



CONDOMINIUM ASSOCIATION, INC.

200-210 172ND STREET / SUNNY ISLES BEACH, FLORIDA 33160 / 305 945-9772

REVISED RULES & REGULATIONS OF THE
AVILA SOUTH
CONDOMINIUM
REVISED DECEMBER 2001, EFFECTIVE JANUARY 1, 2002

ALL OWNERS AND RENTERS MUST ABIDE BY CONDO DOCUMENTS AND BY-LAWS

APARTMENT UNITS

1. Each apartment shall be occupied solely by one family as a residence and not to be used for any other purpose.

Occupancy is to be as follows:

- (a) 2 people only in a One Bedroom One Bath Apartment
- (b) 3 people only in a One Bedroom 1 ½ Baths Apartment
- (c) 4 people only in a Two Bedroom Apartment

The above listed occupancy shall not apply to short, temporary visits, provided that the Board of Directors may limit the number of such visitors when necessary to prevent overtaxing facilities, which are the common element.

2. All Owners must notify the Board of Directors in writing the arrival date, length of time staying and the names of any guests that will be staying in your apartment in your absence. The guests must report to the office the day of arrival or on a Monday, if the arrival is on a weekend. The office hours are 10:00 A.M. to 1:00 P.M., Monday through Friday. Unit Owners and lessees are responsible for their guests conduct and for any damage to the Condominium caused by their guests or visitors. In the event any such damage occurs, the Association may proceed against the unit owner, the lessee, or both, at the option of the Association, to recover for such damages plus costs and attorney's fees.
3. Washing Machines and Dryers must be cleaned after each use. Machines can only be used between the hours of 9:00 AM and 9:00 PM.
4. **Absolutely no pets** of any kind are allowed in the building.
5. Garbage must be enclosed in a plastic bag and securely tied before being placed in the chute.



CONDOMINIUM ASSOCIATION, INC.

200-210 172ND STREET / SUNNY ISLES BEACH, FLORIDA 33160 / 305 945-9772

RULES AND REGULATIONS (Cont'd)

6. ALL RULES ON DISPLAY AT THE POOL DECK WILL BE STRICTLY ENFORCED.

FOOD AND ALCOHOLIC BEVERAGES ARE PROHIBITED IN THE POOL AREA.

NO PRIVATE PARTIES IN CARD ROOM OR IN ANY PART OF THE POOL AREA

ALL CHILDREN UNDER 12 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES INSIDE OF THE POOL AREA

7. Hallways may not be used by workers of any craft to store, size, or cut any material or object of any kind. The Owner shall be held solely responsible for any damages to the common elements.
8. No Unit Owner or Lessee shall invite in his absence any person not in residence to use the Condominium facilities without first securing the approval of the Board of Directors.
9. **NO SUBLEASING OF ANY KIND!**
10. Children under 18 years of age are **NOT PERMITTED** in the Billiard room. They are not permitted in the Exercise Room or Card Room unless accompanied by an adult



CONDOMINIUM ASSOCIATION, INC.

200-210 172ND STREET / SUNNY ISLES BEACH, FLORIDA 33160 / 305 945-9772

RENTING OF APARTMENTS

1. “Anyone purchasing an apartment **will not be allowed** to rent such premises for a period of **TWO YEARS.**”
2. Owner shall not permit occupancy of the unit for more than two weeks in his or her absence.
3. **No apartment shall be rented more than once during a 12-month period. Renters must go before the Screening Committee annually.**
4. A lease can only be entered into and approved for a **THREE-MONTH TO A ONE-YEAR PERIOD.**
5. A lease is subject to the following Condominium conditions:
 - (a) Leases with multi-families are prohibited.
 - (b) Not more than one family, that of lessee only, shall live in or occupy the leased apartment.
 - (c) Leases must state and limit the number of persons who will reside in the apartment their names and relationship to the lessee.
 - (d) Lessee shall not permit occupancy of the unit in his or her absence.
 - (e) There will be no subletting.
 - (f) All applications must be in writing on the official form, of the Condominium and executed subject to approval by the Board of Directors. **All applications must be accompanied by a \$100.00 processing fee (non-refundable)** payable to the Avila South Condo. Assn. **A Unit owner cannot send a lessee down for occupancy before the Rental Application has been signed and approved by the Board of Directors. In the event that the above conditions are not met, the lessee will not be allowed to enter the apartment.**
 - (g) **All renters will be required to leave a \$250.00 security deposit for the protection of the common elements.** Deposit will be due at screening committee meeting. Deposit will be returned when proof of vacancy is demonstrated, no damage to common elements is charged, and all keys and remotes have been returned.
 - (h) Prospective lessees must personally appear before the Board to be interviewed.



CONDOMINIUM ASSOCIATION, INC.

200-210 172ND STREET / SUNNY ISLES BEACH, FLORIDA 33160 / 305 945-9772

PARKING RULES apply to all unit owners who have been assigned a parking space in the **AVILA SOUTH PARKING LOT** as set forth by the **BOARD OF DIRECTORS OF THE AVILA SOUTH CONDOMINIUM ASSOCIATION, INC.**

PARKING

1. Each unit has an assigned parking space. **Only one parking space per unit.** Only **passenger automobiles** may be parked in these assigned spaces. Boats, Mobile homes, Motorcycles, Motor Scooters, Commercial Vehicles and Trailers **shall not park or be stored in the parking area.**
2. **One car per unit allowed on property.** When there are two cars from a Unit, the resident must get written permission from another Unit Owner to use their space. Without such written permission, the unit owner must find another location to park his or her vehicle. A copy of the letter giving such permission must be given to the office and put on file.
3. The Guest parking spaces located behind the pool in the center of the two buildings are to be used for short-term parking only. Overnight parking in these spaces is also permitted for short-term parking only. In any event, residents cannot use these Guest spaces for their second vehicles. They will be removed at the Resident's expense.
4. All cars must be parked head in the space assigned.
5. All cars must be parked within the yellow lines of their assigned space.
6. Speed limit in parking lot is **10 miles per hour.**
7. Vehicles parked illegally in unauthorized space will be towed away at vehicle owner's expense.
8. All "guest parking" for **guests only**, on a short-term basis.
9. All vehicles on Avila South property must have license plates and must be registered to that vehicle.
10. All vehicles without license plates will be towed within 48 hours at the owner's expense.
11. Auto Make & Yr. _____ Model _____ Color _____ Tag Number _____