



Condominium Association  
200-210 172<sup>nd</sup> Street  
Sunny Isles Beach, FL 33160  
Telephone: 305-945-9772 – Fax: 305-945-1857

## NEW OWNER OR RENTER – CONCERNING APPLICATIONS

1. It is important for you to read all rules and regulations. It is more important that when you agree and sign this form, you are agreeing to our rules and regulations. You were asked to initial each page. Your signature and/or initials signify that you are in total agreement.
2. Before the final approval, we will notarize the application and file it with our lawyer
3. Once the renter or purchaser has been approved by the Association, any problems or complaints must come through the owner to the Association. If we find that you have signed under false pretenses, you will be fined \$25.00 for every day that you are in violation of any of our rules, until we are satisfied that you have adhered to our instructions.
4. The \$25.00 fine applies to the following violations:
  - a. No Pets (\$25.00 per day for each day that you continue to keep the pet)
  - b. If you exceed the amount of persons authorized according to the size of the apartment, you will be charged \$25.00 per day for each day there is an additional person living with you (this does not apply to temporary guests.)

File # \_\_\_\_\_  
Signature

: \_\_\_\_\_  
Owner/renter Date



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## MOVING REGULATIONS

1. In order to receive an approval letter when renting an apartment, the owner must supply a service contract including plumbing and electrical, etc.
2. No one is allowed to move into or out of the building on week-ends without written consent from the Board of Directors.
3. Violators will be fined \$250.00 in accordance with signs posted at elevator entrances.
4. Unit owner or renter must notify the office of the day and approximate time that they plan to move into or out of the building so that arrangements can be made for the use of the elevators.
5. The office will collect a security deposit equal to one (1) month's rent when a move is planned, to cover the cost of any damage made to the elevators or hallways in the course of the move, or anything attributed to the renter during his/her stay at Avila South. This deposit will be refunded upon completion of the move after hallways; elevators, etc. have been inspected and approved.



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## **SCREENING PROCEDURE**

1. **Owner** informs office of intentions, in writing, so that a folder is started.
2. **Potential** client must appear in person to pick up screening package and for a preliminary interview, at which time they will pay a \$100.00 non-refundable screening fee.
  - A. **Fill** out all forms completely
  - B. **Make** appointment for fingerprinting with MDPD, 15665 Biscayne Blvd., Miami, FL 33160. An appointment is necessary for this to be completed in time for the screening committee to meet with the client. The Board will not meet with any client unless the fingerprints are in the file at the time of appointment.
  - C. **Return** paperwork so it can be sent to screening company. Each client must sign the **CRIMINAL BACKGROUND REPORT RELEASE FORM** which indicates their authorization for the background search. Allow 48-72 hours for results.
  - D. **Provide** a copy of photo ID
3. **Make** appointment with Board of Directors to meet for screening when #2 above is completed.
4. **Meet** with at least three (3) Board Members to obtain approval.
5. **Approval** letters must be signed in the presence of three board members. Please make the necessary arrangements so that three board members are present for approval letter.



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### New Owner Check Sheet

Date: \_\_\_\_\_ Unit \_\_\_\_\_

Name: \_\_\_\_\_ Phone \_\_\_\_\_

Pay for screening package ( ) Cash ( ) Check Check # \_\_\_\_\_

Return completed application: Date \_\_\_\_\_

- Application \_\_\_\_\_ (date & initials)
- Copy of Photo ID \_\_\_\_\_ (date & initials)
- Copy of Lease or Purchase Agreement \_\_\_\_\_ (date & initials)
- Fingerprints \_\_\_\_\_ (date & initials)
- Background Check authorization \_\_\_\_\_ (date & initials)
- Rules & Regulations Signed and Dated \_\_\_\_\_ (date & initials)

Fax Criminal background check \_\_\_\_\_

Reply from Criminal Background check \_\_\_\_\_

Make appointment with **buyer/renter and committee** \_\_\_\_\_

**Financial Report**

Condo Lien? \_\_\_\_\_

Maintenance next due date \_\_\_\_\_

Assigned parking \_\_\_\_\_

References called \_\_\_\_\_

Remarks of screening committee \_\_\_\_\_

Action Taken \_\_\_\_\_ Date: \_\_\_\_\_

New owner will be responsible for providing association with a copy of warranty deed.

