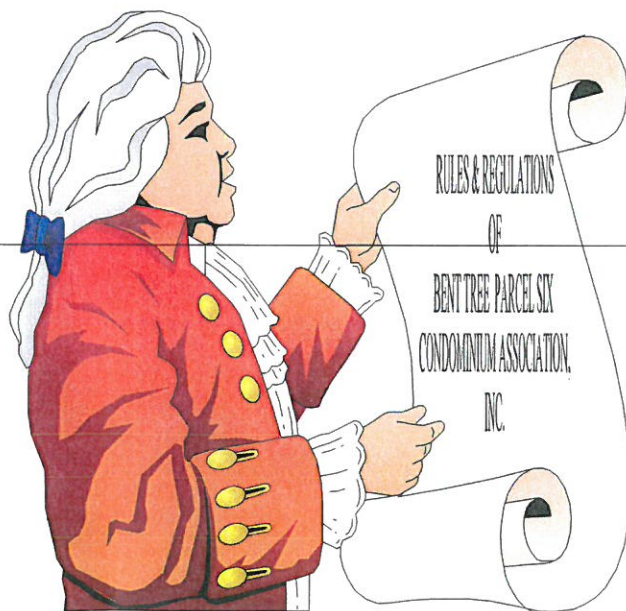


BENT TREE PARCEL SIX

RULES & REGULATIONS



BENT TREE PARCEL VI CONDOMINIUM

RULES & REGULATIONS

1. The grass areas of the condominium are for foot traffic only. Any activity that would damage these grounds areas is prohibited. The owners responsible for any such damage will bear the cost of restoration. **No motorized or wheeled vehicles will be permitted in the area. The use of the common areas as a playground is prohibited.**
2. Parking Area and Vehicle Restrictions:
 - a) The Speed limit on the private streets within Bent Tree Parcel #6 is fifteen (15) miles per hour.
 - b) It was the intent of the developer that each unit be provided with two parking spaces. One of these spaces is your garage. Anyone having more than two vehicles should park the **extras in the area next to the tennis court** so as not to take up the guest parking near the buildings.
 - c) Boats, campers, trailers, mobile homes and recreational vehicles are not permitted to park on parking lots or driveways. Vehicles of this type must be parked in the resident's garage. Vehicles in violation will be towed.
 - d) No inoperable motor vehicles or vehicles with out-of-date tags will be allowed on the condominium property. These vehicles will be designated in violation and towed away.
 - e) No major repairs or body work to vehicles will be permitted on the condominium property, **outside of the garages.**
 - f) All vehicles with commercial lettering (and any type of ladder, plates of glass, or any work related equipment, etc.) and all trucks over 3/4 ton may not be parked on condominium property. These vehicles will be towed.
 - g) No individual may park or allow any guest to park on any Guest Parking Space within the complex for a period in excess of twenty four (24) continuous hours. Guest Parking Spaces are defined as all asphalt parking spaces except those immediately in front of, and adjacent to the garages. Vehicles in violation of this "24 Hour Rule" are subject to towing after notification of violation by placing a sticker on the vehicle.

- h) No auto repairs other than to check fluid levels or changing a flat tire shall be permitted on any part of the Limited Common Element or Common Elements.
3. No signs, advertising or notices of any kind or type whatsoever including "Garage Sale" and "For Sale" signs shall be permitted on common grounds or to be placed on vehicles.
 4. One "For Rent" or "For Sale" signs will be allowed within the community, shall be permitted or displayed in such a manner as to be visible from the exterior of the unit without the written approval of the Association. One 5" x 8" sign may be placed on the front door of any condominium unit.
 5. No clothing poles or clothes-hanging devices may be erected where visible from any place in the common areas. No laundry may be hung on the balconies or other common or limited common elements.
 6. No alteration to the exterior of any unit or building may be made without written approval of the Association. This includes such items as: painting of doors of buildings, additions in the form of screen doors or screening balconies or terraces; lightning fixtures, etc. Alterations in landscaping (trees, shrubs, etc.) cannot be made without prior approval of the Association. If you wish to tend to the exterior plants and garden areas bordering your unit, PLACE A RED STAKE PROMINENTLY IN THOSE SPECIFIC AREAS and the lawn maintenance crews will not trim in the area.
 7. No commercial business or activity may be conducted within any unit or upon common areas.
 8. Members shall not cause or permit to be hung or displayed or affixed to the outside or inside of windows and glass sliding doors or places on the outside of walls of a building; any **ANTENNA**; sign, awning, shutter, screening or any other enclosure shall not be affixed to or placed on the exterior walls, roof, balcony, terrace or stairs, or any part thereof, without prior written consent of the Association.
 9. Disposition of garbage and trash shall be only by the use of garbage disposal units or the concrete garbins for each unit. Pickup is on Tuesday and Friday. Trash and garbage is to be placed out in approved receptacles **no earlier** the 6:00 p.m. the day prior to pickup. If a resident does not have a garbin, he must purchase a new garbin of the same design and keep any additional trash in the garage **out of sight** except during pickup, as described herein.

