

**MONTE CARLO TOWNHOMES H.O.A., INC.**

**RULES AND REGULATIONS**

**EFFECTIVE MAY 2022**

**SECTION 1: PROPERTY OWNERS**

a) Townhomes must be occupied by the owner of record for a minimum of two years, from date of sale, before they can be offered for rent. Violations of this rule will result in a \$500 fine for each month of violation. After two months of fines accounts will be forwarded to the attorney for collection.

b) Property owners meeting the residency requirement may rent their property by submitting the proper application form to the Board of Directors. All rental applications must be approved by the Board prior to unit rental. Violations of this rule will result in a \$500 fine assessed to the property owner for each month of violation.

c) All new homeowners are required to meet the Board of Directors at the first Board Meeting following their closing.

d) New homeowners are required to submit an application to the Board of Directors with a \$150.00 application fee per legally married couple or per applicant over the age of 18 via money order or cashier's check made payable to GRS Management, Inc. and mailed or dropped off at 15280 NW 79<sup>th</sup> Court, Suite 109, Miami Lakes, FL 33016.

e) It is the responsibility of the homeowner selling their property to turn over a copy of the Monte Carlo Townhomes By-Laws, along with the Pool/Cabana key, to the new homeowner at closing. The Board of Directors is not responsible for providing the keys if they were not transferred at closing. The replacement key cost is \$30.00 payable to Monte Carlo Townhomes, HOA.

f) Backyard areas are to be properly trimmed and maintained. Any unit that fails to maintain their backyard will be fined. Additional fines may be charged the property owner if the Board of Directors needs to maintain their backyard.

g) All garbage cans must be stored inside garages. At no time may garbage cans remain outside the garage **except** for garbage collection: Wednesday and Saturday mornings. Homeowners may be fined if garbage cans remain outside the unit after 11PM on Wednesdays and Saturdays.

h) All garbage cans are to be marked with the unit address.

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i) All homeowners are required to submit an Architectural Application to the Board of Directors for any proposed changes to their property, including landscaping. Contact GRS Management, Inc. at [customer@grsmanagement.com](mailto:customer@grsmanagement.com) to obtain an ARB (Architectural Review Board) applications.

j) Real Estate signs may be posted on the garage door and are limited to the dimensions of 6" x 10". No "For Rent" or "Open House" signs are allowed without written permission from the Board of Directors

**SECTION 2: POOL/CABANA AREA**

a) Please follow the rules posted in the pool area. These rules are posted for you and your guests' safety.

b) The pool is open from 8AM to 8PM.

c) No child under the age of 16 is allowed in the pool area without an adult present.

d) No more than 20 people are allowed inside the pool at the same time.

e) No glass is allowed in the pool/cabana area.

f) The Board of Directors is not responsible for any personal property missing from, or damaged in, the pool/cabana area.

g) No loud radios are allowed.

h) No food or drinks are allowed in the pool.

i) Swim at your own risk, no lifeguards are on duty at any time.

**SECTION 3: PARKING/SPEED HUMPS**

a) Only two cars may be parked in each driveway at one time

b) No homeowner may park in guest parking for more than 16 hours at any one time.

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c) No cars are allowed to be parked on the sidewalk or street area. This rule will be strictly enforced by the Board of Directors from 12 Midnight to 6 six AM. Any violation to this section will result in fines and possible towing of the vehicle

d) At no time are homeowners or their guests permitted to drive around the speed humps on the property. Violations of this rule will result in a \$150 fine.

e) No commercial vehicles, motorcycles, or boats are permitted to be parked on the property overnight. The only exceptions to this rule are Police, Fire, or Military (GSA) vehicles.

f) No vehicle leaking any type of fluid or oils is allowed to be parked on the property. The vehicle's owner will be responsible for any and all damages to the common areas, including the driveways.

g) No vehicles are permitted to park on the property without a valid registration tag.

h) The Board of Directors has the right to tow any vehicle from the property that appears abandoned or in violation of any these rules. The owner of the vehicle will be liable for all costs of the towed vehicle, including storage.

**SECTION 4: MAINTENANCE PAYMENTS**

a) All payments are due on the first day of each month. Payments not received by the Tenth of the month are considered late and will incur a \$10 late payment fee. The \$10 late payment fee will be added each thirty days until that payment is received.

b) Any payment not received within thirty days will receive a demand letter.

c) If payment is not received within thirty days of the demand letter, the account will be transferred to the HOA attorney and the homeowner incurs additional late fees and attorney collection costs.

d) Payments are to be paid electronically via emailed invoice or by ACH. Please request an ACH form to [montecarlohoa2016@gmail.com](mailto:montecarlohoa2016@gmail.com) or if paying by emailed invoice please provide an email address.

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e) Checks returned from the bank will incur a \$25 NSF fee. The HOA will not re-deposit any returned check. Returned checks must be paid within fourteen days by money order or cashier's check and must include the NSF fee.

**SECTION 5: VIOLATION HEARING PROCESS**

a) Homeowners receiving a violation may appeal it within fourteen days from the date of the violation. This appeal must be made in writing and mailed to GRS Management, Inc. and mailed or dropped off at 15280 NW 79<sup>th</sup> Court, Suite 109, Miami Lakes, FL 33016.

b) The Violations Committee will hear all appeals. The Board of Directors does not hear appeals for violations.

c) Unless appealed, all fines are due within fourteen days. After the appeal process, any fine imposed must be paid within fourteen days.

d) Unpaid violations will be sent a final demand letter from the Board of Directors. If payment is not received, the homeowner account will be sent to the HOA attorney for collection and will incur additional collection fees and attorney collection costs

**I hereby acknowledge and understand these Rules and Regulations and will follow them accordingly.**

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

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

\_\_\_\_\_  
**Prospective Buyer's Printed Name**

\_\_\_\_\_  
**Prospective Buyer's Signature**

\_\_\_\_\_  
**Prospective Buyer's Printed Name**

\_\_\_\_\_  
**Prospective Buyer's Signature**