

THREE HORIZONS NORTH CONDOMINIUM ASSOCIATION, INC.

1470 NE 125TH TERRACE, OFFICE

NORTH MIAMI, FLORIDA 33161

PH: 786-542-5930

[3 HORIZONSNORTH@GMAIL.COM](mailto:3HORIZONSNORTH@GMAIL.COM)



THREE HORIZONS NORTH CONDOMINIUM RESIDENT HANDBOOK

THREE HORIZONS NORTH CONDOMINIUM ASSOCIATION, INC.

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INTRODUCTION:

Three Horizons North Condominium Association, Inc. is a non-profit entity established in 1970 to govern, serve, and address the fiscal and management needs of the residents of our building—individuals who collectively contribute to the upkeep and operations of the Association.

The membership consists of the 117 owners within the building; however, the community also extends to include their families and tenants. The Association is governed by a Board of Directors composed of up to Seven (7) volunteer members, elected annually by the unit owners during the general elections.

As a Board, we are governed by and adhere to our Governing Documents, Bylaws, and Florida Statutes Chapter 718, which outline the proper management practices and fiscal responsibilities required to provide our residents with the rights and entitlements they are afforded as contributing members of this Association.

RESIDENT HANDBOOK

This handbook is intended to provide our residents with general information needed to:

- Access their AMENITIES & SERVICES
- Understand and adhere to the Rules & Regulations
- Facilitate ACCESS & COMMUNICATION

Our board seeks to meet their responsibility and the many other demands at 3HN through the implementation of proper management practices and continued fiscal responsibility. In exchange, we ask for your confidence and collaboration as we work to meet our objectives. Please keep in mind that the only way for us to share in the collective benefits of condominium living is through the shared responsibility of maintaining our home.

We encourage everyone to please review this handbook and take the steps necessary to make Three Horizons North a respectable and thriving community.

Best Regards

Board of Directors

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ROLE OF 3HN BOARD OF DIRECTORS

FIDUCIARY RESPONSIBILITY

- The Board of Directors is required to discharge its duties in good faith, with care and ordinary prudence to maintain the health, safety, and welfare of the building and its residents
- Contract & pay all service providers & vendors for service rendered on time
- Prepare and adhere to annual fiscal budget
- Assign, receive, process & ledger all maintenance & assessment payments
- Enforce equitable collection actions against delinquent Owners
- Receive, process & ledger any additional income received by the Association
- Prepare annual budget & financial reports for the preceding fiscal year in accordance with regulations

MANAGEMENT RESPONSIBILITY

The primary responsibility of management is to ensure the efficient and compliant operation of the condominium in accordance with the Association's Governing Documents, Bylaws, Florida Statutes (Chapter 718), and Board directives. This includes, but is not limited to:

- Overseeing day-to-day operations of the property
- Managing financial matters, including budgeting, collections, and expenditures
- Coordinating maintenance and repairs of common areas
- Enforcing rules and regulations
- Facilitating communication between the Board, residents, and vendors
- Ensuring legal compliance and proper record-keeping
- Supporting the Board of Directors in implementing policies and decisions
- Notify of and hold Annual Elections in accordance with DBPR & governing documents regulations.

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PROPERTY MANAGER

MATT COHENOUR

PH: 786-542-5930

OFFICE HOURS

TUESDAYS AND THURSDAYS BY APPOINTMENT

CONTRACTOR HOURS

MONDAY THROUGH FRIDAY 8 AM TO 4:00 PM

Weekdays	Saturday	Sunday
Laundry Hours 8:00 am -10:00 pm	8:00 am – 10:00 pm	8:00 am – 10:00 pm
Minor Repairs 9:00 am - 4:00 pm	9:00 am - 2:00 pm	Quiet Time
Moving In / Out 8:00 am - 4:00 pm	9:00 am - 4:00 pm	Quiet Time
Service Call 8:00 am – 4:00 pm	9:00 am - 1:00 pm,	Provide 24hr notice if your technician will need Access to common areas, Such as roof, meter room.
Quiet Hours Monday to Sunday 10:00 pm to 8:00 am		
Commercial Laundry	(305) 592-7990	
Prestige Towing	(305) 947-1100	

