The Polynesian at Islands at Doral Neighborhood Association, Inc urges you to become familiar and adhere to the Association's bylaws, rules and regulations. Below you will find a summary of selected regulations that you need to be aware of to avoid disagreements and possible expenses. Not all regulations are included in this document; please refer to the Declaration Document for a complete list.

Regulation (Not all inclusive)	Remarks
Lawful Use:	All laws, zoning ordinances and
No immoral, improper, offensive, unlawful or obnoxious use shall be made in	regulations of all governmental
any portion of Polynesian at Islands at Doral.	entities having jurisdiction will be
any portion of Forghesian at Islands at Boran	observed.
Use of Homes / Commercial Activity:	All laws, zoning ordinances and
a. Each home is restricted to residential use as a residence.	regulations of all governmental
b. No commercial or business activity shall be conducted in any Home within	entities having jurisdiction will be
Polynesian at Islands at Doral.	observed.
c. A homeowner may maintain a home business office for the homeowner's	
personal use; however, business invitees customers, and clients shall not be	
permitted.	
d. No day care center or facility may be operated out of a Home.	
e. No garage sales are permitted, except as permitted by the Association.	
Home Sales:	All laws, zoning ordinances and
a. No Owner may dispose of a Home or conveys its interest without approval of	regulations of all governmental
the Association's Board of Directors.	entities having jurisdiction will be
b. Prospective buyers and tenants shall pass through the screening process.	observed.
c. All sums, including penalties and interest, due to the Association shall be paid	
in full prior the sale.	
Rental and Leases:	The homeowner violating these
a. Homes may be leased, licensed or occupied only in their entirety and no	procedures will be fined \$100 a day
fraction or portion may be rented.	up to \$1,000; and then referred to the
b. Individual rooms of a Home may not be leased on any basis.	association's attorney.
c. No homeowner may rent/lease any property in Polynesian without the approval of the Association's Board of Directors.	
d. All prospective tenants shall pass through the screening process.	
e. All sums, including penalties and interest, due to the Association shall be paid	
in full before the lease starts.	
f. No subleasing or assignment of lease rights by the person renting/leasing a	
house is permitted.	
Alterations and Additions:	All laws, zoning ordinances and
a. No material alteration, addition, or modification to a parcel or a home or	regulations of all governmental
material change in the appearance shall be made without the prior written	entities having jurisdiction will be
approval of the Association's Architectural Control Committee (ACC).	observed.
b. The Architectural Control Committee reviews applications for landscaping	
plans, hurricane shutters, backyard pavers, etc.	Violators will pay \$100 fine per
	instance.
Minor's Use of Facilities:	If property is damaged, homeowner
Adults shall be responsible for all actions of their minor children at all times in	will be responsible for repair and/or
and about Polynesian at Islands at Doral.	replacement costs.
Garages:	
a. No garage shall be converted into a general living are unless specifically	
approved by the Architectural Control Committee.	
b. Garage doors shall remain closed at all times except when vehicular or	
pedestrian access is required.	

Regulation (Not all inclusive)

Garbage Cans:

- a. Maintain your garbage can and recycle containers in a sanitary condition.
- b. Garbage can, recycle containers and trash shall be away from public view or from the front of the property. You store them inside your garage or backyard.
- c. Place out your garbage can not earlier than 6:00 PM on Sundays and Wednesdays. Garbage pick-up days are Mondays and Thursdays.
- d. Recycling items are collected on Thursdays only. Place out your recycle containers not earlier than 6:00 PM on Wednesdays.
- e. Store your garbage can/recycle containers promptly after trash collection, no later than 11:00PM after trash collection.
- f. If you have bulky waste, contact the Miami-Dade Solid Waste Management to schedule a pick-up (305-594-1500). You shall inform the Association of the bulky waste pick up date and the confirmation number provided by the County. Place your bulky waste not earlier than 24 hours prior the scheduled pick up date and time.
- g. For more information on bulky waste, visit http://www.miamidade.gov/dswm/bulky_waste.asp

Remarks

Garbage Cans: Penalty of \$100 per instance.

Bulky Waste: If not properly coordinated, the Association will coordinate pick-up and charge the Homeowner the actual costs.

All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed.

Pets:

- a. No animals of any kind shall be raised, bred, or kept within our community for commercial purposes.
- b. Owners may keep domestic pets as permitted by Miami-Dade County ordinances up to a limit of two (2) pets weighing 30 pounds or less each per Home.
- c. All pets shall be walked on a leashed.
- d. The person walking the pet or the Owner shall clean up all matter created by the pet.
- e. Each Owner shall be responsible for the activities of its pet. The pet shall not constitute a nuisance.
- f. No pet shall be "tied out" on the exterior of the Home or in the Common Area.
- g. Not pet shall be left unattended in a yard or in a balcony, porch or patio.

Any homeowner or renter that violates this directive will be fined \$100 per incident without exception.

All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed.

