

**REVISED RULES AND REGULATIONS
OF
MILLER SIXTY-SEVEN TOWNHOUSES
CONDOMINIUM ASSOCIATION, INC.**

The undersigned President and Vice President of MILLER SIXTY-SEVEN TOWNHOUSES CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, hereby certify that the attached Revised Rules and Regulations of MILLER SIXTY-SEVEN TOWNHOUSES CONDOMINIUM ASSOCIATION, INC., a condominium established according to its Declaration thereof, recorded in Official Records Book 8611 at Page 1834 of the Public Records of Miami-Dade County, Florida, was duly adopted by the Board of Directors of the Association on August 27, 2015, all in accordance with the provisions of Article III 2.(a) of the Articles of Incorporation of MILLER SIXTY-SEVEN TOWNHOUSES CONDOMINIUM ASSOCIATION, INC.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the corporate seal of office this 10 day of September, 2015.

RICHARD CAMPBELL, President

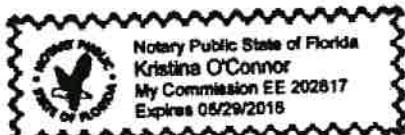
MILDRED GIRADLO, Vice President

MILDRED GIRADLO, Vice President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME, the undersigned authority, this day personally appeared Richard Campbell, President and Mildred Giraldo, Vice President, of MILLER SIXTY-SEVEN TOWNHOUSES CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, and known to me to be the persons who, as such officers, executed the foregoing Certificate and who acknowledged before me that they executed the same as such officers of said corporation; that they produced their Driver Licenses as identification, they did not take an oath, and that the seal affixed to said Certificate is the true and genuine seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 10 day of September, 2015. 



Notary Public State of Florida at Large

Christina D'Onnire

Printed Name of Notary

**Miller Sixty-Seven Townhouses Condominium
Association, Inc.
Rules and Regulations**
(Revised July 13, 2015)

The Board of Directors as provided in the Declaration of Condominium and By-Laws has adopted the following Rules and Regulations for the maintenance, conservation and beautification of the condominium property, and for health comfort, and general welfare of the unit owners and occupants:

SINGLE-FAMILY RESIDENCES:

1. As per the Association documents, it is not permissible to sublease a unit by either owner or renter.
2. Condominium units are single-family residences and as such the amount of people to live in each unit is limited to (4).

COMMON AREAS:

3. All doors leading from the condominium buildings shall be closed at all times except when in actual use for any purpose other than ingress or egress.
4. The sidewalk, entrances, passages of the condominium buildings shall not be obstructed or used for any purpose other than ingress and egress.
5. No Condominium Unit Owner or Resident shall engage in repair of motor vehicles, boats, or trailers within the common elements other than for an emergency.
6. None of the common elements shall be decorated or furnished by any Condominium Unit owner or resident.
7. Any use of the pool facilities must respect the rights of others unit owners and residents conform to applicable standards of health and safety. Individuals are expected to abide by the rules posted in the pool area. Those using the pool are responsible for cleaning up all trash in the pool area incidental to their use (i.e., can, cigarettes, butts, food, paper, etc.) The pool shall be used during daylight hours and all person using the pool do so at their own risk. Children under thirteen years (13) years of age are not permitted to be in the pool area unless accompanied by an adult. There are no pool parties allowed without prior association approval.
8. No glass or bottles permitted in pool area.
9. After using the umbrellas in the pool area please assure to turn umbrella to down position.

**Miller Sixty-Seven Townhouses Condominium
Association, Inc.
Rules and Regulations**
(Revised July 13, 2015)

ARCHITECTURAL:

10. Small satellite dishes (as defined 15" in diameter or less) may be installed upon obtaining architectural approval from the association.
11. Without the prior consent of the Association, no owner shall cause or permit anything to be placed on the outside walls of any building, and no sign, awning, canopy, shutter, radio or television antenna shall be affixed to or placed upon the exterior walls or roof or any part thereof. Also the unit owner may not cause or permit the enclosure either partially or entirely, of any exterior portions of the building.
12. No signs regarding rental or sale of property are permitted to be posted in the windows or any common area of the property.
13. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed on any part of the exclusive common area or the common areas.

GARBAGE:

14. All garbage and debris is to be deposited only in the facilities provided for that purpose. Large garbage items (i.e., rugs, appliances, furniture, etc.), should be deposited outside on the east side of the property located in front of building 7 on Miller Road, where it can be picked up by special city garbage collectors. The limited common elements and the common elements shall be kept free and clear of rubbish, debris and other unsightly materials, which are provided for that purpose.

PARKING:

15. Parking areas shall be solely for parking automobiles and motorcycles no commercial vehicles or trucks regardless of size and or weight are permitted to park overnight.
16. Due to limited visitor parking no assigned parking space should be left open overnight.
17. There is one assigned parking space per unit. Visitor or second cars are allowed to park in the authorized marked areas on a first come, first serve basis. Any vehicle parked in an unauthorized or unmarked area shall be towed, without notice at the owner's expense.
18. Parking on the concrete ends, double parking and/or parking in an unoccupied unit spot will result in towing without prior notice and at the owners expense.

