



12301 S.W. 132 Court Miami, Florida, 33186

Phone: (305)251-3848 – Fax: (305)251-3849

APPLICATION PROCESS

1. Applications must be complete and filled out completely.
 - a. Please check that all initials and signatures are duly entered.
 - b. Incomplete applications will not be accepted.
 - c. Checklist for forms, documents attached for your convenience.
2. Applications are accepted:
 - a. Via email at vanessa@caribbeanproperty.cc
 - b. In person at the office:
Monday – Friday, 8:00 am to 4:30 pm.
Closed for lunch from noon to 1:00 pm.
 - c. We do not offer a RUSH service or fee application processing
3. The processing of your application can take up to 15-20 days, so please plan accordingly. The applicant:
 - a. will be contacted as soon as the application has been received.
 - b. information processed, and any missing information will be requested.
 - c. will be advised in writing as soon as determination has been made.
 - d. owners or renters may not move in until Association approval is granted.
4. Calls to the office to inquire about status will only **delay processing**.
5. Applicants should work through their real estate broker if one is retained.

CHECKLIST

6. The following **DOCUMENTS** are required:
 - a. Copy of driver's license front for anyone over 18
 - b. Police records for anyone over 18
 - c. Copy of Marriage Certificate, if applicable
 - d. Copy of sale or lease contract, as applicable
 - e. Corporate Resolution, if applicable
 - f. Copy of Pet's VET Certificate/Tag registration and picture of pet



- g. Copy of HUD settlement or warranty deed **MUST** be submitted to our office after closing
7. The following **PAYMENTS** must be submitted:
- a. **non-refundable fee of \$150 for processing** of each application 18 years of age and older
Payment can be made with debit care, credit card and or money order made out to **Caribbean Property Management.** (Husband and Wife count as one application, must show proof if last name differs. i.e., Marriage Certificate)
 - b. **non-refundable fee of \$20 for notary stamp** provided on the approval certificate. Payment can be made with debit care, credit care and or money order made out to **Caribbean Property Management.**
 - c. Estoppel payment, if necessary
 - d. There will be a 10% processing fee per transaction applied to credit card and debit cards.



CONTACT INFORMATION:

Name of the current property owner(s):

Property Address: _____

Circle One: Seller's/Buyer's

Realtor's Name: _____

Realtor's Contact #: _____



ESTOPPEL DEPARTMENT

When requesting an Estoppel, Pud, Questionnaire or Refinancing please follow the instruction below:

- Please ensure that when requesting information, the following are with your documents:
 - A. Owner/Seller(s) Name: _____
 - B. Purchaser/Buyer(s) Name: _____
 - C. Property Address: _____
 - D. Association Name: _____
 - E. Email (Required): _____
- Please direct all request to Caribbean Property Management, Inc. Estoppels Department c/o Caribbean Property Management, Inc., 12301 S.W. 132nd Court, Miami, FL 33186, attention estoppel department.
 - A processing fee of \$299.00 for a 10-business day turn around or a RUSH fee of \$418.00 for a 3-business day turnaround.
 - IF THE ACCOUNT IS IN LEGAL COLLECTION AN ADDITIONAL \$179.00 WILL BE REQUIRED.
- A pre-paid self-address envelope is required to receive original Estoppels. If one is not provided, you will only receive it via email of the Estoppel.
- **WE DO NOT WORK WITH FAX COPIES. IN ORDER TO COMPLETE YOUR REQUEST AN ORIGINAL REQUEST FORM MUST BE COMPLETED AND MONEY ORDER/CASHIER CHECK MUST BE ATTACHED MADE PAYABLE TO CARIBBEAN PROPERTY MANAGEMENT, INC. OR SEND WRITTEN REQUEST TO SCREENINGCPM@CARIBBEANPROPERTY.CC**
- WEEKEND AND HOLIDAYS ARE EXCLUDED.
- Communities requiring association Board of Directors approval and/or interview will take longer to process.
- The processing fee is the same for any transaction Sales, Pud, Questionnaire or Refinancing.
- To update all Estoppel information please email back the original we sent you to screeningcpm@caribbeanproperty.cc . This will be updated within 48 hours turn around.

ACCEPTABLE FORMS OF PAYMENT: CREDIT CARD, DEBIT CARD, MONEY ORDER OR CASHIER CHECK.