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ROLE OF 3HN OWNERS & RENTERS

GENERAL RESPONSIBILITY

1. Each unit owner who is offering the unit for sale must provide each person who has entered a contract for the purchase of the condominium unit a copy of this governance form, a current copy of the declaration of condominium, articles of incorporation, bylaws, rules and regulations, and a copy of the latest annual financial report.
2. Unit owners must abide by the condominium documents, the association rules and regulations, and the declaration of condominium.
3. Unit owners must pay their share of the common expenses. Failure to do so may result in liens or possible foreclosure by the association.
4. Unit owners may use the common elements in a manner that will not hinder or infringe on the rights of the other unit owners.
5. Unit owners may use the common elements in a manner that will not hinder or infringe on the rights of the other unit owners.
6. Unit owner insurance policies must conform to the requirements of section 627.714 FS.
7. Tenants must provide the management office with a copy of their renters' insurance certificate.
8. Unit owners must provide the association access to their units during reasonable hours for the following purposes:
 - A. Emergency reason
 - B. To maintain, repair, or replace any common elements
 - C. To prevent damage to the common elements or other units
 - D. To maintain the unit as required by the declaration of condominium, or
 - E. To prevent damage to the common elements or to a unit or units.
9. Unit owners may not make any alterations to their units that would adversely affect the safety or soundness of the common elements or any portion of the association or condominium property that the association maintains.

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GENERAL RULES & BUILDING GUIDELINES

STUDIO	2 RESIDENTS MAXIMUM
1 BEDROOM	3 RESIDENTS MAXIMUM
2 BEDROOM	4 RESIDENTS MAXIMUM

- All residents and vehicles must be registered and approved with the board before the move-in date.
- Moving and deliveries must be approved with at least 48 hours' notice to the management office.
- Moving and delivery hours are Monday through Saturday, 8:00 am to 4:00 pm, excluding holidays.
- Guests are permitted on site under the owner/renter's responsibility. A guest is defined as a person staying for less than 30 days with an approved resident.
- No pets are permitted unless registered and approved with the board as a service/emotional companion pet.
- Support animal (n/a for pets approved before September 2018)
- No short-term rental of less than 12 months is permitted
- Airbnb rental is not permitted under any circumstances.

SECURITY

The building is equipped with surveillance cameras throughout our common areas and around the building to assist in safeguarding our property. In the event of a safety violation or concern, please email the association with the time and date of the incident that requires inspection. Please note that the system will only retain information for 14 days; therefore, you must report incidents as they occur.

If evidence of foul play is discovered, the Association may share the recording with the appropriate authorities. We remind our residents to be cautious in protecting their personal belongings while also respecting those of others.

FIRE MONITORING SYSTEM

We understand how important safety is for everyone in our community. That's why our building is equipped with multiple fire sensors in all common areas on every floor. The association pays the costs for service, repairs, the fire monitoring system, and fire

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extinguishers. We also make sure to renew the Health and Safety Permit and conduct annual inspections to keep everything current and reassuring.

To further enhance your safety, each unit is fitted with speakers that will alert you in case of an emergency. We remind you that it's essential for each unit to have its own individual smoke detectors. Your safety and peace of mind are our top priorities.

TOWING

Each unit purchased in **Three Horizons North (3HN)** includes a designated parking space, assigned by the Association at the time of purchase. These parking spaces are deeded and exclusive to each unit owner.

