

SILVER PALMS AT DADELAND

CONDOMINIUM ASSOCIATION, INC.

SINTESIS DE REGLAS Y REGULACIONES DE SILVER PALMS CON-
DOMINIUN ASSOCIATION

Updated 06/2017



Reglas Y Regulaciones

COMO CORTESIA A LAS PERSONAS QUE NO DOMINEN EL IDIOMA INGLES SE HA TRADUCIDO AL ESPAÑOL UN BREVE RESUMEN DE ALGUNAS DE LAS PRINCIPALES REGLAS. NO OBSTANTE "THE RULES & REGULATIONS OF SILVER PALMS CONDOMINIUM ASSOCIATION PUBLICADA EN EL IDIOMA INGLES SERAN LAS QUE RIGEN EN SU TOTALIDAD.

POR INCUMPLIMIENTO DE ESTAS REGLAS: Los propietarios, inquilinos, familiares y visitantes que no cumplan con las Reglas de Silver Palms Condominium Association recibirán una multa de hasta \$100.00 diaria por cada violación, no excediendo la suma de \$1,000.00 Dichas multas no serán impuestas sin antes una previa notificación de catorce días (14) para su corrección y también con una oportunidad de una Vista (Hearing)

Toda persona que resida o visite por más de 2 semanas Silver Palms deberá notificar su estadía a La Asociación.

MODIFICACIONES: Cualquier modificación interna, externa o estructural no está permitida sin antes someter y obtener una previa autorización por escrito de la Junta Directiva. Cualquier alteración hecha, sin autorización, incurrirá el riesgo de tener que repararla a su estado original a costo del propietario.

BALCONES: No está permitido colgar ni mantener nada en los balcones, excepto muebles apropiados para el mismo. Cocinar o utilizar sustancia inflamable en los balcones está terminantemente prohibido por el Departamento de Fuego. Barrer o echar basura desde los balcones a las áreas comunes está prohibido. No está permitido echar agua desde el 2do y 3rd piso

HURACAN: Durante la temporada de huracán en caso de estar ausente por más de una semana tendrá que asegurar o guardar los muebles del balcón. Los Ascensores no funcionaran si el Centro Nacional de Huracán ha declarado Alerta de Huracán o Alerta de Tormenta Tropical para la zona.

ORDENES/INSTRUCCIONES: Los propietarios no darán órdenes ni instrucciones a ningún empleado, pero pueden expresar sus deseos a la Compañía Encargada del Edificio. (ASPMG)

No está permitidos ruidos ni conversaciones en alta voz entre las 11 pm y las 8 A.M. Para así ayudar al descanso de todos.

MANTENIMIENTO: Las cuotas de mantenimiento deberán ser pagadas el día primero de cada mes. Caso de ser recibidas después del día 10, quedan sujetos a una penalidad de \$25.00.

ACCESO: Para acceso al edificio utilizar la entrada por el lado Oeste, utilizando la reja automática. Para salir utilizar el lado Este (más cerca de la 72nd Avenue). Los peatones tienen acceso por el frente del edificio, se necesita una llave

REPARACIONES: Remodelaciones están permitidas de lunes a viernes entre las 8:00 AM hasta las 5:00 PM. Está terminantemente prohibido deshacerse de los materiales de construcción en los contenedores de basura del edificio.

PLOMERIA Y ELECTRICIDAD: Los propietarios serán responsables por la plomería y electricidad en su unidad y por los daños ocasionados a las áreas comunes. Así como por los daños ocasionados por contratistas, subcontratistas y trabajadores de la construcción.

PASILLOS: No está permitido guardar ni depositar ningún objeto en el área de los pasillos, incluye la bolsa de basura.

LAVANDERIA: Puede utilizarse los siete días de la semana desde la 7 a.m. hasta las 11 P.M. Se debe utilizar un detergente que cumpla con los requisitos para la salud.

MUDANZAS; entrega o retiro de muebles: Es mandatorio que anticipadamente, (abierta de lunes a viernes, cerrada los fines de semana), sea comunicado a La Asociación para que los ascensores sean cubiertos con los protectores. Cualquier daño a estos, o a las áreas comunes, será la responsabilidad del propietario. No está permitido dejar abandonado ningún mueble ni que este sea descartado en el área de basura o en los contenedores. Hay cámaras en el área que capta aquellos que violen esta regla.

ESTACIONAMIENTO: Utilizar el espacio asignado y obtener la calcomanía (decal). Todo automóvil deberá estar registrado con La Asociación. Automóviles no autorizados serán remolcados.