Thank you for your cooperation and if you have any further questions, please do not hesitate to call our office at (305)251-3848.

ESTOPPEL DEPARTMENT
CARIBBEAN PROPERTY MANAGEMENT, INC.

*****There will be a 10% processing fee per transaction applied to credit card & debit card payments*****

Bridgepoint HOA Occupant Information Sheet

Unit Address: _____

Current Homeowner (s):

Names: _____

Phone: Home # () _____ Work # () _____

Prospective buver(s):

Names: _____ D.O.B. _____

Phone: Home # () _____ Work # () _____ D.O.B. _____

Children:

Name: _____ Age: _____ Male/Female

Name: _____ Age: _____ Male/Female

Name: _____ Age: _____ Male/Female

Other Family:

Name: _____ Age: _____ Rel: _____

Name: _____ Age: _____ Rel: _____

Vehicles:

1. Make: _____ Model: _____ Doors: _____
Tag: _____ State: _____ Color: _____
Year: _____

2. Make: _____ Model: _____ Doors: _____
Tag: _____ State: _____ Color: _____
Year: _____

Pets:

Breed: _____ Color: _____ M/F D/C

Signature: _____ Print Name: _____

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In case of flood, fire or policy emergency, who should we call? (Should be someone with a key)

Name: _____ Relation: _____

Phone: Home # _____ Work # _____ Ext. _____

Beeper # _____

First Advantage

Application Form

Application Information		
Name:		
Date of birth:	SSN:	
Phone#:		
Current Address:		
City:	State:	Zip Code:
Previous Address:		
City:	State:	Zip Code:
Employment Information		
Current Employer:		
Employer Address:		How many years?
City:	State:	Zip Code:
Phone:		
Position:	Monthly income:	
Co-applicant Information		
Name:		
Date of Birth:	SSN:	
Phone#:		
Current Address:		
City:	State:	Zip Code:
Previous Address:		
City:	State:	Zip Code:
Co-application Employment Information		
Current employer:		
Employer address:		How many years?
City:	State:	Zip Code:
Phone:		
Position:	Monthly income:	
References		
Name:	Address:	Phone:
I authorize the verification of the information provided on this form as to my credit and employment.		
I have received a copy of this application.		
Signature of Applicant:		Date:
Signature of co-applicant:		Date:

Applicant

Name: _____

Street Address: _____

Phone: _____

Other: _____

BRIDGEPOINT HOMEOWNER ASSOCIATION

"CHARACTER REFERENCES:"

Name: _____

Title: _____

Address: _____

City: _____, **State:** _____, **Zip Code:** _____

Phone: _____

Cell: _____

e-mail: _____

Years Known: _____

Relationship: _____

Name: _____

Title: _____

Address: _____

City: _____, **State:** _____, **Zip Code:** _____

Phone: _____

Cell: _____

e-mail: _____

Years Known: _____

Relationship: _____

Name: _____

Title: _____

Address: _____

City: _____, **State:** _____, **Zip Code:** _____

Phone: _____

Cell: _____

e-mail: _____

Years Known: _____

Relationship: _____

Signature of Applicant: _____

Date: _____

Signature of Spouse: _____

Date: _____

BRIDGEPOINT

RULES AND REGULATIONS

Website - <https://bridgepointhoa.com>

**BRIDGEPOINT HOMEOWNER'S ASSOCIATION, INC.'S
RULES AND REGULATIONS**

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BRIDGEPOINT HOMEOWNERS' ASSOCIATION

"RULES AND REGULATIONS"

TOWNHOUSE SALES AND LEASING

- "ARTICLE IX" of the "DECLARATION of the BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.", governs the procedures and restrictions regarding the sale, leasing, and occupancy of lots. Owners and tenants should familiarize themselves with these requirements.
- Real Estate "OPEN HOUSES" ARE NOT ALLOWED AT BRIDGEPOINT TOWNHOMES. Properties for sale or lease may be shown by appointment only.
- LOCKBOXES ARE PROHIBITED, exceptions in the case of an approved, one time (only), emergency.
- Owner shall maintain townhome in good condition free of violations, and HOA payments shall be up to date before renting property.
- The Association requires a Security Deposit of \$ 1,000.00 from Lessee (s) and such deposit shall only be used in connection with repairs in the event that Lessee damages the Association's common areas. Security Deposit will be returned, thirty (30) days after Lessee (s) permanently vacates the premises.
- Car decal should be removed from the front windshield and returned to the Guard on duty upon permanently vacating the premises. It is the Homeowner's responsibility to make sure that the property is in good condition before another lease (s) is approved.

