

KENLAND WALK CONDOMINIUM II, INC.  
**L&C ROYAL MANAGEMENT CORPORATION**

*A Community Association Management Company*

13155 SW 42<sup>ND</sup> STREET STE#103

MIAMI, FL 33175-3428

T (305) 228-7326/7327 F (305) 228-7328

[lcroyal@lcroyalmanagement.com](mailto:lcroyal@lcroyalmanagement.com)

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Under the Condominium documents, the Board of Directors is responsible to establish Rules and Regulations, Management Company is responsible to enforce them, and Unit Owners are responsible to see that the Rules and Regulations are observed by the families, guests, invitees, leaseholders and other persons over whom they exercise control and supervision.

The purpose of these Rules and Regulations is to give the residents of Kenland Walk II Condominium Association their rights of individualism without infringing upon the rights of other residents. These Rules and Regulations are binding upon all Unit Owners and Residents and may be modified, added to, or repealed at any time by the Board of Directors or through a majority vote of the Unit Owners.

The Rules and Regulations for Kenland Walk II are as follows:

**Exterior and Internal Buildings:**

1. No sign, insignia, illumination, advertisement, notice or any other lettering / equipment shall be exhibited, inscribed, painted, affixed, or exposed on any window or any part of the outside units or inside, allowing external visibility or attached to any area of the building without the written consent of the Association.
2. No awnings or other projections including televisions or radio antennas or wiring shall be attached to or extended from the outside walls of the buildings.
3. No external placement of bar or ornamental iron on doors, windows or patios.
4. No screens, shades, curtains, blinds etc., are permitted on the patio area.
5. Entrance door to the units cannot be changed, painted or altered in any manner without written approval of the Board of Directors.
6. The sidewalks, entrances, elevators, corridors and stairways of the buildings shall be kept clear of obstructions. As such they must be kept clear of bicycles, motorcycles, toy carriages, waste receptacles, footwear, umbrellas or other articles at all times.
7. Nothing shall be hung from doors, windows, walkways, balconies or corridors of the condo buildings.
8. All Unit front entry doors must be kept closed when not in use (entering or exiting a unit), for the following reasons, (a) to prevent spread of fire, (b) to minimize the spread of cooking odors (c) to minimize noise to the other Units and common areas.
9. Nothing shall be hung from balconies or walkways or placed in patio areas.
10. No residents shall keep any flammable or explosive chemical in their condo unit.

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**Hurricane Shutters:**

11. No shutters may be installed without prior written approval from the Board of Directors.
12. Shutters may only be installed on patio doors and windows.
13. Shutters must be of a design that permits them to either roll up above the window or be removed completely.
14. Shutters must be opened at all times except when there is a hurricane warning or alert as published by the National Weather Service. These storm panels must then be removed immediately following the rescission of the hurricane alert or warning and the shutters must be opened/removed.

**Noise:**

15. No noise, music or other sounds, such as playing any musical instrument or operating a stereo, radio, television or sound system shall be permitted at any time if it disturbs or annoys other resident.
16. Work to be done in units must be done Monday through Saturday between the hours of 8:00 AM to 5:00 PM, and no such work is to be done on Sunday.
17. Hallways, entryways, stairways, landings, etc. are not to be used for children's play areas and/or as recreational surfaces. As such they must be kept clear of bicycles, motorcycles, toy carriages, waste receptacles, footwear, umbrellas or other articles at all times.
18. No excessive noise will be permitted in the parking lot area at any time (loud mufflers, loud music, unreasonable honking, screeching of tires, etc.).
19. Absolutely no loitering (to be defined as hanging around, etc.) is permitted in the common areas (common areas to be defined as: hallways, stairs, entryways, elevators) this includes the parking lot. As such there are no parties/gatherings permitted in previously defined common areas, including the parking lot.
20. All tile or wood floor must not be installed without prior written approval from the Board of Directors. All approvals will require a soundproof cork material, which has an impact insulation class of at least 50 as proven with a laboratory report when the material was tested on a six inch sub floor without a suspended ceiling. This material must be installed underneath the tile/wood floor thus reducing noises that would disturb the neighbors. All edges of hard surface flooring should be separated with at least one fourth inch acoustical sealant (silicone caulking) from contact with all walls within the unit and contact with items that are connected to walls in the unit.

**Patios/Balconies:**

21. Only patio furniture and plants are to be left on the patio. Clothes, towels, bed linens, etc. may not be left out to dry in the balconies/patios. Clotheslines of any kind in balconies/patios are prohibited.
22. Mops, brooms and any other cleaning equipment should be stored in the unit or the balcony closet so as to not be visible from the outside.