Community Pool:

- a. The pool is for the use of Polynesian residents only, no other communities are permitted.
- b. Each house has a maximum of four (4) guests. The resident shall accompany their guest(s) at ALL TIMES when at the pool premises.
- c. Pool hours, to include all premises, are from DAWN to DUSK.
- d. A key is required to access the pool. Each resident will be assigned a key and is responsible for the key.
 - i. Do not lend your key.
 - ii. If you have not received your pool keys, please contact Gables Management (305-441-0904).
 - iii. Any person without an access key will be requested to leave the premises.
- e. Always close the door behind you.
 - If you allow anyone without pool keys into the premises, you will be liable and responsible for all damages to the pool or injury caused to such person or a child
- f. <u>It is your responsibility to read and follow the posted pool rules.</u>
- g. There is no lifeguard on duty at anytime; use the pool at your own risk.
- h. NO FOOD, NO BEVERAGES, NO ALCOHOLICS BEVERAGES are allowed at the pool.
- i. No children under age of 18 are permitted unless accompanied by the parent or legal guardian at all times.
- j. Appropriate action will be taken against anyone trying to enter the pool without a key or trying to enter the pool before or after pool hours.

All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed. Violators or trespassers will be prosecuted.

This is our community, PROTECT it. Take ownership and pride; report any suspicious activity to the Police.

Vandalism may affect your finances.

Regulation (Not all inclusive) Remarks Towing costs are assessed by VMC Parking: Towing Co. (305) 513-3793 and are Resident's automobiles shall be parked in the garage or driveway and shall not block the sidewalk. subject to change without prior Each owner can park up to four vehicles in his/her property (two inside the notice. garage and two in the driveway). c. If you are not using the garage as a parking space, then you are allowed to addition to towing costs park two (2) vehicles in your property driveway. (approximately \$110), there will be a d. Owners are prohibited from parking in the visitor's parking area. penalty fee of \$100 per instance. The following violations will result in the immediate towing of vehicles at owner's expense and liability: Residents are responsible for Parking on common ground grass (a part of a tire of a vehicle touching the violations incurred by their guest(s). grass or suspended over the grass will be considered improperly parked and will be towed). Commercial vehicles, boats and trailers parked overnight. Applicable to ii. common grounds and driveways. iii. Inoperable vehicles and in damaged condition. Applicable to common grounds and driveways. Vehicles that may be preventing the flow of traffic. Applicable to common iv. grounds and driveways. v. Vehicles parked that are blocking the sidewalk and/or swales. Resident vehicle parked in the visitor parking area. vi. Resident vehicle parked in any other common area other than in their vii. garage and/or driveway. Any visitor's vehicle parked in the visitor parking area for more than 48 viii. hours, without a written parking permit. Vehicles conducting emergency repairs on the property outside of the ix. garage (in the driveway). Non-Permitted vehicles parked on any common or limited common areas х. All Terrain Vehicles (ATV's), Motorized scooter, mini bike and Go-karts xi. left on the driveway or in public view f. No vehicles with expired registration, expired license plates or flat tires may be kept within public view anywhere within Polynesian at Islands at Doral. **Satellite Dishes and Antennae:** Federal Communications No exterior visible antennae, radio masts, towers, poles, aerials, satellite Commission (FCC) rules and dishes shall be placed on any home or parcel without the prior written regulations apply. approval from the Architectural Control Committee (ACC). b. Exposed TV Cable on the exterior wall is prohibited. In the event the National Weather Service posts a hurricane warning, the satellite dish must be removed to avoid damages to the fascia board. **Hurricane Shutters:** homeowner or renter Shutters may not be closed at any time other than a storm event. violates this directive will be fined b. Hurricane shutters may be installed up to 48 hours prior to the expected \$100 per incident without exception arrival of a hurricane. Hurricane shutters must be removed within 72 hours after the end of a hurricane watch or warning.

d. The National Weather Service will be the main source of information during

severe weather watch or warning.

Regulation (Not all inclusive)		Remarks
 Extended Vacation or Absences: a. In the event a home will be unoccupied for an extended be prepared prior to departure by: 	d prior, the Home must	The Board is taking this step for your own protection in addition to comply with the community standards.
 i. Notifying the Association in writing ii. Removing all removable furniture, plants and other the Home iii. Designating a responsible firm or individual to comproviding a key to such firm or individual. Name of furnished to Association. 	are for the Home and	The Association is not liable for any nature relating to any unoccupied Home.
Nuisances: a. No nuisance or any use or practice that is the so annoyance to others or which interferes with the period of the solution of th		All laws, zoning ordinances and regulations of all governmental entities having jurisdiction will be observed.
proper use of Polynesian is permitted. Sports Equipment: a. No recreational, playground or sports equipment shall within any portion of Polynesian without prior was Architectural Control Committee. b. Approved equipment shall be located at the rear of the portion of corner Homes within the setback lines.	ritten consent of the	observed.
 c. Basketball hoops shall not be attached to a Home. d. Basketball hoops cannot be left on sidewalks or street see. Any portable basketball hoops must be stored inside backyard) after its use. f. Prior written consent from the ACC is needed for skate 	the Home (garage or	
No sign (including brokerage or for sale/lease signs), f fountain, outdoor play equipment, solar equipment, artificequipment, advertisement, notice or other lettering shall be inscribed, painted or affixed in, or upon any part of Polynet the outside without prior written approval of the Committee.	icial vegetation, sports e exhibited, displayed, sian that is visible from	
Guest(s)		
a. All guests staying longer than 48 hours should be report hours in advance to Gables Professional Management.b. If the guest has a vehicle you need to obtain a write permit, otherwise the vehicle will be towed away.c. Include the name of the guest(s), the purpose and the d	ten temporary parking	
I have read and understand the rules and regulation presente the Declaration Document for a complete list of rules and re		es). I also acknowledge that I shall read
Applicant: Last Name, First Name, Middle Initial	Sign	ature Date
Co-Applicant: Last Name, First Name, Middle Initial	Sign	ature Date