OCCUPANCY AND MAINTENANCE OF TOWNHOMES

- "ARTICLE IV", Section 2-A of the 'DECLARATION of the BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.', states that **"Each owner shall keep and maintain his lot in a neat, orderly fashion"** and all visible parts of the home must be in good condition and repair. You must maintain both the front of your townhome, and the area inside of your privacy wall (no umbrellas or objects that can be seen from the outside) in accordance with the governing documents.
- Back patio, as well as the grassy area beyond the rear privacy fence of the townhome, must be kept clean and free of debris, and unnecessary objects that have become broken or dilapidated must be promptly discarded.
- The grassy area beyond the rear privacy fences (Embankment/common area), is not intended to be a walkway for homeowners or pets. It must be kept clear of debris, and not obstructed for access by maintenance and emergency personnel.

- All controlling laws, ordinances and codes must be observed to maintain the public safety.
- No articles shall be hung out or exposed on any part of the common area, decks, and privacy walls. No item may be placed or stored in the common areas by an owner, renter, or guest. Bicycles, toys, furnishings, and/or outdoor equipment may not be left in roadways, driveways, lawn areas or on the "Limited Common Areas" overnight or indiscriminately strewn over the common areas at any time. It is the responsibility of the homeowner or tenant/lessee (s), to maintain their mailboxes clean of mold.
- The front entrance/porch and/or carport facia must be cleaned regularly to remove the black algae (*Gloeocapsa magma*). A simple solution is to spray wash or pressure clean the area with a 50 percent mix of water and bleach or scrubbed off with a brush. For your protection please wear a mask while performing this cleaning.
- "ARTICLE IX", Section 7 of the "DECLARATION of the BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.", governs the procedures and restrictions regarding "Occupancy of Guests". Owners and tenants should familiarize themselves with all the requirements. No home may be occupied by more than one family and no homeowner may rent rooms individually.
- As required by law, homeowners shall have installed and maintain (both homeowners/renters), in their townhome, smoke detectors in good working order, always. No flammable, combustible, explosive or chemical substances shall be kept in any townhome/lot, except for those for normal household use.

HOMEOWNER PROPERTY INSURANCE

- BRIDGEPOINT is a homeowner's association ("HOA"). As such, each owner is required by the 'DECLARATION of the BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.," "ARTICLE VII", Section 17C, (2) to insure his or her (s) townhome against loss from fire or casualty, for the maximum insurable value, and provide proof of such insurance to the Association. The Association ONLY maintains insurance, on the "Common Area" property.

CHANGES TO A TOWNHOUSE

- Since maintaining the architectural integrity of BRIDGEPOINT is vital to maintaining the beauty of our community and the value of each owner's investment, our documents require the "Board of Directors" to vigorously enforce the rules which govern changes to a Lot.
- You may not make changes, alterations, improvements, or repairs to the exterior of your property without prior approval, as set forth in the governing documents. The Form that must be completed in order to request approval for architectural changes may be downloaded from our website www.Bridgepointhoa.com, obtained from the

guard on duty or our management company. Said forms must be completed to include all related pertinent project information, as requested (refer to form "REQUEST FOR APPROVAL OF CHANGE TO A TOWNHOUSE" (RAC) and to the "DATA SHEET ON MATERIALS APPROVED FOR USE IN OUR COMMUNITY". The Architectural and/or Landscape "Committee Members" shall review each request for architectural changes and make recommendations to the "Board of Directors" which has the final approval authority. Initial request for approval must be submitted prior to commencement of the work.

No work shall begin until approval has been received.

