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HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

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CERTIFICATE OF AMENDMENT TO THE  
RULES AND REGULATIONS FOR  
FOREST LAKE PARADISE HOMEOWNERS' ASSOCIATION

WE HEREBY CERTIFY THAT the attached amendment to the Rules and Regulations for Forest Lake Paradise Homeowners' Association, Inc., as described in Declaration of Protective Covenants and Restrictions for Forest Lake Paradise as recorded in Official Records Book 25216, Page 1091, of the Public Records of Miami-Dade County, Florida was duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 12 day of July, 2016, at Miami, Miami-Dade County, Florida.

By: Juan Loayza  
Juan Loayza, President  
Attest: Roberto Castillo  
Roberto Castillo, Secretary

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The forgoing instrument was acknowledged before me this 29 day of July, 2016 by Juan Loayza, as President, and Roberto Castillo, as Secretary, of Forest Lake Paradise Homeowners' Association, Inc., a Florida corporation, on behalf of the corporation, who [X] is/are personally known to me or [ ] has/have produced a driver's license as identification.



Natalie Cedeno  
COMMISSION #FF233046  
EXPIRES: September 5, 2019  
[WWW.AARONNOTARY.COM](http://WWW.AARONNOTARY.COM)

Natalie Cedeno  
Notary Public - State of Florida  
Printed Name: Natalie cedeno  
Commission Expires: 9/5/19  
(Seal)

Prepared By:

Natalie Cedeno, LCAM, CMCA, AMS  
Florida Property Management Solutions, Inc.

Return to:

P.O. Box 162040  
Miami, FL 33116

AMENDMENT TO  
RULES AND REGULATIONS  
FOR  
FOREST LAKE PARADISE  
HOMEOWNERS ASSOCIATION, INC.

THESE RULES AND REGULATIONS WERE ADOPTED AND APPROVED AT A REGULARLY SCHEDULED MEETING OF THE BOARD OF DIRECTORS OF THE ASSOCIATION ON MAY 12<sup>TH</sup>, 2016.

## **RULES & REGULATIONS**

### **DOCUMENTATION**

The Rules and Regulations of Forest Lake Paradise Homeowners Association are based on and rely upon the following documents:

- a) The Homeowners Association Act of the State of Florida, Florida Statute Chapter 720, Other Statutes of the State of Florida, and any amendment thereof.
- b) The Declaration of Forest Lake Paradise Homeowners Association as amended.
- c) The By-Laws of Forest Lake Paradise Homeowners Association as amended.
- d) Articles of Incorporation of Forest Lake Paradise Homeowners Association as amended.
- e) City and or County Laws and Ordinances as amended.

### **COMPLIANCE**

All unit owners, their tenants, families, guests, invitees, employees and any other persons who may in any manner use the property or the grounds shall be bound by and shall comply strictly with the provisions of the Declaration, the By-Laws, and the House Rules as set forth hereinafter, and all agreements, decisions and determinations of the Association as lawfully made or amended from time to time. Failure to comply with any of the aforementioned documents shall be grounds for assessment of penalties of \$100.00 per day up to \$1,000.00 and for an action to recover sums due for negligence or damage or for injunctive relief by the Association, or in a proper case, by an aggrieved homeowner, or any combination thereof.

### **COMPLAINTS AND NOTICES**

Complaints regarding the Management of the Association and grounds or regarding actions of other owners shall be made in writing to Management. In the event of a complaint filed against a homeowner, our Management Company will notify the homeowner, against whom the complaint has been filed, requesting said homeowner to correct the situation. If the unit owner fails to comply, the Management Company will notify the offending unit owner to appear before members of the fine committee. Decisions may be appealed by either party to the committee which in turn will be presented to the Board of Directors of the Association. The decision of the Board of Directors shall be final and binding upon all parties

### **EXPENSE OF ENFORCEMENT**

Every homeowner shall pay to the Association promptly on demand all fines, penalties, costs and expenses including reasonable attorneys' fees incurred by or on behalf of the Association in collecting any delinquent assessments against such unit thereof for enforcing any provisions of the Act, the Declaration, the By-Laws or the House Rules against such owner or any occupant of the property.

### **REVOCABILITY OF APPROVAL**

Any consent or approval given under these Rules and Regulations by the Association shall be revocable by the Board of Directors.

