

THE REGALO HOMEOWNERS ASSOCIATION

Rules & Regulations

“RULES WE LIVE BY”

April 2006

All REGALO HOMEOWNERS are living in close association with fellow residents and common courtesy dictates that our actions help maintain the property so that it remains a neat, clean and attractive place to live while at the same time, respecting the rights of other residents.

Many residents have raised several issues regarding the fact that many restrictions and rules are not being complied with by residents in the community. As such, the purpose of this letter is to request that all residents in the community cooperate by complying with the rules adopted by the association and all provisions set forth in the Declaration of the Regalo Homeowners Association.

The following Rules and Guidelines have been developed to ensure that living in the Regalo Homeowners Association is comfortable for everyone. All present and future owners, tenants and occupants of any lot in the property are subject to the rules, which are taken directly from the Declaration of Covenants.

ENFORCEMENT/VIOLATIONS PROCEDURE COMMUNICATION

First Notice. Owners who are found in violation of any of the restrictions of the Regalo Homeowners Association's Rules and Regulations will receive a first notice from the Association's Property Management advising of the alleged violation. The unit owner and/or resident has fifteen (15) days to correct the violation(s)

Second Notice. If the violation(s) continues after the fifteenth (15) day, a second notice will be sent to the unit owner by the Association's Property Management advising that a final written notice is in place and failure to respond within five (5) days, the Association may impose a fine against the unit owner and/or resident after a hearing with the Covenants Compliance Committee.

After the fifth (5) day of the second notice, if the unit owner and/or residents fail to take action, the Board shall propose that the unit owner and/or resident be fined according to the Association's Fine guidelines.

The failure or refusal of an owner or resident to comply with a notice of violation and/or to pay a levied fine may result in corrective action by the Board of Directors. The Board may ask the Association's attorney to take legal action, in which case, the owner or resident will be responsible for the attorney's fee and any court costs.

Fining Committee Hearing. The homeowner has the right to request in writing a meeting with the Covenants Compliance Committee (CCC) to appeal the fine. The written notice should be mailed to the Property Management office that in turn will provide all appeals received to the Regalo HOA Board.

Once the Board of Directors recommends to the Covenants Compliance Committee (CCC) that a fine should be levied, a hearing shall be scheduled by the (CCC). The hearing shall take place no less than fourteen (14) days from the date of the notice.

The non-compliance shall be presented to the Committee who shall hear the reasons why penalties should not be imposed. The Committee should be composed of three members who are not officers, directors or employee. The party against whom the fine was levied shall have an opportunity to respond, to present evidence, and to provide

written or oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the Committee.

The CCC must notify the Board of their findings regarding the proposed fine, in writing within seven (7) days after the conclusion of the hearing. Failure of the violating homeowner to be present at the fining committee meeting may result in the levying of a fine without the opportunity for the CCC to consider your appeal of the fine.

The Association's Management Company shall communicate in writing the CCC's final decision to the homeowner. All fees and penalties will count since the date of the infraction until correction is made to satisfaction of the board. The CCC in its sole discretion has the right to wave or reduce fines as proposed by the Board of Directors on a case by case basis.

Please note that complaints of violations that can not be visually verified by management must be made in writing by the complaint owner. Names of the individuals making the complaint are not provided to the person or persons allegedly making the violation. All rules and regulations will be strictly enforced.

Daily fines may be imposed for continuing violations as permitted by Florida Statutes Chapter 720.

GENERAL RULES

The following is a list of certain Rules & Regulations for which fines have been pre-determined and approved by the Board of Directors as allowed by the Association's Documents and Chapter 720 Florida Statute, Homeowners Act.

Definitions

Owner: Each individual having ownership in a unit at Regalo Homeowners.

Resident Non-Owner: Tenant(s) occupying a unit who is not owner.

Resident: Owner or non-owner resident living at Regalo Homeowners and interviewed by the Screening Committee.

The listing of violations below should not be construed to mean that violations of the rules would not result in a fine. The fine amounts listed below are levied after non-compliance with second notice or occurrence.