- Final approval of such work will only be provided to the Homeowner (s) once a final walkthrough by the Board and/or Committee member is completed and approved.
- If the proposed additions, alterations, improvements, or changes are not in compliance with community standards and/or were done prior to approval (or not commenced in accordance with a given approval), they will not be approved and if work has commenced, a townhome owner shall be responsible for restoring the property to its original appearance. The Board of Directors and Association shall act under the authority given by the governing documents.
- The ARCHITECTURAL CONTROL COMMITTEE, is charged with reviewing for the "Board of Directors" all proposed requests for changes to the exterior of a townhouse, such as installation of awnings, storm shutters, satellite dishes, all exterior lighting, decks, docks, fences, screen enclosures or other patio covers, and any other items/changes that may materially affect the structural components or alter the exterior appearance of a townhome or Lot.
- You may **NOT** change or alter the exterior fixtures above the front door and/or back patio lights from the original Nautical Bulkhead Light, as such lights are vital to maintaining the architectural integrity of BRIDGEPOINT. The "Board of Directors" will enforce violations.
- A coach light, in black, similar to the community streetlight's, maximum 18" in height, can be installed on top of the townhome entrance column by the gate, provided that written approval has been obtained from the Association prior to installation. The owners with the "Chateau" model, which has columns on either side may install (2) lamps, one on each side, provided that written approval has been obtained from the Association prior to installation.

AWNINGS

The following awnings are permitted, provided that written approval has been obtained from the Association prior to installation:

- Windows & Doors Front
 - 1) Sunbrella Canvas # 4945 Stripe/Taupe -Signature Series
 - 2) Sunbrella Canvas # 6048 Solid Taupe

- Windows & Doors Back
- 1) Sunbrella Canvas # 6048 Solid Taupe
- 2) Ferrari 502 White Vinyl
- 3) Weblon Coast Line # 857891 Dark Taupe

FENCE

The following fences are permitted, provided that written approval has been obtained from the Association prior to installation:

- Back terrace/patio, must be aluminum or iron, shall be 36" (3 ft) height, maximum approval height not to exceed 48" (4 ft). Fence must be installed and anchored inside the owner (s) property and not within the common areas. It is suggested that the fence be installed and anchored inside the terrace (tile or concrete slab), to withstand a storm and prevent serious damage to your home or other surrounding structures.
- Privacy fence (back patios/terraces), must be wood painted in WHITE, is a joint responsibility of the homeowners. Must be always maintained in good condition, repairs and replacements must be in the same current style and height, not to exceed 6 ft.

LANDSCAPING/OUTDOOR LIGHTING

- The LANDSCAPE CONTROL COMMITTEE is charged with reviewing for the "Board of Directors" all proposed requests for CHANGES to a townhome's landscape. Since the landscape maintenance covers only routine upkeep of the lawns, trees, shrubs and a limited amount of plant replacement, owners are encouraged to make the investment needed to maintain the areas in front and in the rear of their lots area level at least equal to the overall standard in the community. The HOA has the right to require an owner, upon written notification, to remove any dead or unsightly plants, in their landscape area. The homeowner or renter shall restore the area pursuant to approval by the "Landscape Control Committee".
- Minor changes such as planting seasonal flowers or replacing dead or unsightly plants with like kind may be commenced on a Lot, without prior committee approval; although, consultation and or authorization from the Committee is strongly encouraged.
- Homeowners should not plant any trees, plants, or shrubs in any of the common areas or damage any of the trees in the community.
- The use of mulch is not encouraged in our community, the use of RED mulch is not permitted, much of what is sold in the market today contains arsenic and can be harmful to you, your pets, plants, and community. Mulch in excess can clog our drains. Homeowners with mulch need to be observant that the mulch is not being swept into the drains.
- You may install "LOW VOLTAGE" gardens lights, no higher than 18" tall along in the front area of your parking space if they do not interfere with lawn maintenance. These are

placed under owners' responsibility. Consultation and approval from the Committee is required.

- Carports must have a small-scale coach light on the ceiling center, a fixture similar to the style used in the front and back of the townhome, or a small modern two spotlight light, which can have a motion detection eye or timer. A single light bulb, of any type, is not allowed.

