



CONDOMINIUM ASSOCIATION WEST, INC.

RULES & REGULATIONS

1. The owner who wishes to rent or sell their unit must first obtain approval from the Association. Applications will be provided by the Association for a nonrefundable fee of \$100. This fee will be used to cover the cost of the investigation of the proposed renter/owner. This payment must be made each time the unit is rented/sold. Sub-leasing unit is not permitted.
2. As a result of the investigation, the Association has the right to approve or reject the proposed renter/buyer and the owner is forced to comply with this decision.
3. The renter must comply with the Rules and Regulations of the Condominium Association. The owner of the unit is responsible for the compliance by his tenant. In case this is not accomplished, the Association has the right to notify the owner in writing that the unit must be vacated within thirty (30) days from the date of notification.
4. The owner of the unit will be responsible for the payment of any expenses and damages to the common areas incurred to the Association by tenant and/or unit owner.
5. The owner is authorized to lease his unit for a period of one year only. The lease can be extended for terms not exceeding one year at a time, pending the approval of the Association without additional cost to the owner. A copy of the lease is required to be filed with the Association office at inception and at each renewal. Moving in/out of units is allowed between the times of 9:00 a.m. and 7:00 p.m. Monday-Sunday.
6. It is forbidden to play loud music or make any noise that disturbs the neighbors.
7. The units shall be used for residential purposes only. Any other use is strictly forbidden.
8. Visitors/guests to the condominium complex must be inside the apartment. The hallways/walkways/courtyard, stairwells, and parking lot areas (which are common elements) are not meeting spaces for visitors to gather or congregate.
9. The following occupancy standards are part of the Condominium By-Laws: **One-bedroom units** cannot be occupied by more than **2 persons**. **Two-bedroom units** cannot be occupied by more than **4 persons**. If this requirement is not complied with, the Association will notify the owner in writing that the unit must be vacated within 30 days from date of notification.



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10. It is part of the Condominium By-Laws that only small animals are allowed such as cats, birds, or dogs weighing no more than 15 pounds. The dog(s) must be on a leash at all times and should be taken outside the buildings by the fence area for them to relieve themselves. The owner of the unit and/or pet will be responsible for injuries to persons or damages to property and will not hold the Association liable for any damages or bodily injury.
11. Pooper Scooper Law - Not picking up your dog's poop is considered a public nuisance. It is not allowed in Miami-Dade County to allow dogs to urinate or defecate on public land or commonly held private property. Dog owners are responsible for picking up waste material left by their dogs and disposing of it properly. The condominium has installed pet waste stations around the property in order for pet owners to pick up after their dogs or any other animal.
12. It is prohibited to make alterations of any kind to the exterior of the units including but not limited to windows, roofs, balcony railings, entry doors, extensions in units at ground level invading garden areas, paint colors, etc. If the owner wishes to make any alteration, the owner must make formal request in writing to the association and receive approval or denial in writing from the Association prior to commencing any alterations. The Association will provide a form with specification to be met. No interior alterations may be made which will affect any other unit. No structural changes can be made which will affect the soundness or structural integrity of the building.
13. It is prohibited to dispose of any objects or items such as household appliances (i.e. kitchen appliances, washer, dryer, televisions, etc.) furniture such as sofas, couches, recliners, dining tables, chairs, mattresses, frames, cabinetry, closet doors, etc. from the units and leave them in the condominium's common areas, in or out of the garbage bins. It is the responsibility of the party owning the property to dispose of these items accordingly and in compliance with the law. The owner/renter in violation of this rule will be fined \$100.00.
14. Disposal of construction and demolition debris of any kind is not permitted in or around the property dumpsters. It is the responsibility of the unit owner to arrange for solid waste removal through the persons(s) or contractor(s) hired or by a solid waste pick up services. It is the responsibility of the owner to ensure that their contractor is familiar with these rules. Failure to comply with these rules will result in a violation of this rule and could be subject to a fine.
15. The installation of adequate drapery for windows, and sliding doors is allowed. The installation of paper, aluminum foil, sheets, cardboard boxes, etc. that affect the



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appearance of the building is prohibited. Window film for sun protection is allowed but, must be replaced if it begins to peel.