MASCOTAS: Serán permitidas un máximo de dos por unidad solo a propietarios y con un peso menor de 25 libras. Estas mascotas deben estar previamente registradas con La Asociación. Los inquilinos no podrán tener mascotas. No se permite visitantes con mascotas.

PISCINA: Observar sus horas, todo menor de 16 años debe tener la supervisión de un adulto en todo momento. No se permite utilizar artículos de cristal en el área de piscina. Es requerido atuendo apropiado, cubrirse con una toalla no se considera atuendo apropiado. Evitar utilizar las áreas comunes y ascensores cuando se esté mojado. No hay Salvavidas. Se nadara a riesgo propio.

BASURA: o desperdicios deberá ser depositada en bolsas plásticas selladas. No está permitido descartar materiales de construcción o muebles viejos en el área. Hay Cámara de Seguridad instaladas que cubren toda el área. Aquellos que cometan esta infracción serán multados

Se recomienda utilizar también el contenedor de reciclaje para ayudar al medio ambiente.

AGRADECEMOS EL CUMPLIMIENTO DE ESTAS REGLAS- RECOMENDAMOS QUE SE FAMILIARICE CON LA VERSION EN INGLES QUE CUBRE CON MAYOR DETALLE LAS REGLAS Y REGULACIONES DE SILVER PALMS CONDOMINIUM ASSOCIATION

[Summary of General Hours]

DESCRIPTION	ALLOWED	NOT ALLOWED
POOL AND POOL AREA	<p>Use of these areas including swimming pool is permitted</p> <p>From Sunrise to Sunset. (As per Miami Dade County)</p>	Private parties at any time.
GENERAL CONSTRUCTION AND RENOVATION	<p>8:00 am – 5:00 pm Monday – Friday</p> <p>Holidays: Martin Luther King Day, President’s Day, Good Friday, Easter Monday, Columbus Day, Veterans Day</p>	<p>Sunday, Saturday</p> <p>Holidays: Memorial Day, Independence Day (July 4), Labor Day, Thanksgiving Day, Christmas Day, New Year’s</p>

		Day.
LAUNDRY ROOMS	7:00 am – 11:00 pm Daily	
MOVING IN AND OUT ELEVATOR PADS ARE REQUIRED AND MUST BE REQUESTED 48 hrs IN ADVANCED	8:30 am – 6:00 Pm Monday – Saturday Holidays: Martin Luther King Day, President’s Day, Good Friday, Easter Monday, Co- lumbus Day, Veterans Day	Sunday, Monday – Saturday after 6:00 pm Holidays: Memorial Day, Inde- pendence Day (July 4), Labor Day, Thanksgiving Day, Christmas Day, New Year’s Day.

GENERAL TOPICS

ARCHITECTURAL CONTROL AND ARCHITECTURAL MODIFICATION FORM

1. No resident may change the exterior appearance of his or her unit without completion of an Architectural Modification Form and written Board approval. This includes, but is not limited to, changes to the balconies, terraces, and exterior doors.
2. No resident shall install any wiring, machines, air conditioning units, or any other equipment on the terraces/balconies or the exterior walls of ceiling of the building. The installation of a small satellite dish and/or TV antenna, floodlights, lamp fixtures/wall lanterns, and sunshades requires the completion of an Architectural Modification Form and written Board approval for proper placement, size and color as applicable.
3. Storm shutter require written Board approval for color, size and style prior to purchase. White accordion shutter or white pull downs are permitted. Removable aluminum panels are permitted with white or metallic permanent tracks. Wood panels and plywood may

not be used as storm shutter. Installations may be consistent with applicable codes and with code-approved shutters.

4. The installation of ceramic quarry or similar tile, and all hard wood floors covering on any floor area in a unit except balconies/terraces requires written Board approval. All second and third floor units must include Miami-Dade County approved and Board approved acoustical soundproofing. A licensed and insured contractor in the State of Florida must do all the work. The Board reserves the right to inspect the installation job to ensure that soundproofing is properly installed.
5. All sliding exterior glass door, windows, and screened doors must be uniform in type and aluminum metal color.
6. When making alterations to the interior of an apartment, the Board has the right to question and enter into an apartment, if necessary, to ensure that no additions or alterations are being made to the structure of the building or commons elements except in accordance with plans and specifications approved by the Board.
7. Any changes made to the exterior and/or interior of a unit wherein the required Architectural Form are not submitted and approved by the Board, the Board has the right, upon its review to require immediate removal of the item at the owner's expense.

