

The Village Of
DORAL DUNES
Rev. Sept 2019
WELCOME

The Board of Directors of the Village of Doral Dunes Home Owners Association welcomes you into Its' community.

We are a planned community consisting of 160 single-family homes and like other Doral area developments, our home owners and residents come from all over the world. We hope and expect that you will find the Village of Doral Dunes to be a quality residential neighborhood.

WELCOME INTO OUR COMMUNITY

Doral Dunes takes great pride in its community

Therefore.....

*Whether a Homeowner or a Renter, your help and cooperation
are constantly needed in keeping this, our neighborly
community clean, safe and beautiful*

This booklet is designed to greet and welcome, inform and familiarize you, the new homeowner and/or renter of your rights and privileges within our community as well as describe your obligations to the community in order to remain in good standing within it.

This booklet is only a summary of all you need to know in order to conform to the Homeowners Association's directives and Florida State law. It has been compiled in the community's best interest. Local, State and/or Federal law mandates many of these rules and regulations.

The primary objectives of all homeowners within the Village of Doral Dunes are:

- (a) To protect, if not increase, the property value of our homes by keeping them attractive, desirable and safe
- (b) To maintain and safeguard the high quality-of-life standard within our community

As a gated community, the Village of Doral Dunes has a Homeowners Association led by a Board of Directors that is elected annually by the Homeowners. It is the responsibility of this Board to uphold the above-mentioned community objectives by making certain that the Association's By-Laws are respected and its Covenants, Conditions and Restrictions (CC&Rs), Rules and Regulations are enforced.

Since all residents, whether homeowners or renters, must comply with these

Rules and Regulations, you are encouraged to review these documents carefully. However, it must be clearly understood that you, the Homeowner, are nonetheless primarily and ultimately responsible for all that is conveyed and implied in this booklet, whether its contents are read, understood or not.

Working in close cooperation with the Association's Board of Directors is Miami Management, Inc., this community's management company. Section #.4 of this publication provides this company's, mailing address, e-mail address and telephone number to contact.

Please feel free to contact our Property Manager at Miami Management, Inc. should you have any questions regarding the Village of Doral Dunes-Homeowners Association.

Maintenance Fees - The Homeowner will be receiving payment coupons and envelopes in the mail to facilitate the payment of monthly maintenance fees. Checks for payments are issued to the Village of Doral Dunes Homeowners Association and mailed to Miami Management, Inc. and are due on the first of each month.

It is suggested that the Homeowner who has not received said coupons and envelopes contact Miami Management, Inc.

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immediately to correct the matter and thus avoid potential penalties for late monthly payment.

It is further suggested that payment checks include the Homeowner's name, address and account number.

Association Meetings - The Board of Directors of the Village of Doral Dunes Homeowners Association usually meet on the third Wednesday of every month throughout, the year. Announcements are visibly posted in advance on the bulletin boards at the front and rear exits of the Doral Dunes complex at least 48 hours in advance. Annual meetings to elect board members and to approve the community's annual budget are usually held in November.

Once again.... *We, the Homeowners Association at the Village Doral Dunes take great pride in our community and work hard to preserve its attractiveness and desirability and thus protect both our quality of life and the value of our homes.*

We feel you have chosen a fine community in which to live.

This booklet consists of four (4) Sections:

- Section # 1: Lists a summary of the most salient Rules and Regulations that need to be followed by the Homeowner and/or renter within the Village of Doral Dunes in order to remain in good standing within the community,
- Section # 2: Lists some of the covenants of the community
- Section # 3 List a few of the Use Restriction from the Association's governing documents
- Section # 4: Provides the Homeowner the Board approved paint color charts for home exteriors, fascia and trim as well as provide a sample APPROVAL APPLICATION form to be utilized whenever the Homeowner plans to either paint, repaint the home exterior or making temporary or permanent' architectural modifications
- Section # 5: Provides a list of services in Doral Dunes & surrounding areas to facilitate the smooth integration of the new Homeowner into our community.

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RULES & REGULATIONS

RULES & REGULATIONS

These Rules & Regulations are created by the covenants which established our community and have been expanded or clarified by the Board of Directors of Doral Dunes. The Rules & Regulations (R&R) apply to residents of Doral Dunes including owners, visitors, guests and renters.

We take this opportunity to remind unit Owners that they are responsible for all actions occurring within the community that are caused by their occupants, tenants, renters, visitors and guests. (*Covenant, Article IV, Section 11*)

As of the date of this printing, below is list of the Rules & Regulations as approved by the Village Board of Directors. It is the responsibility of each Unit owner and resident to be familiar with all of the documents of the association. This document does not preempt or replace the Association Documents related to these matters. **These R&R are intended to further clarify the Use Restrictions that are part of the governing documents for our community.**

ARCHITECTURAL CONTROLS

The Project created by the Declaration is a part and parcel of the Doral Park Development. Each Unit Owner, by virtue of his acceptance of a warrant deed, acknowledges the necessity of maintaining the physical appearance and image of the entire Doral Park Development as a quality residential community.

Accordingly, there is established a Committee known as the "Architectural Control and Maintenance Standard Committee". The Architectural Control and Maintenance Standard Committee shall be empowered to adopt and promulgate from time to time minimum standards architectural control and maintenance of the physical appearance of the community.