Copy of deed \_\_\_\_\_ (date & initials)

New Phone # \_\_\_\_\_

Gate Code \_\_\_\_\_

Door Code \_\_\_\_\_



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**REVISED DECEMBER 2001, EFFECTIVE JANUARY 1, 2002**

RENTERS/BUYERS MUST BE PERSONALLY  
 INTERVIEWED BEFORE APPLICATION  
 CAN BE APPROVED

RENTERS'/BUYERS  
 APPLICATION

DATE \_\_\_\_\_

THIS APPLICATION IS NOT A  
 CERTIFICATE OF APPROVAL

**AVILA SOUTH CONDOMINIUM ASSOCIATION, INC., A NON-PROFIT FLORIDA Corporation.** (Pursuant to DECLARATION OF CONDOMINIUM OF AVILA SOUTH CONDOMINIUM, Filed December 27, 1973 under clerk's File No. 73R-308734 of the Public Records of Dade County, Florida, and in compliance with section 10, Article A, Paragraph 2.

1. **Present Title Holder** \_\_\_\_\_
2. Condominium Parcel No. \_\_\_\_\_ Building No. \_\_\_\_\_
3. Address of Parcel \_\_\_\_\_
4. Proposed Renter's/Buyer's Name \_\_\_\_\_
5. Address \_\_\_\_\_ Phone No. \_\_\_\_\_
6. **BANK REFERENCES: (2) Required**
7. BANK \_\_\_\_\_  
 Address \_\_\_\_\_  
 BANK \_\_\_\_\_  
 Address \_\_\_\_\_

8. **What Kind of Transaction?** (Sale or Rental) Sale ( ) Rental ( )

**COPY OF NEW DEED REQUIRED**

9. **Terms of Transaction?**

**SALE:**

- A. Sale Price \$ \_\_\_\_\_
- B. Mortgage Assumption Amount \_\_\_\_\_
- C. Have you received transfer forms from Mortgages? \_\_\_\_\_

**LEASE:**

- A. Term of Lease 3 month minimum \_\_\_\_\_ Yearly \_\_\_\_\_ Amount \$ \_\_\_\_\_  
 Monthly \_\_\_\_\_

10. **INDIVIDUAL REFERENCES:** (3 required, local if Possible)

1. Name \_\_\_\_\_  
 Address \_\_\_\_\_ Phone # \_\_\_\_\_
2. Name \_\_\_\_\_  
 Address \_\_\_\_\_ Phone # \_\_\_\_\_
3. Name \_\_\_\_\_  
 Address \_\_\_\_\_ Phone # \_\_\_\_\_

**ANY & ALL PURCHASES AND RENTALS**

**ARE SUBJECT TO AVILA SOUTH**

**CONDO DOCS, BY-LAWS & RULES & REGULATIONS**

**CARS, VANS & COVERED PICK-UP TYPE TRUCKS ONLY**

**(NON-COMMERCIAL) NO LARGE TRUCKS, TRAILWERS, RV'S,**

**MOTOR CYCLES OR MOTOR SCOOTERS. NO COMERCIAL**

**NO SUBLETTING**

**VEHICLES ALLOWD, NO PETS.**

**NO BICYCLES ALLOWED IN BUILDINGS**

SIGNED: SELLER \_\_\_\_\_ PURCHASER \_\_\_\_\_  
 SELLER \_\_\_\_\_ PURCHASER \_\_\_\_\_  
 UNIT OWER \_\_\_\_\_ RENTER \_\_\_\_\_

**FOR ASSOCIATION USE**

APPROVED BY \_\_\_\_\_ MAINTENANCE FEE PAID TO \_\_\_\_\_

TITLE \_\_\_\_\_ DATE APPROVED \_\_\_\_\_



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**REVISED DECEMBER 2001, EFFECTIVE JANUARY 1, 2002**

