

Rules and Regulations



**Issued by the Kenland Court Homeowners Association
Board of Directors**

Effective: May 1, 2023

*Supplements Kenland Court Homeowners Association Governing Documents
and Florida Statutes.*

*Supersedes Rules and Regulations dated September 2018. All changes and
addendums are incorporated.*

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1. Introduction

This document presents the Rules and Regulations adopted by the Kenland Court Homeowners Association (KCHOA) Board of Directors.

It is the responsibility of every KCHOA resident to read and understand KCHOA Rules and Regulations and to ensure the Rules are followed without exception. Compliance with the Rules is important for protecting and enhancing home values, preserving the aesthetics of the community, and maintaining the property of the association and its owners.

2. Board Meetings and Elections

2.1 Board Meetings

1. Notice of meeting date, time, and place will be posted on the message boxes, clubhouses, and website with a minimum of 48 hours in advance. Notification for the annual meeting, Second Saturday in December, will be mailed or hand-delivered no less than 14 days or more than 40 days prior to the meeting.
2. The mailed/delivered budget with notification of the annual meeting will be discussed and voted on by the Board of Directors. Your attendance at Board Meetings is vital to the Association so that you may present your opinions. Members may also access the website as posted on message boards and both clubhouses. If you are unable to attend and would like to express your point of view, a suggestion box is available at each clubhouse and via the website for your convenience. We welcome your suggestions.

2.2 First Board Meeting Following Annual Meeting

1. The Board shall consider the desirability of filing notices to preserve the covenants and restrictions (KCHOA Governing Documents, excluding KCHOA Rules and Regulations) affecting the association from extinguishment under the Marketable Record Title Act, Chapter 712, to authorize, and direct the appropriate officer to file notice in accordance with Florida Statute ([F.S.720.3032](#)).
2. Customer-specific contracts may require similar and/or more extensive background checks periodically for employees assigned to such contracts. Should you be assigned to a project where a customer contract requires a background check and/or drug screen, you will be expected to comply with all such requests. Failure to comply will result in disciplinary action up to and including termination.

2.3. Election of Officers

1. Election of Directors is conducted in accordance with the By-Laws of the KCHOA and Florida Statute ([F.S.720.303](#)). All members of the association are eligible to serve on the board with the following exceptions:
 - a. A member may not be delinquent in assessment fees.
 - b. A member may not have outstanding violations against unit.
 - c. Only one (1) member from each unit may serve on the board.

2. Within 90 days after being elected or appointed to the board, the newly elected or appointed director will submit a certificate of having satisfactorily completed the educational curriculum by a division-approved education provider. A director who does not file the educational certificate shall be suspended from the board until complying with the requirement. The Board may temporarily fill the vacancy during the period of suspension ([F.S.720.3033](#)).

3. Association Fees

3.1. Fees

1. The association owns, manages, operates, and maintains common areas and facilities available to the entire community. Some items covered within your association fees are maintenance of pool areas and clubhouses, sprinkler system, street lighting, lawn and tree maintenance, and utilities. A more detailed listing is available in your copy of the current annual budget.
2. Timely payment of your monthly association fee and/or special assessment is essential. Delinquent homeowners affect everyone.
3. Homeowners remain liable to the association for all assessments that come due as per Florida Statute ([F.S.720.305](#)).
4. The Board of Directors reserves the right to suspend privileges for delinquent accounts and for any abuse of the common areas.

3.2. Collection Policy

1. Any fee not paid within fifteen (15) days after the due date is Considered “delinquent”.
2. Upon a fee becoming delinquent, a notice will be mailed to the unit owner advising them they are delinquent and thereby subject to a \$10.00 late fee for each month the fee remains unpaid.
3. A second and final notice will be mailed to the unit owner thirty (30) days after the mailing of the first notice. The unit owner will be advised that if full payment is not received before a specific date, the account will be turned over to the association’s attorney for collection. Also, the unit owner will be advised that in addition to late fees and interest charges already incurred, they will now be subject to any reasonable legal fees, costs, liens or other expenses or fees that may be necessary to collect the outstanding debt.
4. For further information regarding lien and foreclosure procedures refer to the Kenland Court Declaration of Covenants and Restrictions.

