

*GABLES II TOWNHOMES*  
*CONDOMINIUM ASSOCIATION, INC.*  
*c/o GABLES PROFESSIONAL MANAGEMENT CO.*  
*3934 S.W. 8<sup>th</sup> Street Ste. 303 Coral Gables, Florida 33134*  
*TEL. (305) 441-0904 FAX (305) 441-7982*

## **GABLES II PARKING RULES**

### **OBJECTIVE:**

Gables II parking rules, promote a better use of our limited parking area by: preventing residents of neighboring communities (Riviera, Gables I, and Gables III) from invading our visitors parking, reinforcing some existing parking rules, and discouraging behavior that disrupts the harmony of our community.

**WARNING: *EFFECTIVE IMMEDIATELY, PLEASE FOLLOW GABLES II PARKING RULES AT ALL TIMES. THE RULES WILL BE FIRMLY ENFORCED. FAILURE TO COMPLY WILL CAUSE THE VEHICLE TO BE TOWED AWAY AT THE OWNER'S EXPENSE WITHOUT FURTHER NOTICE.***

### **PARKING RULES:**

#### **1. Implementation of Parking Decals for Residents and Visitors Parking Permits.**

Gables II requires the use of: (a) parking decals for all residents, and (b) visitors parking permits for all vehicles within our community. To buy decals and permits, **residents must have completed an application process.** Only Gables II owners or residents are allowed to apply and will be considered for approval. Each parking decal will be registered to a corresponding vehicle's license plate. Visitor parking permits will be registered to unit owners or residents. Visitor permits do not guarantee a visitor parking space since spaces are limited. The management company will provide application instructions and more information.

#### **2. Only Gables II Residents and Gables II Visitors Can Use the Gables II Parking Area.**

Residents or guests of neighboring communities **are not** permitted to use Gables II parking spaces. Gables II residents must not park or instruct their guests to park in neighboring communities. The use of Gables II parking decals or visitor permits by residents of neighboring communities is strictly prohibited. Allowing others from neighboring communities to use Gables II parking decals or visitors permits will result in fines and/or visitors parking privileges termination.

#### **3. Basic Parking Directives**

- a. Gables II residents are assigned reserved parking spaces. Visitors parking areas are identified with signs posted throughout Gables II. **Residents must occupy their assigned parking spaces before occupying visitor parking spaces failure to do so will result vehicle being towed.**
- b. Drinking, loitering, loud noises, vulgar behavior, fireworks and explosives, and any unlawful behavior are **strictly prohibited** in the Gables II parking and communal areas. Do not feed ducks or other wild life. Wearing tops (shirts) and pants, or skirts in the parking area is required at all times.

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- c. All vehicles must park on marked parking spaces, within space lines, **HEAD-IN-FIRST** into all parking spaces at all times. **DO NOT PARK IN REVERSE**, parking decals or permits and vehicle license plates must be visible from the street and will be checked according to the parking applications on file.
- d. Drivers must comply with posted parking signs. **Vehicles invading other residents' reserved parking spaces, parked at curbs side, or blocking other vehicles or traffic will be towed at the owner's expense without additional warning.**
- e. No boats, trailers, watercrafts, containers, or similar objects are allowed on Gables II parking area.
- f. Commercial vehicles **are not permitted to park overnight** at Gables II.
- g. Owners of vehicles displaying out-of-state license plates should contact and inform the management office immediately TEL. (305) 441-0904.

**4. Displaying Parking Decals and Permits**

**PARKING DECALS FOR GABLES II RESIDENTS**

**Must be placed on the driver's side, at the bottom of the vehicle's rear windshield and must be displayed at all times. Failure to follow these instructions will cause the vehicle to be towed away at the owner's expense without further warning.**

**VISITOR PARKING PERMITS AT GABLES II**

**Visitor Parking Permits must be hung from the vehicle's rear view mirror. Between 12:00am and 8:00am all vehicles on visitor parking spaces must display a visitor's permit. Failure to follow these instructions will cause the vehicle to be towed away at the owner's expense with no additional warning.**

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**GABLES II PARKING RULES**

**5. ONE AND TWO BEDROOM UNITS**

Are entitled to one (1) reserved parking space, and allowed to the use of a Visitors Parking Space within Gables II, provided space availability. To this extent, One or Two bedroom units will be allowed two (2) resident decals.

