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Westwind Lakes Garden Homes Condominium Association, Inc.

Rules and Regulations

- Reciclajes cada 15 días los Viernes
- Basura Regular Martes y Viernes
- WestwindLakesmanagement33193@OUTLOOK.COM.

WESTWIND LAKES GARDEN HOMES

RULES AND REGULATIONS

FOR SALE AND RENT SIGNS

All for Sale/rent signs must be placed inside the unit window, not in or on the common areas. Only one sign per unit may be posted, no other signs may be displayed. All signs must be removed within one (1) week of sale or lease of unit. Signs must be no longer than 12" X 12".

PARKING RULES

EFFECTIVE April 1st, 2013 THE FOLLOWING RULES WILL GO INTO EFFECT. THESE REGULATIONS MUST BE OBSERVED BY ALL UNITS OWNERS, TENANTS AND THEIR GUESTS AT ALL TIMES:

- No commercial vehicles may be parked within the community at any time.
- Non-operable vehicles or vehicles without a current tag are not permitted to be parked within the community at any time.
- Non-Automobile vehicles (i.e.: boats, trailers, wave runners, etc.) are not to be parked within the community at any time.
- Unit owners and Tenants are not allowed to park their vehicle at any time in the Guest parking spots, other than at the following times:
 - Monday thru Thursday from 12:00am to 6:00am
 - Friday thru Sunday from 1:00am to 8:00am
- Overnight parking in the Guest Parking spots is prohibited. If you have a guest that will be visiting you for longer than seventy-two (72) hours, you must obtain a guest parking decal or approval from the Association. Said approval must be received prior to your guest arriving.
- Unit owners may not have more than two (2) vehicles parked within their assigned parking space at any time. All vehicles must be parked within their space correctly!
- No parking is permitted within fifteen (15) feet of a fire hydrant at any time.
- Parking on the grass or in the street within the community is not allowed at any time.

- Vehicles not registered with the Department of Motor Vehicles (D.M.V.) are not allowed to park within the community at any time.
- Motorcycles parked in a parking space are considered as an automobile, and are therefore governed by the same regulations as vehicles. Motorcycles may not be parked between cars.
- Parking spaces cannot be reassigned!

Any unit owners, tenants or their guest not following the above Parking Rules for the Association will be subject to fines and having their vehicles towed at their expense.

In order to enforce the above regulations, the Parking Committee and the Board of Directors has adopted the following penalties:

- First offenders will receive a \$25.00 fine and/or having their vehicle towed within two (2) hour of sticker notice at their own risk and expense.
- Second offenders will receive a \$50.00 fine and/or having their vehicle towed within one (1) hour of sticker notice at their own risk and expense.
- Repeat offenders will receive a \$100.00 fine and/or having their vehicle towed within thirty (30) minutes of sticker notice at their own risk and expense.

In addition, these are the House Rules included in the recorded documents of the association:

- A. Each unit on the condominium properties shall be used for residential purpose, and as a single-family private dwelling for the unit owner and the members of this family and social guest and for no other purpose (except in accord with subparagraph (N) hereof. There are no restrictions concerning the use and occupancy of the condominium units by children.
- B. Unit owner shall not permit or suffer anything to be done or kept in their units which will increase the rate of insurance or the insurance premiums of the condominium properties, or which will obstruct or interfere with the rights of other unit owner or annoy them by unreasonable noises or otherwise, nor shall the unit owner commit or permit any nuisance, immoral or illegal act in or about the condominium properties.
- C. The use of the unit shall be consistent, and in compliance, with existing laws, the provisions of the declaration and these rules and regulations.
- D. Units may not be used for business use or for any commercial use whatsoever. (Except for the management of condominium or the condominium association).