4. Amenities

4.1 Clubhouse

1. Clubhouses are available for use by members of the association if their account is current. This entails signing a contract, payment of required fees, and accepting responsibility for any damage to the facilities. Clubhouse Reservation Application and information is available on our website under RESOURCES, FORMS.

2. **The homeowner is responsible for security, enforcing KCHOA Rules and Regulations, as well as terms of the Rental Agreement (Reference website for Clubhouse Reservation Application).** Contact the Management Company to make reservations. Please read the contract carefully. Pool patio and deck areas are not included in the rental and are never to be used for private parties. Party guests **MUST** park in the assigned guest parking area and are not permitted to park on the grass or behind other cars. Homeowners are responsible for informing their guests of parking regulations.

4.2. Pool

1. Access:
 - a. Our community's pools are fenced in to provide greater privacy for users and additional security for the property. **POOLS HAVE 24 HOUR CAMERA MONITORING.**
 - b. Each homeowner is issued a pool access card (PAC) to access the pool and a set of keys to access pool's bathroom and gates throughout our community.
 - c. Please protect your pool key. The charge for replacing a lost PAC is \$25.00. The replacement cost for the key to open bathrooms and gates is \$25.00.
2. Rules:
 - a. Pool hours are sunrise to sunset.
 - b. Entry is not permitted without a personal access card.
 - c. Only residents and guests of Kenland Court are permitted to use pool facilities.
 - d. Residents must accompany guests. Pool access card is personal and registers who visits the pool.
 - e. Children under 16 years of age are not permitted unless accompanied and supervised by an adult 21 years or older in pool area.
 - f. Pool, patio, and deck areas are never for private parties due to liability concerns.
 - g. No cooking is allowed in pool or pool area.
 - h. No glassware or alcoholic beverages by pool. This includes beer, wine, and liquor.
 - i. No pets allowed in pool or pool area.
 - j. No diving allowed.
 - k. No loud playing, bike riding, skateboarding, skating, running or rough games in or around pool area is permitted.
 - l. No large or loud speakers, small toys, or oversized floats are permitted in pool or pool area.
 - m. Trash must be disposed in the provided containers. Leave area clean.
 - n. Pool safety equipment is for emergency use only.
 - o. **PERSONS USING THE POOL DO SO AT THEIR OWN RISK.**

4.3. Parking

1. Kenland Court is no different than any planned community in the Kendall area. There is not enough parking, and the streets are narrow. The cooperation of each homeowner and tenant is necessary to keep roadways clear. You must park in your two assigned spaces in front of your home or in guest parking areas. Violators will have a tire boot placed on wheel by BZ Booting to immobilize vehicle. Removal fee will be at the owner's expense.
2. The Association spends significant time, effort, and money to maintain the grass, therefore, **ABSOLUTELY NO PARKING ON GRASS ANYWHERE.**
 - a. Unauthorized parking including T-parking in the streets could prevent emergency vehicles from responding to or departing from a critical situation.
3. Owners/tenants are responsible for informing their guests of parking regulations.
4. Yellow car stops with GUEST printed in black letters are for use of the entire association to accommodate temporary, 24-hour maximum parking for members and guests.
5. Extended uninterrupted parking in guest parking area for more than 24 hours is only permitted with a pass issued by our Management Company.
6. Overnight parking of the following vehicles is strictly prohibited on the grounds in any location whatsoever: Trucks over 3/4 Ton, Trailers, Boats, Recreational Vehicles, and any commercially marked vehicles owned or operated by unit owners or tenants. Except for Law Enforcement Vehicles.
7. Only minor auto repair work, completed within one day, may be performed on premises.
8. Any vehicle obviously damaged in an accident, or in state of disrepair that cannot be moved on its own power, or a car with an expired tag over 31 days, will be subject to removal.
9. Residents who fail to follow the parking rules will be subject to immobilization by BZ Booting or towed at the owner's expense.