**THREE BEDROOMS UNITS**

Are entitled to two (2) reserved parking spaces, and allowed to the use of a Visitors Parking Space within Gables II, provided space availability. To this extent, three bedroom units will be allowed three (3) resident decals.

**VISITORS PARKING SPACES AND PASSES**

Residents **MUST** occupy their assigned parking space first before using a visitor's parking space. Failure to do so will result in vehicle being towed.

Gables II residents are responsible in making sure their visitor has a parking pass after 12:00am thru 8:00am. A ONE NIGHT visitor pass can be obtained with board member Dania Rouco between the hours of 6pm to 9pm. Ms. Rouco will have only a max 4 passes to be able to give in ONE NIGHT. It is not allowed to give a visitors parking pass to the same vehicle consecutively (more than two nights in a row). Any long term Visitor parking pass for more than one night will need to be obtained at Gables Professional Management. Resident shall have visitor provide driver's license and vehicle registration along with a deposit of \$75.00. Once visitor pass is returned to Gables Professional Management deposit will be returned. Failure to do so, Gables II will keep the deposit and resident shall not be granted a new long term permit.

**Parking Spaces for People with Disabilities**

Gables II parking spaces designated for the use of people with disabilities **must only** be used by vehicles displaying a **valid disabled parking permit** in accordance to Florida Statutes Chapter 320.0848, Florida Dep. of Highway Safety and Motor Vehicles ([flhsmv.gov](http://flhsmv.gov)) **AND a Gables II resident decal or Gables I visitor parking permit.**

**Gables II residents with Gables II resident decals or visitor permits AND valid disabled parking permits must not use disabled parking spaces as a substitute or an addition to their reserved parking space. Please park in your reserved parking space before occupying disabled parking spaces.**

Because of space limitations, after 24 consecutive hours vehicles with valid disabled parking permits parked on disabled parking spaces must be moved to allow equal access opportunity to others with valid permits.

**GABLES II TOWNHOMES & CONDOMINIUM**  
**ASSOCIATION, INC.**

**REGLAS Y REGULACIONES**

**I. GENERAL:**

A. Las pertenencias personales de los residentes, deben ser cenadas dentro de sus unidades en el condominio, no en los patios (Courtyards).

B. Esta prohibido colgar ropas, alfombras, toallas, sabanas, etc. en los balcones y terrazas.

C. La basura y desperdicios deben ser depositados en bolsas plásticas, amarradas y colocadas en los contenedores localizados en las distintas áreas de la comunidad. Estos deben ser usados, exclusivamente por personas que vivan en GABLES II.

D. En las secciones donde están situados los contenedores de basura, no pondrán mueble o ningún objeto, ya que hay que llevarlos al basurero municipal y esto representa un gasto extra.

E. Instalación de antenas. El modelo (dish) se esta instalando recientemente en esta comunidad; estos deben ser puestos en el techo, (en el marco del aire acondicionado) o en un lugar no visible de la calle. Los alambres deben ponerse lo menos visible y siempre con autorización por escrito de la junta directiva.

F. Los balcones no pueden ser cerrados, ni objetos colocados en la pares. Esta totalmente Prohibido hacer BBQ en estos.

G. Para proteger el esquema de color de los edificios, la pintura esta limitada al interior de las unidades solamente.

H. Si dese poner protección solar (film) en los cristales de las ventanas y puertas (Sliding Doors) estos deben ser claros.

I. No esta permitido que los niños monten bicicletas o patinen en la calle o aceras. Los padres son responsables por cualquier dano.

J. Los residentes son completamente responsables de las acciones de sus huéspedes.

K. Los propietarios que deseen vender o alquilar su unidad, deben solicitar la aprobación de la Junta Directiva por escrito antes de iniciar el proceso.