**RENTAL APPLICATION FOR UNIT NO. \_\_\_\_\_**

**NAME OF UNIT OWNER** \_\_\_\_\_

**NAME OF APPLICANT(S)** \_\_\_\_\_

**MARITAL STATUS** \_\_\_\_\_

**PRESENT ADDRESS** \_\_\_\_\_

**LANDLORD'S NAME & ADDRESS** \_\_\_\_\_

**PREVIOUS ADDRESS** \_\_\_\_\_

**NUMBER IN FAMILY** \_\_\_\_\_ **NO OF CHILDREN** \_\_\_\_\_ **AGE(S)** \_\_\_\_\_

**OTHER OCCUPANTS** \_\_\_\_\_

**APPLICANT'S EMPLOYMENT:**

**PRESENT EMPLOYER** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**SUPERVISOR'S NAME** \_\_\_\_\_ **PHONE & EXT #** \_\_\_\_\_

**PREVIOUS EMPLOYER** \_\_\_\_\_ **PHONE & EXT #** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**CO-APPLICANT'S EMPLOYMENT:**

**ADDRESS** \_\_\_\_\_

**SUPERVISOR'S NAME** \_\_\_\_\_ **PHONE & EXT #** \_\_\_\_\_

**PREVIOUS EMPLOYER** \_\_\_\_\_ **PHONE & EXT #** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**REFERENCES (PERSONAL)**

**NAME & ADDRESS** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

**NAME & ADDRESS** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

**NAME & ADDRESS** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

**OTHER:**

**BANK NAME & ADDRESS** \_\_\_\_\_ **TYPE OF ACCOUNT** \_\_\_\_\_

**SOCIAL SECURITY NO.** \_\_\_\_\_ **DRIVER'S LICENSE NO.** \_\_\_\_\_

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**APPLICANT**

\_\_\_\_\_  
**CO-APPLICANT**

**UNIT OWNER APPROVAL**  
**BY:** \_\_\_\_\_

**BOARD OF DIRECTORS' APPROVAL**  
**BY:** \_\_\_\_\_



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**FINGERPRINTING  
MIAMI-DADE POLICE DEPARTMENT  
15665 BISCAYNE BLVD.  
MONDAY – FRIDAY 8:00 A.M. TO 4:00 P.M.**

**\$5.00 PER PRINT CARD**



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REGISTRATION SHEET FOR SCREENING  
 AND  
 PARKING SPACE ASSIGNMENT  
ONE VEHICLE ONLY PER UNIT

Name: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Make of Auto: \_\_\_\_\_  
 Model: \_\_\_\_\_  
 Color: \_\_\_\_\_  
 Tag (plate) No. \_\_\_\_\_  
 Building No. \_\_\_\_\_ Unit No. \_\_\_\_\_  
 Remote No. \_\_\_\_\_  
 Entry Code \_\_\_\_\_

Parking Space Assigned for above auto: \_\_\_\_\_

One (1) Car Per Unit

Number of people according to unit size \_\_\_\_\_

\_\_\_\_\_  
 Signature of Owner/Renter

\_\_\_\_\_  
 Signature of Brd Member

REGISTRATION SHEET





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## CONDOMINIUM ASSOCIATION, INC.

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### 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. The purchaser understands and agrees that this unit cannot be rented for a period of two years from date of closing. Purchaser also agrees that there will be no occupancy of said unit **by anyone** regardless of his or her relationship to the purchaser unless the owner is in residence.
3. 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 **(after the two-year period.)** 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.
4. 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.
5. **Absolutely no pets** of any kind are allowed in the building.
6. Garbage must be enclosed in a plastic bag and securely tied before being placed in the chute.



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**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**

7. 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:

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- (b) 3 people only in a One Bedroom 1 ½ Baths Apartment
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8. The purchaser understands and agrees that this unit cannot be rented for a period of two years from date of closing. Purchaser also agrees that there will be no occupancy of said unit **by anyone** regardless of his or her relationship to the purchaser unless the owner is in residence.
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**RULES AND REGULATIONS (Cont'd)**

**13. 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

14. 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.

15. 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.

16. **NO SUBLEASING OF ANY KIND!**

17. 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



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**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 \$300.00 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.



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**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.

The Resident may also rent a space from Avila South (if available) at \$30.00 per month, payable in advance. A written agreement must be signed by the Resident and filed with the Office.

