suspension of use. All other community rules and regulations apply while in the playground. Do not enter the playground if at any time you see the yellow caution caution tape around it.

- Enter the playground at your own risk.
- Hours are from 9:00 am to dusk
- For use only by residents and their guests
- Playground for children ages 5 to 12 years – no one over 12 years permitted to use equipment
- Children under the age of 9 years must be accompanied by an adult 18 years and older
- Improper use of equipment is prohibited
- Adults permitted only if accompanying children
- No one is allowed on the playground during inclement weather
- No disorderly conduct – pushing, running or shoving
- No glass, tobacco, alcohol or illegal drugs
- No riding toys on safety surface (bicycles, skate boards, etc.)
- No littering
- No pets allowed

COVID-19 PANDEMIC – THE FOLLOWING WILL BE EFFECTIVE UNTIL FURTHER NOTICE

- The Association office will be open from 9 am to 2 pm Monday thru Friday with walk-up window service only for owners who are wearing a mask. Other visitors should call 305-247-8500 or email gatewayestatesoffice@yahoo.com
- Mailroom - Only one person at a time allowed in the mailroom and you must wear a mask. Entering the mailroom without a mask may result in a \$25 fine. While waiting outside the mailroom, practice social distancing.
- Pool – before entering the pool read the COVID-19 signage on the entry gates.
- All community social events are cancelled until further notice.
- No clubhouse reservations will be allowed.
- Board meetings may be held via conference call. Check mailroom for board meeting information. If held in the clubhouse all attendees will be required to wear a mask and practice social distancing.

GATEWAY ESTATES PARK CONDOMINIUM ASSOCIATION, INC.

**COMMUNITY RULES AND REGULATIONS
R12/2020**

ALL TENANTS – BUYERS MUST SIGN TO ACKNOWLEDGE RECEIPT OF

BUYERS:

PHONE REQUIRED: _____ **EMAILED REQUIRED:** _____

RECEIVED BY: _____ NAME and DATE _____

RECEIVED BY: _____ NAME and DATE _____

RECEIVED BY: _____ NAME and DATE _____

RECEIVED BY: _____ NAME and DATE _____

LESSORS:

PHONE REQUIRED: _____ **EMAILED REQUIRED:** _____

RECEIVED BY: _____ NAME and DATE _____

RECEIVED BY: _____ NAME and DATE _____

RECEIVED BY: _____ NAME and DATE _____