L. Cualquier dueño que haya comprado sin estos requisitos, será multado o invitado a mudarse de esta comunidad. Esto último se aplicara a las esposas y esposos o familiares cuya estadía en la comunidad no haya sido aprobada por la Junta Directiva.

M. La correspondencia debe llevarse a su apartamento y desechar lo que no le interese, nunca dejarla sobre los buzones o echarla al piso.

N. Techos: Dueños y familiares de estos, no se les esta permitido subir a los techos. Solamente pueden hacerlo electricistas certificados, técnicos de aires acondicionados, o instaladores de antena (dish). Si cambian el equipo de aire acondicionado deben llevarse el que no funciona o el viejo. Todo esto debe hacerse con la previa autorización de la Junta Directiva.

O. Solamente una mascota, no más de 25 libras, la cual permanecerá dentro del apartamento se llenara una planilla, con el informe de los animales y se enviara a la administración con copia de las vacunas, las cuales deben estar vigentes.

P. Solo es permitido letreros de venta o alquiler en la comunidad. Estos deben ser pequeños y se colocaran en la ventana .

Q. Negocios no son permitidos en la comunidad.

R. Toda queja o violaciones deben ser enviadas a la Oficina de Administración por escrito no a la Junta directiva, teniendo dos semanas para ser contestadas.

S. Si tiene un invitado pos más de 24 horas, debe comunicarlo por escrito a la Administración.

T. No se permite instalar mallas debajo de los drenajes, en las áreas de estacionamiento.

U. No se permite sembrar plantas, árboles frutales en las áreas comunes.

V. Vestimenta adecuada es requerido en la comunidad.

W. No uso de bebida alcohólica en las áreas comunes.

### III. MUSICA:

A. Fiestas o Reuniones: Estas deben ser limitadas, siendo dentro de la unidad y la puerta cerrada, para limitar el ruido. Bebidas alcohólicas no se permiten fuera de la unidad. El parqueo no es para uso de fiestas. Estas reuniones son permitidas solamente hasta las 11:00 P.M.

B. Ruidos innecesarios no son permitidos. Los residentes no deben hacer o permitir ruidos que perturben la tranquilidad o que interfieran con los Derechos y confort de otros residentes.

C. Los vehículos manejados en la comunidad deben tener el radio con un tono moderado y la velocidad no mas de 10 millas.

D. Las fiestas no deben molestar a otros residentes, música alta no es permitida. Los residentes son responsables por las acciones de sus invitados.

# **GABLES II TOWNHOMES CONDOMINIUM ASSOCIATION, INC.**

## **RULES AND REGULATIONS**

### **GENERAL**

- A. PERSONAL BELONGINGS OF THIS RESIDENT SHOULD BE KEPT INSIDE THE CONDOMINIUM UNITS. NEVER IN THE COURTYARDS.
- B. IT IS PROHIBITED TO HANG CLOTHES, CARPETS, TOWELS, SHEETS, ETC. IN THE BALCONIES AND TERRACES.
- C. ALL KINDS OF TRASH SHOULD BE PUT INSIDE PLASTIC BAGS, DULY TIED AND PLACED IN THE CONTAINERS LOCATED IN THE THREE DIFFERENT AREAS OF THE COMMUNITY. THESE DUMPSTERS SHOULD ONLY BE USED BY THE RESIDENTS OF **GABLES II**.
- D. NO FURNITURE OR DIFFERENT OBJECTS SHOULD BE PLACED ON THE DUMPSTER AREAS SINCE THEY HAVE TO BE TAKEN TO THE MUNICIPAL DUMPSTER RESULTING IN EXTRA CHARGES.
- E. ANTENNA INSTALLATIONS. RECENTLY DISH PLATES ARE BEING INSTALLED IN THIS COMMUNITY. THEY ARE TO BE INSTALLED ON THE ROOF (IN THE AREA OF THE AIR CONITIONS) OR IN A PLACE NOT VISIBLE FROM THE STREET. THE WIRES SHOULD BE PUT HIDDEN AND ALWAYS WITH THE WRITTEN AUTHORIZATION OF THE BOARD OF DIRECTORS.
- F. BALCONIES CANNOT BE ENCLOSED AND OBJECTS SHOULD NOT BE PLACED ON THE WALLS. IT IS ABSOLUTELY PROHIBITED TO HAVE A BBQ IN THE BALCONIES.
- G. TO KEEP THE COLOR UNIFORMITY OF THE BUILDINGS ANY PAINT JOBS IS LIMITED TO THE INSIDE OF THE UNITS.
- H. IF YOU WANT TO INSTALL SOLAR PROTECTION (FILM) ON THE WINDOW GLASSES AND SLIDING DOORS, IT SHOULD BE CLEAR.
- I. CHILDREN CANNOT RIDE BICYCLES OR SKATE ON THE STREET AND SIDEWALKS. THE PARENTS ARE RESPONSIBLE FOR ANY DAMAGE.
- J. RESIDENTS ARE TOTALLY RESPONSIBLE FOR BEHAVIOR OF THEIR GUESTS.