3. The Guest parking spaces 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 \_\_\_\_\_



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**ADDENDUM TO RULES AND REGULATIONS OF**  
**AVILA SOUTH CONDOMINIUM**  
**AMENDED APRIL 8, 2009**

The following items have been added to the Rules and Regulations of Avila South Condominium as of April 8, 2009.

- a. Security locks to be in place by 10:00 p.m. and removed by 8: a.m. daily. Official Hours of Operation and Age Rule for the Sauna, Exercise Room, and the Pool Room are as follows:

**8:00 a.m. to 10:00 P.M.**

**No one under 18 years of age is allowed to use any of these facilities.**

- b. Once security locks are removed, the rooms can remain locked and closed to be opened with the appropriate key available to all residents.
- c. Our security guard will ensure security locks are in place daily at 10:00 p.m. Maintenance will open security locks Monday through Friday by 8:00 a.m. During the week-ends, Security Guard will remove security locks by 8:00 a.m.

**PARKING STICKERS**

All vehicles must have a parking sticker affixed in the rear window on the driver's side corresponding to the parking space assigned to his unit. Every vehicle must be registered in the office in order to receive a parking sticker. Any vehicle without a parking sticker will be towed at owner's expense.



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## **REGULATIONS CONCERNING CHILDREN**

TO: ALL OWNERS

PLEASE BE AWARE, A CONDOMINIUM DOES NOT HAVE  
PLAYGROUND FACILITIES.

1. CHILDREN CANNOT.....
  - A. PLAY IN THE PARKING LOT
  - B. PLAY IN THE HALLWAYS
  - C. RIDE BIKES, ETC. ON THE PREMISES
  - D. BE AT THE POOL WITHOUT THE PARENT
  
2. INFANTS AND ANY CHILD THAT IS NOT TRAINED, MUST  
WEAR “SWIMMIES POOL WEAR FOR INFANTS”

**BOARD OF DIRECTORS**



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Please be advised that recycling is very important for our environment and is a requirement of Dade County residents. We would like to improve the recycling at Avila South and would like to take this opportunity to inform each resident of our recycling practices.

### **Recycling Container**

#### **Do:**

Rinse all containers  
Take off all lids  
Only glass, cans, and plastic

#### **Do Not:**

Put in garbage  
Put food items  
Put plastic bags

Newspaper is to be placed in the blue or green bin under the table. Please throw all non-recyclable items in the trash chute.  
Do not leave them on the table or floor of the laundry room.

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Por favor queremos informarle, que reciclar es muy importante para el medio ambiente y es requerido por Dade County Residentes. Queremos que los residentes de Avila South tenga la oportunidad de informarse. Y practicar acerca del reciclaje.

### **CONTENEDOR DE RECICLAJE**

Por favor:

Enjuague todas las  
Latas de comida  
Plásticas o de vidrio

Por favor:

No Coloque basura  
No coloque comida  
En los contenedores de reciclajes

Papel periodico es para colocarlo en la caja verde o azul que está debajo de la mesa Del cuarto de lavar. Por favor tire la basura en el basurero (trash chute)  
No deje la basureo bajo de la mesa del cuarto de lavar. (laundry room)





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## COMPLAINTS

These are some of the complaints that have regularly come into our office. We all have to live together. Try to be considerate of your neighbors. Only you can make Avila South a better place to live. We hope you will work with us to improve our home.

The board is giving their time and effort for the betterment of our home. It is not asking too much for you to do your share in keeping the peace.

- ❖ Children should always be supervised wherever they are. A parking lot is not a place for playing.
- ❖ Skating, roller-blading, and riding bicycles in the hallways is prohibited.
- ❖ If you have tile floors, be aware that you may be disturbing your downstairs neighbors with unnecessary noise.
- ❖ Be aware of playing your radios and televisions too loud, especially during late hours and very early hours.
- ❖ Remember, any noises you make in your apartment are magnified throughout the entire building.
- ❖ Also, remember, this is a smoke free building. This means no smoking in the hallways and laundry rooms. and definitely it is against the law to smoke in the elevators. Light up when you are outside the building or in your own apartment.
- ❖ Please clean dryer lint traps each time you use the dryer.
- ❖ Place garbage in the trash chute. Do not leave it on the tables for others to throw away. All recycling glass, plastic and cans should be put in the containers and **only** newspaper is placed in the green basket.