BALCONIES AND TERRACES

1. Clothing, bathing suits, towels, blankets, rugs, etc. shall not be hung on racks or hangers, placed on patio furniture or over the balcony railing or shrubbery as to be visible and unsightly.
2. Nothing shall be thrown or dropped from the terrace or balcony. Furniture may not be moved over the balcony or over its railing unless approved by the Board.
3. Cooking on terraces and balconies with an open flame is prohibited. This is also against the rules of Miami-Dade County Fire Department and is subject to a fine.
4. Kerosene lanterns, bamboo patio torches or any device involving fire or an open flame are prohibited from use. Should any unit have any device involving fire on the property, it must be removed immediately.

5. Cleaning of mops, brushes and sweeping debris from balconies or terraces onto common areas or units below is prohibited. Hosing down the balconies on the 2nd and 3rd floors is prohibited.
6. Everything on the balcony or terrace must be easily movable. Only outdoor patio furniture is permitted. No interior furniture may be placed or exposed in the balcony or terrace.
7. Holiday lights may only be displayed from Thanksgiving until no later than Three Kings day (January 6). At all other times, holiday lights must be removed.
8. Balconies and terraces must be neat and uncluttered. They are not to be used as storage facilities.
9. **Hurricane Season:** Residents who plan to be absent for extended periods of time (more than one week) during hurricane season (June-November) must secure or remove all furniture, plants of any other objects from their terraces/balconies or arrange to have this done, if necessary, due to a hurricane warning or other reasons. Do not request our maintenance staff to assist you to secure your unit for any hurricane or strong storm, as they will be busy securing all the common areas of the condominium. Hurricane shutters may be stored on balconies and terraces as long as they are not visible above the balcony railings or hedges.
10. **Hurricane Important Information:** For your personal safety, If the National Hurricane Center has issued an advisory of Hurricane warning or Tropical Storm Warning the building elevators will not function. Please make arrangements in advance, if not able to use the building stairs.
11. **Satellite dishes:** A satellite dish may not be installed until prior approval for placement is received. A satellite dish may ONLY be installed on a freestanding tripod or the inner terrace unit walls or patio floors. It may not be attached to the balcony railings, balcony wood posts or wood sides. It is the responsibility of the owner to ensure that any damage incurred to the walls or floors during installation or removal of a satellite dish is repaired to the satisfaction of the board. The Board has the right to inspect the installation of the satellite dish for proper attachment and mounting and for satisfactory removal.
12. **Balconies and terraces: permitted and non-permitted items.**
 - a. Residents may have outdoor patio furniture, hoses, plants, plant stands and sand bags. Other items may be placed in or on a balcony/terrace provided that none of these items are visible above the balcony railing or hedge.
 - b. No gas or charcoal grills, burners, broilers, fryers and open flame devices may be used or maintained within the terraces or balconies or any Common Elements.
 - c. Birdcages and bird feeders are not permitted as bird droppings and food could fall onto the balcony railing and/or terrace below and attract ducks, bugs, cats and other small animals.

- d. Any object containing freestanding water, such as birdbaths and fish tanks are not permitted due to mosquitoes and bug infestation.
- e. Gardening equipment and supplies must not be visible and must be placed within a small outdoor cabinet or plastic storage box.
- f. In order that a Building may maintain an attractive and uniform appearance, no Unit Owner shall make any alterations to the exterior of his Unit of cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, terraces, windows or roof, nor shall a Unit Owner place anything other than porch furniture or plants on the balcony or terrace with the prior written consent of the Board.
- g. Vines or climbing plants that grow from or along the top side of your balcony ceiling or balcony railing are not permitted as they change the uniform look of the property.
- h. Do not allow shrubs or small plants/trees to grow over the balcony railing or to attach to any wood on your or any other balcony or terrace.
- i. Do not attach any wire or any garden fence to the ends or front of your balcony to grow plants and/or attach vines.
- j. Only Board approved exterior paint color may be used on balcony exterior wooden sides and railings, wooden partitions, and exterior doors and walls.
- k. Astro-turf or any other artificial carpet product is not permitted as it will cause mildew and ruin the cement foundation. Removal of such is at the owner's expense. Hot tubs and Jacuzzis or similar types of structures on any balcony or terrace above grade are prohibited.
- l. Balcony railings must be kept clear of any items at all times.
- m. Do not permanently install flags to the balcony railings, wood posts or wood sides. Section 718.113(4) of the Condominium Act entitles a unit owner to display one portable, removable U.S flag in a respectful way.

BUILDING EMPLOYEES AND CONTRACTORS

No owner or member of a family or guest or resident shall give order or instructions to building employees or building contractor, but rather shall express their desires to the Management Company.

