

*Miami Lakes Loch Isle
Homeowners' Association, Inc.*

BOARD POLICY AMENDMENTS EFFECTIVE JULY 1, 2004

PLEASE SAVE WITH YOUR IMPORTANT LI DOCUMENTS

AMENDMENTS

Amendments to these regulations have been approved by the Board of Directors.

The following rules and regulations have been adopted to promote the well-being of the Loch Isle homeowners and residents AND their property values.

The following listings are NOT all inclusive and are subject to **\$50 fines for non-compliance.**

PROPERTY MAINTENANCE

Weeds in need of clearing, front and/or back and sides (for end units);

Trees and/or shrubs need to be trimmed in front and/or back and sides (for end units);

Dead plants/trees need to be replaced with like foliage front and/or back and sides (for end units);

Fallen palm fronds need to be removed. Take to official dump site OR cut in four-foot lengths and bag for regular Tuesday or Friday trash pick up;

Do not leave trash and /or debris in any of the four designated Loch Isle parks.

OTHER

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Garbage, trash, refuse, rubbish and recyclables may be placed in the collection area in front of the townhouse **no earlier than 6 PM** the night prior to the designated collection day. All containers for garbage, trash, refuse, rubbish and recyclables must be removed from the collection area **no later than 7 PM** on the collection day. Such containers shall **not be visible** from any point on the front, side, or from the lake on any other time or day;

Only three cars shall be parked in front of each unit. Excess vehicles can be parked at a neighbor, with permission, or outside the nearest entrance of the exterior wall (but not overnight). **Improperly parked vehicles will be towed!**

Contact a member of the Board to arrange removal of improperly-parked cars;

Do not hang towels, bathing suits, or any other items over patio or balcony railings;

Pets must not run loose anywhere in Loch Isle, and **NO DOGS ARE ALLOWED** in the Greentree Courtyard (per the current rules of the Town of Miami Lakes);

Dogs must relieve themselves outside the perimeter walls of Loch Isle;

Keep the noise level down from 11 PM to 7 AM to prevent it from being audible at a distance of 100 feet;

Exterior of lakeside patio walls, steps to the dock, the dock itself, walls below the railing and divider wall shall be kept clean with **non-toxic cleaners**;

Do not throw debris into the lake, such as pet waste, weeds, plastic and paper goods, cigarette butts or polluting chemicals, such as water from washing patio, car, awning, pets, etc.;

Do not feed any water fowl. They are major lake polluters;

Any modification to the EXTERIOR of the property (e.g. exterior walls, roof, siding, awning, dock, window treatment, storm shutters (that can be seen outside the unit) must have prior approval from the Loch Isle Board of Directors.

PROCEDURE CONCERNING RENTAL RENEWAL DENIAL

Every Loch Isles owner who chooses to rent his/her unit **must have owned the unit at least 24 months before qualifying to rent the unit (per our By-Laws).**

The owner must provide the Board with the following THREE items:

A copy of the executed lease;

A copy of these Rules and Regulations signed by both the Renter and the Owner, indicating that the information has been read, understood and accepted;

Evidence that a legitimate background check has been conducted by a qualified firm.

The Association will provide Homeowner and Tenant with written notice, sent Certified Mail/Return Receipt (using first-class mail) to correct a specifically-described problem, within a reasonable time frame to incorporate desired changes. A Board Committee formed for this purpose shall certify whether or the desired change(s) have been timely made. If they have not, owner shall be notified that the subject lessee may NOT be renewed. If the Board deems the violation is severe enough to warrant eviction, the matter shall be turned over to the Association Attorney.

Signed/Date: _____(Renter)

Signed/Date: _____(Owner)