Please respect and have consideration for our home and your neighbors. This message, concerning the above problems, applies to all floors in the 200-210 buildings, where these problems exist. Everyone has to take responsibility for their actions. We want to be proud of homes.

**YOU, THE PEOPLE CAN HELP MAKE A DIFFERENCE!!!!**

**BOARD OF DIRECTORS**



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- f. Our security guard will ensure security locks are in place daily at 10:00 p.m. Maintenance will open security locks Monday through Friday by 8:00 a.m. During the week-ends, Security Guard will remove security locks by 8:00 a.m.



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**ADDENDUM TO RENTAL AGREEMENT**

By signing this document, the undersigned unit owner and tenant, who respectively own, and will begin leased occupancy on \_\_\_\_\_, 20\_\_\_\_ of Unit #\_\_\_\_\_ a condominium unit of the property known as Avila South Condominium Association, Inc. located at 200-210 172<sup>nd</sup> Street, Sunny Isles Beach, FL 33160, agree that if the unit owner becomes delinquent in the monthly maintenance and/or special assessment payments to Avila South Condominium Association, Inc., while the tenant is occupying the unit, the tenant will deduct the monthly maintenance and/or special assessment payment amounts from the rent due to the unit owner and pay that amount directly to the Association on the first of each month.

\_\_\_\_\_

\_\_\_\_\_

Unit Owner (Print Name)

Tenant (Print Name)

\_\_\_\_\_  
Unit Owner Signature

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



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## **ADDITIONS TO THE RULES OF THE ASSOCIATION**

- ❖ 1. All deliveries should be made from the parking lot side of the building. Delivery persons have a tendency to break the tiles when they deliver on the street side. The parking lot side has a ramp.
- ❖ 2. All owners should receive condominium documents from the person they purchase the condominium from. All new owners must have a copy of these documents in order to comply with the rules and regulations. These documents can be purchased from the Board at a charge of \$50.00.
- ❖ 3. All persons purchasing a condominium shall be screened by the board of directors. A charge of \$100.00 for each screening is due when the screening packet is obtained from the office.
- ❖ 4. Disposal of large items is the responsibility of the owners. This includes but is not limited to carpeting, appliances, boxes, Styrofoam packing, etc. Avoid blockage of the trash chutes above all else. Do not put these large items in the trash room or you will be fined.
- ❖ 5. Persons who have a natural Christmas tree must use a Christmas tree bag for disposal. The bag should be purchased when you purchase the tree so that it can be in place when you first set the tree up. This will avoid needles in the halls and lobby.
- ❖ 6. In order to rent an apartment, your financial obligations must be up to date. All payments are due the first of each month.
- ❖ 7. The hours for moving furniture in or out of Avila South shall be Monday thru Friday between 10:00 a.m. and 4:00 p.m.
- ❖ 8. The hours for having major repairs to each shall be Monday-Friday 9:00 a.m. to 5:00 p.m.
- ❖ 9. No persons shall run in the hallways or play on the elevators and staircases.
- ❖ 10. No riding of scooters, roller blades, roller skates or bicycles is permitted in the hallways or on Avila South property.
- ❖ 11. All indoor common elements shall be no smoking areas. Please extinguish all tobacco products before leaving your Condominium and before entering the building.
- ❖ 12. All persons installing tile floors shall follow the guidelines of Avila South and the City of Sunny Isles Beach.
- ❖ 13. During high volume holiday weekends and seasonal periods, the association reserves the right to limit the number of guest per condominium that use the pool and common elements.



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**ALL UNIT OWNERS WHO RENT THEIR  
APARTMENT MUST HAVE THE  
FOLLOWING:**

- 1. HOMEOWNERS' INSURANCE**
- 2. SERVICE CONTRACT INCLUDING  
PLUMBING AND ELECTRICAL**

**YOU MUST SEND A COPY OF BOTH  
CONTRACTS TO THE OFFICE.**

**THANK YOU FOR YOUR COOPERATION.**