BULLETIN BOARDS

Locked bulletin boards are located in the lobby of each building and by the laundry room. Their use is restricted to Silver Palms at Dadeland Condominium Board/Management Company for posting of official notices and information of general interest to all residents.

COMMON COURTESIES

1. In consideration of your neighbors, residents, guest and visitors should refrain from blowing their automobile horns while on the premises or talking loudly on phones while on balconies/terraces. Please refrain from loud talking in the parking area, hallways, or any other of the common areas during late hours.
2. Residents and guest shall not play any musical instrument, phonograph, radio, television, loudspeaker or other device creating noise or sound in such a manner as to disturb any other resident at any time.
3. No resident or guest shall permit any noise from any source whatsoever to emanate from condominium unit that may be heard outside such condominium unit between the hours from 11:00 pm to 8:00 am.
4. Residents and guest shall not engage in any abusive or harassing behavior, either verbal or physical or any form of intimidation or aggression directed at other residents, guest or directed at management, its employees or vendors.

FINANCIAL RESPONSIBILITY

1. The maintenance fee is due on the first of each month. Late penalties of Twenty-five Dollars (\$25.00) per month are assessed on payments received by the Management Company after the 10th of the month.
2. Special assessments are to be paid according to the terms by which they are governed and subject to late fees.

GATES

1. Silver Palms at Dadeland utilizes automatic entrance and exit gates. The gates are activated by sensors that respond to the weight of a vehicle. Simply pull forward for the gate to open automatically.
2. The community has a one-way drive path. The **VEHICLE ENTRANCE** is on the **WEST** side of the community (closest to the Palmetto) and the **VEHICLE EXIT** is on the **EAST** side of the community (closest to SW 72 Avenue). The gates will not function for anyone who attempts to exit by way of the entrance or enter through the exit gate.
3. Anyone who intentionally damages the vehicle or pedestrian entrance gates will be fined.

4. Pedestrians must enter and exit through the designated gate at the front of the complex. A key is required for re-entry.
5. Keys are issued to Unit Owners (2 per household) upon the sale of a Unit. Keys will only be issued to those owners and tenants that are registered with the Management Company.

GENERAL CONSTRUCTION/RENOVATION WORK

1. All repairs and renovation to condominium units must be done Monday through Friday from 8:00 am to 5:00 pm and not on the following holidays: Memorial Day, Independence Day (July 4th), Labor Day, Thanksgiving Day, Christmas Day and New Year's Day. Emergencies including plumbing, air conditioning, and interior painting are exceptions.
2. Owners are responsible for general plumbing and electrical repairs within their unit and will be liable for any damages to other units or to the common areas. If you bring in an outside contractor, plumber, etc., please make sure that you advise the Management Company in advance in order to prevent any damage to common elements.

[GENERAL USE AND OCCUPANCY]

1. Each of the units shall be occupied and used only as a resident by the respective owners or the lessees. Under no circumstances may more than one family reside in a Unit at one time. In no event shall occupancy (except for temporary occupancy by visiting guests) exceed two persons per bedroom.
2. Residents shall not use or permit any use of their premises for any purpose or activity, which would constitute an immoral, improper, offensive or unlawful act.
3. No residents shall place, store or maintain objects of any kind in the hallways, lobbies, stairwells, laundry rooms, walkways, grounds, outside garbage areas, or in any other common areas (except in specifically designated storage areas) unless approved by the Board.
4. No resident may alter, change, damage or remove any furniture, furnishings or equipment from the common areas.
5. Whenever a unit is to be occupied by a guest(s) in the absence of the owner or the lessee for more than 1 week, a written notice must be sent beforehand to the Management Company, listing name(s), estimated length of stay and specific dates, make and model of car, license tag number and state, and parking space number.