COMMUNITY ENTRY DECAL/SECURITY GATE/VEHICLES AND PARKING

- "All" residents Owner(s)/Lessee (s), must register their vehicles by completing a form that can be downloaded from our website www.Bridgepointhoa.com, or requested from the guard on duty and/or from the association's management company.
- Each car decal costs \$ 25.00 payable to **Bridgepoint Homeowners Association, Inc.**, upon receipt of the required funds, the guard on duty will place the decal on the lower left side of the windshield.
- Residents with a decal affixed to their vehicle may enter the property through the far-right side lane gate that indicates "Residents".
- Vehicle registration form with payment for each resident (s)'s vehicle in the property must be included and attached with the sale/buyer(s) application and or leasing/lessee(s) application.
- All decals must be attached to the windshield, and no decal must be kept on hand, or loose in the vehicle.
- If you are a Bridgepoint resident and your Decal/Sticker is malfunctioning you must enter through the guard gate, where you will be asked for proper identification prior to entry. Stickers/Decals obtained by a non-registered resident will be deactivated and no refunds will be given.

RESIDENT PARKING

- Residents shall routinely park their vehicles in the spaces provided at the front of each townhome (2). Guest parking spaces are for guests only. The only residents permitted to park in guest parking spaces are those residents who have more than two vehicles and have received advanced approval, in writing, from management. Resident vehicles should be maintained in good operating condition, and shall display current registration tag. As an added precaution, please ensure that your vehicles are locked, especially after sundown, and that you have left no valuables in plain sight.

NO TRUCKS, COMMERCIAL VEHICLES, TRAILERS, BOATS, OR CAMPERS SHALL BE PARKED OR STORED IN THE COMMON AREAS OR LIMITED COMMON AREAS.

- Trucks, commercial vehicles, trailers, boats, or campers are prohibited in the common areas and limited common areas. The only exemptions are trucks temporarily parked when delivering items to a townhome and only for the duration of the delivery.
- No vehicle with any signage or sticker denoting a "business vehicle" will be allowed overnight.
- Any large vehicle which width or length exceeds more than its respective one (1) parking space, and/or extends outside of the one (1) parking space, must not be parked inside Bridgepoint.
- No exceptions, unless in case of an emergency vehicle.
- All noncompliant vehicles will be towed at owner(s) and/or tenant(s) expense.

DELIVERY AND CONTRACTOR'S ENTRY

- Entry to our community is restricted, to maintain maximum privacy and security for Bridgepoint residents. Frequent service deliveries, such as US Postal Service, meter readers, newspaper deliveries and garbage collectors, UPS, Fed Ex, and Amazon, will be granted routine admittance. The owner or tenant can admit access to repair or service persons, such as appliance repairs, food deliveries, etc., only by providing the guards with specific clearance. Residents should alert the guard about such visits, or guards will call for entrance authorizations and instructions.

ROUTINE CONTRACTED SERVICE WORK IS ALLOWED MONDAY THROUGH SATURDAY FROM 8:00 AM TO 6:00 PM ONLY.

VISITOR'S PASSES

- All visitor's family and other guests must secure a pass from the guard, prior to entry; these are available for both short term and long-term purposes. Whereas the guard may issue day passes in accordance with the above rules, an owner must arrange with the guard for a long-term visitor's pass, example would be out of town guest/family staying for a few days). The "Visitor Pass" must be visibly displayed on the left side of the dashboard. If hosting a dinner or party, the resident must either provide a guest list to the guardhouse or each guest must be cleared entry by the guard for entrance by calling the resident. Given the limited number of guest parking spaces at BRIDGEPOINT, residents are requested to limit the number of guests that they invite to the Property.

PARKING ON THE GRASS IS PROHIBITED

- The homeowner/lessee/guest will be responsible for any damages done to the landscape or sprinkler system.

PARKING ON THE STAMP CONCRETE/ROADWAY (S) AREAS IS PROHIBITED, this is not additional parking for the townhome. VIOLATORS WILL BE TOWED WITHOUT NOTICE.

- Exception: Cars and deliveries can double park to only load and unload materials. Car or truck must immediately park in a Guest parking space if delivery has been completed and staying for a longer period of time. No overnight parking allowed.

NOISE NUISANCE INFRACTIONS

- No noise or offensive activity, as determined by the Association is permitted on the Property. For noise infractions or complaints, please call guard on duty and request them to call the townhome's owner/lessee. Anonymous complaints can also be placed by calling:
Miami Dade Police Department at 305-476-5423.
- Noise ordinance dictates: "The operation of any such set, instrument, phonograph, machine or device between the hours of 11:00 pm and 7:00 am, in such manner as to be plainly audible at a distance of one hundred (100) feet from the building, structure or vehicle in which is located shall prima facie evidence of a violation of this".

