

Doral Colony Homeowners Associations, Inc.

Rules and Regulations

[Adopted 6/9/05]

Recreational Facilities

Tennis Court Rules

- (1) Tennis Courts for Doral Colony Residents Only.
- (2) Proper Identification Required.
- (3) Tennis hours: 8 AM to 11 PM.
- (4) After 6 PM adults over 18 years old will have priority over youngsters.
- (5) No lessons: 8 AM to 1 PM Saturdays, Sundays, and Holidays, or 5 PM to 8 PM Tuesdays, Thursdays, and Fridays.
- (6) Limit number of balls to 6 during lessons.
- (7) 1 hour time limit for singles. 1 ½ hour time limit for doubles.
- (8) Tennis Shoes only permitted.
- (9) Proper tennis attire required.
- (10) Trash, including tennis ball containers, must be properly disposed of in nearby receptacle.
- (11) Only 3 tennis guests per resident are allowed on the courts at one time, and then only in the company of a playing resident.
- (12) No pets allowed on courts at anytime.
- (13) Proper behavior is required at all times.

Pool & Spa Rules

- (1) Pool for Doral Colony Residents Only.
- (2) Proper Identification Required.
- (3) Pool Hours: 8 AM to 11 PM.
- (4) No lifeguard on duty. Swim at your own risk.
- (5) Shower before entering pool.
- (6) Bathing load: 27 persons
- (7) No food, drink or glass in pool or on pool deck.
- (8) No animals in pool or on pool deck.
- (9) Children under 13 must be accompanied and supervised at all times in the pool area by an adult, and minor guests must be accompanied to the pool by a resident.
- (10) Children in diapers or training pants must wear "swim" diapers.
- (11) Persons with open sores or infectious diseases are not permitted in the water.
- (12) No bicycles, games, skateboards, are allowed in the pool area.
- (13) Audio equipment must be used in such a manner so as to insure quiet enjoyment by others.
- (14) No large toys such as rafts, tubes, or other playthings permitted in pool when other guests/residents are present.

- (15) No swimming lessons after 12:00 Noon.
- (16) NO DIVING (4" High Letters)

Enforcement: the Association, in writing, shall call Infractions of the provisions of the Homeowners Association Documents or these Rules and Regulations to the attention of the alleged offender, with a copy to the owner if a lessee commits the infraction. The alleged offender shall be given an opportunity to respond to any complaints at a meeting of the Board of Directors if he/she so requests in writing to Management. If, after issuance of a written warning from the Association, the offender persists in the violation, the Board of Directors, in its sole and absolute discretion, may take such action as it deems necessary, including but not limited to, the levy of fines as outlined in the documents. Any expense incurred, including legal fees, will be the responsibility of the Owner in violation of the Rules and Regulations. The Unit Owner is responsible for his guests or lessees.

Keys: One number-coded Medeco key unlocks the gates to the pool, the gate to the tennis courts, and the restrooms in the pool area. Each unit is provided with one key at no charge. The key number is registered in the Association's records. Any resident who loses the key will be charged \$100 for a replacement key, which will have a different code number. The lost key code number will be deactivated. If the lost key is later found, it would no longer be considered valid. An owner who sells his unit is responsible to provide the key to the purchaser. By receiving a key to the recreational facilities, an owner agrees to show the number-coded key upon request to the security guards or other representatives of the Association, while using the facilities.

Vehicle Rules

Unauthorized Vehicles

Go-Carts, ATVs (4-wheeled All-Terrain Vehicles), ATCs (3-wheeled All-Terrain Cycles), and Go-Peds (Motorized Scooters) are not permitted in Doral Colony Homeowners Association, Inc.

Motorcycles and Mopeds

- (1) Motorcycles (over 50cc), motorized cycles (50cc or less) and mopeds (pedal activated motor) all must be registered with the State of Florida, and require driver license to operate. In addition, motorcycles require motorcycle endorsement on driver's license. Operators must adhere to the Florida State Traffic Laws governing said use of vehicles.
- (2) A person riding a motorcycle or moped must ride on a permanent seat provided for such purpose, and must be seated properly at all times.
- (3) Motorcycles and mopeds must observe all posted traffic signs within the Community, including the 23 MPH Speed Limit.
- (4) Additional rules and restrictions as they appear in Florida State Traffic Laws governing the use of motorcycles and mopeds are made part of these Rules, and should be referred to by any person operating such a vehicle.