- E. Common elements shall not be obstructed, littered, defaced or misused in any manner.
- F. No structural changes or alterations shall be made in any unit, except upon approval, in writing, of the Board of Director and the approval of the institutional first mortgage of the institutional first mortgage, if any, encumbering said unit.
- G. A unit owner may keep pets in the unit such as parakeets, canaries, cats and dogs, but said pets shall be allowed in the owner's unit only if they are hand carried, caged or on a leash at all times while they are outside unit and until they are beyond the condominium properties. The right to keep such pets by any unit owner may be revoked at any time by the decision of the Board of directors in the exercise of their judgment, and in their sole discretion, and upon such revocation, the unit owner shall forthwith remove the pet which the Board of Directors directs the owner to remove from the unit. The unit owner will have no recourse against the members of the Association or the Board of Directors or the Association for any decision made regarding the removal of the pets from the unit. During such time when a pet is housed in a unit, the owner will hold the corporation harmless against any and all claims, debts, demands, obligations, costs and expenses, which may be sustained by or asserted against the corporation and the members of its Board by reason of acts of said pet committed in or about the Condominium properties, and the unit owner will be responsible for the repair of all damage resulting from acts of said pet.
- H. No unit owner or occupant of a unit shall post any advertisement or posters of any kind in or on the condominium unit or the condominium properties except as authorized in writing, by a majority of the Board of Directors (except for such area as specifically provided for that purpose being a bulletin board adjacent to the mailboxes).
- I. No clotheslines or similar devices shall be allowed on any portion of the condominium properties by any person, firm or corporation without a written consent of a majority of the Board of Director, and no rugs, etc., may be dusted from the windows or terraces of the units, and rugs, etc., may only be cleaned within the units and not in any other portion of the condominium properties, and all garbage and trash shall be deposited in the designated location provided for such purposes.
- J. Owners and occupants of units shall exercise extreme care to minimize noises and in the use of musical instruments, radios, televisions, amplifiers or other loud speakers in said unit so as not to disturb other persons and parties occupying units. Owners and occupants shall keep the front doors to their units closed to minimize noise, and they shall not play upon or permit to be operated a phonograph, radio, television set or other loud speaker in any unit between the hours of 11:00 p.m. and the following 8:00 a.m. if the same shall disturb or annoy other occupants of the Condominium Properties.

- K. No owner or occupant of a unit shall install major wiring for electrical or major telephone installations, nor install any type of television antennae, or additional air-conditioning equipment, etc., except as authorized, in writing, by the Association.
- L. No owner or occupant of unit shall use the outside area of a unit or the walls around them for the drying of laundry or the airing of bedding, and shall not alter the exterior appearance of such walls or remove the same.
- M. Each unit owner and the occupants of a unit shall maintain in good condition and repair, at owner's expense, his unit and all interior surfaces of the walls, ceilings, floors, including all windows, doors, sliding glass doors, interior surfaces of all walls and garden walls), whether or not part of the unit or common elements, and to maintain and repair the fixtures there and pay for the electricity as is separately metered to his unit.
- N. After approval by the Association as elsewhere required, entire units may be rented provided the occupancy is only by the lessee, his family and guests, and provided, further that all of the provisions of this declaration, the Charter and By-laws of the Association, and the rules and regulations of the Association pertaining to the use and occupancy of the leased unit shall be a tenant to the same extent as are applicable to the owner of a unit, and the provisions herein contained shall constitute a covenant and agreement by such tenant occupying a unit to abide by the rules and regulations of the association and the terms and By-laws of the association as they may exist from time to time. The association is and will be designated as the agent of the owner of the unit for the purpose of and with the authority to terminate any lease covering the unit upon the violation by tenant of the provisions herein contained. Any such lease must be for a minimum of six (6) months, and no more than one (1) lease in any twelve (12) month period, except with approval from the Board of Directors, is permitted.
- O. The parking area shall be for exclusive use by the residents of this condominium and of other condominiums (though not on the assigned parking spaces). This is a residential condominium and there shall not be allowed to be parked on the parking area commercial vehicles. Additionally, no vehicle that is not operable shall be parked in the area: no boats, trailers or other non-automobiles shall be parked in the area. No commercial vehicles that have lettering on the vehicles shall park in the community. No repairs are to be made on any vehicles parked in the community. No repairs are to be made on any vehicles parked in the community. Flat tire or dead batteries are not included in this rule.