5. Property Maintenance

5.1. Landscaping

1. You are responsible for maintaining both your fenced in backyard and the area outside your front door and residence up to sidewalk. If you have performed any landscaping such as flowers, shrubs, or bushes, please care for them routinely. Your co-operation is necessary if the appearance of your community is to be one of quality and beauty.
2. Trees and shrubbery extending out of private property may not be allowed to interfere with a neighbor's yard or walkway. The Association has the right to cut and/or trim such trees or shrubbery at the expense of the owner who fails to maintain the area properly. Association will give 7 days' notice prior to performing maintenance.

3. Any trimmings that cannot be bagged and placed in the green garbage receptacle must be bundled and scheduled for pickup by calling Miami Dade Waste Management at #311(305.594.1500). As stated earlier; residents are permitted two (2) free trash pickups per year. Please advise Property Management Company of your job number.
 - a. Do not place trimmings, or garbage/discarded furniture, behind your back fence or on common property.
 - b. Our landscapers will NOT remove it.
4. After contacting Waste Management for pick up, your trimmings must be bundled and placed in your limited common area (parking spaces) not in the roadway or on common areas (lawn).

5.2. Pressure Cleaning

1. You are required to keep your roof, fence, walls, and pavement clean. You must pressure clean your roofs and/or extended surfaces (fences) and/or pavement including but not limited to walls within 45 days of receipt of notice from the Board of Directors. Failure to comply will be result in the Association exercising "right of entry" protocol.

5.3. Trash and Recycling

1. Miami Dade County Solid Waste Management collection days are Tuesday and Friday mornings. Your garbage collection cart should be placed out the evening before scheduled collection day or on collection day with wheels of the cart facing your home. Garbage carts are to be used in accordance with Waste Management guidance to include placing all garbage and trash inside the waste cart and lid must be closed.
2. Residents are responsible for returning the garbage cart to its storage location as soon as possible. The Board is responsible for enforcing By-Laws.
3. Conceal placement of the roll-out carts on non-collections days so as "to preserve and enhance property values while maintaining the harmonious aesthetic relationship among structures and uses in properties."
4. If you are unable to store carts out of sight, please contact Management Company to work an amicable, esthetically pleasing solution.
5. CARTS MUST BE OUT OF VIEW AT ALL TIMES OTHER THAN COLLECTION DAYS.
6. Recycling carts are collected Tuesday morning EVERY TWO WEEKS as scheduled and should be removed from the common area that evening. All carts must have the homeowner's address on them. Failure to remove recycling carts by end of day will result in a violation notice and/or subsequent action pending other notifications regarding this matter. Carts in bad repair or damaged must be replaced by calling #311. Place job number and repair date on cart when moving to front location of townhouse for M-D County Solid Waste Management access.

7. BULKY WASTE PICKUP. Pick your date, schedule an appointment (calling #311), place bulky waste in one of two resident parking spaces (no more than 3 days in advance of scheduled pickup date).
 - a. Each resident has 2 free bulky waste pickups per year (not to exceed 25 cubic yards per pickup).
 - b. Place pickup in parking space in front of your townhouse and call our Management Office advising them of job number for pickup.
 - c. DO NOT place waste on grass, as it will dry it out and the truck may damage the area with their equipment.

6. Exterior Changes and Repairs

6.1. Architectural Design Changes

1. A major responsibility of the Board of Directors is the preservation and maintenance of common areas and the architectural design intended for our community.
2. The Board is responsible for architectural design changes. No owner or group of owners can act without approval of the Board of Directors. Various changes such as screening of patios, roof additions, storm shutters, gutters on roof edges, satellite dishes and/or any other changes if implemented without approval can detract from the overall appearance of our community.
3. Unapproved changes are unacceptable and will result in their removal by the homeowner or by Association at owner's expense.
4. A homeowner may not alter the exterior of a unit in any way. This includes painting and growing of clinging vines to the exterior of unit or any wall without prior written approval from the Board of Directors. Unauthorized changes and additions to your unit and the exterior common elements will result in removal by the homeowner or Association at owner's expense.
5. Iron bars are only permitted INSIDE your residence.
6. Barbecues are permitted only on the patio of the home and never in pool areas.
7. Umbrellas are permitted in the enclosed yard of the homeowner and should be kept closed when not in use.
8. Tents or tent-like coverings are not permitted.
9. Sheds or basketball hoops exceeding the height of the wall/fence are not permitted.
10. Rugs, mops, laundry of any kind, hung or exposed to be seen outside the home are not permitted and must be removed.
11. Vines that encroach on another homeowner's property are the responsibility of the homeowner where vines originated.
12. Violator's will be responsible for the maintenance, repainting of any common areas, and damages to adjacent homeowner's property.

