

DADELAND WALK ASSOCIATION, INC.
RULES AND REGULATIONS

AMENITIES

Gym:

- Residents may obtain a key from security or purchase one from management.
- Children under 16 must be accompanied by an adult.
- No smoking allowed.
- DO NOT TURN OFF AIR CONDITIONER.

Pavilion Reservation:

- Must be booked in advance through management.
- Visit the **Forms** section at www.dadelandwalk.com to obtain the **Pavillion Reservation Form**

Swimming Pool:

- Follow posted rules.
- Proper bathing attire and respectful conduct are required.
- Nude bathing or skinny dipping is strictly prohibited in the community swimming pool area.
- Proper swimwear must be worn at all times.
- Close umbrellas after use.
- No pets are allowed on the pool deck.
- Plastic beverage containers only.
- Pool is not available for private functions.
- Children under 16 must be accompanied by an adult.
- No Lifeguard on duty.

Tennis Courts:

- Keys available from security (\$25 fee for lost keys).
- Lock gate after use.
- Guests must be accompanied by a resident.
- Proper tennis attire required; no chairs, bikes, strollers or pets allowed.
- 90-minute play-time limit if others are waiting.

ASSESSMENTS & FINES

Assessments:

- Due on the 1st of each month. Late fees apply after the 30th.

Fines:

- Imposed for repeated or severe rule violations.

Violation Fines Summary:

- **First Offense:** Warning notice issued.
 - **Repeated or Serious Violations:** \$100 fine per occurrence.
 - **Ongoing Violations:** Daily fines may apply until corrected, up to the association's legal maximum \$1000 limit
 - **Correction Period:** Residents typically have **10 days** to resolve the issue before further action is taken.
 - **Appeal Process:** Residents may contest fines before the Grievance Committee within **14 days** of notice.
 - **Non-Payment Consequences:** Unpaid fines may result in restricted amenity access, legal action, or a property line, reimbursement of attorney fees
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COMMON AREAS

General Maintenance:

- The property management company maintains all common areas, including lighting, signs, trees, plants, and sprinklers.

Posted Notices:

- Only management-approved notices may be displayed by the mailboxes. Personal signs require Board approval.
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CONSTRUCTION & EXTERIOR MODIFICATIONS

Approval Required:

- Visit the **Forms** section at www.dadelandwalk.com to obtain the **Architectural Modification Form**.
- All exterior modifications must be approved by the Architectural Board before construction.
- Repairs must be completed within 30 days.

Restrictions:

- Front doors must match existing colors (brown, white, or current exterior) and may contain glass.
 - Exterior wires and large TV reception devices (over 18 inches) are prohibited.
 - Hurricane shutters must be bronze accordion style and Dade County Approved.
 - Unauthorized signage is not permitted.
 - End units may install wooden gates (4 feet high) matching the exterior color.
 - Roof & A/C requires management notification. Visit
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COURTESY & CONDUCT

Resident Responsibility:

- Residents are responsible for the conduct of guests, visitors, and contractors.

Security & Management Interaction:

- Residents must treat security guards, management, and Board members with respect.

Noise & Disturbances:

- All residents and visitors have the right to quiet enjoyment of the community.
 - Nuisances such as excessive noise, parking violations, or pet issues are prohibited.
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GUARDHOUSE

Guardhouse Restrictions:

- Residents, vendors, and visitors are NOT permitted inside the guardhouse.

Security Guards:

- Responsible for monitoring gates, security cameras, and patrol.
 - Report issues to management with date, time, and name of guard on duty.
 - Guards are not allowed to accept deliveries, payments, or hold keys.
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PARKING & VEHICLES

General Parking Rules:

- Register vehicles and obtain parking permit decal. Visit the **Forms** section at www.dadelandwalk.com to obtain the **Vehicle Registration/Parking Permit**
- Speed limit: 9 MPH.
- Stop signs must be obeyed.
- Extended-stay vehicles require a pass from security.
- Non-resident vehicles may not be stored in guest parking for more than 15 days.