PETS

All pets outside your unit property must be attended on a leash at all times and pets should not be allowed to relieve themselves in anyone's yard. All residents are not permitted to walk their animals around the pool area. Pets outside unit owner's

property shall be under owner surveillance at all times. Continuous barking or other conduct disturbing neighbors is prohibited. Feeding pets owned or strays outside of your unit is prohibited. This is hazardous and unsafe and a nuisance to your neighbors. The right to keep such pets by any unit owner may be revoked at any time by the decision of the Board of Director in the exercise of their judgment, and in their judgment, and in their sole discretion, and upon such revocation, the unit owner shall forthwith remove the pet which the Board of Directors directs the owner to remove from the unit.

POOL RULES AND REGULATIONS

1. Pool hours – Daylight hours only.
2. No lifeguard on duty. Swim at your own risk.
3. Children 18 years or younger must be accompanied and supervised by an adult.
4. No pets allowed in the pool area.
5. No alcoholic beverages in the pool area.
6. All other beverages must be in plastic containers only.
7. No running, jumping, skate boarding or bicycling in the pool area.
8. Radios are permitted only with the use of headsets.
9. Non-toilet trained children must wear either rubber pants or diapers.
10. Everyone must shower before entering pool.
11. Pool capacity 28.
12. Pool temperature not exceed 105 degrees.

For the convenience and enjoyment of the entire community Please follow all posted pool rules as well as practicing common courtesy toward other in the pool area. Please keep the gates closed at all times. Pool keys are required to access pool and should be obtained at closing from previous owner. New or lost keys will be replaced at a charge of \$25.00. They can be obtained at the Westwind Lakes Garden Homes office Condominium office. These keys should not be given to non-residents.

SPEED LIMITS

The speed limit in this community is 15 miles per hour. This is posted on speed limit signs throughout the community. As our community has a considerable number of children, please be aware that this speed limit must be enforced.

ARCHITECTURAL MODIFICATION POLICY

INTENT AND AUTHORITY

In the interest of preserving the quality of the general appearance of the common area and the homes, and the overall architectural effect, as well as for the general benefit of the resident, the architectural committee and the Board of Directors hereby establishes the following policy regarding exterior changes.

Each application will be considered on an individual basis as it affects the general community appearance, but the following policy and rules establish the general guidelines by which each application will be evaluated.

Any existing non-conforming alterations shall not be perpetuated in future alterations, and the association may seek removal and/or change of those non-conforming alterations.

REQUIREMENTS FOR ARCHITECTURAL REVIEW

In order to receive a prompt decision from of Board of Directors, the following minimum guidelines for submission are offered:

1. Necessary floor plans with dimensions.
2. Elevations and one cross section (where three dimensional).
3. Construction details wherever necessary.
4. Specifications for all finishes and materials.
5. Photographs of area involved.
6. Upon initial approval by the Board of director regarding "aesthetics" a building permit must be obtained from the Miami-Dade County Building and Zoning department where applicable.
7. Permit shall be displayed in a conspicuous place on or near the modification until signed off by Miami-Dade County.

****NOTE:** All plans submitted to the committee will be the property of the Board of Directors and will be in the office of the Board for future review.*

COLORS

The color of all exterior walls, windows, screen enclosures, roofing, or any other exterior attachment shall be approved by the Board of Directors or any other said committee delegated the authority by the Board of Director before application. Exterior walls shall include those in the patio area.

DOORS

1. Entry Doors: Front doors may be changed from an 8 panel door to a 6 panel door. The door must first be approved by the Board of Directors written approval.
2. Patio doors: The sliding glass doors shall not be changed. The original opening shall not be altered either to be made larger or smaller in order to receive the replacement door. The outside common walls are weight bearing walls and any physical alteration of these walls may result in failure of the structure.