**Miller Sixty-Seven Townhouses Condominium
Association, Inc.
Rules and Regulations**
(Revised July 13, 2015)

19. Guest parking is for an amount of time not exceed forty eight (48) hours. All guests and/or owners who overstay the deadline will be towed at the vehicle owner's.
20. Unit owners shall not transfer or assign use of their parking spaces except in connection with the sale of the condominium unit.
21. If you have a vehicle that has a hitch on the back please assure that it does not overhang on concrete side of sidewalk.
22. No vehicle shall be driven at speed greater than five (5) miles per hour on Condominium property.

SAFETY:

23. There shall not be kept in any condominium unit any inflammable, combustible or explosive fluid.
24. Condominium unit owners, residents their family's guests, servants, employees, agents, and visitors shall not at any time for any reason whatsoever, enter upon the roof, power rooms, service rooms, or areas in the sewage treatment facility.
25. No condominium Unit Owner or resident shall engage in the repair of motor vehicles, boats or trailers within the common elements other than for emergency service.

PETS:

26. As of March 19, 2002, no new dogs will be permitted by present owners or tenants. Dogs allowed prior to March 19, 2002 will be grandfathered in, but cannot be replaced. No new owner or tenant applications will be approved if they have dogs as pets.
27. The few owners remaining with pets must have control of their pets at all times. Pets are not allowed to be unattended so as to cause disturbance (defecating in community, barking, etc.)
28. Permitted animals shall be restricted to 2 cats and caged birds that do not cause a noise disturbance. Cats must be kept indoors at all times.

**Miller Sixty-Seven Townhouses Condominium
Association, Inc.
Rules and Regulations**
(Revised July 13, 2015)

NUSIANCES:

29. No condominium Unit owner or resident shall play upon or permit to be played any musical instrument or operate or permit to be operated a phonograph, radio, television set or other loudspeaker in a Condominium Unit between the hours of 11:00 P.M. and the following 8:00 A.M. if the same shall unreasonable disturb or annoy other occupants of the Condominium.
30. There will be no Owners allowed to serve as members of the Board of Directors if they are in violation of any of the Rules and Regulations and or in arrears of their monthly maintenance fees.

LEASES:

31. No owner may lease their unit without prior approval from the Board of directors. No one will be interviewed unless completed paperwork has been submitted to the Property Management Company. Any owner having someone move into their unit without prior Board of Directors approval is in violation of the Condominium By-Laws and tenant will be subject to immediate eviction.
32. The association will require, as a condition to permitting the letting or renting of a unit, the depositing into escrow account, maintained by the Association, a security deposit in an amount equal to one (1) month's rent (an amount considered fair market value). Within thirty (30) days after a tenant vacates the premises, the Association shall refund the full security deposit or give written notice to the tenant of any claim made against the security deposit.
33. All purchase or tenants applications received must have the lease attached and must be accompanied by the applicants identification and the screening fee in the amount of 125.00.
34. All purchase or tenant applications must be received by the first of the month to be processed by the fourth Thursday of the same month.
35. All rental leases are not automatically renewable and are good for one (1) year. Any extension of leases will be subject to approval by the Board of Directors.
36. No unit shall be rented that has not been occupied by the owner for less than one year. If any tenant vacates unit prior to meeting one year in the unit the unit must remain unoccupied until the anniversary of that lease has been satisfied.

37. There will be no rental approval issues for any unit that is not in compliance with the Rules and Regulations, that is in arrears in their maintenance payments, that has not owned the unit for a full year

Page 4 of 5

Revised – Miller 67 Rules & Regulations
July 13, 2015

Book29823/Page3115 CFN#20150675606

Page 6 of 7

DR BK 29823 PG 3116
LAST PAGE

**Miller Sixty-Seven Townhouses Condominium
Association, Inc.
Rules and Regulations**

(Revised July 13, 2015)

prior to rental and/or that has not complied with the one year lease rule that is clearly stated in the By-laws.

38. Any tenant not adhering to the Rules and Regulations will be subject to immediate eviction without notice at the unit owner's expense.

MAINTENANCE FEES:

39. Any and all maintenance payments that are returned for any reason whatsoever will be subject to a \$50.00 fee along with any other fees incurred by the management company.

40. Any owner not paying their maintenance and having fallen into a past thirty (30) day delinquency status with their unit rented will have the rent collected from the tenant until the account is current. State statutes protect the association and mandate the tenant to comply or be evicted.

41. Any renter found violating the rules and regulations will be evicted at owner's expense. All management and Legal fees will be charged to the owner.

VIOLATIONS:

42. Violations are subject to a fine up to \$1,000.00 per violation and a non-refundable \$50 administrative fee. You will be given the opportunity to attend a hearing panel meeting to state your case. Should you fail to attend the meeting the fine will be assessed to your unit's account by default.

43. Any owner found violating the rules and regulations will have seventy-two (72) hours to correct the violation. Should the violation not be corrected immediately legal action will be commenced within five (5) business days. All legal fees will be paid by Unit Owner.

44. All new owners must be provided the By-Laws of the condominium prior to the sale being approved. New owners will be screened and this is one of the requirements.