It is strictly prohibited to park in another resident's assigned space without their explicit consent. Unauthorized vehicles parked in assigned spaces are subject to towing at the vehicle owner's expense. The towing company authorized to service our property is: **Prestige Towing.**

UNIT OWNER RIGHTS

A complete listing of Unit Owner Rights can be obtained from DBPR or on their website at:

<https://www2.myfloridalicense.com/dbpr/lsc/documents/CondominiumGovernanceForm.pdf>

UNIT OWNER VOTING RIGHTS

1. A unit owner or other eligible person desiring to be a candidate for the board must give written notice of his or her intent to be a candidate to the association **at least 40 days before a scheduled election.**
2. Each candidate must submit their candidate information sheet no fewer than **35 days** before the election.
3. If the number of candidates exceeds the number of available seats on the Board of Directors, elections shall be conducted by **written, secret ballot or voting machine**, as permitted by law.
4. Unit owners may vote in person or by limited proxy on all matters requiring a vote of the owners, as provided by law.
5. A unit owner may vote at a meeting or by written agreement, with a majority of all unit owners, to recall any member of the Board.

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SALES AND LEASES

All residents over the age of 18 who are currently residing in, or intend to reside in, 3HN must submit a lease application. The 3HN bylaws require that all residents—whether owners or renters—receive Board approval before the closing of a sale or the acceptance of a rental agreement.

Approval consists of proof of identity, a background check, and an interview. This requirement applies equally to both owners and tenants.

Before the Board can grant final approval, all applicants must review and sign a copy of the Association's Rules and Regulations included in the handbook, acknowledging receipt and understanding of said rules. The signed acknowledgment serves as the applicant's official receipt.

This process helps ensure that all owners and residents comply with the building's rules and maintain a respectful and orderly living environment.

KEY FEES

Your seller and/or landlord is responsible for providing you with all necessary access items, including keys, laundry cards, and gate access remote. If you require additional access items, they may be purchased directly from the board.

KEY AND PASS FEES

SECURITY KEY	\$100.00
POOL KEY	\$100.00
GATE ACCESS REMOTE CONTROL	\$100.00
LAUNDRY ROOM KEY	\$15.00
STORAGE ROOM KEY	\$15.00
GUEST PARKING PASS	\$50.00
LAUNDRY CARD (available at lobby kiosk)	\$5.00

NOTE: KEYS WILL ONLY BE SOLD TO OWNERS WHO HAVE COMPLETED AN APPLICATION AND HAVE BEEN APPROVED BY THE BOARD OF DIRECTORS.

ASSOCIATION DUES

Monthly maintenance is due on the 1st of each month and becomes delinquent after the 10th of each month, at which time a \$25.00 late fee will be assessed to the account.

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HOW TO MAKE YOUR MONTHLY MAINTENANCE PAYMENTS

- All checks must be made payable to: Three Horizons North Condominium
- Please make a separate check for the special assessment, reserve, and maintenance payment.
- All payments must be received before the 10th of the month to avoid a late fee.
- A \$25.00 late fee will be applied to the account for each payment received after the 10th of the month.

OPTION 1: ACH. You will need to fill out the direct deposit form attached and return it with a voided check. To expedite the process, scan it and send it via email to 3horizonsnorth@gmail.com or send the hard copy by regular mail. Once your account is set up in the system, automatic debits will take effect each month.

OPTION 2: Buildings on-site management office – checks can be dropped off in the management office. You may also drop your checks off at any time using the door slot on the office door.

Dues are used to pay the association's monthly expenditures, as with any home. The board is required to make use of your funds to keep all services and amenities operating continuously and efficiently.

FINES PROCESS

THE HANDBOOK IS CONSIDERED A 1ST WARNING FOR ALL RESIDENTS.
SUBSEQUENT ENFORCEMENT ACTION WILL BE TAKEN BY THE BOARD OF
DIRECTORS AS FOLLOWS:

1 ST VIOLATION	WARNING LETTER
2 ND VIOLATION	\$100.00 FINE / MAXIMUM \$1,000.00

**NOTE: THIS PROCESS APPLIES TO ALL VIOLATIONS UNLESS SPECIFIED
DIFFERENTLY IN THE ASSOCIATION'S RULES AND REGULATIONS**

If the violence persists, remains unattended, or is recurring, the board of directors will seek legal counsel and take the necessary and proper steps for enforcement.

