

Country Club of Miami 44 North Association, Inc. Updated Rules and Regulations

1. Signs- ~~No signs of any character shall be placed or displayed upon any Lot or upon any building or Residence thereon, including but not limited to "FOR SALE" or "FOR RENT" sign, except as otherwise provided in the Rules and Regulations.~~

"For Sale" signs must be approved by the Architectural Review Committee and have size, height and duration of display.

2. Commercial Use- No Manufacturing trade, business, commerce, industry, profession or any other occupation whatsoever, shall be conducted or carried on upon any Lot or any part thereof.

3. Nuisances- No obnoxious, offensive, or unlawful activity shall be carried on upon The Properties nor shall anything be done thereon which may be or may become an annoyance or nuisance to other Owners. Without limiting the generality of the foregoing, no hunting or discharge of firearms is permitted at any time.

Hours: Sunday-Thursday no excessive noise, music or outdoor parties after 10pm. Three-day Federal or State recognized holidays will exclude Sunday from the 10pm curfew. Friday & Saturday noise, music and outdoor parties must cease at midnight.

4. Pets, Livestock and Poultry- No Animals, reptiles, wildlife, livestock or poultry of any kind shall be raised, bred, kept or stabled on any Lot.

a. **Miami-Dade leash law apply (please see attached page)**

b. **Clean up after your pet, regardless if you are on your property or the common areas**

5. Garbage and Trash Disposal- No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. Every garbage receptacle, maintained outside of the garbage or container shall be placed on the side of the house not visible from the front of the house or the backyard within the perimeter of the house. All garbage and rubbish shall be placed in the garbage receptacle or container and the owner shall at all times keep and maintain the Lot in a clean and sanitary condition. The requirements from time to time of the applicable governmental authority or other company or association for disposal or collection of waste shall be complied with. *Trash and Recycle bins must be removed from the curb by sun down the day of collection.*

Trash Days: Tuesdays and Fridays (recycle is every other Tuesday)

a. **For a replacement bin: call 311. If your trash bin is damaged because of misuse, modification or placement of unacceptable materials, you will be responsible for purchasing a new bin for \$50.00.**

b. **Bulk waste pick up: Call 311. Each household is entitled to two (2) bulk waste pick-ups a year up to 25 cubic yards each. If it exceeds the limit you could choose to combine both your pick-ups. Your pile will be picked up within 9 days from the date you indicated.**

c. **Bulk Items can also be taken to the Palm Springs North Trash & Recycling Center (7870 NW 178 Street)**

d. **Trash bins should be pulled back the same day to prevent any fines from being assessed**

6. No drying- No clothing, laundry or wash shall be aired or dried, on any portion of The Property except on any portion of a Lot which is completely screened from the view of all persons other than those on the Lot itself.

7. Improper Substances- No flammable, combustible or explosive liquids, chemicals or substances shall be kept in bulk in any Residence.

8. Commercial Trucks, Trailers, Campers and Boats- No trucks or commercial vehicles or campers, mobile homes, motor homes, house trailers or trailers of every other description, *recreational vehicles. Commercial vehicles and trucks, trailers, campers and boats may not be parked in resident spaces, on the inside curb or on the swale alongside Bob-Link Drive.*

9. Repairs- No commercial, automotive or boat repairs or painting will be permitted on the Property. **Any** vehicle which cannot operate on its own power **or in state of disrepair or damaged** shall not remain for more than 24 hours. All vehicles violating this provision will be subject to towing at Owner's expense.

10. Temporary Structures- Trailers, tents, shacks, barns, or any temporary building of any design whatsoever, are expressly prohibited and no temporary residence shall be permitted in an unfinished Residence.

11. All exterior modifications require prior Architectural Review Board (ARB) approval. *Architectural Request must include detailed plans and are subject to adherence to local and state building codes and satisfactory inspection(s).*

12. Unit Air Conditioners- No air conditioning units may be mounted through windows or walls visible from the front of the house or by any neighbor.

13. Recreational Equipment- Recreational equipment shall be placed or installed only with the approval of the Architectural Review Board (ARB).

14. Antenna and Flags ~~No outside antennas, antenna poles, antenna masts, or antenna towers shall be permitted.~~ By law, residents are allowed to install terrestrial antennas for over the air and satellite reception. HAM and shortwave radio are not illegal. Regarding flags, all flags should be displayed from a permanent mount, be of tasteful content and be kept in good condition. Political flags must be removed in a timely manner following the official election conclusion.

15. Artificial Vegetation- No artificial grass or plants or other artificial vegetation, shall be placed or maintained upon the exterior portion of any Lot, unless approved in writing by the ARB.

16. Garages- No garage may be converted into a living space.

17. ~~Easements for access are reserved as shown on the recorded plat. Access easements are provided for the joint and several use of the present and future owners of lots within this Section for a means of ingress and egress. Within these easements, no wall, fence, structures, building, planting, or other material shall be placed or permitted to remain which will prevent free ingress and egress. Access shall be continuously available to all~~

present and future owners of property in this Section, and appropriate public officials.

18. Vehicle Parking- Vehicle(s) shall be parked in the designated Townhouse area. ~~No street parking allowed at any time.~~ Vehicles are allowed to park on the curb inside the hedge as long as the vehicle is within the property boundaries of the owner's property. Excess vehicles are encouraged to park on the street alongside Bob-O-Link Drive.

All vehicles are required to have decals in order to park in the community. Parking enforcement will be supervised by the booting and towing company. Please see below parking and decal enforcement guidelines/rules:

1. Three (3) registered vehicles per property address
2. Three (3) vehicles will have numbered and dated hang tags
3. Decal and/or hang tags must always be displayed when parked within the Association boundaries
4. Tags issued annually in January and of a different color each year
5. No tags required to park on East side of hedge on Bob-O-Link Drive
6. Tagged vehicles are to park in the two (2) allotted spaces per unit and one (1) on the curb inside the hedge along Bob-O-Link Drive
7. Exception to property 19500 and 19920- each have three (3) allotted and lined spaces as end cap properties. There is no curb option for these properties
8. Curb tagged vehicles must constrain to the property boundary on the East-West axis
9. If necessary, division lines and unit numbers will be painted on curb to delineate individual property parking areas
10. No tag required if vehicle is parked inside the garage
11. Parking on any grass areas west of the hedge is prohibited and any sprinkler damage will be the property owners responsibility.
12. Habitual offenders, regardless of tag status are subject to towing at the owners expense.
13. Tags can be given to guests, however, only three (3) vehicles per unit are allowed, excess must use street
14. Annual tags will have a nominal charge (To be determined- to cover printing)
15. Replacement for lost or destroyed tags will incur an extra charge for first and for second time within the same calendar year regardless of date.
16. Active enforcement- Vehicles parked outside these guidelines will be subject to verbal request to comply

18. Security lights- It is asked that the front outside security light be left on at all times. Porch lights should be left on from dusk to dawn (censors are recommended)

19. Golf Course: It is NOT for recreational use by residents. Golfers have the right of way