### **AMENDMENTS**

These Rules and Regulations may be modified, added to, amended or repealed at any time by the Board of Directors in writing to owners.

### **OWNER / TENANT - REGULATIONS**

- Any individual wishing to lease or purchase a home must complete the application, interview and orientation process prior to taking occupancy of the property. Applicants are subject to criminal background checks performed by the Association.
- The Board shall have up to fifteen (15) days to make a decision on a prospective owner or tenant.
- Guest are welcome to stay in the homes for a maximum period of six (6) months. After said time, the person shall be considered a resident and therefore must register with the Association by completing the application and all requirements.
- Occupants not listed at the time of application will be considered "unapproved" and subject to immediate removal and eviction of such.
- Homes shall not be occupied or used for storage by the applicant or their personal property without the prior written Certificate of Approval being issued by the Association.
- All residents and their guest are subject to the Rules & Regulations and Governing Documents of the Association. Homeowners are liable to the Association for the conduct of their tenants and the guest thereof.
- All leases must provide for a minimum one-year term and any renewal is subject to approval by the Board.
- Tenants under contract may not sublease sub-rent or assign leases to a 3<sup>rd</sup> party.
- The Association shall have the right to terminate the respective lease in the event of a default by an Owner's tenant in observing any of the provisions of the Governing Documents and Rules and Regulations.
- Moving & Delivery Hours are: Monday thru Friday from 8 A.M. – 8 P.M. and Saturdays from 9 A.M. to 6 P.M., excluding Sundays or legal Holidays.

**GENERAL OCCUPANCY**

- Residents must respect the rights of the entire community with regards to unreasonable noise and/or other nuisances (ie: television, stereo, parties, arguing, noises, animals, etc.) An 11:00 P.M. curfew by Miami-Dade County is in effect daily pertaining to noise, loitering and trespassing.
- No nuisance of any type or kind will be maintained on the community.
- Homes may be used solely for residential purposes as single family dwelling.
- Homes may not be used for any trade, commercial or business enterprise. Except if the activity is not apparent or detectable by sight, sound or smell from the outside Lot (ii) the business activity conforms to all zoning requirements and applicable governmental regulations (iii) the business activity does not involve persons coming into the property who do not reside or door-to-door solicitation of residents (iv) the business activity does not constitute a nuisance or hazardous or offense or threat to the security and safety of residents as determined by the Board of Directors.
- Garage or yard sales shall not be permitted within any portion of the home, community or common areas.
- Illegal and immoral practices are prohibited.

**COMMON AREAS**

- Alcoholic beverages, profanity and other nuisances shall be prohibited on common area property or on the outside of the homes.
- There shall be No: swimming, diving, motor or paddle boats, fishing, wildlife feeding in any of the common areas or in front of homes.
- No shopping carts shall be allowed to be left within visible site on the common areas.
- It is not permitted to conduct any activity other than driving on the roadway. Playing and exercising should be done at your own risk.
- Children shall not play on or about the common elements of the association in an unruly or in an exceptionally noisy manner. Parents are responsible for ensuring that their children are properly supervised by an adult while using the common elements.
- Posting of signs, advertisements and any other notices not approved by the Association is forbidden.
- There shall be no solicitation (or door to door selling) by any person anywhere in the property for any cause, charity, or any purpose whatsoever, unless specifically authorized by the Board.
- It is not permitted to remove, add or modify the landscape including palms and trees without proper approval by the Board.
- The climbing of community trees, fences, walls, and signs is strictly prohibited.
- The common areas may not be encumbered upon, obstructed or use for any other purpose than that intended (egress & ingress); nor shall any item be placed on a temporary or permanent basis.
- Residents, guests, their employees and / or contractors shall not mark, destroy, damage, deface or engrave any of the common area property, nor shall they allow others to do same. Owners will be held financially responsible for any damages caused by them or their tenants, guests, employees and / or contractors.
- Residents, guests, their employees and / or contractors shall not dispose of any chemicals, paint, trash, or any other item that may clog or contaminate the drains that are connected to the lake system.