- Permanent & Temporary Structural Modifications/Improvements to the Home - It is mandatory that all Homeowners submit to our Management Company an Architectural Modification Approval Request form prior to initiating any construction, modification, alteration or improvement of the property, and obtain the written consent of the Board of Directors for said approved work. Non-compliance with the above may necessitate the immediate dismantling of the structure at the Homeowner's expense.
- Canopies, Tents, Trellises, Chickees or Cabanas are strictly prohibited on any part of the property without written prior approval.
- Fountains, Statuary, Garden Furniture & Decorative Stone are permitted in the rear of the property in one's garden or patio providing it is no taller than the fence line and is in conformance with the community standards.
- Fixed Awnings are permitted only in the rear side of the home and must be dark green (hunter), white, and beige/almond. No other colors shall be permitted.
- Retractable Awnings may be installed only in the rear or side of the home and may be no higher than nine (9) feet above ground and must be dark green (hunter), white, and beige/almond in color. No other colors are permitted.
- **Painting of the Home Exterior – Painting must conform to one of the colors approved within the community. Home exteriors cannot be painted any color, shade, or tint that the Homeowner may wish. To avoid having to repaint the exterior of one's home, prior to painting, the Homeowner must obtain approval by submitting an Architectural Modification Approval request form listing the color numbers selected for the exterior trim, fascia and walls of their home. Only specific Doral Dunes approved colors can be used. No exceptions are made. Refer to the Color Charts Board Approved Exterior Colors & Paint Manufacturers for the specific paint colors and paint manufacturers permitted by the Association. The board reserves the right to match the requested and approved color with the final product.**
- Roof Replacement & Maintenance – New roofs must conform in all ways to those of the entire community. Roofs are to be periodically power washed and kept clean. New energy efficient "Barrel style" metal roofs are permitted as long as they match the color and style of the community. Written approval is required contingent of submitting a tile sample for review.
- Construction – Large garbage containers must be placed on the driveway, and any Porta-Potty in the side or rear of

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property. Contractors must clean all construction debris in the front of the home and common areas daily.

- Rear Patio & Grounds – The rear of the Homeowner's property is just as visible to the one's neighbors and golfers on the course. Unattended, unattractive rear patio / garden areas, tend to cheapen the aesthetic and economic value of our community. Homeowners are required to maintain the rear of their home to the same aesthetic standards as the front in a manner satisfactory to the Association.
- Driveways – All driveways in the community must meet the following architectural guidelines:
 - ✓ Material/finish: Must be Decorative concrete, pavers, or outdoor rated tiles.
 - ✓ The only exception is the originally delivered driveway from developer with a painted concrete. Once this property/driveway is upgraded to any of the above, you may no longer go backwards.
 - ✓ Color pallet: All driveways must stay within the approved color pallet. Colors must be earth tones and similar to "brick red, or brown". Colors such as Black, Grey, light beige or white are not permitted. See approved color pallet.
 - ✓ Electrical: It is not permitted to install any electronic lighting, sensor, or charging station on or in the driveway. EV charging stations must be installed inside the garage.
- Front Doors to the Home – To conform with the rest of the community, all front doors must remain painted white. Homeowners who violate this condition will be asked to return to standard and repaint their front door. Doors may incorporate glass as a decorative element, and must be approved by the architectural committee prior to installation.
- Windows: Windows must be of a white frame and can be French style or plain. Tinted windows in the front of the property are not permitted. Damaged or broken windows (including garage) must be repaired immediately.

COMMUNITY ENTRANCE & EXIT GATES

Vehicular Gates - There are entrance and exit gates at the main entry of Doral Dunes as well as at the rear of the Doral Dunes complex. To operate these gates, electronic gate access devices are required.

- Only Resident Homeowners or known renters may purchase these devices by registering with the Security Guard at the main entrance during the morning hours. The non-refundable cost of each device is \$50.00 and the number of devices sold shall be limited to the number of vehicles in any one household. Under no circumstance are these devices to be purchased by the Homeowner or renter and given to non-occupants such as non- resident maids, school bus drivers or vendors of any type and for any reason.
- Electronic gate access devices found in the possession of unauthorized individuals shall be confiscated on the spot when discovered.
- All trucks having three (3) or more axles, all school buses and all other vehicles with trailers of any kind shall enter and exit the community utilizing only the front gates. Whether entering or exiting, trucks and school busses are strictly forbidden to utilize the rear gates.

Pedestrian Gate - A pedestrian access gate is located near the vehicular exit gate at the rear of the Doral Dunes complex. To utilize this gate a key is required.

- Only Resident Homeowners or known renters may purchase keys by registering with the Security Guard at the main entrance during the morning hours. The refundable cost of each key is \$50.00 and the number of keys sold shall be limited to the known number occupants in any one household. Refunds will be available upon the return of said key/s. Under no circumstance are these keys to be purchased by the Homeowner or renter and then given to non-occupants such as non-resident maids, school bus drivers or vendors of any type and for any reason.
- Keys found in the possession of unauthorized individuals shall be confiscated on the spot when discovered.
- Visitor Pass Form – Every visiting individual and/or vehicle must register at the Front Visitor's Entrance Gate and attain a Visitor Pass from the Security Guard on duty prior to entering the Doral Dunes complex.

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To avoid the possibility of being towed away at the owner's expense the visitor/guest must:

- Display visibly the Visitors Pass at all times during the visit.
- Avoid parking illegally on any grass areas or in any zone marked "NO PARKING."
- Avoid blocking access to garbage pick-up areas
- Avoid parking illegally on a neighbor's property or blocking their driveway.
- Avoid blocking any fire hydrants

DISPLAY OF SIGNS, POSTERS & PLACARDS

- Exhibiting visible signs, posters or placards of any type anywhere on the property is strictly prohibited.

MAIL DELIVERY

- Mail is delivered to the Homeowner's mail box by the U.S. Postal Service once a day, Monday through Saturday.
- It is good common sense for Homeowner's and/or renters who intend to be away for a sustained period of time to either have a neighbor pick-up their daily mail and newspapers during the absence or request the suspension of these deliveries by notifying the local U.S. Postal Service and the newspaper company involved.

MAINTENANCE OF COMMON AREAS

The Association maintains the common areas in the following ways:

- Grass is mowed two (2) times a month from May thru October and three (3) times a month from November thru April.
- Palm trees are trimmed in January; trees and shrubs according to their season.

