

**CARMEL AT THE CALIFORNIA CLUB PROPERTY OWNERS ASSOCIATION, INC.  
RULES AND REGULATIONS**

WHEREAS, the Carmel at the California Club Property Owners Association, Inc.'s (the "Association") Governing Documents together with relevant Florida Statute authorizes the Board of Directors to adopt, amend, and enforce Rules and Regulations with respect to the Common Areas. The purpose of such Rules and Regulations shall be to maintain, administer and govern the use and enjoyment of the Common Areas as well as to uniformly enhance and protect the value, attractiveness and desirability of the Common Areas in furtherance of the general plan of development and promote the health, safety, and welfare of the residents.

WHEREAS, the Rules and Regulations of the Association shall become effective and binding when they are 1) adopted by a majority of the Board of Directors at a meeting called for that purpose, and 2) posted in a conspicuous place in or near the Common Areas.

NOW THEREFORE BE IT RESOLVED, that the Board of Directors revokes all prior Rules and Regulations and adopts the following Rules and Regulations which conform to the Governing Documents of the Association and relevant Florida Statute, as each may be amended from time to time:

**RULES AND REGULATIONS**

**GENERAL RULES**

1. Each owner and resident shall be responsible for complying with the terms of the Governing Documents of the Property Owners Association as well as those of the individual Building Association.
2. The Common Areas are for the exclusive use of the Owners, residents, their guests, invitees, and licensees. The Common Areas and Association are not open to public use.
3. An Owner who leases or sell their Unit shall relinquish their right to use of the Common Areas, including but not limited to use of the pool, pool patio area, and parking. Notwithstanding the foregoing, the Owner will retain the right of ingress and egress of the community for the sole purpose of access to the Unit and may park a vehicle in a guest space while the Owner is on the property.
4. Owners, residents, guest, invitees, and licensees, shall conduct themselves in a reasonable manner which is not offensive or obnoxious to other residents and shall exercise reasonable care about excessive and loud noise, including but not limited to vehicle noise. The noise ordinances of Dade County, as amended from time to time, shall be enforced. As of May 30, 2017 the noise ordinance of Dade County defines an excessive noise as one that exceeds 60 decibels, which is reduced to 55 decibels between the hours of 11:00pm and 7:00am.
5. An Owners shall be responsible to reimburse the Association for any and all damaged caused by the resident, guest, invitee, or licensee of the Owners to the Common Areas of the Association.

**RESIDENTIAL USE**

6. As of the effective date of these Rules and Regulations, the Association and Common Areas are zoned RU-4L by Dade County and may only be used for residential purposes. No trade, business, profession, or other commercial activity may be conducted on the Common Areas or within the Association. Notwithstanding the foregoing, a home office is permitted by a person residing in the unit and involving only written correspondence, telephones, computers, or other common office equipment which is clearly

secondary to the use of the dwelling for residential purposes. A home office is subject to a certificate and other requirements of Dade County.

7. No signs, advertisements, or notices shall be posted on any of the Common Areas or distributed on the Common Areas, except for those signs posted by the Association and reasonably related to carry out purpose of the Association.
8. There shall be no solicitation by any person anywhere upon the Common Areas for any cause, charity, or any other purpose.

## ANIMALS

9. Domestic pets are permitted within the Common Areas and the Association. Residents must comply with all laws and ordinances of the State of Florida and Dade County with regard to the pet, including but not limited to minimum licensing and vaccination regulations.
10. All pets must be leashed and under the control of the owner or resident when on the Common Areas.
11. It is unlawful to allow a pet to urinate or defecate on the Common Areas. Residents are responsible for picking up waste left by their pets and disposing of it properly. The Association has provided pet waste stations throughout the Common Areas to assist residents in complying with this law.