6. The pool area is not for rent to the residents for parties of any kind. No parties are allowed.
7. No unit owner, lessee or guest shall litter or in any way contribute to any unsightly, unhealthy, unsanitary or generally unkempt conditions of any art of the condominium property.
8. Only entire condominium units may be rented. No room may be rented and no transient tenants shall be accommodated in any condominium unit.
9. Nothing shall be visible from the outside of a condominium unit that will distract or alter from the outward appearance of the building including but not limited to any sign, advertisement, notice or other lettering. No aluminum foil or similar paper shall be used to cover any windows.
10. All Skateboards, roller skates, hover boards, scooters, mopeds, tricycles, ATV's (all-terrain vehicles), and go carts are strictly prohibited from being used on the premises. Silver Palms at Dadeland Condominium, Inc. is not responsible for any accidents cause by bicycles. Bicycle storage is not permitted on balconies or terraces and shall not be ridden on the hallways or stairwells.
11. Roof hatches are locked at all times. Only authorized repair people accompanied by the Silver Palms at Dadeland Condominium staff are allowed on the roof of any of the Silver Palms buildings. No satellite dishes are permitted on the roof.
12. Speed limit in the complex is 5 mph.
13. All owner/tenants are responsible for informing and advising their guests of Silver Palms at Dadeland Condominium Rules and Regulations. Additional copies of the Rules and Regulations can be requested from the Management Company. In the case that the visitors violate the rules and regulations, the Unit Owner and Tenant is responsible for any damages and or violations.
14. Shopping carts may not be left on the property and must be returned to the store immediately after emptying them. Silver Palms at Dadeland Management is not responsible for their return to the stores.
15. Children under twelve (12) years of age must be supervised by an adult in all common areas, unless otherwise specified.
16. Sidewalks, entrances, driveways, stairwells and hallways must be kept free of any items or trash at all times.
17. Game playing and ball bounding in the hallways, lobbies, sidewalks, and parking areas are prohibited.

INSURANCE

1. Unit owners and lessees are responsible for providing their own insurance coverage, i.e., home owner's coverage for their own particular units and their personal property.
2. For a certificate of Insurance, contact the Association's insurance company, **Amtrust Insurance Group. Telephone 305-275-0810.**

LANDSCAPING

1. The Association has a landscape maintenance company to maintain the property. No residents or owner shall give order or instructions to the landscape maintenance company, but rather shall express their desires in writing to the Management Company.
2. The landscape maintenance company will maintain the property from the hedge line out and any grass planted inside the hedge line. Grass behind the hedges must be kept free of all obstacles.
3. No residents may take out or replace the hedges or make any changes to the landscape.
4. The area outside the terrace floor and up to the hedged line is restricted to grass, flowers, and small plants/shrubs only. No decorative items may be placed in this area. Areca palms, ficus trees, bougainvillea, or any other large plant/tree may not be planted as they naturally grow much higher than the approved height.
5. The Association is not responsible for any resident flowers, shrubs or other plants.
6. No vines may climb up the exterior walls, trees or balconies.
7. Only grass is permitted outside the immediate hedge line.
8. The landscape maintenance company, at the instruction of the Board and/or Management, may trim or take out any flowers, plants, or shrubs that are (a) higher than 8 feet, (b) interfere with the hedge line, (c) are infectious or could cause disease to other plant material, (d) planted or placed in an area found to be inappropriate or harmful, (e) prevent access to the unit, and/or, (f) are not properly maintained or neglected by the resident. Any additional costs incurred by the condominium for any of the above will be charge to the unit owner. Grass will be replanted by the condominium.
9. Water spigots are for the use of all residents, the landscape maintenance company and management personnel. They are not restricted for use to just the adjacent unit. Residents cannot tap into any water lines for an irrigation system.
10. All residents must adhere to any water restrictions enforced from time to time by Miami-Dade County. This includes the use of water for car washing.
11. Mulch must not spread onto adjacent areas. If necessary, a border or edging material must be used to contain the mulch.

12. Residents are responsible for placing all their plant, flower and shrub clippings in plastic bags securely tied and depositing them in the garbage container.
13. Cigarette butts are prohibited from being discarded in the landscape area.

LAUNDRY ROOMS

Laundry room hours are restricted to 7:00am – 11:00pm daily. Procedure to purchase a new card or reload are located on the Card Machine.

1. It is imperative the use of proper detergents to ensure we are meeting the correct health requirements.
2. Overloading washers causes flooding and severe damage to the machines. Fill the washers lightly to the top with clothes. Observe detergent measurements.
3. Laundry in process must not be left unattended. Remove all clothes once the washers and dryers have completed their respective cycles as others may be waiting. Washers run for 30 minutes and dryers for 60 minutes. Do not leave clothes soaking overnight in washers.
4. Silver Palms at Dadeland Condominium is not responsible for any items left unattended in the laundry rooms.
5. Use care in carrying detergents and bleaches to the laundry room to avoid damage to hallway. and to avoid slippery floor.
6. **Report equipment failure** to the Laundry Company that the telephone number is located at the Laundry Room. Please put a note on any equipment not in working order so that the next person attempting to use it may avoid further damage.

MAIL/MAIL KEYS

1. Call the United States Postal Office should you lose or misplace your mailbox key, for key replacement at your own cost.

