

# Pathways Condominium Association

---

## ***Rules and Regulations\****

THESE RULES AND REGULATIONS ARE SUBJECT TO PERIODIC UPDATES AND CHANGES. CALL THE MANAGEMENT OR CONTACT YOUR BOARD OF DIRECTORS WITH ANY QUESTIONS.

\*There may be additional rules and regulations not listed herein. Please refer to the official Condominium Documents, transferred at the time of the sale of the Unit, for more information.

April 2008

AMENDMENT TO SECTION 17.9 OF ARTICLE 17 OF THE  
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR THE  
PATHWAYS, A CONDOMINIUM  
ENTITLED "LEASE"

New language is indicated by underscored type.

Deleted Language is indicated by ~~stuck through~~ type.

17.9 Lease. No portion of a Unit (other than an entire Unit) may be rented. All leases shall be on form approved by the Association and shall provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles of Incorporation and By-Laws of the Association, applicable Rules and Regulations or other applicable provisions of any agreement, document or instrument governing the Condominium. Leasing of Units shall also be subject to the prior written approval of the Association and the Association may reject the leasing of any Unit on reasonable grounds. ~~No lease shall be approved for a term of less than, or in excess of, one (1) year. No Unit may be leased more than once in any twelve (12) month period. No Unit Owner may lease his/her Unit until such time said Unit Owner has been the record owner of his/her Unit for a period of not less than two (2) year.~~

THE FORM FOLLOWING THESE RULES AND REGULATIONS MUST BE SIGNED BY THE PROSPECTIVE PURCHASER(S) OR LESSEE(S) AND RETURNED TO MANAGEMENT WITH THE APPLICATION. THE RULES AND REGULATIONS SHEETS SHALL BE KEPT BY THE PURCHASER OR LESSEE FOR REFERENCE.

**NOTE: ALL RESIDENTS, BOTH OWNER(S) AND LESSEE(S), MUST FILL OUT AN APPLICATION, SUBMIT TO POLICE AND CREDIT SCREENING PROCESS AND RECEIVE OFFICIAL APPROVAL BEFORE MOVING IN. MANAGEMENT MUST BE NOTIFIED OF ANY ADDITIONS OR CHANGES IN OCCUPANCY OF THE UNIT.**

## Pathways Condominium Association

### ***Rules and Regulations***

COMPLIANCE WITH THE RULES AND REGULATIONS IS MANDATORY. INFRACTIONS WILL BE DEALT WITH IN ACCORDANCE TO FLORIDA STATE LAW AND THE RIGHTS OF THE CONDOMINIUM ASSOCIATION, INDIVIDUALLY AND COLLECTIVELY.

1. **PETS.** Owners are not permitted to have more than two household pets with a weight not to exceed 25 pounds at maturity. Renters are **NOT PERMITTED** to have pets. **No visiting pets are permitted.**

Pet owners are **NOT permitted** to walk their pets in the interior courtyards. Pets must be walked around the perimeter of the property and must be leashed at all times. Excrement must be picked up and disposed of properly. Residents who fail to clean up after pets will be subject to fine.

2. **PARKING.** Parking in the parking lots is by **PERMIT ONLY** with **ONE CAR ONLY** per unit allowed in parking lot. **PARKING IN THE FIRE LANE IS PROHIBITED AT ALL TIMES.** No commercial vehicles, boats, motorcycles, campers, trucks or trailers shall be parked, stored or left anywhere on the condominium property.

Vehicles not properly licensed, or without proper tags, or having broken windows, physical damage, flat tires or which are unable to operate under their own power **WILL NOT be permitted** on condominium property.