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23. Foliage on the patio area may not extend more than 12 inches beyond the perimeter of a balcony or be allowed to drape over the sides of or cling to the walls of any balcony/patio area.
24. Nothing shall be swept, thrown or dropped from balconies. The use of detergents to clean balconies is prohibited since said detergent will damage the property of the unit owners in the first floor.
25. Animal waste in balconies must be picked up and disposed of in the garbage. It is prohibited to sweep animal waste from your balcony to someone else's property. Since animal waste can carry diseases, each unit owner is responsible to dispose of it properly and not throw it on someone else's property.
26. Unit owners and residents must advise guests that throwing cigarette butts from the balcony on to someone else's property (patios in the first floor) is prohibited.
27. According to Fire Marshal Regulations, No barbecues or open fires are permitted on any patio. We may be cited by the Fire Marshall and our insurance policy voided for not BBQs from balconies.

**Pets:**

28. Tenants are not allowed to have pets in this Association. Homeowners may choose to have pets under the following guidelines. Domestic pets (dogs and cats) must be registered with the Association. A pet profile must be completed for each pet. A picture of your pet must accompany such an agreement. According to Miami Dade County Pet Laws, Section 5-6 states: "Dogs, cats, and ferrets must be vaccinated against the rabies virus beginning at 4 months of age, and they must be revaccinated as directed by the vaccine manufacturer (typically, every 1 or 3 years)." These animals must then be registered with the county. All pet owners will attach a photocopy of this certificate received when the dog is registered each year (or every 3 years, depending on the vaccination).
29. Each owner of a pet assumes full liability and responsibility for personal injuries or property damage caused by such pet, and each Unit Owner and Resident agrees to defend, indemnify and hold the Association, its Board of Directors, Manager and their Employees harmless against any loss, claim or liability of any kind or character whatsoever arising or growing out of the privilege of having a pet at the Condominium.
30. Exotic animals (pets) of any kind that present a potential threat to the safety of other unit owners are not permitted.
31. Dogs must be on a leash at all times once they exit the unit and must remain so until they enter the unit again. Pets are not allowed to roam freely or play in the hallways or any other common area.
32. Pets shall not create a nuisance to other residents by any behavior including but not limited to, continuous and repeated barking, whining, crying or other disturbance. It is prohibited to leave pets unattended in balconies or patios.
33. Pets must be brought away from buildings before the pet is permitted to stop and relive itself. Residents are required to pick up, remove and properly dispose of the pet waste deposited by their pets on Condominium Property.

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34. Cats must be kept inside the unit at all times and not allowed to roam free in the building and other balconies/patios.
35. Non-compliance with any of the above will be subject to legal action against the resident pet owner by the Board

**Parking:**

36. According to the Declarations of Condominium, the Association has the right to assign parking areas to establish limitations upon the size and kinds of vehicles and conveyances which may be parked or kept on the common property. The articles state: "The use of COMMON PROPERTY by the owner or owners of all PRIVATE DWELLINGS, and all other parties authorized to use the same, shall be at all times subject to such reasonable rules and regulations as may be prescribed and established by the ASSOCIATION governing such use. The ASSOCIATION shall have the right to assign parking in parking areas and to establish limitations upon the size and kinds of vehicles and conveyances which may be parked or kept on the COMMON PROPERTY.
37. Parking will be allowed only in those areas specifically designated for that purpose.
38. The driveway in front of each building is a fire lane, as such, no parking will be allowed in driveways.
39. Parking vehicles of any type on the lawn or walkways is not permitted
40. Parking is not permitted in handicapped parking spaces except with a valid permit. Florida Statute (F.S. 316.008(4) provides for a fine up to \$250.00 for drivers who illegally park in designated handicapped parking spaces.
41. Association will assign one (1) parking space per unit and the vehicle that is assigned to that space must have a decal. In order to be issued a decal, resident must register the vehicle with Management Company.
42. Guest parking spaces are for the sole use of visitors of Kenland Walk II. They are not for the use of owners/tenants. These spaces are not to be used for consecutive days, and no vehicle must park in the same parking space for 24 hours or more.
43. No mechanical work may be performed on any vehicle on condominium premises.
44. Parking is not permitted for recreational vehicles, trailers, and boats on condominium premises.
45. No vehicle which cannot operate on its own power or has an expired tag (or no tag) shall remain on the condominium premises. Vehicles that fall under such criteria will be towed at owner's expense.
46. Vehicles that remain unmoved and appear to be stored on the condominium premises for more than (5) days shall be subject to towing.
47. Speed limit in the parking area is 10 mph.
48. Any vehicle parked in a non-designated area will be towed at owner's expense.