6.2. Guidelines for Electric Vehicle Charging Stations

1. Owner Requirements:
 - a. Owner must obtain approval from KCHOA to add station/device placement location.
 - b. Owner must provide written agreement to the following requirements:
 - i. Charging device must comply with architectural standards.
 - ii. Owner must use licensed contractor to install EV charging device/station.
 - iii. Pay cost of electricity associated with EV charging device/station.
2. Owner Responsibilities:
 - a. Maintenance, repair, and replacement of EV charging device for as long as it remains on limited common area.
 - b. Any damages to adjacent units or common areas resulting from EV station installation, removal, replacement, maintenance, or device repair.
 - c. Disclosure of EV charging device/station to potential property buyers.
 - d. Electricity related to device.
 - e. Purchase and maintenance of Liability Insurance Policy.
3. Future Owners:
 - a. KCHOA enters signed agreement with owner requiring that they notify buyers of EV charging device.
 - b. Current owner must outline to future owners the EV Charging responsibilities they will assume when property changes hands.
 - i. Include responsibilities related to maintaining the device and keeping property insurance policy.
 - c. Owner Responsibility Transfers to New Owner.
4. EV Modification Approvals:
 - a. If KCHOA Board fails to deny in writing within 45 days from receipt, Architectural Modification Request Form is automatically approved.

6.3. Guidelines for Exterior Lighting

1. Approval by our Architectural Committee is required!
2. Large security lights are not allowed such as sodium, mercury vapor or similar lighting.

3. Types of lights:
 - a. Generic shape and design.
 - b. Cone shaped fixtures covering bulbs.
 - c. Color - ivory or brown to match unit during the day.
4. Illumination colors:
 - a. Clear lamps only.
 - b. Standard lamps only.
5. Footprint of light:
 - a. A cone of illumination shall extend only onto your property and immediate adjoining areas. Do not infringe onto your neighbor's property or into their windows.
 - b. No exposed wiring!
6. Maximum wattage/illumination and placement:
 - a. Maximum 2 lights per fixture.
 - b. Maximum 2 lights per facing.
 - c. Maximum 150 wattage per fixture or facing. (Reference Section 8.3 - Approved Styles for Exterior Lighting)

6.4. Guidelines for Exterior Repairs to Townhomes

1. The necessary forms for all exterior changes made to your townhome are included in this document. **Guidelines below:**
 - a. **EV Charging Device**
 - i. Complete and submit for approval Architectural Modification Request Form.
 - ii. Complete and submit KCHOA Approval Request for Architectural Modification Form.
 - iii. Proof of members EV Charging Device Compliance.
 - iv. Member date and initial KCHOA Rules and Regulations page as proof of having read document.
 - v. Member date and initial Floor Map page with address indicating location as proof of being advised of location for device.
 - vi. Receipt of Floor Map page with associated address (date and initial).
 - vii. M-D County Permit required.

b. Renewable Energy

- i. Complete and submit for approval Architectural Modification Request Form.
- ii. Complete and submit KCHOA Approval Request for Architectural Modification Form.
- iii. M-D County Permit required.

c. Roof Tile

- i. Complete and submit for approval Architectural Modification Request Form.
- ii. Complete and submit KCHOA Approval Request for Architectural Modification Form.
- iii. M-D County Permit required.

d. Shutters

- i. Complete and submit for approval Architectural Modification Request Form.
- ii. Complete and submit KCHOA Approval Request for Architectural Modification Form.
- iii. Florida Product of Approval or Miami Dade Notice of Acceptance form (NOA).
- iv. Copy of blueprints.
- v. Color - beige, ivory.