**PROPERTY**

- The exterior appearance of homes, may not be altered in any way (ie: window tinting, security door, fountains shutters, satellite dishes, etc.) without prior notification and consent of the Board and as described herein.
- Homeowners are responsible for maintaining the exterior of their dwellings and any other structures (*example: fence, driveways, windows, doors, decks, awnings, patios, etc.*) on their lots. Conditions including but not limited to the following will be considered a violation of Forest Lake Paradise Rules and Regulations.

- ✓ Dirty, moldy, stained walls, fences, driveways.
- ✓ Rusted fixtures or bars.
- ✓ Dirty or broken windows.
- ✓ Dirty or broken fences.
- ✓ Dented, bent, sagging, missing, or unattached gutters.
- ✓ Broken items or items with missing parts (*ex: exterior lights, railings, house numbers, screens, door knocker, etc.*).
- ✓ Deteriorated materials, structural items, and walkways.




- All homes shall be free of mildew, lines, dirt and shall be pressured clean regularly or as required.
- Stucco repairs must be made in a professional manner as to not be patched or visible once painted. Once repair is completed it must be painted immediately to match the color of the home.
- Paint touch up shall only be allowed if the difference in color is not clearly visible.
- Acceptable window treatments include: wood blinds, curtains, drapes, rollers and vertical blinds. No newspaper, aluminum foil, or any other type of covering is permitted.

- No radio or television antenna installation may be permitted on a Lot which interferes with the television or radio reception of another Lot. Satellite antennas or dishes may only be affixed on the rear of the home.
- Nothing shall be attached, affixed, displayed, placed or hung from the exterior of the home including but not limited to the walls, entrance doors, garage door, windows, patio or any exterior portion of the unit without having prior written ARB approval.

- No sign, advertisement, notice or other lettering (except street numbers in front of lots) shall be exhibited, displayed, inscribed, painted or affixed, in, on or upon any part of the common area property or home without the written consent of the Board.
- For sale and for rent signs shall be permitted without prior approval and shall not exceed one (1) per home and maximum four (4) square feet in size (i.e. 24 x 24). Said sign shall be displayed only from the inside of the window.
- No owner shall cause any garage on his Lot to be permanently enclosed, converted, or otherwise remodeled to allow for occupancy of any occupants of the Lot, without first obtaining necessary governmental approval(s), as well as prior written approval by the Board.
- Garage doors are to be maintained closed at all times except when a vehicle is entering or leaving.
- Christmas and other holiday decorations must be removed within two weeks (14 days) from when the holiday season ends (i.e. For Christmas – January 21<sup>st</sup>)
- The Board shall have the power to mandate the immediate removal of any non-conforming items / product(s).
- Canopies and awnings shall be maintained in attractive and neat manner. Damaged, painted, cut, torn or removed awnings shall not be permitted and are the responsibility of the individual owner.
- Security alarms shall be registered with the police department annually. Any alarm triggered shall be turned off within a reasonable period of time (no more than 15 minutes).
- Offensive odors coming from a home that may seep into public spaces or adjacent neighbors are prohibited.
- Front porches and yards must be maintained in a clean, neat and organized manner. Authorized items allowed include patio furniture and small potted plants. Under no circumstances may the front porch may be used for storage or unorganized.

**APPROVED COLORS**

- The following are the only **APPROVED** paint colors for the **EXTERIOR PAINTING** of the homes.
- Homes may only be touched-up with the **SAME** color originally assigned to it. If you are unsure as to the color assigned to your home, you may contact the Management Office.
- Paint Product: Super Paint Exterior Latex
- Sheen: Satin
- The paint can be purchased at any **SHERWIN WILLIAMS** store located at 15665 Kendall Drive – Miami FL 33196.

<b>Scheme 1</b>	SW 6371 Vanillin	SW 6347 Chrysanthemum 
<b>Scheme 2</b>	SW 6371 Vanillin	SW 6116 Tatami Tan 
<b>Scheme 3</b>	SW 6371 Vanillin	SW6123 Baguette 

- All doors (garage and entrance) must be painted Super Paint Exterior Latex Satin Extra White from Sherwin Williams.
- All driveways must be painted with Tuf-Top Coatings Pre-mixed floor and driveway paint in Tile Red.