MOVING IN AND OUT

1. The Management Company must be advised forty-eight (48) hours prior to any move, as elevator pads must be placed prior to the scheduled moving date. Installing elevator pads is mandatory whenever large items of furniture are being transported in the elevators.

2. Moves in or out must be scheduled from Monday through Saturday between the hours of 8:30 am and 6:00 pm. Moving must be completed by 6:00 pm. Moving is not permitted on Sunday or on the following holidays: Memorial Day, Independence Day (July 4th), Labor Day, Thanksgiving Day, Christmas Day and New Year's Day.
3. All items moved in or out must be placed on a "dolly" or carried. No dragging of furniture in hallways or lobby areas is permitted.
4. Luggage not on rollers must be carried or transported in a cart.
5. Furniture or other items must not be moved over the balconies.
6. Any damage to the elevator or to the common areas caused by the move will be the responsibility of the owner. See the section entitled "Responsibility for Damage" for more information.
7. Discarded furniture may not be left behind or placed in the trash container. The infractor may receive a fine.

PARKING

1. No automobile or any other vehicle may be parked on the property except in a parking space and nothing but automobiles or trucks used as passenger vehicles may be parked in parking spaces.
2. Automobiles that are inoperable or disabled or untagged cannot be parked on the property for more than a week and will be towed.
3. Vehicles longer or wider than the designated parking space cannot be parked in any space on the property.
4. Storage of any items, including storage containers, is not allowed in any parking space. A small U-Haul may be parked in a resident assigned parking space overnight.
5. Mechanical work on any motor vehicle in any parking space or common area is prohibited except in emergencies. Oil dripping must be cleaned immediately.
6. Prior to purchasing or leasing a unit, residents should ensure their designated parking space(s) to prevent any potential problems.
7. There shall be no parking in any driveway areas.

8. No watercrafts of any kind may be parked anywhere on the property.
9. Automobiles with Permanent Parking Decals should be parked in their assigned space(s).
10. Permanent parking decals need to be placed on the lower corner of the driver's side rear windshield. This is for security purposes and will assist the Association in identifying vehicles that do not belong to our residents and are illegally using our parking spaces.
11. Any car parked in a guest space for more than two (2) night period is prohibited and will be given a twenty-four (24) hour warning sticker after the second (2nd) night. Cars will be towed after the twenty-four hours expiration of the posted warning sticker, if still parked in a guest space.
12. Any car without a parking decal and parked in any parking space overnight will be towed at owner expense.
13. Any car parked in a space designated as a "no parking space" and in any common areas overnight is prohibited and will be towed immediately.
14. Automobiles parked in violation of the parking Rules and Regulations are subject to being towed away at the car owner's expense.
15. Owner(s) renting their assigned parking space(s) need to advise the Management Company and keep them current on any subsequent changes.
16. Owner/Residents who purchase or who have changed vehicles need to register their new vehicle with the Management Company and obtain a new parking decal.
17. Residents who find another car parked in their assigned space are responsible for having the car removed/towed. It is not the responsibility of the Association to have the car towed.
18. Cars being washed by outside companies are allowed Monday thru Friday between 10 a.m to 7 p.m. Week End excluded.
19. Cars that are leaking oil may not park ANYWHERE in the community, and if any owner or tenant does so, they will be responsible to clean it up.

PETS/ANIMALS

1. Unit Owners shall identify and register their pets with the Association.
2. Each Unit Owner shall be allowed to house not more than one dog and one cat, or two dogs or two cats. Each pet shall not weigh more than 25 pounds.
3. Tenants shall not be permitted to have any dogs or cats.

4. Small birds are allowed but are not permitted on balconies or terraces due to noise considerations.
5. No guest or visitors permitted to bring dogs onto the property, unless tagged as "Service Dogs".
6. Pets are not allowed in the pool area and owners should always keep them on a leash.
7. It is not permitted to feed or strike any animals in the common areas.
8. Rabbits, ferrets, gerbils, hamsters, reptiles, birds, are permitted as a pet only inside the units.

PLUMBING

1. Residents must take care of what they flush down bathroom toilets and kitchen and bathroom drains. Items such as excess food, fat, grease of any form, diapers for children or elderly, paper towels, Kleenex, dental floss, cassette tapes or any solid materials must be placed in plastic bags and placed in the outside garbage containers. Strict adherence is necessary in order to prevent clogging and drainage backups.
2. For additional information on plumbing, please refer to the sections "General Construction/Renovation Work."
3. Notify the Management Company immediately if any leak or loss of water is detected.

