

# Eagle Nest Condominium Association

6305-6315 Gage Place, Miami Lakes, FL 33014

## Rules and Regulations

1. **Common Areas** are entrances, walkways, vestibules, lobbies, halls stairs, courtyards, pool area, lawn and green areas, parking lots, elevators, etc. These areas cannot be obstructed. No food, beverages or trash may be left on the common areas. No plants or other objects can be added to the common areas without the approval of the Board.
2. **Balconies:**
  - a. The following are permitted:
    - i. Patio furniture limited to two (2) chairs and one (1) table
    - ii. Four (4) plants
    - iii. Satellite dishes (on a free standing tripod only)
  - b. The following are not permitted:
    - i. Overcrowding
    - ii. No articles or substances are permitted to fall from balconies or windows
    - iii. No signs of any kind
    - iv. Nothing attached to the walls or ceilings
    - v. No barbeques, grills, or any other device for the purpose of cooking or heating.
3. **Trash** – All refuse must be disposed within the proper trash rooms on each floor. Recycle bins are available in the first floor trash rooms. Garbage must be placed down chutes.
4. **Bulletin Boards** – Contact any Board member to place a notice.
5. **Maintenance Employees** are not to be used for personal reasons while on duty.
6. **Noise** – Loud noise, parties, musical instruments, electronics, etc., are not permitted to disturb your neighbors.
7. **Parking** is only permitted in designated areas. No parking on grassy areas, entrances or fire lanes. Inappropriate parking is subject to towing.
8. **No commercial vehicles** are allowed in the parking lots overnight.
9. **No bicycles**, tricycles, skate boards, roller skates, roller blades, or similar equipment is permitted in the parking lots, roadways, walkways, or pool area.

10. **Children** must be supervised by their parents or a responsible adult. No playing in walkways, stairways, elevators, lobbies, parking lots, etc.
11. **Occupancy Standard** – No more than 2 occupants in a 1 bedroom unit. No more than 4 occupants in a 2 bedroom unit.
12. **Pool:**
  - a. Hours are from dawn (sun-up) to dusk (sun-down).
  - b. Swimming is at your own risk (no lifeguards are on duty).
  - c. Children must be accompanied by an adult and are not permitted alone in the pool area.
  - d. No running or diving.
13. **Installation of electronic equipment** that interferes with TV or radio of another unit is not permitted.
14. **Signs, Notices, etc.** may not be displayed on the property without Board approval.
15. **Hurricane season** – Any unit owner absent during hurricane season must prepare their unit against damage. No items may be left in the balconies or patios.
16. **No exterior antennas** are permitted
17. **Window and glass door coverings** can be disapproved by the Board. No aluminum foil or tape on windows or doors.
18. **Pets:**
  - a. Cats are limited to no more than (2), inside cats, per unit.
  - b. Dogs less than 29 pounds are permitted, no more than one (1) per unit. Must be on a leash at all times while on common areas.
  - c. Pet owners must pick-up, dispose, and clean any waste that occurs on any of the common areas.

**NON COMPLAINE WITH ANY OF THE ABOVE MAY RESULT IN POSSIBLE FINES TO YOUR ACCOUNT.**