

# Gables Estates Club Inc.

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## RULES AND REGULATIONS FOR GABLES ESTATE CLUB, INC.

These Rules and Regulations will be enforced as follows:

- 1- **VIOLATIONS** should be reported to the Board of Governors, in writing & will be called to attention of the violating property owner by the Board of Governors.
- 2- **DISAGREEMENTS** concerning violations will be presented to, and be judged by, the Board of Governors, which will take appropriate action.
- 3- **PROPERTY OWNERS** are responsible for compliance by their family members, guest, guest's, employees and lessees with these rules and regulations.
- 4- **FACILITIES:** The facilities of The Club are for the exclusive use of property owners, their family members, guests, guest's, employees and lessees. Any damage to the common elements or equipment caused by any property owner, their family members, guests, employees and/or lessees, shall be repaired at the expense of the responsible property owner.
- 5- **SIGNS:** No unofficial signs of any kind (other than a notice to be placed on the guard house) may be installed on The Club's premises.
- 6- **SOLICITATION:** There shall be no solicitation by any person anywhere upon The Club's property, or any house located therein for any cause, charity, or any purpose whatsoever, unless specifically authorized by the Board of Governors.
- 7- **NUISANCE:** A property owner shall not permit anything to be done or kept in his property which will obstruct or interfere with the rights of other property owners. A property owner shall not commit or permit any nuisance, immoral or an illegal act in his property or any portion of The Club. A property owner may not consent to the use of their property for police, fire, paramedic and disaster drills without the consent of the Board of Governors.
- 8- **PARKING OF VEHICLES:** All vehicles of property owners, their guests, service providers and household staff shall be parked within the boundaries of the lot of the property owner.
- 9- **MAINTENANCE:** All homes, structures and property located within The Club are subject to the Coral Gables City Code of Ordinances (hereinafter referred to as "The Code") and are required to comply with the same. In addition, each owner or resident of The Club is required to comply with the below listed standards and requirements for maintenance. This obligation shall exist regardless of whether the home, structure or property is occupied or vacant.
  - 9.1- Maintenance of Homes, Structures and Property:
    - 9.1.1- All doors and windows in any given structure must be closed and locked when the structure is vacant.
    - 9.1.2- All walls, railings or structures of any kind must be maintained in good repair, properly painted with a color approved by the Club, free of any unsightly damage or defects as may be determined by the Board of Governors of The Club.

9.1.3- In addition, all front, rear and side yards and/or property must be kept free of debris, trash, rubbish, weeds or other unsightly or unsanitary items.

9.1.4- All grass and/or undergrowth on any portion of the property must be kept at a height of six inches or less from the ground.

9.2 -Vacant land. All vacant land shall be unfenced, sodden and maintained by the property owner in accordance with these Rules and Regulations, and kept free of debris and rubbish.

**10- LANDSCAPING:** Owners and occupants of homes and properties within The Club shall ensure that the name, address & phone number of any service providers that perform landscaping services for the owner's home of Property is provided to the office of The Club, and they shall comply with The Code, and in addition the following shall apply;

10.1- All landscapers or other service providers shall either remove the landscaping or yard debris from the property and dispose of it properly and pursuant to City Code outside of The Club or on the right of way that corresponds to the property upon which the landscaper or service provider is providing services. No owner, resident nor any agent or employee of any owner or resident, may dump any refuse on any right of way within The Club other than their own property's right of way residents, occupants and their service providers are prohibited from depositing household refuse in trash piles, any earlier than 6:00 p.m. of the day preceding the designated collection day and any later than 7:00 a.m. on the day of the scheduled collection.

10.2- No landscaping services using any noise producing equipment which are used to maintain a lawn or landscaping shall be provided to any property located with The Club earlier than 7:30 a.m. nor later than 6:00 p.m. on weekdays or before 9:00 a.m. or after 5:00 p.m. on any Saturday. No such services shall be provided to any property located within The Club on Sundays or any holiday as established by The Code.

10.3- Any vehicles or receptacles which have been temporarily placed on a street for the purpose of rendering landscaping services or facilitating the rendering of landscaping services to a property shall be surrounded by orange traffic cones placed around the vehicle and/or receptacle to alert drivers of the vehicle's or receptacle's stationary position. Also, any such vehicles and/or receptacles shall be removed as soon as practicable after the services are rendered. Under no circumstances may such vehicles and/or receptacles remain on the street past those hours set forth above for the provision of the services. Violation of this provision will lead to towing and/or removal of such vehicle and/or receptacle without further notice and at the cost of the owner of the property for which the vehicle and/or receptacle was used to provide services.

10.4- All owners are responsible for ensuring that any agent or employee, including Realtors and/or brokers, responsible for the home in the owner's absence complies with the standards set forth in the Coral Gables Code and in these Rules and Regulations.