MAINTENANCE OF UNITS

- Antennae & Satellite Dishes – No antennae or aerial of any type shall be placed on the exterior of the property. [\(Covenant, Article XV, Section 12\)](#) Satellite TV Dishes, providing they do not exceed eighteen (18") inches are permitted provided that all cables and wires connected to the dish are painted the same color and that the wiring is attached in a non-conspicuous manner. To safeguard the aesthetic value of one's home and the community, the Board of Directors prohibits the installation of satellite dishes in front of the home.
- Security cameras must be small, inconspicuous, and are limited to (2) in the front half of the home. Proper placement of these devices will allow for adequate security.
- Driveway Maintenance – Driveways are to be periodically power washed and/or repainted so as to keep them aesthetically attractive and clean.
- Driveways are to be unencumbered by items such as toys, bicycles, campers, motor homes, boat trailers and boats, etc... All portable basketball hoops must be brought to the garage door and cannot remain on/along the street overnight.
- Hurricane Shutters - Hurricane shutters, regardless of type, are to be used only during periods of need resulting from serious prevailing weather conditions or in instances where the homeowners are away for extended periods of time. In all other instances, leaving shutters in place – closed - regardless of type is not permitted for these present an appearance of unaesthetic abandonment of the home hence reflecting on the community.
- Mail Box Maintenance – Like roofs and driveways, mail boxes periodically need to be washed and kept clean. In time, the Homeowner may have to paint it in order to best maintain it. Report damaged mailboxes to Miami Management

LEASING YOUR HOME

Unit owners must obtain and complete a "Rental Package" from the Associations Management company prior to renting their unit. It is the Homeowner's responsibility to provide his/her tenant a copy of the Rules & Regulations governing the

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Village of Doral Dunes. As mentioned elsewhere herein it is the Homeowner who is primarily and ultimately responsible for all that occurs on his/her property while it is being leased/ rented.

- Short term leases outside of the minimum 1 years are prohibited.
- AirBNB or any other short-term services are not permitted, and the HOA will assist the City of Doral in enforcement.

LIGHTING - OUTDOORS

Floodlights & Spotlights – Outdoor floodlights are allowed under the following conditions:

- That such lights are installed no higher than eight (8') feet above ground and only at the rear of the home.
- A maximum of four (4) lights (maximum bulb wattage 75 watts) be installed in pairs of two (2) each.
- No halogen or other high intensity bulbs are allowed.
- No bare bulbs are to be visible. Homeowners must install them in decorative fixtures consistent with the color of the home.
- Lights with motion sensors must be set such that "flickering on and off" is avoided.
- All lights must be directed to shine on the Homeowner's own property only, and may not be installed in any way that it blinds or interferes with the visibility of motorists. Any complaints by neighbors regarding lights being a nuisance will result in the Homeowner having to readjust or remove the lighting in question.
- Lighting in front of the property must be a "warm white". Multicolor, Yellow or "daylight white" is not permitted. Exception is motion activated flood lights.
- Colored/decorative lighting is permitted on short term or interim basis. For example, Christmas and Halloween
- Landscape Lighting – Low wattage landscape lighting is permitted. Ground lighting should be designed to provide pleasing visual effects on shrubs and flowers. Lighting of trees must be placed on the ground with light focused upward to avoid disturbing neighbors or endangering drivers on the street.

Pole Lights – The Association shall maintain the pole lamps located on the front lawn of each Lot. (Covenant, Article IV, Section 1) This includes maintaining the light pole and its fixture plus the replacement of its bulb, and for the light sensitive photo cell. The Homeowner is responsible for immediately notifying the Association when any of these items need of repair. The Unit owner shall pay for the electricity.

VEHICLE TRAFFIC AND PARKING

- Outside parking is allowed only in driveways and on the street. No vehicle of any kind shall be parked in the common open space or on any part of any Lot, except in the driveway or garage. ([Covenant, Article XV, Section 10](#))
- Street parking contiguous to one's property is allowed providing it does not encumber vehicular traffic, and overnight as long as all spaces in driveway are occupied.
- No truck or van with more than a 3-quarter ton capacity, no commercial vehicles, no house or travel trailer, motor home, camper, boat or boat trailer shall be parked in the Village. ([Covenant, Article XV, Section 10](#)).
- ATV are not allowed to be parked on their own outside. They must be kept inside the garage or in the bed of their pickup.
- Vehicles parked in prohibited areas may receive warning notices and fines. The Board of Directors reserves the right to have vehicles that are parked in unauthorized areas to be towed away without notice and at owner's expense.
- The cost of repairing damage to fixtures, grass, landscaping and/or underground sprinkler system in the common area spaces (including the associations easement on each lot) caused by unauthorized parking of Homeowner, renter or

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guest vehicles shall be borne by the Homeowner/renter directly responsible.

- Only passenger automobiles, sports utility vehicles (SUVs) and “non-commercial” vehicles (with current passenger vehicle registration) may be left out of the garage and in the driveway. It is prohibited to keep commercial vehicles parked in a driveway overnight.
- The term “commercial vehicle” includes, but is not limited to automobiles, trucks, vans, station wagons and other vehicular equipment, which bear signs and/or have printed on their sides references to any commercial undertaking.
- Vehicles that cannot operate on their own power shall not remain on the property for more than twenty four (24) hours.
- Vehicles parked long-term with protective coverings must be within the resident’s driveway and at no time on the common roadway or visitor parking spaces.
- Golf carts are welcomed in the community and are considered a LSV (Low Speed Vehicle), they must adhere to all state and local laws. Golf carts may only be operated in the community by drivers over the age of 18. The vehicle must have proper lights to operate safely at night. Reckless operation of the vehicle may constitute justification for deactivation of any transponder on the vehicle.
- Speed bumps have been purposely installed to remind the users of our privately maintained streets that speeding is dangerous to life, limb and property. A speed limit of twenty (20) miles per hour has been set to safeguard our children and our property especially during hours of darkness or low visibility.
- City of Doral Police have been authorized to enforce all parking and moving violations which violate local laws.