GATES

The iron patio gate shall not be altered or attached except in the following manner:

1. Wood planking of pressure treated wood attached on the vertical. Wood stock shall be no larger than 1 x 8 and no smaller than 1 x 4. The top leading attachment shall not exceed the top edge of the existing privacy wall.
2. The attachment of security screen over the existing iron shall be permitted. The gauge and pattern of the screen shall conform to the Board of Director approval.
3. Wood applications shall be painted the color of the existing side walls. Screen attachments shall be painted black to match the Iron Gate.
4. Any deviation of the material or color specified above shall have the prior approval of the Board of Directors.

GUTTERS

Gutter installation is permitted in the following manner:

1. Area of attachment of the gutter shall be approved by the Board of Directors. Consideration shall be given to the adjacent neighbors in reference to down spout placement and the effect of exhaust from the downspout.
2. Physical attachment shall be to the wood fascia on the eave.
3. Vertical down spouts shall be the color of existing sidewalls and the horizontal run shall be the existing color of the eaves.

HANDRAILS

Iron handrails will be considered by the Board of Directors on an individual basis. Rails must conform to style, dimensions, and color of existing handrails.

LIGHTS

1. The changing of the existing outside entry fixtures shall be approved by the Board of Directors prior to installation.
2. The addition of outside decorative lighting and/or security lights shall have the approval of the Board of Directors prior to installation. Consideration shall be given to appearance and effect of illumination to adjacent properties.

3. Wiring of outside fixtures shall be done to code. Any outside fixtures such as fans, security lights, bug lights, etc., observed to be improperly wired shall be corrected immediately by the unit owner. Non-compliance shall be referred to Dade County for emergency enforcement.

LIGHTS (DECORATIVE)

1. Decorative lighting shall be permitted within the holiday season. This season is to be from November 15th through January 15th of each year.
2. Lights are to be UL rated outdoor.
3. Attachment is permitted to the wood eaves of the unit and/or to the foliage directly next to the sidewalks of the unit.
4. There shall be no lighting of any object where electrical wiring is run across common area.
5. Non-electrical ornamentation in adjacent shrubbery and/or trees in the common area is permitted.
6. There shall be no attachment and/or placement of any type to the roof or to any part of any metal screen enclosure.

*****NOTE: Failure to remove any or all lighting after the stated dates shall be considered a fire hazard and shall be removed by the Association at the owner's expense.***

NAME PLATES AND HOUSE NUMBERS

The design, color and location shall be submitted to the Board of Director prior to installation.

PATIOS

Modification of the patio area can be done at the owner's discretion with the following limitations:

1. Any and all attachments to the common wall must have the written approval of both the affected neighbor and the Board of Directors.
2. Attachment of materials shall not exceed the height of the privacy walls without the approval of the Board of Directors.

PRIVACY WALLS

1. Any and all modifications of the privacy wall shall have the approval of the Board of Directors.
2. Lake front property owners wishing to install any type of division between the patio and common area shall first have the approval of the Board of Directors.
3. Any and all attachments to the top of the privacy wall shall have the approval of the Board of Directors.

ROOFS

Any alteration or extension to existing roofline shall conform to the following:

1. Any alteration must the approval of the Board of Directors.
2. All work must be done by a licensed contractor and must be accompanied by a permit granted by Miami-Dade County.
3. All materials and attachments must conform to existing style. (I.e. shingles, stucco texture, color and stock dimensions).

Any additional roofs shall conform to the existing roof.

1. All materials shall conform to the existing roof.
2. The structural supports must conform to Miami-Dade County Building Codes
3. The roof pitch shall be no less than 12x12 and no more than 4x12.
4. All plans must be approved by the Board of Directors

ROOM ADDITIONS

Room additions are not permitted under any circumstances. Any existing room or new roof overhang cannot be wall in to create additional living areas except for screened enclosures.

SCREEN ENCLOSURES

1. All plans for screened enclosures shall first be approved by the Board of Directors.
2. The structural frame color shall be the same as existing window frames or wall color. Screen color shall also match that of existing window screening.

3. Domes can be included in the design of the enclosure on an individual basis as deemed appropriate by the Board of Directors.
4. When there is roof enclosure of the entire patio areas, the horizontal panels may be of nontransparent type. The screen door leading into the enclosure shall match the window screen color.