POOL AND POOL AREA

1. An adult must accompany children under sixteen (16) years of age. The parent or host of children is responsible for the children's safety, conduct and adherence to Rules and Regulations governing the area. No unsupervised children under sixteen (16) years of age may be in the pool or pool area at any time.
2. Adults and children in diapers/training pants are not allowed in the swimming pool.
3. Rafts, balls and/or play toys may not be used in the pool if they interfere with the other resident's and their guest's pool use.
4. Tanning lotions, oils, creams, bobby pins, and hairpins etc. must be removed before entering the pool. Persons using creams or oils must cover pool furniture to protect the clothing of others.
5. No running or any boisterous activity is allowed around the pool area.

6. No bottles, glass or other sharp or breakable object are permitted around the pool area (State Law). All Unit Owners and guests shall properly dispose of any food or drink consumed around the pool area and shall immediately clean up any spillage.
7. Cigarette butts, beverage containers or any other form of trash or debris must be deposited in the receptacles located on or near the pool deck. Tables must be left clean for other to use.
8. Persons with open sores, wounds, bandages or communicable diseases are not allowed in the pool.
9. No furniture or equipment may be removed from the pool area.
10. It is suggested to take a shower before entering the pool.
11. Private pool parties, exercise groups, and/or any other organized residents activity are permitted provided that they do not interfere with other resident's and their guest's pool use. A resident must accompany the group activity at all times.
12. Pool use is permitted from 8:00 am to 8:00 pm (9:00pm during the summer months).
13. **THERE IS NO LIFEGUARD ON DUTY AT ANY TIME.** All Unit Owners and their family members, guests and invitees use the pool at their own risk.
14. Proper cover up for everyone, a top and footwear are required in all common areas. A towel does not constitute a cover-up. Avoid water dripping to prevent accidents.

PROCEDURE FOR APPLICATION TO LEASE OR PURCHASE A UNIT

1. The Declaration of Condominium provides for the resale and leasing of the units under certain conditions.
2. All prospective owners and lessees must obtain an application from the Management Company along with instructions regarding the information required. A fee will be charged for the cost of processing the application.
3. A Board member prior to occupancy must interview all prospective purchaser(s) or lessee(s) interested in purchasing or leasing a unit in Silver Palms at Dadeland Condominium.
4. Any additional owner(s), any changes in existing ownership, or new tenant(s), and all residents who are eighteen (18) years of who have reached the age of eighteen (18) years must complete an application, pay a processing fee, and be interviewed by a Board member. A resident's guest who occupies an apartment for longer than (1) month, with or without a lease, must also complete an application, pay a fee, and be interviewed. Upon receipt of a written

request, the Board by majority vote may make an exception provided that it will not negatively impact other owners/residents or set a precedent.

5. Unit owner must give notice to the Management Company at least fourteen (14) days prior to executing a transfer or sale or lease of a unit. At that time the Management Company will furnish the prospective purchaser or lessee with a copy of Silver Palms Rules and Regulations and application.
6. Units may not be leased for less than one (1) year. No sub-leases are permitted. A copy of all current lease agreements must be on file with the Management Company.
7. Current Resident Information Form, fully completed, must be on file with the Management Company for all occupants over eighteen (18) years of age and all unit owners and residents.
8. A unit owner must provide the Management Company with a copy of the recorded deed within ten (10) days after such transfer becomes effective.

RESPONSIBILITY FOR DAMAGE

1. Owners, lessees and guest shall be liable for the expense of any maintenance, repair, or replacement to any of the common elements and recreations facilities plus a fifty-dollar (\$50.00) administrative fee to the association, due to their own negligence or that of any member of their family, guest, employees or agents. This includes, but is not limited to, damage to any common areas or recreational facility caused by receiving deliveries, moving, removing or delivering furniture or other articles to and from the building; damages to unit screen doors, exterior doors, exterior walls, windows, balconies and terraces, clubhouse and pool furniture and any common area.
2. Owners shall be responsible for damage caused to automobiles in adjacent parking spaces.

RIGHT TO ENTER INTO CONDOMINIUM UNITS IN EMERGENCIES

1. In case of any emergency originating in or threatening any condominium unit, regardless of whether the resident is present at the time of such emergency, the Board of Directors or any other person authorized by it shall have the right to enter such unit for the purpose of remedying or abating the cause of such emergency and such right to entry shall be immediate. Should the unit need to be accessed in case of an emergency, Silver Palms at Dadeland does not take responsibility for any damages incurred in the unit. Damage by hurricane or tornado shall constitute an emergency for the purpose of this paragraph.