PETS

No exotic animals, livestock, birds or poultry of any kind, other than common traditional house pets (i.e., dogs, cats, fish and inoffensive caged birds) shall be kept by the Homeowner, renters, family members or guests. ([Covenant, Article XV, Section 6](#))

Dog Owners - Each home is limited to a maximum of two (2) dogs and/or cats. No animals may be kept or maintained for commercial purposes.

- In no event shall dogs be permitted to run free throughout common area space; dogs must be on a leash whenever common area space is utilized. Because large dogs create fear in many of our neighbors, these dogs must be muzzled as well.
- Pet owners are responsible for “curbing” their pets and cleaning up after them when on common area space, streets, grass or a neighbor’s property. Non-conformance with cleaning up after you pet will result in a \$250 violation.

Cat Owners - Homeowners/renters are informed that to curtail the proliferation of stray cats within the community, from time to time, animal control specialists may be called in to catch them and take them away. The attentive cat owner will want to make certain that their pet is not among those taken away.

No animals of any type are permitted to remain within the community if they become a nuisance or annoyance to other residents. ([Covenant Article XV, Section 6](#))

The pet owner agrees to indemnify the Homeowners Association, and hold it harmless against any loss growing out of the keeping of such pet or pets. ([Covenant Article XV, Section 6](#))

PONDS & LAKES AROUND PROPERTIES

The ponds and lakes surrounding our properties are not part of the Village of Doral Dunes. Ponds and lakes are the private property of the golf club. Ponds and lakes are out of bounds to all community residents. Swimming, wading, boating, rafting or canoeing are strictly forbidden. Children must always be accompanied by an adult when walking along their shores.

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Golf Course Walkways - The walkways adjacent to our homes are part of the golf course surrounding our community. The golf course does not belong to any Doral Park community it is the private property of the golf club.

REFUSE, RECYCLABLES COLLECTION & REMOVAL

- All Refuse and Recyclable containers are to be stored the garage of the unit or behind the fence so that they are not visible from the front of the unit.
- All Refuse must be placed in the Miami / Dade approved containers with proper lids. All refuse and recyclable containers are to be properly sealed and placed on the edge of one's driveway next to the street no earlier than dusk the night before pick-up and empty receptacles must be removed no later than dusk on the day of pick-up.
- It is absolutely unacceptable for Homeowners/renters to leave street side any garbage containers, whether empty or full, at any time other than during the designated times mentioned above.
- Bulk pick-up piles must have signage posted with the pick-up confirmation number.

LIVING WITHIN OUR COMMUNITY

Roving Security Rounds – A roving security guard is assigned to make rounds within the community to assist the Homeowners Association maintain its Rules & Regulations. The hours and frequency of the Roving Guard are determined by the Board of Directors.

- The operation of motorized scooters and/or golf carts by minors is strictly forbidden on village streets.
- Exhibiting visible signs, posters or placards of any type anywhere on the property is strictly prohibited. The one exception is a small sign advising of security alarm monitoring for the property.
- It is absolutely unacceptable to have workers, working on site before 8:00 a.m. or after 9:00 p.m. on any day of the week including Saturdays.
- On Sundays there should be no work at all since it is a day of rest for everyone including the neighbors all around us. The only exception is emergency service of critical utilities (electrical, plumbing, HVAC, and cable) Guards will validate the work order.

The Homeowners Association shall be held harmless against any losses growing out of the irresponsible behavior of any Homeowner, renter or resident whose actions and behaviors, whether intended or not, violate these Rules & Regulations or jeopardize the safety and security of the community resulting in injury to life, limb or property within the Doral Dunes community.

The Board of Directors, in the name of the entire Doral Dunes community, will prosecute to the full extent of the law any Homeowner, renter or resident whose irresponsible actions and/or behaviors, whether intended or not, jeopardize the safety and security of the community resulting in injury to life, limb or property within the Doral Dunes community.

The Board of Directors, in the name of the entire Doral Dunes community, will prosecute any and all perpetrators of vandalistic acts to the full extent of the law.

TREES, SHRUBS & FLOWERS

The planting of trees and shrubs on Homeowner property is encouraged. However, different guidelines apply to the rear and front of the property.

- **Written approval from must be obtained before planting begins.**
- An easement exists on the front of each property from the street covering the first six feet in and along the route of installed utilities for the maintenance of utilities. Within this easement, no structure (excluding drives and walks), plantings or other material shall be placed or permitted to remain which would damage or interfere with the installation

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or maintenance of the utilities.

- A Maintenance Easement exists along the Zero Lot Line Wall for the maintenance of said Zero Lot Line wall and any wing wall attached for a width of four (4) feet. No improvements of any kind shall be constructed in the easement area which would block access to the Zero Lot Line or wing wall. ([Covenant, Article II, Section 2, C](#))
- Branches, fronds or roots that intrude and cross a neighbor's property line may be cut by the neighbor without liability to said neighbor.
- Rear Patio or Yard Area – Any plantings here must be within the lot boundaries of the Homeowner up to the property line. However, the root structure and size of the tree canopy must be considered in determining placement.
- In Front of the Home – Plantings must be evaluated on an individual basis; care must be taken not to plant too close to the street so as to potentially avoid interfering with the underground wiring that crosses most lots.
- Dead or dying vegetation must be removed immediately. Loose planters may not be hung from trees or the home.

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COVENANTS OF THE COMMUNITY

The following is a synopsis of a number of issues and restrictions that exist in the community. This list is not all inclusive, and you are recommended to review the full text of the Declaration of Covenants, Conditions and Restrictions for the Village of Doral Dunes Homeowners Association, Inc. If you do not have a copy, you can purchase one from Miami Management, Inc .