e. Windows

- i. Complete and submit for approval Architectural Modification Request Form.
- ii. Complete and submit KCHOA Approval Request for Architectural Modification Form.
- iii. Florida Product of Approval or Miami Dade Notice of Acceptance form (NOA).
- iv. Specifications - Regular or Hurricane strength.
- v. Color - bronze finish.
- vi. M-D County Permit required.

f. Wooden Fences

- i. Complete and submit for approval Architectural Modification Request Form.
- ii. Complete and submit KCHOA Approval Request for Architectural Modification Form.
- iii. Fence Specifications - Reference Section 8.5 - Fence Specifications and Section 8.6 - Images of Approved Fence Style.

- iv. Specifications must be done in original design and current M-D County Codes.
- v. Contractor performing work.
- vi. M-D County Permit required.

6.5. Guidelines for Patio Enclosures

1. All structural changes made to the exterior of your home must be approved by the Board of Directors and have all required permits from Miami Dade County before work may commence.
2. Those units having a shallow patio off the front bedroom where the roof overhangs and a fence encloses it, the following architectural guidelines apply if homeowner wants to alter:
3. Wall should be built behind the fence according to standard CBS construction and inset so that:
 - a. Homeowner must paint and stucco the CBS wall to match existing walls.
 - b. The fence or like replacement would be re-installed to restore the original appearance.
 - c. The wall should be approximately the current height of the fence.
 - d. Windows of the same design and color as our standard unit windows shall be placed atop the wall to fill the gap.
4. All work should be done in a professional manner using quality materials and all finished work should match the main structure.

6.6. Guidelines for Renewable Energy

1. Florida statute ([F.S.163.04](#)) provides that ordinances or laws cannot prohibit the installation of solar devices or renewable energy resources. However, the KCHOA Board is permitted to set certain guidelines. The Architectural Review Committee has oversight for approval of installing rooftop solar panels to maintain community aesthetic appearance.
2. As with any change to the exterior of your home, KCHOA Approved Request Forms must be submitted to the Manager for approval by the Board prior to installation along with other KCHOA required forms:
 - a. Information on dimensions (including height from the roof).
 - b. Location.
 - c. Layout of proposed solar panels (illustrations).
 - d. Specifications of related wiring and electrical components.
 - e. Installer must submit documentation and proof that the device is within scope of Florida statute ([F.S.163.04](#)).
3. **KCHOA may request a roof inspection** at member's expense to determine quality and competency of installation.

7. Rules of Conduct

7.1. General Rules

1. Common grounds may not be obstructed, littered, defaced, altered, or built upon in any manner.
2. No bulletins or notices of any kind are to be placed on mailboxes by homeowners or tenants. Centralized mail delivery systems are considered federal property. Cluster Box Unit (CBU) delivery systems used by the USPS are the property of the U.S. Government. If someone steals mail from a centralized mail delivery system, or if they vandalize a centralized mail delivery system, the U. S. Government can prosecute.
3. For sale/rent signs are limited to 9" x 12" and only one sign is permitted per home, placed inside a window.
4. All owners or tenants must keep their homes in good repair. Wood trim and fences must be repaired/replaced as necessary. (Reference website for Paint Codes. Only acceptable paint to use in KCHOA.)
5. Hurricane shutters are to remain open. Closed only at a threat of impending storm/during a storm and opened within 10 days following a storm. They are not to be used for any other purpose!
6. Christmas lights and Holiday Decorations must be removed by January 7th.
7. In the event you rent your unit, you must notify the Property Management Company within 30 days of the commencement of rental.
8. A lease or rental must be for a period of 12 months minimum.
9. Upon being advised of the rental, the property manager will forward a copy of the rules and regulations to the new tenant.
10. A lease/rental may only be for SINGLE FAMILY USE.
11. Use of a unit for COMMERCIAL purposes is prohibited.
12. In the event you sell your house, the property Management Company must be notified.
13. The Board of Directors has the right to proclaim additional rules and regulations and provide for assessments from time to time as deemed necessary.