10. All persons use the tennis court at their own risk, and in conformity with all the rules and regulations. All persons using the tennis court must leave the courts in clean, playable condition. **Tennis courts are for playing tennis only.** The courts are for the exclusive use of the residents of Parcel Six and guests. Keys for the tennis courts can be obtained but cannot be duplicated. A deposit fee will be charged to each resident requesting a key. The amount will be refunded in full when the key is returned. When a party is waiting for use of the courts, the party currently at play is restricted to **one (1) hour playing time.** Tennis courts may be used from 8:00 a.m. until 10:00 p.m. No more than four (4) persons may utilize a court at one time. No children under 12 years of age are allowed in the tennis court unless accompanied by an adult.
11. **No animals of any description are permitted in the common area, except the swale area (the swale area is described as being the grass strip between the sidewalk and road along S.W. 47th Street and S.W. 139th Avenue).** **Animals in the swale area must be on a leash at all times.** Animal owners are responsible for the immediate removal of any animal. Approval of County Animal Codes apply.
12. No storage of any kind is permitted in the electric meter rooms or in the entrance area to those rooms.
13. Members shall not use their premises or permit them to be used in any manner which would be disturbing or be a nuisance to other residents, or in such as to be injurious to the reputation of the Association.
14. Barbecuing within the condominium property is permitted **only** in accordance with Dade County Fire Prevention Regulations.
15. All unattended personal items (i.e., toys, bikes, barbecue apparatus, etc.) on the common property are not allowed and are subject to removal by the Association.
16. No obscene language or other related lettering shall be exhibited, displayed, inscribed, painted or affixed on any vehicle and/or any part of a Condominium unit.
17. All sales and rentals of units must be approved in advance by the Association. Applications forms and instructions are available at the management company.
18. Lease and sale applications requires a fee per applicant for a background check. The check or money order must be payable to the Association. (Cash is not accepted). Also, a check or money order payable to the management company for notary fee, must be attached to the complete lease and/or sale application to notarize the approval letter.

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

BEN TREE PARCEL SIX CONDOMINIUM

WHAT IS A CONDOMINIUM ASSOCIATION?

Condominium owners own their buildings in common with others and share the maintenance. Your Condominium Association takes care of all common property outside of your unit, i.e., lawns, landscaping, streets, mailboxes, exterior surfaces of all buildings, etc.

SINCE I OWN MY UNIT, MAY I MAKE ALTERATIONS, ENCLOSE MY BALCONY, ADD WINDOWS, SHUTTERS, ETC., OR PAINT THE EXTERIOR A COLOR OF MY CHOOSING?

No, simply because your condominium requires that **any** architectural modification or addition, as well as paint colors, be approved by your Board of Directors, **and under no circumstances** undertaken without prior approval. This is strictly enforced to preserve the aesthetics and uniformity of our community.

I AM A TENANT. HOW DO THE RULES AND REGULATIONS MENTIONED HEREIN THE DOCUMENTS AFFECT ME?

All tenants, residents, guests and transient guests are bound by every rule, regulation, covenant and restriction applying to owners. While you have no vote in Association elections, your volunteer assistance and expertise in certain areas will be welcomed.

MAY I HAVE A PET?

Domestic cats, dogs, and birds in cages shall be allowed provided that they are not kept, bred, or maintained for commercial purposes. You should keep your pet on a leash at all times when you take it outside of your condominium unit. Pets should never be allowed on any portion of the recreation facilities in the

condominium. Please keep your pet from relieving itself on any of the common or limited elements. Unit owners must pick up all solid wastes of their pets and dispose of such wastes appropriately. Remember, all pets (including cats) should be leashed at all times when outside of the condominium unit.

HOW DO I PAY MY MAINTENANCE FEES?

You will be receiving in the mail payment coupons for each monthly payment. Payments are due the first day of every month and are sent to the Association's accountant. Delinquencies will not be tolerated and to avoid litigation and/or a lien against your property, please make your monthly payments on time.

DO I HAVE A SAY IN HOW MY CONDOMINIUM ASSOCIATION IS RUN?

Yes, as an owner you do. All residents are urged to attend Association meetings and any owner is welcome to run for elected posts, serve on committees and the like.