RULES AND REGULATIONS

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THESE RULES AND REGULATIONS WILL BE IN EFFECT AS OF
DECEMBER 15ST, 2025, AND WILL SUPERCEDE ANY PREVIOUS RULES AND
REGULATIONS.

1. PAYMENTS:

Assessments are due on the 1st day of every month. Failure to pay any assessments within 10 days after the due date shall entitle the association to levy an administrative late fee in the amount not to exceed the greater of \$25.00 or five Percent (5%) of each installment of the delinquent assessment, said administrative late fee to be imposed against the delinquent unit owner for each thirty (30) day period that the assessment remains delinquent. Payments made should be applied to the interest and administrative late fee(s), if any, before being applied to the delinquent assessment.

2. UNITS:

- a. A unit may be used only for single-family residential purposes. No unit may be partitioned or subdivided, except in accordance with the provisions of the declaration of condominium.
- b. Each unit should be occupied by the owner and his/her immediate family or his/her tenants. Tenants must have approval from the board of directors before occupancy. The maximum number of residents permitted to live in a unit is:

STUDIO	2 RESIDENTS MAXIMUM
1 BEDROOM	3 RESIDENTS MAXIMUM
2 BEDROOM	4 RESIDENTS MAXIMUM

- c. The exterior of the building and all areas appurtenant to the condominium shall not be painted, decorated, or modified by any unit owner in any manner without the prior consent of the association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the association.

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- d. No awnings, window guards, light reflective materials, fans, or air conditioning devices shall be used in or about the building except as shall have been approved by the association, whose approval may be withheld on purely aesthetic grounds within the sole discretion of the association.
- e. Storm shutters must be white accordion-style. Prior municipal permits and board approval are required.
- f. Guests shall always be supervised by the unit owner or resident they are visiting. Individuals shall not be permitted to play or loiter in stairways, hallways, entrance walkways, or other common elements.
- g. No commercial or business purpose shall be conducted or solicited in any unit, except as permitted by applicable city and county regulations.
- h. No unit owner may install or permit to be installed any window air conditioning unit in their unit or in the common elements.
- i. The association has the irrevocable right to access any unit during reasonable hours when **is strongly suggested that all unit owners provide the association with copies of their unit key. If management does not have a unit key and a maintenance person, such as a locksmith, plumber, etc. Need to be called for an emergency. The owner/resident will be billed if access is not granted when needed.**
- j. Washers and dryers are strictly prohibited in individual units. The board reserves the right to conduct random inspections to enforce this policy.
- k. Unit owners are required to notify the Association when conducting any repairs/remodeling work and complete the required "Modification Approval Application" with the scope, license, and insurance for all contractors and any city/county permits if applicable for all work being done before commencement for the Board of Directors to review and approve.

3. NO PET POLICY

The documents received by owners at the time of purchase, as well as the renters'/residents' handbook, include a no-pet policy. However, a few years ago, the bylaws were modified. As of 2019, the condominium association has returned to a no-pet policy.

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- a. Owners who acquired pets or service animals during the transition will be grandfathered in, providing they abide by the pet policy set forth by the 3hn board of directors.
- b. Owners of service animals that were grandfathered must still file a pet information sheet.
- c. Upon approval of the pet information sheet, a meeting/interview must be set with the board of directors to meet the pet and/or service animal and take a photo of the pet for the unit file.
- d. You must bring the following documents to the meeting/interview.
 - _____ Current signed service animal authorization
 - _____ Veterinarian pet record including pets name, sex, age, weight, breed.
Pet must be flea-free and up to date with all required shots
 - _____ Current animal license from the city of North Miami.
- e. A file will be created for all service animals and grandfathered pet owners, including the annual pet license(s) record and renewal information. Any pet behavior issues, if any, and resolutions if applicable, and any penalties for any recurring issues.
- f. Please note no reptiles are allowed. Only dogs 35 pounds or less will be grandfathered in, as well as owners of sheepherding cats and birds. Aggressive dog breeds of any size will not be permitted. If the board of
- g. If the Board of Directors **does not approve a pet**, the unit owner will have **30 days to permanently relocate the pet** to a new home.

