

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

Monthly Assessments (Fees) :

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

Fines:

- Imposed for repeated rule violations.

Violations, Fees, and Process

- **First Offense:** Warning notice issued.
- **Repeated or Serious Violations:** Fine of up to \$100 per violation per day, for the same violation, up to a maximum of \$1,000.
- **Ongoing Violations:** Daily fines may continue until the violation is corrected but cannot exceed the total of \$1,000 for the same violation. It is important to note that this limit applies to each violation type separately, not as a sum of different violations.
- **Correction Period:** Residents typically have at least 14 days after receiving written notice to resolve the issue before further action is taken.
- **Appeal Process:** Residents have the right to contest fines before the Grievance Committee or Fining Committee within 14 days of receiving notice. Fines cannot be imposed without an opportunity for a hearing.
- **Non-Payment Consequences:** Unpaid fines may result in restricted amenity access, legal action, or the filing of a lien if the fines exceed \$1,000. The association may also seek reimbursement of attorney fees related to enforcement.

BOARD MEETINGS – Conduct and Recording

Purpose: To establish clear guidelines ensuring respectful behavior and orderly proceedings during board meetings, in compliance with Florida law and our community's standards.

1. Right to Record:

- Members are permitted to audio or video record board meetings, as stipulated by Florida Statutes.

2. Notification Requirements:

- Members intending to record a meeting must provide written notice to the Board at least one day in advance prior to the scheduled start of the meeting.

3. Equipment and Setup:

- Recording devices must be set up before the meeting commences to prevent disruptions.
- Devices should operate silently and without emitting distracting lights.
- Operators must remain stationary during the meeting to minimize disturbances.

4. Distribution of Recordings:

- Recordings are for personal use only.
- Public dissemination, including posting on social media or other platforms, is prohibited without prior written consent from the Board, legal counsel, and all recorded parties.

5. Conduct During Board Meetings:

- **Respectful Behavior:** All attendees are expected to conduct themselves courteously, allowing meetings to proceed efficiently and without disruption.
- **Prohibited Actions:** The use of disruptive behavior, obscene gestures, shouting, profanity, or offensive language, including derogatory remarks about the community or its members—is strictly prohibited. Such behavior undermines the respectful environment we strive to maintain.
- **Immediate Action:** Individuals engaging in prohibited conduct will receive a warning. If the behavior persists, they may be asked to leave the meeting to preserve order.
- **Consequences:** Repeated or severe violations may result in further actions as outlined in the association's governing documents, which could include fines or suspension of certain member privileges.

6. Reporting Concerns:

- Members who feel offended or threatened by any conduct during meetings are encouraged to report their concerns to the property management in writing. The Board is committed to addressing such issues promptly to maintain a safe and respectful community environment.

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.

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 gates (4 feet high)
- Roof & A/C requires management notification. Visit www.dadelandwalk.com, Forms section, to obtain notification form.

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.

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.

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.

REPAIRS & CONSTRUCTION

A/C Replacement:

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

Roof

- Visit the **Forms** section at www.dadelandwalk.com to obtain the **Roof Replacement 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.
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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.
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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.

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.

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.

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: _____