**FRONT / REAR PATIOS**

- Landscaping and gardens must be maintained trimmed in an attractive manner.
- Grass maintenance: grass shall be maintained at a reasonable height in rear patios. No dead grass or patches permitted.
- No empty planters allowed.
- No modifications or changes are allowed to be done on the Associations sprinkler system except by the Association.
- No decorative and permanent items or structures shall be attached, affixed, displayed, placed or hung on building or exterior including but not limited to, birdhouses, chimes, fountains, hot tubs, statue, screen enclosures, canopies, and others without having prior written ARB approval.

- Sheds: No Out-buildings, portable buildings, temporary or accessory buildings or structures, storage buildings shall be erected, constructed or located upon any Lot for storage or otherwise, without the prior written consent of the Board.
- Clothing Lines: No outdoor clothes drying lines or related facilities shall be allowed within any portion of the residential or association property if such are visible from anywhere outside of each prospective Lot.

- Fences, other than any provided by Declarant, shall not be erected, removed or maintained upon the Residential Property, except as permitted by the Board. All fences must be kept in good repair, including periodic painting for wooden fences and removal of damaged portions thereof.
- Bicycles, scooters, skateboards, toys, hoses, cages, trash and other non-patio items may not be left on the outside (front patio) of any home.
- Water hoses shall only be permitted if rolled up neatly on a hose reel affixed to the home.
- Basketball hoops shall not be permitted to be kept or placed in the common areas. They may only be placed on the driveway in front of home (not affixed to the wall) and may not be broken or torn.
- No BBQ on driveways, front patios or balconies allowed. BBQ may only be done in rear yard of property.

#### **TRASH**

- Common area property shall be kept free and clear of rubbish, debris, and other unsightly materials.
- All trash must be placed inside bags and deposited inside the provided Miami-Dade Trash and Recycle containers. No trash or items may be left outside the containers or abandoned through the property.
- Trash and recycle containers are permitted in the front of homes or authorized pick-up zones **ONLY** after 6:00 P.M. on the day prior to the scheduled trash removal. Trash and recycle containers may NOT be stored in the front or sides of homes if visible from the sidewalk.
- Trash containers must be removed from the curbside street on the same day trash removal took place.
- Any removal of bulky trash items not removed by the weekly trash collector must be scheduled with Miami-Dade County by calling 311. Homeowners may not put out the items in front of home until a pick up is requested. The confirmation number must be provided to management. You are entitled to 2 Free pick-ups per year up to 50 yards of trash each. Item must be placed only in the homes driveway and under no circumstance may be placed on the grass, street or any common area.
- Currently trash days are on Tuesday and Friday except federal holidays.

#### **VEHICLES, COMMERCIAL VEHICLE, BOATS & STORAGE**

- Violators of any of the parking rules and regulations may be towed at vehicle owner's expense.
- Speed limit to be observed at all times: 10 MPH.
- No parking on any grass, entrance, streets, roadways, cul-de-sacs and / or any other area defined as common area.
- Only guests of current residents may park in the spaces marked "Guest / Visitors" with valid overnight permit required after 12 midnight. No residents may park in spaces assigned for guest or visitors even if they have a decal or pass. You may contact management to obtain a pass.
- All residents must register their vehicles with the association and obtain a decal which must be affixed to the front or rear windshield.
- Each home has two (2) parking spaces directly in front of the home (on the driveway, not including the garage) and shall be allowed an additional (3<sup>rd</sup> vehicle) to be parked across the driveway.
- No vehicle shall be repairs or maintenance is to be performed within the property (including driveways) except for emergency repairs such as a flat tire or battery.
- All vehicles found within the property must be properly registered with the DMV (Department of Motor Vehicles) and have a valid (unexpired) license tag.
- Non-operable and vehicles in unacceptable conditions are only permitted on the property two business day to allow the owner time to remove from the property.
- Recreational vehicles defined as boats, jet skis, motor homes, campers, trailers, bus, van and commercial vehicles are not permitted to be parked anywhere on the premises overnight.
- Prohibited vehicles include, but are not limited to, (i) those bearing any logo or advertising, or other signs printed on the vehicle (including for sale signs). (ii) containing tool racks, saddle racks, or other elements of commercial nature.
- No carports shall be permitted within the property.
- Violator of any of the parking rules and regulations may be towed at vehicle owners expense.

