

# Silver Palm Plantation Homeowner's Association

June 1, 2009

## **Rules, Regulations and Information**

These Rules and Regulations were adopted to ensure a safe, secure, harmonious living environment for everyone at The Plantation.

Each resident, whether owner or renter, is required to know and abide by the rules and regulations, and to ensure that all their household members, guests and even casual visitors know and abide by them as well. Residents will be held accountable for the conduct of their household members, guests and visitors.

The Board of Directors provides each household with a copy of these Rules and Regulations upon moving into The Plantation, and from time to time as they might be amended. The parent document, "The Declaration of Covenants", may be obtained from the unit owner or from The Foster Company.

The board recommends that these Rules and Regulations be reviewed by residents from time to time.

The Board of Directors  
Silver Palm Plantation Homeowner's Association

# Silver Palm Plantation Rules and Regulations

## **Balconies And Patios**

1. These are not to be used as storage places or repair shops.
2. No items shall be hung over the railings or fences, including laundry, clothing, mops, rugs, etc.

## **Children**

1. Parents/Guardians are responsible for the conduct of their children at all times.

## **Clubhouse**

1. The clubhouse may be reserved by a resident unit owner or a tenant for use.
2. Clubhouse Reservations must be submitted to the Property Management Company for approval.
3. A \$250.00 deposit is required and will be refunded in full after an inspection of the premises shows that no damage has been done and no mess or garbage remains.
4. All functions are to be completed by 11:00 p.m.

## **Complaints, Requests, Suggestions**

1. These must be submitted in writing, signed by the writer and either mailed or emailed to the Property Manager. The Board cannot act on oral complaints. Please DO NOT make complaints or complaints to employees or contractors working on the property.
2. Members of the Board of Directors should not be contacted at their homes.

## **Entrance and Exit Gates**

1. The Entrance Gate is opened by remote for residents. Additional remotes are available for a \$45.00 extra charge. Contact the Property Manager for extra remotes. The property management office phone number is 305-254-7228.
2. Visitors can gain entrance by using the call box to call residents. Visitors may scroll down to your name, call your home and you open the gate by pressing the #6 for 10-20 seconds.

3. Drivers of emergency vehicles have equipment, which will open the gate for them.
4. The exit gate opens automatically as a vehicle approaches it.
5. Tailgating is not allowed. Tailgaters will be charged for any damage they cause.

### **Hurricane Season**

1. If you plan to be away during any part of the hurricane season you must remove all plants and other objects from patios and balconies, or make arrangements with a responsible party when a storm is approaching.

### **Landscaping**

1. If you have any questions or concerns regarding the landscaping please address these to the property management company. DO NOT ask the workers.
2. Each owner or tenant is responsible for maintaining their own backyards.

### **Maintenance Responsibilities**

1. All residents are responsible for maintenance in their units. The cost of repairing damage to other units or common areas caused by a resident's negligence will be that of the homeowner. Do not mount any decoration or hoses on the outside walls.

### **Noise**

1. Per Miami-Dade County Ordinance, no resident shall make or permit any disturbing noises, nor do anything that might interfere with the rights, comforts or convenience of the other residents. This includes loud talking or laughing, yelling, children screaming, dogs barking, etc.
2. Vehicles' sound systems shall be turned to low volume when vehicles enter the Plantation property.

### **Parking**

1. All vehicles must be registered with the property management company.
2. All vehicles must park in designated parking spots ONLY.
3. Vehicles with defects such as leaking oil or gas shall not be parked anywhere on the

property. Such vehicles will be towed after proper notice.

4. Motorcycles are subject to the same parking rules as other vehicles-for example, they must not be parked on the sidewalks or grass.

5. All vehicles parked on Plantation property must have current tags and must be operational under their own power. Any vehicle which appears to be abandoned will be removed from the property.

6. Repairs to vehicles, including oil changes, must not be made on Plantation property. Exceptions are made for quick emergency repairs, such as changing a tire, replacing/charging a battery. Any "jacked up" vehicle left unattended will be towed at the owner's expense.

### **Trash & Recycle**

1. Trash and recycle bins must not be put out until the evening prior to pick-up. They must be removed by 8:00 p.m. the day of pick-up. Trash and recycle bins must be kept in the patio area or garage. **They are not to be left in front of garage door.**

### **Pets**

1. Owners **MUST** clean up after their pets. Violation of this rule could result in a fine.
2. Food and water for pets shall not be put on patios and balconies, or anywhere outside of the units. **This attracts rats.**

### **Pool- No Lifeguard On Duty, Swim At Your Own Risk**

1. Pool hours are from 7:00 a.m. to 10:00 p.m.
2. To comply with insurance requirements, please ensure that you close the pool gates each time you use them, and assure that they are kept closed at all times. Do not prop the gates open.
3. The pool bathrooms are kept locked. Obtain a key from the homeowner or the property management company. The same key works for the pedestrian gate which must be kept locked also.
4. Pool furniture shall not be used for any purpose other than its intended use, e.g. no standing or jumping on it. Homeowners will be held financially responsible for misuse of the furniture. If you open the pool umbrella, please make sure that you close it before you leave the pool area. Strong winds can damage the umbrella.
5. Posted pool rules shall be followed.

- No diving
- No climbing on the waterfall

6. No children under the age of 16 shall be allowed use of the pool without adult supervision.
7. Items **NOT** allowed in the pool area: glass items, bikes, roller skates, skateboards
8. Loud music is not permitted in the pool area.
9. The HOA or Manager reserves the right to deny access to the pool area to those who do not have identification or who refuses to abide by the pool rules.
10. Proper bathing attire and moral behavior are required.

#### **Leasing Of Units**

1. All rentals are subject to HOA approval, rental agreements shall specify "Contingent on Approval by the HOA Board".
2. It is the HOA policy that rental agreements be written for a minimum of one year.
- 3.. All renters must fill out and submit an "application for lease" with the Property Management Company along with an application fee of \$100.00. All occupants **must** be listed on the lease application.
4. When the documents have been verified, new tenants must meet with the Property Manager for orientation.
- 5.. Residents shall not rent out rooms in their units.
6. If someone occupies your unit for more than 30 days, it is necessary to notify the management company and complete the appropriate application form.

#### **Visitors**

1. It is the residents' responsibility to ensure that their visitors comply with the HOA's Rules and Regulations.

I hereby acknowledge these rules and regulations and agree to abide by them.

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Resident

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The Foster Company

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Date

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Date