

INGLEWOOD TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

Rules and Regulations (R&R)

VIOLATIONS OF ANY OF THE BELOW RULES AND REGULATIONS OR ANY OTHER GOVERNING DOCUMENTS OF THE ASSOCIATION CAN RESULT IN FINES OF \$100 PER DAY OF VIOLATION NOT TO EXCEED \$1,000 PER VIOLATIONS.

**Effective May 03, 2023, the revised rules and regulations will take effect.
Some rules & regulations may have other dates of effectiveness.**

Leases:

• All leases (new & renewal) must be submitted to the Management office with application for review and leasing of Units shall also be subject to the prior written approval of the Association. • 60 days prior to lease expiration; Management Office must be notified of lease not being renewed and tenant move out and lease being renewed a new lease must be submitted for board review and approval.

• Leases must include clause as stated in amended by-laws:

Every lease of a Unit shall provide (or, if it does not shall be deemed to provide) that the Association shall have the right: (i) to terminate the lease and/or to evict the tenant upon default by the tenant in observing any of the provisions of this Declaration, the Articles of Incorporation or Bylaws of the Association, or other applicable provisions of any agreement or document governing the Condominium or administered by the Association; and (i) to collect all rental payments due to the Owner and to apply same against unpaid Assessments if and to the extent that the Unit Owner is in default in the payment of Assessments.

Every lease of a Unit shall provide (or, if it does not shall be deemed to provide) that a material condition of the lease shall be the tenant's full compliance with the covenants, terms, conditions and restrictions of this Declaration (and all Exhibits hereto) and with any and all rules and regulations adopted by the Association from time to time (before or after the execution of the lease). The Unit Owner shall be jointly and severally liable with the tenant to the Association for any amount which is required by the Association to repair any damage to the Common Elements resulting from acts or omissions of tenants (as determined in the sole discretion of the Association) and to pay any claim for injury or damage to property caused by the negligence of the tenant and special Assessments may be levied against the Unit therefor. All leases are hereby made subordinate to any lien filed by the Association. whether prior to or subsequent to such lease.

Residents:

• All Residents moving into the community **MUST** go through the application process and obtain Board approval in writing **PRIOR** to moving in. **Residents include all occupants, tenants, owners, family and/or friends of tenants and/or owners, anyone 18 years of age and older that will be moving into the community.** • All applicants **MUST** be interviewed by the Board of Directors to go over the Rules and Regulations of the property **PRIOR TO MOVING IN.** • Moving into the property without Board Approval may result in immediate eviction of tenants and the unit owner may face a fine per rules and regulations.

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Moving In or Out:

• Moving in or out of the community is only allowed between Monday through Saturday from 9:00 AM to 5:00 PM. **A refundable security deposit of \$200 payable to Inglewood Townhomes Condominium** must be provided with the application or at least 48 hours before the moving date during an owner move out. • Occupant/Tenants will receive the refund upon moving out at the end of the lease and after an inspection of the communal areas has been conducted by management. • Owners moving in or out will receive the refund within 48 hours of the move and after an inspection of the communal areas has been conducted by management.

Registration of Vehicle(s):

(For the safety of our residents and identification of vehicles belonging to the community. On January 17, 2023, vehicle registration update and replacement of old permit decal with new permit decal began.

Decals places on rear of glass on lower right corner or body of vehicle or when not possible front windshield driver side lower corner; Registration and new decals update yearly)

• All residents vehicle(s) must be register and Permit Decal installed by Management Office or Board of Directors. As of January 30, 2023, registration is at the management office. Replacement of decals \$15.00. Effective June 01, 2023, vehicles not registered and without decals may be towed at vehicles owner expense. • Vehicle(s) must be registered to the unit owner or tenant of unit, or immediate family.

• Vehicle(s) **MUST NOT** have more than 3 temporary tags, and each Must be Registered with Management office.

Assigned Parking and Parking:

• Each unit has two (2) assigned parking spaces in front of or near their unit. No more than three (3) vehicles per unit (Effective May 03, 2023, new owners or tenant/occupants no more than 2 vehicles per unit allowed. Current unit owner and tenant/occupants prior to May 03, 2023, are grandfathered to 3 vehicles per unit.) All residents must park their vehicles including vehicles with handicapped permit/tag in their assigned parking spaces. Vehicle(s) with Expired or No License Plate NOT allowed in community. All Vehicle(s) must be in working order. • Residents third (3rd) vehicle and guests/visitor's vehicle are to park along black fence located south and southwest side of the community. Effective June 01, 2023, Parking by permit. Residents issued 1 (one) 24-hour visitor parking pass per unit. Pass must be visible on vehicle. Not to be used for parking of residence 4th vehicle. • No overnight parking between 12a.m. & 6a.m. without pass or permit; special events like birthday parties, contact management office for an overnight temporary pass for your guests and must be visible on vehicle. • Vehicles without a visitors pass, or permit will be towed at the vehicle owner's expense without warning.

• NO vehicles allowed to park on the grass or tree roots, right away, blocking of fire hydrant, in front of other unit's doorway, no parking zone, blocking access to garbage dumpster or any areas not designated for parking including parking on or blocking sidewalks access.

• No cargo box trucks, towing or flatbed trucks, big rigs trucks, commercial utility, cargo or dumpster trailers are allowed. No Commercial Vehicle(s) or Vehicle(s) with any markings, commercial advertising or signs unless covered. No objects, tools, equipment's, materials, ladders, structure(s), anywhere on exterior of vehicle or on community parking lot or property are not allowed in the community.