Architectural Controls

No building, fence, wall or other structure shall be commenced, erected or maintained upon the lots nor shall any exterior addition change or alteration therein including a change of the building exterior, paint color be made within the individuals lot line or property line until the plans, specifications showing the nature of the improvements have been submitted to the Architectural Control Committee and approved. This restriction includes fountains, statuary, garden furniture and decorative stones.

Assessments

The Association, through its Board of Directors, may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying budget shortages and in whole or in part, the cost of any construction, repaving, painting, installation, repair or replacement of a capital improvement upon the common space, including fixtures and personal property related thereto.

Disturbances

No owner shall make or permit any disturbing noises on any Lot or in any Unit or do or permit anything to be done therein which will interfere with the rights, comforts or conveniences of other Owners. No Owner shall play upon or suffer to be played upon any musical instrument or operate or permit to be operated a phonograph or a radio or a television set or other loud speaker in such Owner's Unit between the hours of 11:00 p.m. and the following 8:00 am., if the same shall disturb or annoy other residents of the Project, and in no event shall practice or suffer to be practiced either vocal or instrumental music between the hours of 10:00 p.m. and the following 8:00 a.m.

Nuisances

No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Parking

No truck or van with more than a three-quarter ton capacity, no commercial vehicles, no house or travel trailer, motor home, camper, boat or boat trailer shall be parked in the Doral Dunes complex except that any of the above may be parked in a garage so long as the garage door is kept in a fully closed position while the vehicle is in said garage and boats with an overall length of under 24 feet may be parked in the fenced rear/side yard of a Unit and must be on a boat trailer. The term "commercial vehicle" shall include but not limited to all automobiles, trucks and vehicular equipment including station wagons, which bear signs and shall have printed on the sides of same reference to any commercial undertaking or enterprise.

Penalties to Homeowner

Pursuant to Chapter 720 of the Florida Statutes, the Association has the right to impose on the Homeowner penalties, in the form of fines, for a clear violation of any of its rules and regulations whether summarized in this booklet or not and whether intended or not by the occupant.

Standing Cycles or Other Items

No bicycles, scooters, wagons, carriages, shopping carts, chairs, benches, tables, toys or other such items shall be parked or be permitted to stand for any period of time on any part of the Common Open Space and Lots.

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Temporary Structures and Use

No structure of a temporary character, trailer, shack, garage, barn or other building shall be moved to, erected on, or used on any Lot at any time for a residence, work-shop, office, storage room, either permanently or temporary. No canvas, pipe, or other type of carport shall be placed between the sidewalk and the front building line on any Lot. Except during the delivery to homes, No commercial vehicles shall be parked in areas zoned for residential uses, including the streets adjacent to the residential Lots.

Zero Lot Line Maintenance and Easement

In no event shall any Owner cut a window or any opening in the Zero-Lot-Line Wall. Nor shall any Owner make any structural changes in the Zero-Lot-Line Wall, including, but not limited to, change of paint color, without the express written approval of the Association. A Lot with a Zero-Lot-Line Wall shall have a maintenance easement over the Lot or Common Open Space contiguous to the Zero-Lot-Line Wall for the maintenance of said Zero-Lot-Line Wall and any wing wall attached thereto. The easement shall be four (4) feet in width, shall be immediately contiguous to the Zero-Lot-Line Wall. No improvements of any kind shall be constructed in the easement area which would block access to the Zero-Lot-Line Wall and wing wall, if any, or which would in any way interfere with easement holders' ability to maintain the Zero-Lot-Line Wall.

The Village Of **DORAL DUNES** **USE RESTRICTIONS**

The Declaration sets forth the basic land use restrictions for the Project. The expenses of operating, administering, maintaining and repairing the Common Open Space are declared to be part of the Association expenses and are allocated to each of the units as part of its individual unit assessment.

The Association is given powers of enforcement and lien rights to enforce the land use covenants and secure payment of the unit assessments for Association expenses.

Below are some of the use restrictions that all owners and residents should be familiar with. As always, please refer to the Associations documents for a complete listing.

Section 1. Easements.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown or designated on the recorded plates). within these easements, no structure (excluding drives and walks), planting or other material shall be placed or permitted to remain which would damage or interfere with the installation or maintenance of the utilities or which may change the direction of flow or drainage channels in the easements. No obstructions such as gates, fences, etc., which will prevent emergency access shall be directed in any easement strip for fire fighting access purposes. The Association is hereby granted an easement over each Lot for ingress and egress to any portions of the Lot or the improvements thereon requiring maintenance by the Association.

Section 2. Wells and Septic Tanks.

No individual wells will be permitted on any Lot within this Project, and no individual septic tanks will be permitted on any Lot within this Project. This restriction will be enforceable as long as the water services and sewage disposal are in operation, satisfactorily servicing each Lot on which a completed building is located in said Project in accordance with the standard requirements as provided for by the State Board of Health Regulations and the charge for said services, as set forth in the rate schedule in the Third Party Beneficiary Agreement placed of record, covering said utilities, is not in excess of the amounts provided for therein or as modified and changed in accordance with legal procedure in the future.

Section 3. Nuisances.

No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 4. Temporary Structures and Use.

No structure of a temporary character, trailer, basement, shack, garage, barn or other building shall be moved to, erected on, or used on any Lot at any time for a residence, workshop, office, storage room, either permanently or temporarily, provided, however, that Developer may place on the Project construction sheds, trailers or temporary sales offices or sales trailers used to facilitate the construction and sale of Lots and Units in the Project. No canvas, pipe, or other type of carport shall be placed between the sidewalk and the front building line on any Lot. Except during the delivery to homes, no commercial vehicles shall be parked in areas zoned for residential uses, including the streets adjacent to the residential Lots. No business, service repair, or maintenance for the general public shall be allowed on any Lot at any time. In order to prevent unsightly objects in and about each of the homes to be erected in this Project, no gas tank, gas container, or gas cylinder shall be permitted to be placed on or about the outside of any of the Units build in this Project or any ancillary building.