RESIDENT'S FAMILY LIST

- At the resident's request, the guard shall maintain a list of names, provided by the resident in writing (and signed) by the resident, of those family members or other persons the resident has identified as having permission to enter the community/home. The guard on duty shall verify proper identification prior to admittance.

COMMUNITY SPEED

- Speeding is prohibited in BRIDGEPOINT; vehicles shall not exceed the posted speed limit of **TEN (10) MILES PER HOUR**. Anyone observed speeding will be sent a violation letter and will be subject to a fine. SPEEDING PUTS PEDESTRIANS AND PETS IN DANGER.

AMENITIES-RECREATIONAL FACILITIES

FITNESS CENTER/GYM/RULES

- The Gym is for residents only. Entry is thru a keyless entry pad' the fee for the electronic key is \$50.00, and the form can be downloaded from our website www.Bridgepointhoa.com, or from the guard on duty and/or our association management company. Key for the pool bathrooms and tennis courts can also be requested at no charge, from the guard on duty.
- User must **NOT** turn-on or off the air conditioner, as is set on automatic mode at a regulated temperature.
- Lights are censored and will turn on once you enter the facility and automatically turn off when exiting the facility.
- Gym hours are from 6:00 am and until 10:00 pm
- You must be sixteen (16) years and older to enter the facility. Use equipment properly and follow directions carefully. Keep your hands away from any moving parts.
- The use of the facilities and equipment is at your own risk. It is recommended that you, consult a physician before beginning any exercise program. By accessing the gym and its equipment, you agree to accept full responsibility. The community is not responsible for any harm or injury that occurs to a homeowner (s), family member or guest.
- Do not allow water or sweat to seep into the equipment, please wipe down machines after use.
- Please return weights to the rack after use. Do not drop the weights.
- No food or drinks, besides bottled water, are permitted in the gym. Glass containers are not allowed.
- No smoking.
- Proper fitness attire is required.
- No pets are allowed.
- Always be courteous and respectful to others.
- Please report any damaged equipment to management immediately. DO NOT USE.

LAKES, LAKE FOUNTAINS, AND GAZEBOS

- The lakes and lake fountains are for our visual enjoyment only. Swimming, boating, rafting, or fishing is not permitted in our lakes. Do not allow any person to play by the lake banks. Owners shall not plant anything on the lake banks or alter the elevation of the rear yard without the recommendation of the "Landscape Committee" and approval of the "Board of Directors". The four (4) wooden structures "Gazebos" and benches, by our lakes, are there for our sitting pleasure and enjoyment. Do not climb or allow any person to climb on these structures. The grassy area beyond the rear fences of the privacy fences of the townhomes must be kept clear for access by maintenance personnel and emergencies. This area is not intended to be a walkway for homeowners or their pets.

SWIMMING POOL/SPA-HOT TUB AND CABANA

- The pool/spa opens daily at 6:00 am and closes in the evening at "Sundown". The pool/spa, and cabana area is for swimming, sunning, and relaxation.

NO LIFEGUARD ON DUTY/NO JUMPING OR DIVING

- Individuals without swimming skills must be accompanied by an individual with swimming skills. The water is set between 80- and 104-degrees Fahrenheit.
- Anyone with any serious illness should consult with a doctor before entering.
- All persons must shower prior to entering the pool and/or spa. All bathers must wear proper attire. Any person who is incontinent or not fully potty trained must wear appropriate waterproofing clothing when entering or being carried into the pool.
- No food is allowed at the pool, and persons bringing snacks or beverages to the cabana/loggia area are expected to pick up all discards and place their trash in the container provided. This area must be left neat and in a clean manner. Cooking or preparing food is not allowed at the pool cabana area.

NO GLASS CONTAINERS ARE ALLOWED AT THE POOL OR POOL AREA

- Bicycles, skates, skateboards, frisbees and other flying objects, as well as, pets, are not allowed at the pool or cabana/loggia area. Patio furniture and umbrellas are not to be removed from the pool. Lifesaving equipment is for emergency use only and should not otherwise be touched. Homeowners and tenants (lessee's) shall be responsible for the safety and conduct of themselves, their family members, and guests, and for any damage they cause.