SECURITY NUMBERS TO CALL

1. Police Emergency/Fire Rescue: 911

SOLICITATIONS

No solicitors are to be permitted on the Condominium property at any time except by the individual appointment with residents.

FIRE CODE

1. Stairways and hallways serve as fire exits and are located at each end and the center of each building where illuminated "EXIT" signs are posted.
2. No items of any kind, including but not limited to, doormats and shopping carts, are to be left in the stairway, hallway, or lobby areas at any time. Any exception creates a fire hazard and is a Fire Law Violation.

TRASH/GARBAGE DISPOSAL

1. Containers are provided for the disposal of garbage, trash and recyclable material.
2. All recyclable items are to be placed inside the property recyclable containers, which are located next to entrance of the property.
3. All garbage must be placed in plastic bags securely tied before being deposited in the garbage containers. Under no circumstances are garbage bags to be placed at the front door in the corridors, outside condominium units or in lobby wastebaskets.
4. All cartons must be flattened prior to depositing in the garbage containers.
5. Furniture, construction material, remodeling debris, paints, flammables, tires, water heaters, mattresses, carpeting and any other large or inflammable items must be disposed of at your expense. These items are not to be placed in the garbage container or outside on the ground outside the container. They must be removed from the property. Residents will be charged for any items left in the common areas that need to be hauled away at the same charge as the Association's charge.
6. RESPONSIBILITY FOR DAMAGE TO BUILDING
Grout or thin set may not be disposed of in the unit plumbing. Workers are expected to remove their own material. Sub-contractors are not to leave or perform any work in the common areas. Construction material must be neatly lay in heavy paper or plastic until unit is reached;
 - a. It is ultimately the owner's responsibility that these rules are adhered to and it is extended to their tenants, contractors and sub-contractors
 - b. This area is under electronic surveillance. FINES WILL BE IMPOSED TO VIOLATORS.
7. Do not place any garbage bag or boxes on top of the garbage container or on the ground outside the container. This could result in a rodent problem.

8. Waste materials such as excess food, fat, grease of any form, diapers for children or elderly, paper towels, Kleenex, dental floss, cassette tapes or any solid materials, are not to be deposited in the kitchen or bathroom drains or bathroom toilets. These materials must be placed in plastic bags and placed in the outside garbage containers.

MATERIAL PREPARATION, SEPARATION AND STORAGE INSTRUCTIONS

Community recycling has the unique 2-bin system: one container for paper and one container for food and beverage containers. We separate the labels for you. This simplified storage system increases participation and reduces the number of containers necessary to handle your recyclables.

NEWSPAPERS

Acceptable Material:

1. Newspapers.

Unacceptable Material

1. Magazines
2. Telephone Books
3. Junk Mail
4. Office Paper
5. Cardboards
6. Plastic Trash Bags

Preparation prior to storage:

1. The newspaper must be removed from the plastic delivery bag

COMMINGLED FOOD AND BEVERAGE CONTAINERS

Acceptable material:

1. Metal cans: Aluminum and Tin
2. Glass bottles and Jar: Clear, Brown and Green
3. Plastic bottlers: Soda, Water, Milk, Soap and Bleach.

Unacceptable material:

No containers used for hazardous or toxic waste are acceptable at any time.

1. Aluminum: foil, pie tins, TV Dinner Trays,
2. Tin: Scrap Metal
3. Glass: Mirror, Crystals, Light Bulbs, Window Glass, Drinking Glasses, Broken bottles.
4. Plastic: Motor Oil, Coolant, and Gasoline and Pool Chlorine.

Preparation prior to storage:

1. All containers must be empty and thoroughly rinsed.
2. Bottles and jars: remove caps. Labels are okay.

CONTAMINATION AND REJECTION OF MATERIAL FOR COLLECTION

Every effort must be made to prevent contamination of the recyclables from trash. Community recycling may reject a load if it is seriously contaminated in order to prevent contaminating material already collected.

ANY VIOLATIONS TO THE ABOVE MENTIONED RULES AND REGULATIONS OF SILVER PALMS CONDOMINIUM ASSOCIATION CAN AND WILL BE SUBJECT TO FINES AND ANY OTHER PENALTIES APPLICABLE, AS PER FLORIDA LAW.

THANK YOU FOR YOUR COOPERATION AND FOR HELPING TO KEEP SILVER PALMS A DESIRABLE PLACE TO LIVE.

For any questions related to these rules and regulations, please refer to your Silver Palms at Dadeland Condominium bylaws or contact the property management company
A SOLID PROPERTY MANAGEMENT GROUP, INC at 305-661-8400.