7.2. Excessive Noise

1. All loud noise, music, or partying after 11:00PM is prohibited by law.
2. No nuisance shall be permitted at any time of day as stated in the protective covenants.
3. Repeated complaints will result in legal notification and Police will be summoned. Your courtesy and respect for neighbors at all hours of day and night are greatly appreciated.

7.3. Pet Control

1. Dogs must be kept on a leash and wear a tag identifying the name and address of owner. If an unattended animal is picked up and owner cannot be identified, the animal will be turned over to animal control. Any pet found running loose will result in a legal letter to the pet owner for each occurrence.
2. Please walk your dogs around the perimeter and not on pedestrian traffic areas in front of windows and doors, parking, or pool area. Please clean up after your pet. Pit bulls or mixed pit bull breeds are not allowed.
3. You are not permitted to attract stray cats or ducks to our community by leaving food outside. Cats and ducks roaming our community procreate rapidly and become a nuisance. Their removal is costly.
4. Feed your cat in the confines of your own home.
5. Leaving food trays on the sidewalk is not permitted as it attracts stray cats, rats, etc.
6. Keep your cat inside as much as possible,
7. Non neutered/spayed cats without ID tags will be trapped and neutered.
8. A pet is your responsibility. Respect your neighbors, DO NOT let it roam free on the properties.

7.4. Enforcement of Rules

1. The association has authority pursuant to its governing documents to enforce association requirements by "right of entry" into owner property, for the purpose of performing any maintenance, repair, or correct violations, granted in the documents. The association shall have the right to assess the unit owner all costs plus 50% administration fee. Reference: Declaration of Covenants and Restrictions for Kenland Court, article VII.

8.1 Architectural Modification Request Form

This form must be used when requesting a change to the outside of your property. **Work may not begin until this request is approved.**

Printed Owner's Name	
Property Address	
Telephone (Cell)	
Telephone (Home)	
Telephone (Work or other)	
Email address	
Mailing Address (if different from property address)	
Proposed Alteration/Modification Description of proposed work:	

Please include the following items with this application (where applicable):

1. Property survey or diagram indicating location of alteration.
2. Photographs of area where alteration will be completed.
3. Materials and Finish specifications.
4. Copy of contract with vendor/contractor.
5. For exterior door, window, or hurricane shutters, include the Notice of Acceptance from Miami -Dade County.

Signature of Owner: _____

Date of Request: _____

FOR USE BY THE BOARD OF DIRECTORS & PROPERTY MANAGER CO.

Approval Signature
(If Approved)

Date of Approval

8.2 Approval Request Form for Architectural Modification When Requesting an Exterior Home Change

Effective July 2008

To: KCHOA Board of Directors
c/o L & C Royal Management Corp.
13155 SW 42nd Street Suite#103
Miami, FL 33175

Owner's Name: _____

Address: _____

Day Phone: _____ Evening Phone: _____

Describe Request:

THE FOLLOWING MUST BE ATTACHED TO PROCESS MODIFICATION REQUEST

1. Lot survey with proposal modification drawn on survey, including any set back distance required.
2. Appropriate drawings must show both a Plan View and an Elevation.
3. Specifications of proposed materials/modifications (Color, Style, Type of Material, photos if available, etc.).
4. Contract/Proposal/ Building and Zoning Permits to include current Miami-Dade County Code.
5. Copies of the Approved Styles (Section 8.3 – 8.6) from KCHOA Rules and Regulations with contractor initials indicating compliance.
6. Miami –Dade County Notice of Acceptance (NOA).
7. Contractor Proof of Insurance and Business License.
8. Consent Letter from Neighbors.

APPROVAL IS SUBJECT TO THE FOLLOWING:

1. You are responsible for obtaining necessary permits from the Building and Zoning Departments.
2. Access to job/work areas is only to be allowed through **your property** and **you** are responsible for any damage to Common Area and/or neighbor's property during job/work.
3. **Owner** must provide **CLOSED** Miami-Dade County permits when job/work is completed.