Section 6. Pets.

No animals, livestock, or poultry of any kind, other than common, traditional house pets (i.e., dogs or cats, fish and caged birds), shall be kept by an Owner or his family members, guests, invitees or lessees, provided, however, that (a) each Unit is limited to a maximum of two (2) dogs and cats, (b) no animals whatsoever may be kept or maintained for commercial

The Village Of **DORAL DUNES**

USE RESTRICTIONS

purposes, (c) no animals shall be permitted to remain on any portion of the Project which become an unreasonable nuisance or annoyance to other Owners, and (d) any animal kept by an Owner shall be kept subject to any rules and regulations which may be promulgated from time to time by the Board. In no event shall dogs be permitted upon the Common Open Space unless under leash. Any Owner who keeps a pet thereby agrees to indemnify the Association and hold it harmless against any loss or liabilities of any kind or character whatsoever arising from or growing out of the keeping of any such pet.

Section 7. Visibility in Corner Lots.

Notwithstanding anything to the contrary in these restrictions, no obstruction to visibility at street intersections shall be permitted and such visibility clearances shall be maintained as required by the Department of Public Works.

Section 8. Clotheslines.

No clotheslines shall be placed and no clothes drying shall be undertaken or permitted upon the Project, provided, however, that upon written request to the Board by a majority of the Owners of the Association, the Board may, upon its sole discretion, permit on a revocable basis the location of collapsible, retractable or umbrellas type clotheslines or other equipment in the "back yard or patio" of the particular Unit whose Owner(s) have made such request.

Section 9. Barbecues.

Barbecues may be located or permitted upon the back patio or yard of a Unit and upon such portions of the Common Open Space as are, from time to time, designated by the Association; provided, however, that barbecuing shall be subject to such rules and regulations as may be promulgated from time to time by the Board.

Section 10. Parking.

No truck or van with more than a three-quarter ton capacity, no commercial vehicles, no house or travel trailer, motor home, camper, boat or boat trailer shall be parked in the Project except that any of the above may be parked in a garage so long as the garage door is kept in a fully closed position while the vehicle is in said garage and boats with an overall length of under 24 feet may be parked in the fenced rear/side yard of a Unit and must be on a boat trailer. The term "commercial vehicle" shall include but not be limited to all automobiles, trucks and vehicular equipment including station wagons, which bear signs and shall have printed on the sides of same reference to any commercial undertaking or enterprise. Commercial vehicles in the process of loading or unloading shall not be considered parked so long as they are not kept in the project overnight. Except as set forth above, no vehicle of any kind shall be parked in the Common Open Space or on any part of any Lot except in the driveway or garage.

Section 11. Standing Cycles or Other Items.

No bicycles, scooters, wagons, carriages, shopping carts, chairs, benches, tables, toys or other such items shall be parked or be permitted to stand for any period of time on any part of the Common Open Space and Lots except in the garages of each Unit and except in accordance with the rules and regulations promulgated from time to time by the Board.

Section 12. Antenna and Aerials.

No antenna or aerial of any type shall be placed on the exterior of a Unit or on a Lot.

Section 13. Litter and Garbage Collection.

No articles of personal property shall be hung or shaken from the doors or windows of any Unit. No Owner shall sweep or throw from his Unit any dirt or other materials or litter in any way upon the Project. No garbage, trash, refuse or rubbish shall be deposited, dumped, or kept on any part of the Project except in closed containers, dumpsters or other sanitary

The Village Of **DORAL DUNES** **USE RESTRICTIONS**

garbage collection facilities, and proper sized, closed plastic bags shall be placed for pickup in accordance with any rules and regulations promulgated by the Board. Garbage that is placed for pickup shall be located near the roadways contiguous to the Unit but shall not be left outside for a period in excess of 24 hours and shall be subject to such additional rules and regulations as the Board may from time to time promulgate.

Section 14. Personal Property.

No articles of personal property of Owner's shall be placed on the Lot or the Common Open Space unless such articles are being used by Owner's in accordance with the terms and conditions of this Declaration and any rules and regulations promulgated from time to time by the Board.

Section 15. Removal of Sod and Shrubbery, Additional Planting.

No sod, topsoil, trees or shrubbery shall be removed from the Project, no change in the elevation of such areas shall be made and no change in the condition of the soil or the level of the land of such areas shall be made which results in any permanent change in the flow and drainage of surface water which the Board, in its sole discretion, considers detrimental, provided, however, that Owner's may place additional plants, shrubs or trees upon their respective Lots subject to approval by the Architectural Control and Maintenance Standards Committee. In the event any Owner places additional shrubs or ground cover on either the front or back of his Lot, the Association shall no longer be responsible for mowing and maintaining the front or back of such Lot, as the case may be, and such Owner shall thereby assume responsibility for maintaining such portion of his Lot.

Section 17 . Windows, Awnings and Shutters.

No awnings, canopies or shutters, including hurricane or storm shutters, shall be attached or affixed to the exterior of a building and no foil, window tinting materials or shielding materials or devices shall be placed upon any windows or sliding glass doors which are part of his Unit, unless such awnings, canopies, shutters, foil, window tinting materials or shielding materials have been approved by the Board and the Architectural Control and Maintenance Standards Committee, which approval may be based on the aesthetic appearance of the properties.

Section 25. Disturbances.

No owner shall make or permit any disturbing noises on any Lot or in any unit or do or permit anything to be done therein which will interfere with the rights, comforts or conveniences of other Owners. No Owner shall play upon or suffer to be played upon any musical instrument or operate or permit to be operated a phonograph or a radio or a television set or other loud speaker in such Owner's Unit between the hours of 11:00 p.m. and the following 8:00 a.m., if the same shall disturb or annoy other residents of the Project, and in no event shall practice or suffer to be practiced either vocal or instrumental music between the hours of 10:00 p.m. and the following 8:00 a.m.