SECURITY BARS

Security bars **are not allowed except** in the following manner:

1. Windows may be barred as an inside attachment. Installation of these devices should warrant serious forethought as they may trap the occupant in a fire situation.
2. Security Bars may be used as an outside attachment when covering the sliding glass doors. Type, design and color must be approved by the Board of Directors prior to installation.

STORM PANELS

Removable corrugated steel or aluminum storm panels allowed (color can be aluminum or color of window frame.) Bahamas shutters are never allowed, accordion type is not permitted except in patio area. The colors of the track shall match the color of the surface they are attached to or the window frame color. The color of accordion type can be the color the existing window frame, if permanently attached or aluminum color, if removable.

TILING

Tiling of outside entry is permitted under the following guidelines:

1. A sample of the tile to be used must be submitted to the Board of Directors prior to installation.
2. There shall be no tiling of the common area without prior approval of the Board of Director.
3. Skid resistant tile is required for outside use (a manufacturer specification sheet will be required). If unable, refer to note on the next page.

***NOTE:** Existing tile which has been installed in the common area shall be skid stripped by the owner. Strips must be no more than six (6) inches apart to insure safe coverage of the affected area. Failure to modify this area shall result in the removal of the tile by the Association at the owner's expense.

WINDOWS

1. Replacement and/or modification of the existing windows is not permitted.
2. Window tinting is permitted as long as the dressings used are not of foil type, nor have the appearance of being foil.
3. Aluminum foil is not to be used under any circumstances as a glass covering.

***NOTE:** Any and all outside attachments not referred to above does not exempt it from approval nor enforcement from the Board of Directors.

The owner shall contact the Property Manager within fourteen (14) working days from the completion of the modification. Inspection of the modification shall be made by the Architectural Committee, so as to verify the work completed has followed the plans submitted by the owner. If, at the time of inspection, the modification is found to be non-conforming to submitted plans, the owner shall correct the modification or appear the Board to explain the reason for the change.

The Board shall have the final decision on the fate of the modification which may include alteration, approval of modification, or complete removal.

LANDSCAPING RULES AND REGULATIONS

PLANT BEDS

The unit owners are responsible to keep the beds surrounding their units free from debris. The landscaping company will trim hedges and shrubs to the required growing height. Any unit owner who has planted his own plants in the beds surrounding his unit should maintain the entire plant bed. Unit owners are encouraged to help keep their beds well maintained and attractive. Bougainvillea and any other thorny foliage, whether inside or outside the unit, must be trimmed by the unit owner or must be removed at the expense of the unit owner.

SHRUBS AND HEDGES

Shrubs and hedges may grow up to two (2) inches below the dark brown strip of paint on the outside wall. This will be consistent all the way around the entire building for all 51 buildings in the development.

WIDTH

The width of all plants in the beds surrounding the units is not to grow out over the sidewalk. No overhanging of plants in the walkway will be allowed.

PLANTS IN SEMI-COMMON BACKYARD

Unit owners are permitted to plant trees and plants in their semi-common yards but are to also maintain them. Any plant or tree planted must conform to the recommended planting guide set up by the landscaping committee. Any plant growth overhanging outside the wall, which could cause a hazard to anyone on the property, will be pruned by the landscaping company and charged back to the unit owner so there is no liability factor to the Association. (Example – Rose bushes, bougainvilleas, and other thorny foliage).

PLANTS AT BASES OF TREES

Any unit owners who have put plants at the bases of trees or anywhere on common ground are responsible to maintain them themselves. The landscaping company will not take grass cuttings out of these beds or clean them. The landscaping company and the Association are not responsible if these plants are accidentally run over or damaged by any sub-contractor hired to do work on the property. The unit owner is responsible 100% for loss, replacement and maintenance. (Wood or concrete edging may offer some protection and will help keep mulch contained).

TREES

No unit owner is to plant a tree or remove a tree from the common area without obtaining prior approval from the Board of Director. The common area is owned by Association. All trees on common area are property of the association once they are planted by a unit owner or the developer. All trees on common ground, whether planted by the unit owner or the developer, will be trimmed periodically as reviewed by the landscaping committee. Low branches will be lower than this footage. The association will maintain all the unit owners and their guests on the property.