RULE	TYPE OF VIOLATION	FINE
AB1	Modifications made without architectural approval.	\$100.00
DO1	Dog barking/nuisance.	\$100.00
DO2	Pick up dog waste.	\$100.00
DO3	Pets not to roam freely on property or without leash.	\$100.00
GO1	Leaving trash outside the trash container or leaving trash in common/outside door area.	\$100.00
GO2	Guest violation, frequent guests disturbing other residents.	\$100.00
GO3	Landscaping violations	\$100.00
M01	Excessive noise levels occurring before 8:00 AM and after 11:00 PM are a violation of the City of Miramar Ordinances and offenders may be subject to arrest and prosecution.	\$100.00
M0 6	No moving into the property without notifying and getting approval	\$100.00

	of the association. Moving can only be done Monday thru Saturday from 8:00 am to 6:00 pm.	
M07	No work permitted inside the unit unless notifying association and getting approval. Work to be done only Monday thru Saturday from 9:00 a.m. to 6:00 pm.	\$100.00
S01	Remove unapproved sale/rent sign from property.	\$100.00
S02	Rent / Sale without advising board for screening process & authorization to have visitors and advertising.	\$100.00
V01	Inoperable vehicle on the property.	\$100.00
V02	Remove / tow unregistered vehicle	\$100.00
V03	Remove / tow commercial vehicle from property.	\$100.00
V04	Loud music vehicle nuisance.	\$100.00
V05	Speeding – over the 15 mph limit	\$100.00
V06	Vehicle parked in a Guest or Lawn area.	\$100.00
V07	Vehicle parked on fire zone area or Handicap spot	\$100.00
V08	Vehicle tailgating to gain access to the community	\$100.00
V09	Vehicle without current Regalo's decal or visitor's permit.	\$100.00
V10	No vehicle maintenance or repairs on property.	\$100.00
V11	Vehicle leaks oil damaging asphalt pavement	\$100.00
V12	Guest violation, frequent guests disturbing other residents	\$100.00
V13	Vehicle park without tag	\$100.00

VEHICLES AND PARKING RULES AND REGULATIONS

Only vehicles properly registered with the Regalo Homeowners Association are permitted to park in the Association's parking facilities. Homeowners and residents are permitted of preference to park in their parking areas, and non-residents must park their vehicles in the guest parking spaces facing no longer than 24 hours.

General Rules:

1. All homeowners and/or residents must register their vehicles with the Association and obtain an official Regalo Homeowners Decal to be placed on the back left hand side of their vehicle's rear windshield and must remain affixed to registered vehicles.
2. All vehicles must display a current Regalo Homeowners decal or temporary pass. Vehicles without current decals or visible current passes are subject to the towing rules.
3. Tailgating to enter the community is strictly forbidden. Any damages to the property from this behavior will be charged to the homeowner responsible.
4. Vehicles, which produce excessive noise, will not be permitted on the premises.
5. The 15 MPH speed limit must be observed.
6. Commercial vehicles are allowed to be parked within the Association between the hours of 7:00 am and 7:00 pm in the event a unit is being repaired or constructed.
7. Vehicles, which are clearly inoperable, will be towed after sticker procedures have been done (1 time).
8. Vehicles without visible license plates or with expired plate registrations are not permitted to park at Regalo Homeowners. A ten-day grace period is allowed for expired license plate registration.

9. It is forbidden to park in the following areas and is subject to immediate towing:
 - On the grass
 - In a guest parking zone – guest parking is only for guest and any vehicle is prohibited to park for more than 24 hours.
 - In a no parking or fire zone area
 - On pavers in front of the main entrances to building
 - In a handicapped spot without a legal handicap permit on display
 - A vehicle without the Association's decal parked for more than 48 hours
10. Limousines, boats and/or trailer campers are not permitted to park in the Association's property. Limousines may be allowed into the property only for the purpose of picking up or leaving passengers.
11. Vehicles violating these rules and regulations shall be subject to violation citations and towing as applicable at the expense of the resident and/or his/her guest when the towing rules are violated.
12. All homeowners are responsible for informing their guests and warned accordingly. Owner's guests who violate the Association's rules are responsible for any fine imposed by the Board.

Vehicle Maintenance. No maintenance or repairs shall be performed on any vehicles upon any portion of the Association's Property. Minor vehicle repairs such as battery replacement, tire changing, non-oil/grease operations, and non-painting operations are permitted. Major or semi-major automobile repairs are not permitted. In an emergency situation, repairs to disabled vehicles within the Property must be completed or the vehicle must be removed within two (2) hours of immobilization.