The Village Of
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PAINT COLORS & APPROVAL APPLICATION

Village of Doral Dunes – Board Approved
“Exterior” Home Color Chart
July 2016

MANUFACTURERS		
BEHR	Sherwin Williams	Benjamin Moore
Canoe ECC-13-1	Blonde SW 6128	Desert Tan 2153-50
Floral Buff ECC-16-1	Creamery SW 6358	Manila 2158-50
Summer Solstice ECC-22-1	Honey Bees SW 9018	Tuscany 1208
Champagne Cocktail M 310-3	ECRV SW 6135	Elmira White HC 84
Twinkling Lights M 280-1	Power White SW 6385	Lenox Tan HC 44
Sonoran Sands ECC-43-1	Wool Skein SW 6148	Kayla & Cream 2161-60
Barley Fields ECC-44-1	Diverse Beige SW 6079	Abalone 2108-60
Canewood ECC-40-1	Totally Tan SW 6115	Pearl Harbor 2165-50

FASCIA COLORS		
Awning Red S-H 180 D	Spicy Hue SW 6342	Hot Apple 2005-20
New Brick S-H 200	Pennywise SW 6349	Terra Cotta Tile 2090-30
Caramelized Orange 250D-7	Yam SW 6643	Gold Rush 2166-10

TRIM COLORS		
Quartz Stone ECC-35-2	Rocky Candy SW 6231	Baby's Breath OC-62 / C1B
Ultra Pure White 5050	Pure White SW 7005	Winter Heron OC-57 / C1B

The Village Of
DORAL DUNES

PAINT COLORS & APPROVAL APPLICATION

REQUEST FOR REVIEW FOR ARCHITECTURAL MODIFICATION

TO: Board of Directors and/or Architectural Control Committee (ACC) of **Village of Doral Dunes Assoc.**
c/o Miami Management, Inc. - 14275 SW 142 Avenue, Miami, Florida 33186
This form is used to request approval for any exterior modifications of your home (IE; paint, roof, windows, doors, lighting, landscaping, etc.)

Name of Owner (s):		
Street Address:		Signature:
Date:	Day Phone:	Evening Phone:

Approval is hereby requested to make the following modification (s), alterations, and/or additions as described below:

- | | | |
|--|--|--|
| ☐ Addition | ☐ Hurricane Shutters | ☐ Screening Enclosure New |
| ☐ Doors Identical/New | ☐ Landscaping | ☐ Wall/Fence |
| ☐ Paver Path (<i>sample required</i>) | ☐ Patio | ☐ Concrete Slab |
| ☐ Driveway Extension | ☐ Pool | ☐ Awning |
| ☐ Driveway Reseal Identical | ☐ Roof Tiles (<i>sample required</i>) | ☐ Light Fixture |
| ☐ Exterior Paint (<i>approved colors</i>) | ☐ Satellite Dish 18"/Antenna | ☐ Other |

Description of Request: _____

In order to process this application the following applicable information/documents must be provided:

- ☐ Lot Survey with proposed modifications drawn on survey, including any set back distance required.
- ☐ The appropriate drawings must show both a Plan View and an Elevation.
- ☐ Specifications of the proposed materials/modifications must be included: i.e. (Color, Style, Type of Material).
- ☐ Proposed Improvement Contract/Proposal/Building & Zoning Permit Attached.
- ☐ Drainage Surface Water Plan Attached.
- ☐ Consent Letter from Neighbors. Only when work requested may affect your neighbors' property.
(IE: Screen Enclosure for Lakefront units).

(FOR BOARD OF DIRECTORS USE ONLY)

Date of Application Received: _____ Date of Approval/Disapproval: _____

- ☐ Approved
☐ Disapproved

Board of Directors Signature

Your approval is subject to the following:

1. You acknowledge that the above, if approved will not be modified in any way without the written approval of the Association. The Association reserves the right to examine the finished work and request correction/modification, or a violation and possible fines will be issued to remain with the property until corrected. This violation may delay the future sale of the property.
2. You are responsible for obtaining any necessary permits from the appropriate Building & Zoning Departments.
3. Access to areas of construction is only to be allowed through your property, and you are responsible for any damage done to the common areas elements and/or your neighbor's property during construction.
4. Construction materials and Port-a-poties must not be placed in front of the property

Explanation of Disapproval:

The Village Of DORAL DUNES

Rev. Sept. 2013

SERVICES IN DORAL & SURROUNDING AREAS

Banking

Please refer to the telephone directory for a more complete list of all banking institutions. Listed here are those closer to the Doral Dunes general area.

Bank of America
2680 NW 107th Avenue, Doral
305-468-1866

Colonial Bank
2500 NW 10th Avenue, Miami
305-392-6980

South Trust
2090 NW 107th Avenue, Miami
305-929-2440

Wachovia
10601 NW 41 st Street, Doral
305-597 -5818

Citibank
8750 Doral Boulevard, Doral
305-599-5505

Regions Bank
2700 NW 10th Avenue, Miami
305-471-6375

Sun Trust
10690 NW 1 ih Street, Miami
305-591-8191

Hospitals & Emergency Centers

Please refer to the telephone directory for a more complete list of all healthcare facilities. Listed here are those close to the Doral Dunes general area.