THE FOLLOWING PLANTS QUALITY STANDARDS SHALL APPLY TO PLANT MATERIAL

- A. All trees shall be Florida No. 1 or better as defined in "grades and standards for nursery plants", part 1 and part 2, State of Florida, Department of Agriculture in the most common edition.
- B. Grass shall be ST. Augustine and have a compact growth and good root development, free from weeds, fungus, vermin, and disease if you need to replace it.
- C. Recommended replacement or additional shade trees:
 - Quercus Virginia – Live Oak
 - Bucida Buceras – (var.shady lady)
 - Gumbo Limbo
 - Pigeon Plumb

D. The following shrubs and trees are unacceptable for use within the development, in addition to any other shrub and tree deemed unacceptable by Miami-Dade County:

- Equisetifolia – Australian Pine
- Grevillea Robusta – Silk Oak
- Meleleuca Quinquenervia – Meleleuca
- Schinus Terebinthifolius – Brazilian Pepper
- Casuarina Glauca
- Ficus
- Umbrella Trees

***NOTE:** Or any other tree that causes damage by their root system.

ANETENNA INSTALLATION RULES AND GUIDELINES FOR
WESTWIND LAKES GARDEN HOMES CONDOMINIUM ASSOCIATION, INC.

I. Preamble

WHEREAS, Westwind Lakes Garden Homes Condominium Association, Inc. (“ASSOCIATION”) has been established for operation in accordance with the Declaration of Condominium of Westwind Lakes Garden Homes Condominium (“Declaration”) recorded in Official Records Book 13121 at Page 2574 of the Public Records of Miami-Dade County, Florida:

WHEREAS, the Association is authorized to adopt and enforce reasonable rules and regulations for the maintenance, operation and use of the Condominium Property; and

WHEREAS, the Federal Communications Commission (the “FCC”) adopted a rule effective October 14th, 1996, preempting certain restrictions concerning the installation, maintenance, and use of direct broadcast satellite (“DBS”), multipoint distribution service (“MDS”), and television broadcast antennas; and

WHEREAS, the Association desires and intends to adopt reasonable Rule and Guidelines regulating the installation, maintenance, and use of antennas throughout the Condominium Property which are consistent with the FCC rule.

NOW THEREFORE, the Association adopts the following Rules and Guidelines regulating the installation, use and maintenance of antennas throughout the Condominium Property, which shall be binding upon all owners and their grantees, lessees, tenants, occupants successors, heirs, and assigns, and which shall supersede any previously adopted Rules and Guidelines on the same subject matter.

II. Definitions

A. Antenna – Any device used for the receipt of video programming services, including direct broadcast satellite (DBS), multipoint distribution services (MDS) and a television antenna that has limited transmission capability designed for the viewer to select or use video programming shall be considered a reception antenna provided that it meets FCC standards for radio frequency emission. A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance and use of an antenna shall be considered part of the antenna.

B. Transmission-only antenna – Any antenna used solely to transmit radio, television, cellular, or other signals.

C. Mast – Structure to which antenna is attached that raises the antenna height.

All other capitalized terms utilized herein shall have the same meaning as set forth in the Declaration unless the context otherwise provides.

III. Installation Rules and Guidelines

A. Antenna Size and Type

1. DBS antennas that are one meter or less in diameter may be installed. Antennas larger than one are prohibited.

2. MDS antennas one meter or less in diameter or diagonal measurement may be installed. MDS antennas larger than one meter are prohibited.

3. Antennas designed to receive television broadcast signals, regardless of size, may be installed

4. Transmission-only antennas one meter or less in diameter or diagonal measurement that work in tandem with and are necessary to enable a viewer to select video programming on a reception device may be installed.

5. All antennas not covered by the FCC rule are prohibited.

B. Location

1. If acceptable quality signals may be received by placing antennas inside a unit, without unreasonable delay or an unreasonable increase in the cost of installation, maintenance or use of the antenna, installation in other locations is prohibited.