## DISPOSAL, STORAGE, AND OTHER USES OF COMMON AREAS

12. Garbage shall be bagged and deposited in the designated waste containers only. The Association provides waste services for household waste only and cannot accept any bulky or hazardous materials. Items such as tires, yard debris, old furniture, carpet, tile, construction debris, appliances, and chemicals cannot be disposed of in the Association waste containers. Bulky and hazardous materials must be disposed of by and at the sole cost of the resident by contacting the Department of Solid Waste Management.
13. No flammable, combustible, or explosive fluid, chemical or other substance may be kept on the Common Areas.
14. No antennas, satellites, etc. may be affixed to any of the Common Areas.

## PARKING

15. Each Unit shall have 1 assigned parking space. All vehicles utilizing assigned parking and/or owned by a resident must be registered with the Association and receive a barcode, which barcode must be displayed at all times while the vehicle is on the Common Areas.
16. Cars parked in spaces not assigned to them, in any right of way, or any part of the Common Areas not designated as a parking space, shall be subject to towing.
17. Only motor vehicles are permitted in parking spaces. Items such as recreational vehicles, trailers, boats, bicycles, surfboards, shopping carts, containers, etc., are not permitted to be parked or stored in a parking space or anywhere on the Common Areas and are subject to removal by the Association.
18. All vehicles must have a current license tag and registration or they will be subject to towing. Vehicles may not back in to a parking space.
19. Commercial vehicles which are on the Common Areas to provide a service to a Unit or the Association may park in guest spaces only Monday – Friday from 9:00am to 5:00pm. At all other times commercial vehicles may only park on along the North-West boundary of the Association, adjacent to the

commercial buildings, the “back wall.” Commercial vehicles in violation are subject to removal by the Association. A commercial vehicle is defined as:

- a. Displaying an external sign or any equipment used for a commercial purpose.
  - b. Greater than 8 feet in height or 20 feet in length.
20. All vehicles must be operational or they will be subject to towing. No mechanical repairs may be made to vehicles on the Common Areas. Inoperable vehicles, including those with a flat tire, shall not remain on the Common Areas for more than 24 hours and thereafter shall be subject towing.
21. All unregistered vehicles and non-resident persons must stop at the gate and provide identification prior to being admitted to the Association. Unregistered vehicles shall be required to display a guest decal at all times while in the Common Areas.
22. Storage of vehicles is prohibited in the Common Areas. Parking is reserved for the residents, their guests, licensees, and invitees.

#### POOL RULES

23. There is no lifeguard on duty at any time. Each resident is responsible for the safety of themselves, their guests, invitees, and licensee.
24. All individuals are required to have pool bands on their person and displayed at all times when they are on the pool deck or in the pool.
25. Pool Hours
- a. September – May. 9:00am – 6:00pm
  - b. June – August. 9:00am – 8:00pm
26. Guests under the age of 18 are permitted to use the outdoor pool when accompanied by a resident owner.
27. Children under the age of 30 months must wear a swim diaper when in the pool.
28. There is no diving permitted and no running on the pool deck. No skating, skate boarding, or other similar activities are permitted on the pool deck.
29. No glass or other breakable containers are permitted in the pool or on the pool deck.
30. No food or drinks are permitted in the pool. Non-alcoholic drinks are permitted on the pool deck.
31. No pets are permitted in the pool or on the pool deck. Notwithstanding the foregoing, a verified service animal will be permitted on the pool deck to the extent it is necessary for the owner of the pet.
32. No smoking is permitted in the pool or on the pool deck.

IN WITNESS WHEREOF, the Board of Directors of The Carmel at the California Club Property Owners Association, Inc. has adopted the foregoing resolutions upon motion made by Katie Grant and seconded by Nilda Perez and passing with a vote of all in favor and 0 opposed, on this 13th day of June, 2017, at a duly called and properly noticed meeting of the Board of Directors at which a quorum was present.

ACKNOWLEDGED BY:

SIGNATURE OF APPLICANT \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

BUILDING: \_\_\_\_\_ UNIT: \_\_\_\_\_