TENNIS COURTS/BASKETBALL HOOP

- Use of the tennis court is at your own risk. Please consult with your physician before starting any exercise.
- No food, glass, or alcoholic beverages are permitted.
- No bicycles, roller blades or skateboards are permitted.
- No pets are allowed.
- Proper footwear and tennis attire is required.
- Players have unlimited use of the court. Please limit play to one (1) hour when others are waiting. Time begins when the new player (s) announce their time of arrival.
- Do not abuse net or other equipment.

- The same courtesy game rules, above, apply for the basketball hoop. According to the NFSHSA the duration of a youth basketball game is 32 minutes.
- Always be courteous and respectful to others.

TRANQUILITY POOLS/PARK AREA

- The wooden structure “Gazebos” and “Tranquility Pools” at the center of the community are for our visual pleasure and enjoyment.

PET POLICY AND REQUIREMENTS

- We are a Dog friendly community; we have instituted the use of pet waste stations, four (4) throughout the community to provide residents with an easy way to properly dispose of their pet’s waste.
- Owners and or “Pet Walkers” must carry their own waste bags for easy disposal of dog waste.
- Dogs must be always walked on a leash, and only in the outside perimeter of the community, and other grassy common areas. Dogs are not to be walked in front of townhomes or in the back of the townhomes. Pets are not allowed in the swimming pool or cabana/logia and are not allowed in the tennis courts or lakes.

STORM SHUTTERS

- Shutters are to remain open unless a named storm is approaching the State of Florida within two-hundred (200) miles of the community or thirty-six (36) hours of impact per local or national weather news. A “shuttered community” is aesthetically displeasing. Shutters are for hurricane protection and not for privacy or shade. Therefore, no more than three (3) weeks after a storm, shutters must be open. Violation notices will be sent immediately after stipulated time.
- Homeowners may close their shutters while away from their home for an extended period of time. (ex. Vacation). Shutters must be open immediately upon their return.
- If homeowner does not occupy the property and property remains unoccupied, shutters must be kept open. (ex. Property is used by the homeowner **only** as a second/vacation home residence).

DECORATIONS

- No more than three (3) decorative items, such as pots, vases, potted plants, statuary, or figurines may be placed outside, or on top, of the privacy wall at the front of the townhouse. Except for pots with potted plants, all other decorative items must be white

in color and shall not exceed 24" in height. The - "Board of Directors"- has final approval authority, as to the removal, of any items that are not in compliance. In the event of removal, the homeowner shall restore the landscape/property to its original appearance.

SEASONAL DECORATIONS

- No more than five (5) holiday and/or event decorative items may be placed outside the privacy wall at the front of the townhouse. A holiday and/or sporting banner, no longer than 3 x 5 feet, is considered a decorative item, and may be displayed at a holiday/event. All decorative items shall be maintained in good condition and shall not be ragged or tattered. Such items must be removed once the holiday or event has ended.

GARBAGE DISPOSAL AND RECYCABLE MATERIAL

- Each Townhome has been provided with two (2) trash receptacles; no trash or recycling material may be placed for collection, outside these receptacles. Both must be stored behind the front privacy fence.
- Receptacle should not be placed out by the street, for pick-up, before sundown on the evening before pick-up day. If given a special circumstance, please plan for receptacle (s) to be removed and re-stored by the following day.
- Garbage bin (green receptacle) is collected on Mondays and Thursdays. We encourage homeowners to first dispose of their trash in approved plastic bags, which can be properly sealed.
- Recycled items (blue bin) are picked up on alternate Mondays. We encourage our homeowners to become familiar with those items which should be recycled.

SIGNS

- No signs of any kind are permitted on the property. No registered vehicle may display any signage, nor may any signs be displayed adjacent to a townhome or along any roadway.
- Signs are defined as any type of metal paper, or other material displaying advertisement, political messages, or other information.
- However, a single sticker provided by an alarm control company not to exceed the size of a 3 x 5-inch card, is permitted to be displayed in a window.

MISCELLANEOUS NOTES

- In case of an emergency after you call 911, also please call the guard on duty at (305) 665-1526. He or her will direct the Police or Fire Rescue to the location or site of emergency.
- Please note that the guard on duty cannot leave his or her post to handle an individual issue or matter, in another area of the community.

IMPORTANT NUMBERS

- Miami-Dade Police Department (305) 279-6929
- Miami-Dade Fire Department (786) 331-5000



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