Resident Parking:

- Two resident vehicles must be parked in designated spaces.
- A third car may be parked in Guest Parking only when the first two spaces are occupied.
- No double parking, parking on grass, or blocking streets.
- Personal pickup trucks are permitted without signage.

Guest/Frequent Visitors

- Visit the **Forms** section at www.dadelandwalk.com to obtain the **Guest Entry List Form**
- To revoke a Guest Entry listed visit the **Forms** section at www.dadelandwalk.com to obtain a **Guest Entry Revocation Form**

Commercial & Recreational Vehicles:

- Vendor vehicles must obtain a "Temporary Guest Pass" from the guardhouse.
- Residents and guests may not park commercial vehicles, boats, trailers, or motorhomes.

Automobile Repairs:

- Not permitted except for emergencies.
- Vehicles in disrepair may not be stored.

PETS

Pet Registration and Regulations:

- Register pets. Visit the **Forms** section at www.dadelandwalk.com to obtain the **Pet Registration Form**
 - Maximum of two pets per unit.
 - No dogs over 35 lbs.
 - Pets must be leashed and under control at all times.
 - Owners must clean up after their pets immediately.
 - Outdoor feeding stations are prohibited.
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REPAIRS & CONSTRUCTION

A/C Replacement:

- Visit the **Forms** section at www.dadelandwalk.com to obtain the **Roof and Air Conditioner form.**

Roof

- Visit the **Forms** section at www.dadelandwalk.com to obtain the **Roof And Air Conditioner form.**

Contractors:

- Must be licensed, insured, and obtain necessary permits.
- Roof access requires permission from the affected homeowner.

Approved Roof Tiles:

- Only Boral Terra Cotta Spanish "S" Red Tile is permitted.

LEASE

Realtor Rules:

- Open houses, real estate caravans, lockboxes, and signage are prohibited.
- Showings must be arranged through management.

Requirements:

- Obtain a Tenant Application from property management.
- Prospective Tenant application must be submitted and approved at least 30 days in advance prior to move-in.
- Tenants must meet with management/ or board representative to review community rules before move-in.

Lease Term & Renewals:

- Minimum lease term: 1 year.
- Renewals may be denied based on owner or tenant compliance of associations governing documents
- Lease renewals are subject to board approval. Owners must submit lease renewals 45 days in advance
- The lease is designated exclusively for single-family occupancy.

New Owner/Member Association Registration:

- New owners become members of the Dadeland Walk Association (HOA) and register with the association before occupancy.
- Must meet with management to review community rules.
- A member registration kit is available from the property manager.

Temporary Occupancy:

- Management must be notified if someone occupies a unit for more than 30 days.

SECURITY & SAFETY

Hurricane Shutters:

- Must remain open unless a hurricane watch is in effect.

Generators:

- **Placement & Safety:** Generators must be placed outside unit walls on rubber mats. The Association may regulate placement, noise levels, and fuel storage to ensure safety and minimize disruptions.
- **Operational Hours:** Approved use is limited to **6 AM - 11 PM**, except in cases of **medical exemptions** or during **hurricane-related power outages** when continuous use may be necessary.

Lighting for Security:

- Residents should leave front coach lights overnight.
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TRASH & RECYCLING

Trash Bins:

- Only Miami-Dade approved trash/recycling bins are allowed.
 - Bins must not be stored on common grounds.
 - Residents may place trash and recycling bins out no earlier than 24 hours before collection and must remove them within 24 hours after pickup.
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FLAGS & FLAGPOLES

- Homeowners may display one U.S. flag and one military or Florida state flag.
- Freestanding flagpoles may not exceed 20 feet and must meet all zoning requirements.

"Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag regardless of any covenants, restrictions, by-laws, rules or requirements of the association."

- Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4¹/₂ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.
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I/We have read, understand, and will comply with the Dadeland Walk Association, Inc. Rules and Regulations.

Signature: _____ **Date** _____

Print Name: _____

Signature: _____ **Date** _____

Print Name: _____