Golf Carts

- (1) Golf carts will be operated in a safe manner at all times; reckless or careless operation is forbidden.
- (2) On a one-seat golf cart, no more than three (3) people are permitted to ride at the same time; on a two-seat golf cart, no more than six (6) people are permitted to ride at the same time, and all must be properly seated at all times.

- (3) All golf carts must be equipped with headlights and reflectors if used after sundown.
- (4) Under no circumstances shall a person under 16 years of age operate a golf cart. Any person operating a golf cart must have a valid drivers license and liability insurance.

Enforcement

- (1) Doral Estates Security Guards are empowered to stop any vehicle to determine compliance with the aforementioned rules.
- (2) Any vehicle operator deemed to be in violation of the aforementioned rule will be stopped and advised to cease and desist.
- (3) Any underage vehicle operator will be asked to leave his vehicle and his parents will be advised to retrieve the vehicle. Parents are responsible for the vehicle as abandoned.
- (4) All violators will be reported to the appropriate homeowners association.

Vehicles/Parking

No trailer, motor home or recreational vehicle shall be used as a residence, either temporarily or permanently. None of the foregoing shall be allowed to park in any guest or outside parking spaces. Owners may park the foregoing in their garages only. Commercial vehicles are not allowed to park overnight. Non-commercial van- or truck-styled vehicles, having no advertising or other highly visual markings, which are used as the family vehicle, will be allowed in Doral Colony. Motor vehicles must not exceed twenty-three (23) mile per hour speed limit. Illegally parked automobiles will be ticketed by Security and further action will be taken if any of the above violations continue to occur. The eight (8) guest parking spaces located at the recreation area are for the exclusive use of residents and their guests while using the recreation facilities. Parking on lawns or sideways in the driveway is not permitted.

Pets

No animals, livestock, reptiles, parrots, birds or poultry of any kind shall be raised, bred or kept in the Doral Colony Community. No pets are allowed to run loose (unleashed). Pets may only be walked in areas designated for such purpose by the Association (from the rotary area along the east-west road to NW 97th Avenue). All owners of pets shall be responsible to clean up any excretions of their pets. Pets shall be limited to either TWO (2) dogs or TWO (2) cats, or any combination of same, not to exceed Two (2). No pet noise nuisance is allowed.

Trash

No rubbish, trash, garbage or other waste material shall be kept or permitted on the Doral Colony Project except in containers located in appropriate areas, and no odor shall be permitted to arise there-from so as to render the Doral Colony Project or any portion thereof unsanitary, unsightly, offensive or determined to any other property in the vicinity thereof or to its occupants. No clothing or household fabrics shall be hung, dried or aired, and no lumber, grass, shrub or tree clippings or plant waste, metals, bulk material or scrap or refuse or trash shall be kept, stored or allowed to accumulate on any portion of the Doral Colony Project except within an enclosed structure appropriately screened from view.

Temporary Structures

No outbuilding, basement, tent, shack, shed, or other temporary buildings or improvement, including but not limited to clay pots, bird baths, statues, water fountains, etc. of any kind shall be either temporarily or permanently placed within Doral Colony. No trailer, camper, motor home or a recreation vehicle or boat shall be used as a residence, either temporarily or permanently. None of the foregoing shall be allowed to park in any guest or outdoor parking space. Owners may park the foregoing inside their garages only.

Nuisance

No noxious or offensive activity shall be carried on or in any Buildings, other Improvements, Unit Property or Common Properties located in Doral Colony, nor shall anything be done therein which may be or become an unreasonable annoyance or nuisance to any owner. No loud noise or noxious odors shall be permitted in any such Building, Unit Property or on the Common Properties, and the Board of Directors shall have the right to determine in accordance with the By-Laws if any noise, odor or activity producing such noise or odor constitutes a nuisance. Without limiting the generality of any foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes). Noisy or smoky vehicles, large power equipment or large power tools, unlicensed off-road motor vehicles or any items which may unreasonably interfere with television or radio reception of any owner shall be located, used or replaced on any portion of such Buildings, Unit Property or Common Properties, or be exposed to the view of other owners, without the prior written approval of the Architectural Committee. Garage doors shall be kept closed at all times.