Baptist Children's Hospital (24 hr. Emergency)
8950 N Kendall Drive, Miami
786-596-5437

Baptist Medical Plaza (Urgent Care)
9915 NW 41Street, Doral
786-596-3830

Jackson Health Systems (24 hr. Emergency)
1611 NW 12th Avenue, Miami
305-325-7429

Miami Children's Hospital (24 hr. Emergency)
3100 SW 62nd Avenue, Miami
305-666-6511

South Miami Hospital (24 hr. Emergency)
6200 SW 73rd Street, South Miami
786-662-4000

Baptist Hospital of Miami (24 hr. Emergency)
8900 N Kendall Drive, Miami
786-596-1960

Doctors Hospital (24 hr. Emergency)
5000 University Drive, Coral Gables
305-666-2111

Mercy Hospital (24 hr. Emergency)
3663 S Miami Avenue, Miami
305-854-4400

Palmetto General Hospital (24 hr. Emergency)
2001 W 68th Street, Hialeah
305-832-5000

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SERVICES IN DORAL & SURROUNDING AREAS

Places of Worship

Please refer to the telephone directory for a more complete list of all houses of worship within. Listed here are only some of the more conveniently located houses of worship serving most religious preferences within the Doral Dunes general area.

All Angels Episcopal
1234 Heron Avenue, Miami
305-885-1780

Church of Jesus Christ Latter Day Saints
8181 NW 36th Street, Miami
305-717-6843

Divine Savior Lutheran Church
10300 NW 58th Street, Doral
305-986-8213

Florida Conference 7th Day Adventist S FL
500 NW 122nd Avenue, Miami
305-226-4645

St. John Ba-tist Armenian Apostolic Church
6555 NW 36 h Street, Virginia Gardens
305-871-7714

Templo Calvario - Assemblies of God Church
907 SW 122nd Avenue, Miami
305-221-1881

Chinese Ba-tist Church of Miami
595 SW 124 h Avenue, Miami
305-551-0138

Cristo La Solucion Pentecostal Church
8260 W Flagler Street, Miami
305-551-2001

El Redentor Presbyterian Church
175 SW 120th Avenue, Miami
305-559-4419

St. Agatha Roman Catholic Church
1111 SW 10ih Avenue, Miami
305-222-1510

SLN Del Reino de los Testigos - Jehovah's Witnesses
11699 W Flagler Street, Miami
305-225-9220

Police & Fire Departments

Non-Emergency
Emergency
Ambulance
Fire

305-279-6111
911
911
911

Schools (Public & Private), Colleges & Universities

Please refer to the telephone directory for a more complete list of all types of public, private and charter schools as well as centers of higher education in the Doral general area. Listed here are only those close to the Doral Dunes community or the more renowned seats of higher learning:

Elementary Schools

Divine Savior Lutheran Academy (Private)
10300 NW 58th Street, Doral
305-986-8213

John I. Smith Elementary School (Public)
10415 NW 52nd Street, Doral
305-406-0220

The Doral Academy Elementary School (Charter)
2450 NW 9ih Avenue, Doral
305-597 -9999

Eugenia Thomas Elementary School (Public)
5950 NW 114th Avenue, Doral
305-592-7914

Stephen Hadley Elementary School (Public)
8400 NW 7th Street, Miami
305-261-3719

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SERVICES IN DORAL & SURROUNDING AREAS

Middle Schools

Doral Academy Middle School (Charter)
2601 NW 112th Avenue, Doral
305-591-0020

Miami Springs Middle School (Public)
150 S Royal Poinciana, Miami Springs
305-888-6457

Doral Middle School (Public)
5005 NW 11th Avenue, Doral
305-592-2822

High Schools

Christopher Columbus Catholic High School (Private)
3000 SW 8th Avenue, Miami
305-223-5650

St. Brendan High School (Private)
2950 SW 8th Avenue, Miami
305-223-5181

Miami Springs Senior High School (Public)
751 Dove Avenue, Miami Springs
305-885-3585

Colleges & Universities

Barry University
305-899-3000

Miami-Dade College (Kendall Campus)
305-237-2000

University of Miami
305-284-2111

Florida International University
305-348-2000

St. Thomas University
305-625-6000

Utilities & Community Services

Electricity: Florida Power & Light Company
305-442-8770

Telephone: Bell South
1-888-757-6500

Cable: Bright House Networks
786-845-5520

Direct TV Dish Network
1-800-333-3474

Gas: City Gas of Florida
1-800-993-7546

Television Service
305-625-6000

Satellite Dish
786-663-4221

Water & Sewage: Miami Dade Water & Sewage
305-665-7488

U.S. Postal Service

International Mall Branch - Unit #106
1455 NW 10th Avenue, Miami
1-800-275-8777

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SERVICES IN DORAL & SURROUNDING AREAS

MISCELLANEOUS ISSUES OF INTEREST

Doral Dunes Homeowners Association

Board of Directors - Presently it consists of seven (5) members: A President, a Secretary, a Treasurer and two directors.

Board of Directors Meetings

Are held routinely monthly on the second Tuesday of the month at 7:00 pm at the Doral Park Golf & Country Club. Homeowners/renters are invited to attend and if need be, bring to the attention of the Board, any homeowner or community relevant issue. No voting rights are extended to these visitors.

Annual Elections

Are formally announced to all Homeowners with Proxy Vote Ballots enclosed. Homeowners are urged to attend and make their vote count.

Monthly Maintenance Fees

Are reviewed and communicated annually. Fees are due expected to be paid on time every month. Miami Management, Inc. provides monthly coupons and envelopes to facilitate such payments.

Website

To enter the Doral Dunes Homeowners Association's website, one must first enter <http://www.doral park golf country club>, scroll down and click on to DPCC Table of Contents Page and then find and click on to the Doral Dunes site.

Miami Management, Inc.

At the time this booklet went to print, and until otherwise notified, the property management company for the Village of Doral Dunes is:

Miami Management, Inc.
14275 SW 142nd Avenue
Miami, Florida 33186

Our Property Manager Representative is Mrs. Sarai Bernal

Property assistant is Mrs Barbara Ruiz

Mrs. Ruiz can be reached daily M-F from 8:30am to 5:00PM at: 305.252-6730

Her email address: bruiz@miamimanagement.com

Doral Park Golf & Country Club

For all details regarding the Club, it's services and hours of operation, please refer to its booklet:

Doral Park Golf & Country Club

Rules and Regulations for Social Members