4. SALES AND LEASING OF UNITS

- a. If a unit is occupied by someone other than the owner, either through leasing or selling, the owner must obtain written approval from the board of directors.
- b. Association has the right of first refusal per Article III, section 4, and has to be notified in writing in case of sale.
- c. Leasing is allowed only with the written consent of the association. The unit owner must furnish the association with a copy of the lease. Leases shall be for one year and are not automatically renewable. Lease renewal requests may be examined by the screening committee and approved by the board of directors. Thus, in the event this rule is violated, the unit owner

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will be subject to a fine of \$100.00 per day, plus interest, court costs, and attorney fees.

- d. All tenants that commit three (3) violations of the rules and regulations for one year will have their lease not renewed by the unit owner.
- e. Any tenant that continually violates the rules and regulations or is a nuisance will have their lease terminated immediately and evicted from the unit.
- f. There will be a screening fee of \$150.00 charged when a unit is sold, rented, or occupied by anyone other than the owner. A copy of the closing statement/lease agreement /sale agreement must be submitted to the board of directors for approval.
- g. No purchase/lease shall move any personal effects into a unit before receipt of written approval from the association.
- h. Lockboxes are strictly permitted **only** on the **East emergency exit gate**. Lockboxes installed in any location other than the designated one will be **removed and discarded without notice**.

5. OWNERS' RENTAL POLICIES

- a. Owners who desire to rent their units and who currently rent their units must be current on all maintenance fees and/or special assessment fees if applicable.

6. COMMON ELEMENTS

- a. The Sidewalks, entrances, hallways, fire extinguisher areas, laundry and electrical rooms, stairways, walkways, and similar portions of the common or limited common elements must remain **unobstructed at all times**. Florida-insured delivery companies must make all deliveries to units at Three Horizons North Condominium and should be conducted through the **rear doors** of the building. Unit owners are encouraged to be present for deliveries. If a delivery truck is too large to access the rear, it may be permitted to enter through **Gate #3**, located on the **west side** of the building. **Elevator # 1** is designated **exclusively for deliveries** and must be used for this purpose

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- b. Bicycles are to be taken in and out of the building through the rear door only. Elevator # 1 is to be used for bicycles only.

7. TRASH CHUTES, GARBAGE, CLEANLINESS

- a. All garbage must be bagged in plastic bags and tied securely before being thrown down the chutes. No items can be left in the chute room or the closets.
- b. All glass, plastic, aluminum, and newspaper must be taken down for recycling and placed in their corresponding bins.
- c. Carbon boxes must be taken down to the garbage room, flattened, and placed inside the designated area.
- d. No garbage or trash can be left on the condominium common areas overnight
- e. Only household garbage may be disposed of in the dumpster. No furniture, electronics, rugs, blinds, kitchen cabinets, or construction debris can be disposed of in the garbage room or dumpster.
- f. Any garbage resulting from repairs, remodels, or moves should be disposed of outside of the facilities.

8. SECURITY

- a. All residents and visitors must ensure that **all gates and exterior doors are securely closed upon entering and exiting** the condominium property. **Propping open gates or doors leading into the building or common areas is strictly prohibited.**
- b. Do not allow unknown people to enter the building. Ask them to use the intercom to call the unit owner or tenant.
- c. The association is not responsible for theft or property damage to automobiles and units.