2. If any antenna cannot be installed within a unit without unreasonable delay, or without unreasonably increasing the cost of installation, maintenance or use, the antenna may be installed on the Unit's limited common elements.

3. Antennas must not encroach upon the common elements, another unit, another unit's limited common elements, or the air space of another unit's limited common elements

4. Antennas must be located in a place shielded from the view of other units, and from outside the common property, unless complying with this requirement will preclude reception of an acceptable quality signal, or will unreasonably increase the cost of an antenna's installation, maintenance or use.

5. Installation of all antennas is prohibited anywhere on the common elements regardless of whether an acceptable quality signal can be received from within a unit or its limited common elements.

C. Installation

1. Antennas may not be installed higher than is absolutely necessary for reception of an acceptable-quality signal.

2. All installations must be completed so as not to damage the common elements, limited common elements, or individual units, or void any warranties of the association or other owners, or in any way impair the integrity of the condominium property.

3. Owners are responsible for all costs associated with installation, maintenance and use of an antenna, including but not limited to costs to:

a. Place or replace, repair, maintain, move or remove antennas,

b. Repair damage to common elements, limited common elements or other units, and any other property damaged by antenna installation, maintenance or use,

c. Pay expenses incurred by persons injured by antenna installation, maintenance, or use,

d. Reimburse residents or the Association for damages caused by antenna installation, maintenance, or use,

e. Restore antenna installation site to their original condition.

4. Antennas must be secured so that they do not jeopardize the soundness or safety of any other structure or the safety of any person at or near the antennas.

5. Any antenna installation which involves drilling holes into or through any wall of a limited common element, or any wall within a unit which contributes to the support of the condominium building, is prohibited if any antenna may be installed in an alternative fashion and/or location without impairing the ability to receive an acceptable quality signal or unreasonably increasing the cost of antenna installation, maintenance or use. The following devices shall be used when installing antennas within a unit or its limited common elements as alternatives to drilling holes into or through any wall of a limited common element, or any wall within a unit which contributes to the support of the condominium building, unless the use of such devices impairs the ability to receive an acceptable quality signal or unreasonably increases the cost of antenna installation, maintenance or use:

a. Stand or other platforms to which antennas may be attached that rest on the floor of the unit or its limited common elements,

b. Devices that permit the transmission of telecommunications signals through a glass without cutting or drilling a hole through the glass pane;

c. Devices, such as ribbon cable, which permit the transmission of telecommunications signals into a residence through a window or door without penetrating the wall;

d. To the extent possible, existing wiring for transmitting telecommunications signals and cable services signals.

6. If an antenna installation requires the drilling of holes into or through any wall of a limited common element, or any wall within a unit which contributes to the support of the condominium building, the holes shall be properly waterproofed and sealed in accordance with applicable industry standards and building codes. The purpose of this rule is to prevent structural damage to the condominium property from moisture intrusion.

D. Maintenance

1. Owners must not permit their antennas to fall into disrepair or to become safety hazards.

2. Owners are responsible for antenna repainting or replacement if the exterior surface of the antenna deteriorates.
3. If antennas become detached, owners shall remove or repair the detached antenna within seventy-two (72) hours of such detachment. If the detachment poses a safety hazard, the Association may reattach or remove the antenna at the owner's expense.
4. The unit owner shall be fully responsible for the maintenance and upkeep of the antenna and for any damaged to the condominium property or the property of others which may result from the installation or continued presence of the antenna. The owner will also be responsible for any increased costs incurred by the association in connection with the maintenance, repair or replacement of the common elements resulting from the presence of the antenna. Further, the unit owner agrees to indemnify, defend and hold harmless the association, its officers and directors from any claims, damages, auctions, costs or expenses, including, but not limited to, reasonable attorney's fees and costs, whether at the trial or appellate levels resulting from the installation of the antenna or the presence of the antenna on the community property. Should the owner fail to maintain the antenna and related equipment, wiring, connections, improvements, etc. In good condition and repair as determined by the Board of Directors in the exercise of its sole discretion, the Association may, after seven (7) days written notice, enter the unit for the purpose of making any required repair which will all be performed at the unit owner's expense.