- K. THE OWNERS THAT WANT TO SELL OR RENT THEIR UNITS MUST REQUEST THE APPROVAL OF THE BOARD OF DIRECTORS IN WRITING BEFORE INITIATING ANY PROCESS.
- L. ANY OWNER THAT HAS NOT COMPLIED WITH THESE REQUIREMENTS MAY BE SUBJECT TO A FINE OR COULD BE REQUIRED TO EVICT UNAPPROVED OCCUPANTS. THIS LAST REQUIREMENT WILL BE APPLIED TO HUSBANDS, WIVES AND RELATIVES WHOSE STAY IN THE COMMUNITY HAS NOT BEEN APPROVED BY THE BOARD OF DIRECTORS. ALL OCCUPANTS MUST BE APPROVED.
- M. CORRESPONDENCE (MAIL) TO BE DISCARDED SHOULD BE TAKEN TO THE UNIT. IT SHOULD NEVER BE LEFT ON THE MAIL BOX OR THROWN ON THE FLOOR.
- N. ROOFS. OWNERS AND RELATIVES ARE NOT ALLOWED TO GO TO THE ROOF. THE ONLY AUTHORIZED PERSONS TO BE ON THE ROOF ARE CERTIFIED ELECTRICIANS, AIR CONDITIONED TECHNICIANS OR DISH INSTALLERS. WHEN AN AIR CONDITIONED EQUIPMENT IS BROKEN OR TOO OLD, IT SHOULD BE REMOVED FROM THE COMMUNITY WITH PRIOR APPROVAL OF THE BOARD OF DIRECTORS.
- O. ONLY ONE PET WITH A MAXIMUM OF 25 LBS. IS PERMITTED INSIDE THE UNIT. THE OWNER OR RENTER WILL HAVE TO FILL OUT A FORM WITH THE INFORMATION OF THE PET. THIS FORM SHOULD BE SENT TO THE ADMINISTRATION WITH A COPY OF THE VACCINES THAT SHOULD BE IN EFFECT.
- P. ONLY SMALL SIGNS OF FOR SALE OR FOR RENT WILL BE PERMITTED. THESE SIGNS SHOULD BE PLACED ON THE WINDOW.
- Q. BUSINESSES ARE NOT PERMITTED IN THE COMMUNITY.
- R. ALL COMPLAINTS AND VIOLATIONS SHOULD BE SENT IN WRITING TO THE OFFICE OF THE ADMINISTRATION AND NOT TO THE BOARD OF DIRECTORS.
- S. IT IS FORBIDDEN TO PLACE NETS UNDER THE DRAINAGE IN THE PARKING AREA.
- T. IT IS NOT ALLOWED TO HAVE PLANTS OR FRUIT TREES IN THE COMMON AREAS.
- U. PROPER ATTIRE IS REQUIRED IN THE COMMON AREAS OF THE COMMUNITY.

- V. NO ALCHOLIC BEVERAGES SHOULD BE CONSUMED IN THE COMMON AREAS OF THE COMMUNITY.
- W. FRONT DOORS SHOULD ONLY BE OPEN FORM IMMEDIATE INGRESS OR EGRESS FROM UNIT.