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9. GARAGE AND PARKING

- a. The parking areas within the condominium property, including all assigned and unassigned parking spaces, are solely for vehicles with a current passenger vehicle registration.
- b. Vehicles with expired tags or that cannot operate on their own power shall not remain on the condominium property.
- c. No vehicle shall be repaired or washed on the condominium property
- d. The water hose bibs located throughout the parking garage are for official use of the condominium association only. They are not intended for the personal use of the condominium nor condominium residents.
- e. No trailers, mobile homes, campers, buses, or similar vehicles shall be parked on the condominium property.
- f. No boats, rafts, canoes, jet skis, or other similar craft shall be allowed on the condominium property.
- g. Any individual who fails to comply with the above parking rules, any other established parking rules and regulations, or any posted parking signage within the designated parking areas, will be subject to enforcement actions. These may include a violation sticker, fines, and towing of the vehicle at the owner's expense.
- h. Only one (1) vehicle is allowed per space. Mopeds, motorcycles, and/or bicycles may not be parked or stored in the space with the main vehicle.
- i. All vehicles must be registered with the association.
- j. Unit owners, tenants, residents, and their guests must park only in the parking space assigned to their unit. Parking in a space assigned to another unit is **strictly prohibited** unless permission is granted by the owner of the assigned parking space and the association.
- k. Board approval is required for unit owners to rent their parking space. Only residents of the Three Horizons North Condominium may rent an open unit owner's parking space.
- l. The Association shall **not be liable** for any **loss or damage** to vehicles located on the common elements, **regardless of whether the presence of such vehicles is permitted** under these rules and regulations.

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- m. Vehicles are **not permitted to park** in the front driveway or any other common areas **not specifically designated for parking**, except for **temporary loading or unloading**. Vehicles parked in these areas for **more than 20 minutes** are subject to being **towed at the owner's expense, without further warning or notice**.
- n. Guests are to be informed of the designated parking areas by their host and shall have the proper guest permit displayed in their vehicles. Vehicles without the permit will be towed at the owner's expense without further warning or notice.
- o. Only one parking permit is allowed per unit, parking permits transfer with the unit not the occupant.
- p. The unit owners are individually responsible for contacting the towing company in case someone is parked in the designated space. The board is responsible for towing in common areas.
- q. If a service technician or vendor is coming to the building, the board should be notified in writing 24 hours in advance, and display the guest parking pass.
- r. Any individual who fails to comply with the parking rules listed above, any additional parking regulations established by the Association, or any parking signage posted in the designated parking areas, will be subject to enforcement action. Towing of the vehicle at the owner's expense, without further notice

10. WINDOWS, DOORS, BALCONIES

- a. All balconies shall be kept in an orderly, clean, and sanitary condition at all times. Consistent with the foregoing, the placement of any chairs, benches, tables, furniture of any kind, and plants shall be of such a number, nature, and type as are customarily used for leisure purposes and, in all cases, subject to the board of directors' prior written approval.
- b. No drilling of balcony walls and floors, exterior walls, or ceilings is allowed for attachment or hanging of any material. No other goods, materials, awnings, fixtures, paraphernalia or the like are to be affixed, placed, or stored on said balconies except with the board of directors' prior approval.

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- c. No garbage cans, rubbish, supplies, or other articles shall be placed in or on the balconies, nor shall any linens, blankets, clothing, curtains, rugs, mops, or laundry of any kind or other articles be shaken or hung from any of the windows, doors, or balconies. No visible clothes lines or other outside facilities for drying or airing clothes shall be erected.

- d. No sign, advertisement, notice, or other lettering shall be exhibited, displayed, inscribed, planted, or affixed in, on, or upon any part of the unit which may be seen from the common element. No awning, canopy,

Shutter, storm shutter, or other projection shall be affixed to or placed upon the outside walls, balconies, or roof of the building unless approved by the board of directors.

- e. Satellite dishes are permitted but cannot be attached or affixed to common elements (i.e., roof, exterior walls, etc.).

- f. Cooking shall be allowed only in the kitchen of each unit. No electrical, gas, charcoal, or other cooking devices, including but not limited to outside cooking, are permitted on any balcony.

- g. A unit owner shall not have anything affixed or attached to, hung, displayed, or placed on the roofs, exterior walls, balcony walls, doors, balconies, or windows of the buildings, nor shall any unit owner screen or otherwise enclose their balcony.