E. Safety

1. Antennas must be installed and secured in a manner that complies with all applicable county and state laws and regulations, and manufacturer's instruction. The owner, within thirty (30) days of installing an antenna, must provide the Association with a copy of any applicable governmental permit that is required for the installation of the antenna.
2. To prevent electrical hazard and /or fire damage, antennas may not be placed where they may come into contact with electrical power lines.
3. In order to prevent electrical and fire damage, antennas must be permanently and effectively grounded.
4. Due to safety concerns posed by wind loads during a hurricane or other storm and associated risks with fallen and/or flying antennas and antenna

debris, antenna must be installed so as to withstand winds in accordance with the Miami Dade County building code.

5. Antennas shall not obstruct access to or exit from any unit, walkway, ingress or egress from any area necessary for the safe operation of the condominium. The purpose of this requirement is to ensure the safety of the Association's residents and personnel and safe access.

IV. Antenna Camouflaging

- A. Antennas must be camouflaged by landscaping or screening provided that such camouflaged does not preclude reception of an acceptable quality signal, unreasonably delay installation, or unreasonable increase the cost of installation, maintenance or use of the antenna.
- B. Antennas, masts and any visible wiring must be painted to match the color of the structure to which it is installed, provided that the paint will not degrade the signal, or unreasonably delay or prevent installation, or increase the cost of installation, maintenance or use of an antenna. The manufacturer should be consulted for assistance.

V. Number of Antennas

No more than one antenna for each service provider may be installed on a Unit's Limited Common Elements.

VI. Mast Installation

- A. Mast height may be no higher than absolutely necessary to received acceptable quality signals.
- B. Masts that extended more than 12 feet above the roof line must be approved by the association before installation due to safety concerns posed by winds loads and the hazard posed by falling antennas and masts. Any application for a masts longer than 12 feet must include a detailed description of the structure and anchorage of the antenna and the mast, as well as an explanation for the necessity for a mast higher than 12 feet. If this installation will pose a safety hazard to residents, the association may prohibit such installation. The notice of rejection shall specify these safety risks.
- C. Due to safety concerns posed by wind loads during storms and association risks with fallen and/or flying antennas and antenna debris, masts must be designed to withstand minimum winds in accordance with the Miami-Dade County Building Code.

VII. Notification Process

Any owner desiring to install, or who has installed, an antenna must complete a notification form and submit it to the association. Although completion of the notification form is not a prerequisite to installing an antenna that complies with these Rules and Guidelines, it is highly recommended that the notification form be completed and submitted for approval prior to installing an antenna so as to avoid installing an antenna in an unacceptable location or fashion.

VIII. Installation by Tenants

Tenants may install antennas in accordance with the rules and guidelines.

IX. Enforcement

A. If these rules and guidelines are violated, the Association may bring an action for declaratory relief with the FCC or any court of competent jurisdiction after notice and an opportunity to be heard. If the Court or the FCC determines that the Association Rules and Guidelines are enforceable, a fine of \$100.00 shall be imposed by the Association for each violation which is not cured within 21 days of the date order compelling compliance is rendered. Thereafter, additional fines not to exceed \$100.00 per day, 1,000.00 in the aggregate, will be imposed for each day that the violation continues. To the extent permitted by law, the association will be entitled to reasonable attorney's fees, costs expenses incurred in the enforcement of these rules and guidelines.

B. If an antenna installation poses a serious, immediate safety hazard, the Association may seek injunctive relief to prohibit or seek removal of the installation.

X. Severability

If any provision of these rules and guidelines is ruled invalid, the remainder of these rules and guidelines will remain in full force and effect.

These rules and guidelines were adopted by the Board of Director of Westwind Lakes Garden Homes Condominium Association, Inc., on the 1 day of April

WESTWIND LAKES GARDEN HOMES CONDOMINIUM
ASSOCIATION, INC.

BY: [Signature]
Title: President