Vehicles Oil Leaks. The vehicle owner whose vehicle leaks damaging fluids upon the association's pavement is responsible for the cost of repairing the damage caused by the leaking fluid. This includes replacing tiles by the association with charge to the homeowner if not corrected.

Cleaning of vehicles by removing debris and/or other materials stored in the trunk or inside vehicles and placing them in or adjacent to any resident's parking spaces, in driveways or in the grass is not permitted.

VEHICLE DECALS, TRANSMITTERS AND PEDESTRIAN KEYS

All vehicles must have a current Regalo Homeowners decal.

Registration of Vehicles:

1. All homeowner's vehicles must be registered at the Miami Management Office.
2. **Only two vehicles per unit are permitted (and also only 2 transmitters per unit. If additional vehicles or transmitters are required a permit from the association is required. Any unit may have up to 5 pedestrian keys.**
3. Each vehicle must have a decal affixed to the vehicle.

To Obtain Decals & Transmitters:

1. Vehicle decals are available at the Miami Management Office for vehicle approval.

2. A homeowner must have, and provide a copy to the manager's office, of his/her driver's license, vehicle registration in resident's name, and proof of insurance coverage for the vehicle. Renters must also show a copy of the current lease. Renters must renew their ID's and decals annually. Decals are not transferable and new decals are required on a newly acquired vehicle.
3. The Board of Directors establishes fees for decals (Current is 10 dollars), Keys to the pedestrian gates (current is 25 dollars) and gate transmitters (current is 40 dollars).
4. The Management Office accepts checks or money orders only; **no cash**, and they should be payable to the Regalo Homeowners Association.

MOVING IN/RENTAL OR SALE

1. Owners and/or their agent must notify the Management Office as soon as a unit becomes vacant or the owner intends to sale or rent the unit.
2. New residents/ owners must complete an application, be screened and attend orientation prior to receiving their ID, decal and move in permit from the management office.
3. A move in permit must be received by the property manager prior to the moving date.
4. Moving hours are 8:00 AM to 6:00 PM, Monday thru Saturday. No move in or move out is permitted on Sundays or holidays.
5. Overnight parking for the moving trucks or self-drive trucks can be arranged by the Property Manager. A special permit is available and overnight parking is limited to the specific parking areas (current 25 dollars).
6. PODS (portable on demand storage) – if you intend to use this type of storage container, the size is limited to a parking space and you must obtain permission from Management before the container is brought onto the premises and the maximum time allowed is 3 days (current fee is 100 dollars per day).
7. Moving Vans in excess of Thirty (35) feet are prohibited. No semi-tractor trailer moving vans will be allowed. All owners moving in **MUST** notify any moving company of these restrictions so that arrangements can be made in advance to accommodate any move that would require a shorter moving van or truck.
8. **Owners and/or their agent failing to comply with these rules will not be permitted to move until corresponding files and fees are current.**
9. The property owner who causes damages to the Association's gates or property is responsible for all associated expenditures.
10. Current renters prior to the adoption of these rules are required to fill out the proper forms, provide details and copies of their required documents to the property management and paid a reduced screening fee of 50 dollars within 1 month of adoption. Failure to do so may result in fees and penalties to be charged to the homeowner of the rental unit.

"The Rules We Live By" may be added to, amended, or repealed at any time by resolution of the Board of Directors.

THE BOARD OF DIRECTORS IS THE FINAL AUTHORITY FOR THE INTERPRETATION AND ENFORCEMENT OF THESE RULES.

Regalo HOA Board _____

Unit _____

Signature _____

THE REGALO HOMEOWNER ASSOCIATION, INC.

I (WE) _____ FROM UNIT LOCATED
AT _____ HAVE RECEIVED AND READ THE
"RULES WE LIVE BY" HERE BY ATTACHED, AND I SUSCRIBE TO FULL
COMPLIANCE.

UNIT NUMBER: _____

Buyer/ Renter /Owner

Date

Buyer/ Renter/ Owner

Date

Board President

Board Secretary

Date: _____

**NOTE; ALL PARTIES WHO WILL OCCUPY THE UNIT MUST SIGN THIS
FORM AND THE FORM WIL BE KEPT IN THE OWNER'S HOMEOWNER FILE.**