**VIOLATIONS OF PARKING AREA RULES WILL BE SUBJECT TO TOWING AT OWNER'S EXPENSE.**

3. **VEHICLE REPAIRS.** No mechanical work, except of an emergency nature, may be done on the condominium property.
4. **DUMPSTERS.** Dumpsters are to be used for day-to-day household trash disposal **ONLY.** Appliances, furniture, mattresses and any other items not able to fit completely inside the dumpsters are to be disposed of **BY RESIDENTS** at the County Dump. **LARGE ITEMS SHALL NOT BE LEFT BY THE DUMPSTERS.** Violators/owners will be fined and charged for the removal of prohibited items.

continued

RULES AND REGULATIONS, page 2

5. **UNIT REPAIRS / RENOVATIONS.** Any Unit Owner wishing to make improvements and/or changes to their unit must have written approval from the Association.  
**CONTACT MANAGEMENT BEFORE ANY WORK COMMENCES.**  
  
**ONLY** licensed and insured workers are to be used to perform alterations or renovations. **Proof of license and insurance** must be provided to management before work begins.
6. **WASHERS AND DRYERS.** Washing machines and dryers are **NOT PERMITTED** in individual units due to our use of septic tanks and because of the electrical hazard they pose to our buildings. A Laundry Room is provided for your convenience.
7. **HURRICANE PROTECTION.** Plywood is **NOT PERMITTED** to be used as hurricane protection on any of the buildings. Anyone puncturing the walls of the buildings will be charged for the repairs. Only Miami-Dade County approved protection is allowed. **Approval must be obtained from the Association before installing any type of hurricane protection.**  
  
Hurricane shutters **MUST remain OPEN UNLESS** Dade County is under a Hurricane Watch or Warning. Shutters **MUST** be reopened **within five business days** after the watch or warning has been lifted. Violations will be subject to fine.
8. **SATELLITE DISHES.** Satellite dish antennas of any kind are prohibited on condominium buildings. Any resident or owner attaching a satellite dish or any other item to any building will be responsible for repairs and may be subject to fine.
9. **YARD SALES.** Not permitted without written consent from the Association Board of Directors. Person(s) conducting yard sale are responsible for any damages or liability issues resulting from their activity.
10. **SIGNS.** No signs, including real estate company signs, for sale signs, for rent signs or any advertising signs whatsoever shall be posted in common areas or on the perimeter of condominium property. Signs are permitted on the community bulletin board **ONLY.**
11. **NOISE.** There is a Miami-Dade County and Pathways Noise Ordinance in effect between the hours of **11:00 pm and 7:00 am.** The Board also asks that if there is any noisy work being done in your unit that the work begins no earlier than 8:00 am and ends no later than 6:00 pm.  
  
**The Pathways WILL NOT TOLERATE any excessive or late disturbance, noise or commotion. Please be considerate of your neighbors!**
12. **POOL.** Anyone using the Pathways Pool facilities does so at **THEIR OWN RISK.** There is no Lifeguard on duty at any time. The Association and/or Management **SHALL NOT BE LIABLE** for any personal injury, loss of life or limb or property damage in any way caused by use of the pool or any common area facilities or privately owned property.  
  
Residents **MUST** accompany their guest(s) at the pool. No more than four (4) guests are permitted at the pool in any one day. **Pool Rules** are posted in the pool area. Familiarize yourself and your guests with these rules, which are in compliance with State and County law. No food, **GLASS** or **pets** are permitted inside the pool area.

continued

**Rules and Regulations  
Agreement Form = FOR RENTAL APPLICATION**

**THIS FORM MUST BE SIGNED BY ALL UNIT OWNERS/RESIDENTS.**

**I have read, fully understand, and agree to abide by the Pathways Condominium Association Rules and Regulations.**

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Tenant's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Unit # / Address

\_\_\_\_\_  
Unit # / Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Tenant's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Unit # / Address

\_\_\_\_\_  
Unit # / Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

I understand that any changes in occupancy must be reported immediately to management, and that all residents must be screened, interviewed and approved BEFORE moving in.

Initials: Owner \_\_\_\_\_ Tenant \_\_\_\_\_  
\_\_\_\_\_