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49. All vehicles must be parked head in.
50. No car washing is allowed on the premises of the condominium.
51. Out of consideration for everyone living here, vehicles entering or leaving the property should not be playing loud music.
52. No commercial vehicles are permitted in parking spaces except when loading or unloading.
53. Individual parking spaces are assigned to each unit for use of unit owner/tenant, however, such spaces are not the property of the individual units/owners.
54. Parking space assignments expire when a unit is sold, when there is a new resident, or if said owner / resident is violating the Kenland Walk II Rules and Regulations.

**Guests**

55. A guest is defined as a person who is visiting either an owner or a resident, either during the daytime or staying overnight.
56. Guests who will temporarily occupy a unit for 10 days or less, must inform Management Company of exact days of stay and also provide copies of identification (driver's license or for out of town guests, copy of passport / visa) and vehicle registration.
57. Guests who will occupy a unit for 10 days or more must contact Management Company and apply with the association.

**Children:**

58. Children are the direct responsibility of their parents or legal guardians, including full supervision of them while on the condominium property and including full compliance by them of the Association's Rules and Regulations and Bylaws.
59. Playing shall not be permitted in the hallways, stairs, elevators, or other public places, nor shall they interfere in any way with the quiet and comfort of other owners and/or guests.

**Elevators:**

60. Unit owner will be liable for any and all damages incurred by the moving of furniture / property or that belonging to their tenants.  
Moving hours are Monday - Friday 9:00 AM - 4:00 PM and Saturday 9:00 AM - 12:00 PM.  
Absolutely no moving is allowed on Sundays.
61. Owners / Tenants may not allow their children or their guest's children to play in the elevators. Young children are not allowed to ride the elevators unescorted by an adult.
62. Pets being transported in the elevator must be on a leash at all times and its owner is responsible for the cleanliness of the elevator.
63. In case of evacuation due to fire, residents must use stairways. Do not attempt to use the elevators!

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**Pool:**

- 64. The pool is open from sun-up to sun-down (please refer to sign inside pool area for specific time).
- 65. There is no lifeguard on duty. Persons using the pool, do so at their own risk. Lifesaving equipment is provided for use in emergencies and is not to be used for the recreation of bathers.
- 66. All bathers must shower before swimming.
- 67. Children who are not potty-trained must use water-proof garments when using the pool.
- 68. Guests must always be accompanied by a resident.
- 69. Running, pushing, etc. are not permitted.
- 70. No food or beverage permitted in the pool area.
- 71. No glass or any other kind of breakable containers are allowed in the pool or in the pool area.
- 72. No pets are permitted in the pool or in the pool area.
- 73. Since we all have different tastes in music, loud music which disturbs your neighbors' pool enjoyment is not permitted.
- 74. Admission to the pool area is by access card only. Bathers are requested not to open the gate for anyone not having access. If you have questions regarding ordering Pool Cards and / or Pool Bathroom Keys, please call (305)251-2234 EXT 5249 or email [ydiaz@lynxproservices.com](mailto:ydiaz@lynxproservices.com).

**Rubbish/Garbage Disposal:**

- 75. All garbage must be in a securely tied plastic bag and placed in garbage chute.
- 76. Do not leave any unwanted items or garbage in the trash rooms, please place in the dumpster / recycling bins.
- 77. Any items that are too large to put into the trash chutes must be carried downstairs and be placed directly in the dumpsters.
- 78. Under no circumstances is garbage to be placed outside unit doors for disposal at a later time.
- 79. No dumping of building materials and / or furniture, etc. is permitted in the trash areas or elsewhere on the premises. It's the resident's responsibility to have these items hauled away from the premises.

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I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS STATED ABOVE.

I agree to comply and abide by these rules and any future rules of Kenland Walk II Condominium Association, as well as the By-Laws and Declarations of Kenland Walk II Condominium.

I understand that violation of any of these Rules or Covenants of the By-Laws and the declaration of Kenland Walk II Condominium may be punishable by law and / or fines.

Unit #: \_\_\_\_\_

1<sup>st</sup> Applicant:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

2<sup>nd</sup> Applicant (If applicable):

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

3<sup>rd</sup> Applicant (If applicable):

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

4<sup>th</sup> Applicant (If applicable):

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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**Pet Registration Form**

Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

**Pet Owner's Information**

Name: \_\_\_\_\_

Daytime Phone #: \_\_\_\_\_

Evening Phone #: \_\_\_\_\_

**Pet Information**

Name: \_\_\_\_\_

Type: (dog, cat): \_\_\_\_\_

Breed: \_\_\_\_\_

Current Height: \_\_\_\_\_ Current Weight: \_\_\_\_\_

Expected Height: \_\_\_\_\_ Expected Weight: \_\_\_\_\_ when fully mature, (if not current).

**Please include the following items with your application:**

- Pet's current Vaccination Record (available from veterinarian).
- Pet's License Number and copy of Miami-Dade County Registration with expiration date.
- Current photo of your dog or cat.

If you do not have a pet, please check this box.

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