#### **ANIMALS**

- The term "pets" shall be limited to: dogs, cats, birds, tropical fish, rabbits, tortoise, hamster and other common household pets.
- No other animals, livestock, wildlife (native or non native) or poultry of any kind shall be raised, bred, cared or kept on any home or on the Common Areas.

- No more than three (3) dogs permitted per household which shall be subject to the rules and regulations.
- Any pet that constitutes a repeated nuisance or violation of the Rules and Regulations shall be removed from the home at the discretion of the Board after a written warning is issued to the resident.
- All pets must have proper collar and ID tags with owner's information and Miami Dade County license.
- Owners must leash their pets when walking them through common area property.
- All pet owners' have the responsibility to ensure that they clean up after their pets when their pet uses the common areas to relieve themselves. Common sense and courtesy to others should prevail in this matter.

- All dog owners are reminded of their responsibility to control the loud barking of their dogs. Excessive loud barking at any time of the day constitutes a disturbance under Miami-Dade County law. Dog owners' in violation of this law could receive a warning, fine, Miami Dade County ticket and is subject to removal by the Board.
- All pets within the premises of the association must be controlled by their owner in accordance with Miami-Dade County laws and shall not be permitted to roam freely in the community.
- Any damage caused by pets is the responsibility of its owners.

#### **RECREATIONAL FACILITIES (POOL)**

- All posted rules and regulations in the areas are to be strictly observed. Only 4 guests per home are permitted.
- All persons using the recreational facilities shall carry an ID and their entrance access card at all times.
- Hours - Pool: 8:00 am to 8:00 pm
- The climbing of fences, gates or squeezing in through the security bars is prohibited.
- Children under 14 years of age are not permitted to use the facilities unless they are accompanied by an adult (a person at least 18 years of age). Those who cannot swim should be protected by wearing life-saving devices while utilizing the pool.
- All bathers must shower before entering the pool.
- No running, shoving, excessive noise (including loud music), playing ball or horseplay in the pool or pool area.
- Beverages are permitted in the pool only in unbreakable plastic containers. No glass / metal containers allowed.
- No alcohol is permitted at any time while using the recreational facilities (even if reserved for an event).
- Only bathing attire is allowed in the pool. No diapers or training pants permitted in the pool.
- Life preservers are for emergency use only and are not to be removed from the pool area or used for play.
- Do not move furniture from its original place unless you place it back upon use.
- Pets are not permitted inside the pool area.
- Bikes, skates, skateboards, roller blades, scooters and other toys are not permitted.
- The swimming pool and pool area is to be used solely for residents and their invited guests. Those who swim in the pool and utilize the other recreational facilities, shall do so at their own risk, and the Association shall not be liable for any personal injury, loss of life, property loss or damages in any way caused or arising from the use of the recreational facilities. There is no lifeguard on duty.
- All persons shall comply with the requests of the Management Company and members of the Board of Directors respecting matters of personal conduct at or around the pool. Management and the Board of Directors are authorized to remove from the pool area any violators of these rules at any time. Violators of the rules may be fined as applicable, but also may be suspended from use of the recreational facilities for a thirty (30) day period.

#### **LAKES**

- There shall be No: swimming, diving, motor or paddle boats, fishing on any of the lakes.
- Using the community lakes for disposal of garbage is prohibited.
- The catching or killing of any wildlife (ducks, geese, birds and fish) is prohibited.

#### **CONSTRUCTION OR IMPROVEMENTS**

- All exterior modifications or improvements (including landscaping, patio covers, screen enclosures) require written approval by the Board of Directors which may be obtained by completing ARB (Architectural Review Board) application and submitting all requirements at least thirty (30) days prior to the planned commencement of any work.
- If any work commences prior to an approval being issued, the owner may be fined \$100.00 per day until they cease the work and come into compliance with the request.
- All installations, alterations and modifications shall be of professional design, quality and materials.
- Approvals for architectural modifications may be subject to the owner obtaining permits from Miami Dade County Building and/or Zoning and it is the owner's responsibility to provide said information to the Association.
- The owner shall be ultimately responsible for any damages incurred to common property, other property and personal injury as a result of the modification as well as any additional maintenance cost that may be incurred as a result of the modification, improvement.

of the modification as well as any additional maintenance cost that may be incurred as a result of the modification, improvement, violation of the rules and regulations and / or negligence on his behalf and / or his contractors, vendors.