Signs

No posters, for rent or sale signs, displays, billboards, or other advertising devices of any kind shall be displayed to the public view on any portion of the Unit, the Building within which the Unit is located, and/or the common properties.

Assessments

All maintenance and other necessary assessments are due on the first (1st) day of each month. If a payment is not received by the fifteenth (15th) day of the month, a late notice will be mailed. Payments not received by the fifteenth (15th) day of the month will incur a late charge of \$50.00. Should the maintenance fee and assessed late charge not be paid by the thirtieth (30th) day of the month, the Board of Directors may institute collection procedures as outlined in the By-Laws portion of the Doral Colony Documents.

Insurance

Nothing shall be done or kept in the Common Properties or Units which will increase the rate of insurance on any property insured by the Association without the approval of the Board, nor shall anything be kept in the buildings, or on the Common Properties which would result in the

cancellation of insurance on any property insured by the Association or which would be in violation of any code or law.

Security Systems

All security devices installed in Doral Colony must have an automatic reset after fifteen minutes. They must be registered with the County. All such devices will be subject to County ordinances.

Right of First Refusal of Sales and Leases

Sales and/or leases of units shall be governed by the following: The Association shall have the right of first refusal on all offers to purchase or lease a unit. If a Unit Owner receives a bona fide offer to sell or lease his unit or interest therein, which he wishes to accept, he shall send an executed contract of such an offer to the Association. The Association shall have twenty days from the date of receipt of the copy of the offer in which to either accept or reject the offer and notify the Unit Owner accordingly. The Association will either accept or reject the offer, in writing. If either party accepts the offer, it may elect to purchase and/or lease in accordance with the terms and conditions set forth in the bona fide offer. If they reject the offer, then they shall deliver to the Unit Owner a written consent, in recordable form in the case of sale, which evidences their consent to the transfer of ownership or lease of the unit to the party named in the offer submitted to them. No judicial sale of a unit, or any interest therein, shall be valid unless the sale is to a purchaser approved by the Association, or the sale is a result of the public sale with open bidding. Please read the Association Documents in their entirety and contact the Management Company for additional information.

Leasing

Doral Colony restricts all Unit Owners to not less than a one (1) year written lease per year. This must be accompanied by a Doral Colony Lease Addendum form as well as a security deposit, an amount equal to two months of current maintenance fees. This lease addendum form is available to all Unit Owners and their agents through the management company. There will be a fee for processing this lease and all documents pertaining to the transaction payable to the Association. All prospective lessees must appear before a screening committee appointed by the Board of Directors. Unit Owners are responsible for being sure the lessee has a copy of the Rules and Regulations. Please read the Association Documents in their entirety and contact the Management Company for additional information.

Architectural Control

Prior written approval is required from the Association before any changes may be made affecting the exterior appearance of a unit. Architectural and Landscaping Modification Application forms are available from the Management Office.

Pool Area Reservation Form

Any resident wishing to reserve the pool area may do so, providing the appropriate application procedure is followed. The resident is responsible for the actions of his guests and visitors and must

post a \$250.00 (Two Hundred and Fifty Dollar) refundable security deposit. A completed application and security deposit check must be submitted to management at least ten (10) days in advance of the event. The resident must allow three (3) business days for processing, and must receive written approval back to confirm that reservation has been accepted. The resident must agree to the following terms and conditions:

1. The recreational facility may be reserved for a maximum of 50 persons and six hours and must be vacated by nightfall.
2. No glass or alcohol is allowed in the pool area.
3. Music and noise should be kept to a level so as not to disturb other residents.
4. All rules of the pool such as children in diapers, individuals with cuts etc. must be followed.
5. All parking rules of Doral Colony must be followed.
6. The resident reserving the facility must be present at all times and will be held liable for any and all damage occurring during the reservation period.
7. The Association shall not be liable for any damages, loss or injury to persons or property occurring within the recreational facility or upon Association property during the function. The resident reserving the facility agrees to save and hold the Association harmless from any liability arising from or in conjunction with the use of the facility, in accordance with State and Federal laws.
8. The area utilized for the recreational event must be cleaned up at the completion of the event. Trash must be removed to the resident's home and the recreational area restored to its prior appearance.