16. Mops, brooms, bags, rags, clotheslines, cloths, clothing, rugs, etc. shall not be exhibited or hanging from windows, terraces, railings, solariums, hallways, etc.
17. Children are not allowed to play or run, ride bikes, skate, etc. in walkways, hallways, gardens, stairs, building entry areas, parking area or any common areas of the property. Children are allowed to play under adult supervision ONLY UNTIL SUNDOWN IN TWO DESIGNATED AREAS: Cement space north of the pool and the area by the condominium office, where the fountain is located. Any damages incurred to the Association property as a result of children playing, etc. will be the responsibility of the parents and/or the unit owner.
18. Each unit has an assigned parking space reserved for the vehicle of the resident of the unit. These and all additional parking spaces marked GUEST are under the jurisdiction of the Association.
19. Each unit has the parking privilege for two cars only. Additional vehicles will be charged a nonrefundable annual fee of \$200.00 per vehicle in excess of the two allowed.
20. The Association has the right to remove/tow any vehicle without any prior warning or notice if vehicle is in violation or does not comply with the Condominium's Rules and Regulations. The owner of the vehicle will be responsible for any and all towing expenses.
21. South Florida Parking Enforcement (SFPE) is the company contracted by the association to ensure all residents (owners and renters) comply with the parking lot rules and regulations. SFPE monitors the parking lot 24 hours, seven days a week.
22. The parking areas and streets of the Condominium are subject to the following rules & regulations:
 - All vehicles (including motorcycles, scooters, trucks, vans, etc.) that are parked on the property must have a parking permit decal with the initials SWCW. The decal must be placed in the vehicle's front windshield on the driver's side. Vehicles that do not have a parking permit decal will be towed.
 - The parking spaces are for private passenger vehicle use only. No commercial vehicles are permitted.



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- Parking permit stickers must be purchased for each vehicle that will be parked in the condominium. If you are a renter, the stickers must be purchased on the day of the interview and be placed on the windshield on the driver's side so it can be clearly visible.
 - All cars are required to park head in. Reverse parking is not allowed.
 - The parking spaces are not storage areas. Vehicles with expired tags, registration, wrecked (as a result of an accident), punctured tires, and/or vehicles that stay indefinitely parked in excess of 48 hours, shall be removed from premises without prior notice.
 - Washing of vehicles on Association property is not allowed. Mechanical repairs on Association property are not permitted except in case of an emergency.
 - Vehicles that drip oil shall be immediately repaired. If the pavement is damaged, the owner of the vehicle or the owner of the unit assigned the parking space will be responsible for the expense in repairing the pavement.
 - It is prohibited to park in the areas designated as NO PARKING zones.
 - Visitors/Guests vehicles remaining on the premises after 10 p.m. or for more than 24 hours must obtain a temporary visitor parking permit from the office and display it inside the front windshield on the driver's side. Please be advised that guest parking spaces are not for indefinite use of vehicles that do not have a parking permit.
 - The condo association reserves the right to limit the number of days on the Visitors/Guest parking pass/permit.
 - No parking of any vehicle is allowed on any common ground area not designated for parking, including, but not limited to parking parallel behind other vehicles, and curbside parking at intersections or in fire lanes.
 - No parking of oversized vehicles - defined as any vehicle that extends beyond the length of the parking space, and/or exceeds the width of the parking space.
 - Recreational Vehicles are not permitted. Recreational vehicles are defined as travel trailers, pick-up campers (detached cab), motorized dwellings, tent trailers, boats, boat trailers, house boats, car trailers, motorcycle trailers and similar vehicles, such as those used in hauling or for storage purposes. Boats, wave runners, mobile homes, and similar vehicles and trucks of any kind are not permitted.
 - Vehicles in violation of these rules will be subject to immediate towing at the owner's expense. SWCW Association is not required to issue a warning notice prior to towing a vehicle.
23. The swimming pool, deck, bathrooms, saunas and barbecue areas are for the exclusive use of residents and are subject to the following rules:



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- The enjoyment of the pool is only for residents; no friends or relatives are allowed.
 - These are common areas under the jurisdiction of the Association.
 - The Association has the right to remove any person(s) or groups of individuals who do not observe the pool rules.
 - Balls, inflatables, toys or rafts are not allowed inside the pool. No running in the pool area.
 - Rough games and/or loud music are not allowed.
 - Minors under the age of 15 years old shall be under the supervision of an adult at all times.
 - Every person shall comply with the POSTED SIGNS in the pool area.
 - Kiddy pool is for children under the age of six (6). It is not for adults or teenagers. This is not a Jacuzzi or hot tub.
 - No food, drinks (including alcoholic beverages), bottles, cans or any other type of container is permitted in the pool area.
 - The pool will close according to schedule.
24. No storage space – Please note that our condominium complex does not have any type of storage space. Our meter, electrical and telephone rooms are not to serve as storage rooms. Any items that are placed or found in these rooms will be disposed of without warning or notification to the owner(s) of such items. These rooms are inspected regularly by the fire department and if items are stored in these rooms, the condominium complex will be fined for such violation.
25. Barbecue area – The condominium has two areas designated for barbecuing. There are two brick BBQ grills located in the community. For safety reasons, barbecuing is not allowed in any of the condominium common elements, this includes the area outside the sliding glass door.

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