Signature of Owner: _____ Date: _____

(BOARD OF DIRECTORS USE ONLY)

Date Application Received _____ Date Approved/Disapproved: _____

Approved: _____ Not Approved: _____ Explanation for Disapproval: _____

**Architectural Modification Committee Chairperson or Board
of Director**

8.3 Approved Styles for Exterior Lighting



8.4 Approved Styles for Roof Tiles



BORAL Barcelona 900
Terra Cotta with Black Antique



BORAL Villa 900
Arizona Clay



BORAL Barcelona 900
Canyon Clay

8.5 Fence Specifications (Effective July 2020)

1. It is the owner's responsibility to maintain fences and gates of their unit in good repair. Fence repairs and replacements must be done in accordance with the original design and current Miami-Dade County Codes.
2. Fences in KCHOA are to be constructed as follows:
 - a. Fences are built in sections with one gate section of 42" interior width.
 - b. Columns spaced 4 feet apart on center and embedded 2 feet into concrete footing 10" in diameter and 2 feet deep (Reference Miami-Dade County Section R4409.15 High-Velocity Hurricane Zones-Wood Fences).
 - c. Fence Sections anchored by 6" x 6" x 8" columns (posts) with an integral finial on top of each column that exceeds height of the CBS dividing walls by 6" to 7".
 - d. Fence sections framed with 4" x 4" lumber.
 - e. Bottom of frame may be no higher than 3" from ground.
 - f. No additional material is to be placed at bottom of frame to block bottom of fence.
 - g. Top of frame should be approximately level with top of CBS wall.
 - h. Slats are made with 1" x 6" lumber, set on 45 degree angle, with ½" between each slat. Note: Wet lumber will shrink as it dries, widening gap between boards.
 - i. Visit KCHOA website or contact the Management Company for authorized fence color when painting.
3. Please note:
 - a. Pre-built fence sections from Home Depot, Lowe's and other lumber companies do not meet KCHOA specifications.
 - b. Missing/rotted/damaged finials on good columns may be replaced without replacing entire column.
 - c. Gate hardware is to be as close to original as possible.
 - d. Miami-Dade County Permit is required for fence replacement.

8.6 Approved Fence Style

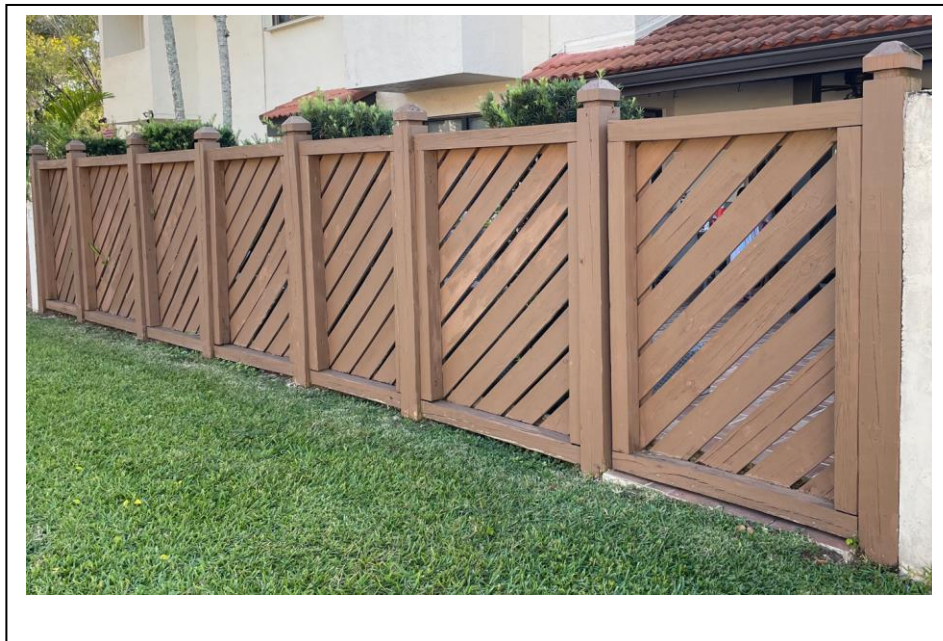


Angle Cut: 45 degrees

Rise: 2"

Shoulder Indentation: $\frac{3}{4}$ "

Neck Height: $\frac{7}{8}$ "



8.7 Community Floor Maps