- h. Plants, pots, receptacles, and other movable objects must not be kept, placed, or maintained on ledges of windows. No objects shall be hung from windowsills. All plants must have a protective water dish under the pot. Residents shall not throw or allow anything to be thrown or tossed from balconies, windows, or doors. No cigarette butts, cigars, cigarettes, or any other kind of debris or article shall fall, be tossed, or thrown from windows, doors, or balconies. No sweepings or other substances shall be permitted to escape to the exterior of the building from windows, doors, or balconies. Holiday and/or decorative lights/lighting are only permitted on balcony railings during the holiday season between November 15th and January 15th.

- i. All items must be removed from the balconies during a hurricane warning. No exceptions!

THREE HORIZONS NORTH CONDOMINIUM ASSOCIATION, INC.

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- j. Any findings by the association shall be concluded that such animal is an unreasonable source of annoyance, disturbance, and/or danger.
- k. Under no circumstances shall any animal be allowed in any portion of the common elements unless carried or on a leash.
- l. Residents shall not allow their pets to urinate or defecate on any common element, such as but not limited to walkways, stairwells, elevators, laundry rooms, parking garage, and landscaping.
- m. If a unit owner replaces any windows, **the owner is fully responsible** for repairing **any concrete damage** caused during the installation or removal process. Additionally, the unit owner **must complete and submit** the required form titled **“Unit Modification and Remodel Regulations” before any work begins.**
- n. **Additional Information to Interpret Unit Boundaries.** Entry doors and exterior glass surfaces, including, but not limited to, windows and glass doors, serving the Unit shall be included within the boundaries of the Unit. Heating and air conditioning systems serving a single Unit (including any part of any such system located outside the boundaries of the Unit), all duct work for heating and air conditioning systems and appliances and plumbing fixtures within a Unit shall be part of the Unit.
If any chutes, flues, ducts, conduits, wires, pipes or other apparatus lies partially within and partially outside of the designated boundaries of the Unit, any portion thereof which serves only that Unit shall be deemed to be a part of that Unit, while any portions thereof which serve more than one (1) Unit or any portion of the Common Elements shall be deemed a part of the Common Elements.

SWIMMING POOL

No guests shall be allowed in the pool nor on any portion of the common elements without the unit owner or registered resident present. Unit owners, tenants, and their guests using the swimming pool do so at their own risk. Unit owners, tenants, and their guests are required to follow and obey the posted rules and regulations at all times. Children under the age of 15 must always be accompanied by an adult while in the swimming pool. Swimming in the pool is permitted between the hours of 10:00 am and 8:00 pm during daylight savings time and 10:00 am to 6:00 pm Eastern time. No swimming is allowed after dark.

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Rules for using the pool:

- A. Shower before using the pool
- B. Pets are not allowed in the pool or in the general pool area.
- C. No loud noises. Loud music, rough play, running, playing ball, or throwing objects are not permitted in the general pool area.
- D. BBQ or cooking is not allowed in the general pool area.
- E. Beverages may be consumed in the pool areas. Glass, bottles, or breakable containers are not permitted in the pool area. Anyone consuming beverages and or food is responsible for cleaning up any garbage and will further be held strictly liable for any injuries resulting from broken glass or inappropriate playing.
- F. A towel or any other form of protection must be placed on the pool furniture to protect others from use. If moved, the furniture must be placed back in the manner in which it was found.
- G. The use of the pool is for the enjoyment of unit owners, tenants and their immediate families and guests.
- H. All non-toilet-trained children must wear "swimmies" or other waterproof protective swimming garments in the pool.
- I. Owners and guests entering the building from the pool area should be completely dried off and should not bring in wet clothing and materials that can create puddles and cause liability.
- J. Clothing and shoes are required at all times in common areas, including going to the pool and returning from the pool.

11. VIOLATIONS AND FINES

Those unit owners who violate these rules and regulations shall be responsible for all costs incurred by the association, including but not limited to court costs and reasonable attorneys' fees in the process of rectifying the noncompliance. These costs shall also include the removal of all articles, vehicles, and substances from the condominium property that were placed thereon in violation of these rules and regulations.