## MUSIC

- A. PARTIES AND REUNIONS. THESE SHOULD BE LIMITED TO THE INSIDE OF THE UNIT WITH THE DOOR CLOSED TO AVOID THE NOISE. ALCOHOLIC BEVERAGES ARE NOT PERMITTED OUTSIDE THE UNIT. THE PARKING LOT SHOULD NOT BE USED FOR PARTIES. THESE REUNIONS ARE ONLY PERMITTED UNTIL 11:00PM.
- B. UNECESSARY NOISES ARE NOT ALLOWED. THE RESIDENTS SHOULD NOT MAKE OR PERMIT ANY NOISE THAT DISTURB THE PEACE OR INTERFERE WITH THE RIGHTS AND COMFORT OF THE OTHER RESIDENTS.
- C. THE RADIO ON THE CARS SHOULD BE KEPT AT A MODERATE SCOPE AND THE SPEED SHOULD BE NO MORE THAN 10 MILES PER HOUR.
- D. THE PARTIES SHOULD NOT DISTURB THE OTHER RESIDENTS. LOUD MUSIC IS NOT ALLOWED. RESIDENTS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR GUESTS.
- E. FINES WILL BE IMPOSED ACCORDING TO THE SERIOUSNESS OF THE INFRACTION. FINES WILL BE \$50.00 PER OCCURRENCE AND WILL BE IN EFFECT UPON THE APPROVAL OF THESE REGULATIONS.

Signature of Applicant:

Date:

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E. Las multas se impondrán de acuerdo a la gravedad de la ofensa. Estas serán de \$50.00 hasta 250.00 y estarán en vigor a partir de la aprobación de estas Regulaciones.

Compañía de Mantenimiento: Gables Professional Management  
300 Aragon Ave Suite 210 Coral Gables, Fla 33134 Tel 305-441-0904  
Fax 305-441-7982. Emergency Phone after Office Hours: 786-262-4299  
Office Hours: 9 AM to 5 P.M. Monday through Friday

Applicant Signature:

Date:

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**GABLES II PARKING RULES**

**6. Contacting Gables II Management Company.**

Contact information of the Gables II management company is on the letterhead of this document. The email address is: [ealvarez@gablesprofessional.com](mailto:ealvarez@gablesprofessional.com) Please contact the management company to report parking rules violations or if you have questions or need additional information. **YOU MUST CALL THE MANAGEMENT COMPANY:**

- a. To apply to buy Gables II residents parking decals and visitors parking permits. Only Gables II owners or residents are allowed to complete the application process.
- b. If after completing the application process, an applicant gets a NEW VEHICLE, or needs to report any CHANGE OF LICENCE PLATES, or CHANGE OF VEHICLE COLOR.
- c. To report your vehicle or a guest vehicle if it displays an out-of-state license plates and it will be at Gables II parking area 24 or more consecutive hours.
- d. If you will be absent from Gables II for several days, and you **leave your vehicle in a visitor parking space** with the appropriate resident decal or visitors parking permit, please **REPORT IT IMMEDIATELY IN WRITING**, to the management office to avoid your car to be towed away. ([ealvarez@gablesprofessional.com](mailto:ealvarez@gablesprofessional.com) )

**7. Vehicle Repairs**

No vehicle repairs or mechanical work is allowed in the parking lot or in the common areas of the condominium. Oil, gas and other substances will stain the parking lot.

**8. Inoperable Vehicles**

Any inoperable vehicle must be removed from the premises within 48 hours. The owner or renter must solve the problem during that time. If the vehicle is parked on a visitor space, the management office should be notified in writing at [ealvarez@gablesprofessional.com](mailto:ealvarez@gablesprofessional.com) )

**9. Private Pickup Trucks**

Private Pickup Trucks will not be permitted to park overnight at Gables II unless:

- a. All commercial signs are covered or removed (magnetic signs must be removed). No advertisements or business signs are allowed in this community.
- b. The bed of the truck is empty. However, a truck storage box or toolbox is allowed if it lies flat on the bed of the pickup truck.