- In the event of an accident, the Association will hold the owner personally liable for any and all claims, injuries and defense cost.
- During construction of any permitted Improvements on a Lot, the Lot and all other portions of the Property shall be kept clean, neat and orderly condition at all times. Any debris, trash or mud resulting from the construction shall be promptly removed or remedied, as appropriate, from the home, lot and common areas.
- Repairs, replacements and modifications shall be done Monday to Saturday from 8:00 A.M. to 6:00 P.M. No work shall be performed on the Sunday or legal Holidays.

**INSURANCE**

- Nothing shall be done or permitted by any Owner which would increase the rate for any insurance maintained by the Association, or cause such insurance to be cancelled or not renewed by the insurer.

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LAST PAGE

**HURRICANE SHUTTERS**

- Hurricane shutters may not be installed unless prior ARB approval is obtained and Miami Dade County permit presented.
- All accordion shutters must be white.
- Hurricane shutters are to remain stored (panel) or open (accordion) unless there is an official storm watch issued by the National Weather Service.
- Hurricane shutters will be required to be properly secured immediately upon notice of an official hurricane warning issued by the National Weather Service. In addition, all items located on terraces, balconies, front or rear patios must be brought inside the home and / or remove from the walls.
- All hurricane shutters must be removed within fourteen (14) days of ceasing said warning.
- No wood, boards or tapes will be allowed.

**AGENTS OF ASSOCIATION**

- No owner or resident may direct, supervise, or in any manner attempt to assert control over the employees or agents of the Association, unless such person is an Officer or Director of the Association acting within their scope of authority.
- No member of the Association shall have a conflict of interest for their personal or business benefit which would conflict the HOA owners best interest (i.e. Relators).

**ACCESS RIGHTS AND PROPERTY PRESERVATION**

- In case of any emergency originating in or threatening any Lot, the Board or any individual authorized by its shall have the immediate right, but not the obligation, to enter any Lot for the purpose of remedying or abating the cause of such emergency, at the Board's discretion, notwithstanding that the owner of such Lot is present at the time of such emergency.

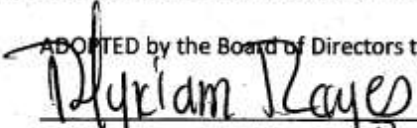
**MANAGEMENT INFORMATION**

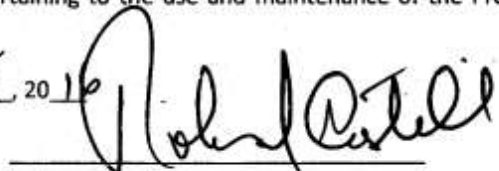
Florida Property Management Solutions, Inc.  
12964 SW 133<sup>rd</sup> Court – Miami FL 33186  
Phone: (786) 718-1622 - Facsimile: (786) 718-1623  
Email: Info@myFPMS.com

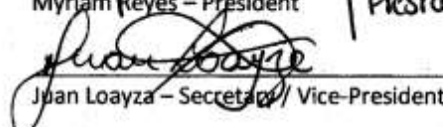
**RULES AND REGULATIONS**

- There are current Rules of the Association; provided, however, the Association may adopt additional reasonable rules and regulations, or amend or eliminate those operative from time to time, pertaining to the use and maintenance of the Property, including rules and regulations relating to any of the Common Properties.

ADOPTED by the Board of Directors this 12 day of 5, 2016

  
 Myriam Reyes – President

  
 Roberto Castillo – Treasurer

  
 Juan Loayza – Secretary / Vice-President

The foregoing instrument was acknowledged before me this 12 day of May, 2016 by Myriam Reyes, Juan Loayza and Roberto Castillo, Board of Directors of FOREST LAKE PARADISE HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation; They who are personally known or have produced Florida Driver's License as Identification and did take an oath.





**Natalie Cedeno**  
COMMISSION #FF233918  
EXPIRES: September 5, 2019  
WWW.AARONNOTARY.COM

*Natalie Cedeno*  
Natalie Cedeno – Notary Public State of Florida  
Serial No. FF233918  
My Commission Expires: 9/5/19

*[Handwritten mark]*

*[Handwritten mark]*