(Effective March 13, 2023, no new or additional commercial vehicles can be parked on condominium property). Residents with Commercial vehicles that were properly registered prior to March 13, 2023, are grandfathered Effective May 03, 2023, and allowed to park and register commercial vehicles while remaining a resident or unit owner within the community and must comply with restrictions underlined above. Commercial vehicles count part of vehicle limit per unit.

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• NO recreational vehicles including RVs, all-terrain vehicles, gulf carts, dirt bikes, open or flat or box or utility trailers, boats, jet-skis or buggy style vehicles are not allowed on the property common and/or limited common areas. • No vehicle can block access to garbage dumpster.

Towing:

• Vehicle(s) and/or recreational vehicles found to be in violation will be towed at the owner's expense without warning.

Pool Side Parking:

• The guest/visitor and handicapped parking by the pool area is for guests/visitors only, NO resident is allowed to park there.

Mechanical Work:

• NO mechanical / vehicle body work of any kind is allowed on the property, with the exception of replacing a flat tire or dead battery.

Parking Lot: For safety purpose

• NO motorized or non-motorized bike riding, skateboarding, scooters or ball playing is allowed in the parking lot area. • Residents and children are NOT ALLOWED to play in the parking lot area. • NO bounce houses or any type of inflatable or temporarily erected structures are allowed in the parking lot area.

Condominium Appearance, Alteration and Negligence, Carelessness of unit owner:

• All residents are responsible for maintaining their balconies and entrances in good condition and appearance. • There is NO storage allowed anywhere outside the units, on the balconies or parking lot areas.

• Any BBQ grills MUST be placed in the back yards and not on the balconies or entrances of the units.

• Any landscaping not in the common areas MUST be maintained by the unit owner or resident. All plants and trees MUST be trimmed to maintain a good appearance.

• Any work done inside or outside the units must be approved in writing by the Board of Directors.

Contact the management office for the necessary documents. • No unit owner shall make any alterations in the portions of the improvements of the condominium which are to be maintained by the Association; or remove any portion thereof, or make any additions thereto, or do any work which would jeopardize the safety or soundness of the building containing his unit or impair any easement.

• Each Unit owner shall be liable for the expense of any maintenance repair or replacement rendered necessary by his act, neglect or carelessness, or by that of any member of his family, or his or their guests, employees, agents or lessees. The expense for any maintenance, repair or replacement, as provided in this section, shall be charged to said unit owner, as a specific item which shall be lien against said unit with the same force and affect as if the charge were a part of the common expenses.

Pool Rules:

• No jumping over gate or fence to enter pool area. All residents must have a key to the gate. Contact the property management office to request a copy of the key if you need one. • Pool hours are from dawn to dusk. Children under the age of 18 must always be accompanied by an adult. No parties, private functions or special events are allowed at the pool area. • All bathers **MUST** shower before entering the pool to remove any sunscreens, oils, creams, and lotions. Please ensure all hair pins are removed as well. • No alcoholic beverages are permitted in the pool area including any area inside the pool area gates. • Any children in diapers must use swim diapers or be potty trained. • NO PETS OF ANY KIND ARE ALLOWED IN THE POOL AREA.

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Pets:

• Only one cat or one dog may be kept by the unit owner or resident on the premises but only if such animal does not cause a disturbance on the condominium property. **Dogs allowed must be 40lbs or under.**

• Dogs **MUST** be always on a leash while outside of the unit. Dog handlers must pick up solid waste after the dog. • Pets must not cause a nuisance. No dogs that bark excessively are allowed. • **DO NOT FEED ANY STRAY CATS OR DOGS.** All pets must be indoor pets and maintained within the unit or the unit's backyard.

Miscellaneous:

- No resident is permitted to run a business out of their unit.
- Residents and their guests are not to jump over fences or walls to access the street or the community.

Garbage:

- Community garbage containers are for normal regular day to day residents garbage uses only.
- No dumping of work or commercial or business-related garbage, materials, construction, debris in community garbage containers.
- **NO Bulk Trash** - such as furniture, large accessories, construction debris, landscaping debris, doors, cabinets, appliances, carpets and other items such as electronics, batteries, oils, petroleum, toxic or flammable is not permitted to be dumped in the garbage container or garbage areas or anywhere on the property. There is **no bulk trash service** for the community. Resident needing to dispose of bulk trash and other not permitted item(s) will have to do so at their own cost at the following location: **Palm Spring North Trash & Recycling 7870 NW 178th St, Hialeah, FL 33015, from 7AM – 5:30PM Monday – Sunday, Call (305) 468-5900**
- All normal trash **MUST** be placed inside an appropriate garbage bag and placed inside the trash container not on floor or front of door.
- If the container is full, please use the other containers, to avoid extra cost.
- All boxes must be flattened.
- Trash area doors are to be kept closed at all times.

IF OBSERVED VIOLATING ABOVE GARBAGE RULES, THE UNIT OWNER AND/OR TENANT/OCCUPANT MAY FACE A \$100.00 FINE, PLUS THE COST OF SUCH TRASH REMOVAL AND DUMP SITE COST IF APPLICABLE.

Any concerned resident including tenants who observes violations can report it to management office below including any proof of violation.
The Association Thanks you for caring for the community.

Residents of Inglewood,

Your community and Board of Directors of the Association thank you for abiding by these rules and regulations and other governing documents of the association. Together we will ensure a safe community and that your property looks great and maintains its value.

Any questions, concerns or assistance contact Management Company below:

Your management company is:
Reliable Property Management Service, Inc.
17680 NW 78 Ave. Suite 103
Hialeah, FL 33015
305-364-8941