## **11- BUILDING/CONSTRUCTION:**

11.1- All work performed and services provided within The Club must conform to the requirements of Coral Gables City Code.

11.2- No construction, alteration or general repair of any building, structure or other item for which a permit to construct, alter or repair is required by any ordinance of the City of Coral Gables, nor any dredging or land filling operation, nor site preparation, assembly, erection, substantial repair, alteration, delivery of materials, demolition or similar action, which disturbs the peace and quiet of the neighborhood, shall be done before 7:30 a.m. or after 6:00 p.m. on any weekday, nor shall any such activity take place on any Saturday before 9:00 a.m. or after 5:00 p.m. nor on a Sunday or any holiday as established by Section 1-2 of The Coral Gables Code.

11.3 -Any person desiring a special permit for construction, alterations or repair from the City of Coral Gables must first seek and receive the written approval of the Board of Governors of The Club. Thereafter, the

requirements of The Code shall be followed for the procurement of any special permits. However, prior to seeking approval from the Board of Governors, the owner must obtain written consent from neighbors on all sides, across the street and across the waterway, if applicable, and deliver the same to the Board of Governors. The Board of Governors shall issue a written determination of non-objection or objection to the request. This written determination shall not be required if owner requests an emergency one day special permit, unless the day in question is a legal holiday, in which case the Board of Governors' determination will be required. The Board of Governor's determination shall be delivered to the City.

11.4- Upon commencement of construction or demolition, all sites shall be properly fenced, closed and locked during non-working hours, and screened with a green colored material to avoid improper entry onto the construction site and to minimize the likelihood of construction debris and dust from exiting the construction site contaminating, or damaging any personal or real property or structures located outside the construction site. Upon completion of demolition or construction, the fence shall be removed and the property shall be sodden and maintained.

11.5- Owners must provide The Club with the name, address and license number for each contractor, service provider and worker who will be providing work and/or services to his or her property, as well as the estimated dates of work and/or services for which a permit to construct, alter or repair is required.

11.6- Any damage to public roadway asphalt must be corrected forthwith.

11.7- All property owners shall comply with the above referenced requirements regarding the maintenance of property, regardless of the status of any building or construction that may be occurring on the property. Even if substantial construction is occurring on the property, to the extent possible, such properties shall be kept clean, debris free, free of weeds and overgrowth of grass and other construction debris. Any such refuse must be removed daily.

**12- OWNERS MUST ENSURE COMPLIANCE:** It is the responsibility of each owner to ensure that all contractors, service providers and workers who perform work or provide services to the owner or member's property or home comply with the requirements and restrictions. Each owner is required to certify to The Club that: (1) he or she has provided a copy of this Article and any other Rules governing such work or service to any and all contractors, service providers and workers who will perform work or provide services to the owner or member's property or home and (2) the contractors, service providers and workers will abide by the stated restrictions.

**13- AFTER HOURS CONSTRUCTION WORK, ESTATE OR GARAGE SALES, MOVIE, & TELEVISION FILMING - CONSENT OF NEIGHBORS:** Prior to securing a permit from the City of Coral Gables to allow construction on weekends, holiday and/or for extended hours, estate or garage sales, movie & television filming owner shall obtain written consent from neighbors on all sides thereof, across the street and across the waterway, if applicable. Said consent, together with written request shall be presented to the Board of Governors. Then Board of Governors will issue a written determination of non-objection or objection to the request.

**14- MOVIE & TELEVISION FILMING:** The Club must be given at least ten days written notice, according to the code of the City of Coral Gables, and arrangement must be made for the parking and services to be provided to the filming crew. A guard from The Club's security services must be present, at the cost & expense of the property owner, at all times during filming.

**15- ESTATE OR GARAGE SALES:** The Club must be given at least ten (10) days' notice and are subject to the following.

15.1- The property owner must be present at all times.

15.2- Limited to two per calendar year.

15.3- Must be at least thirty days apart and shall not exceed two consecutive days,

15.4 -Must be conducted between the hours of 9:00 AM & 5:00 PM.

15.5 -Only items belonging to the property owner must be sold.

15.6- All signs announcing the sale must be professionally made, put up in the morning of the sale and removed in the evening.

15.7- A guard from our security services must be present, at the cost & expense of the property owner, at all times during any garage or estate sale.

16- **WATERWAYS:** The practice of displacing or dispersing any form of debris across property lines by any method whatsoever is strictly prohibited. The natural flow of water in the waterways shall not be disturbed nor debris displaced towards any neighbors by any method whatsoever.

17- **NON-MEMBER OCCUPANTS:** All persons residing in a home within the Gables Estates Club must be a Member or an approved occupant. A Member is defined as any person included and/or listed on the original application for membership submitted to and approved by the Club. Any other occupant, whether a tenant or a resident, must apply for membership and be approved as a resident or tenant by the Gables Estates Club.

Failure to comply with the above referenced standards for homes, structures and/or property will result in a notice given by certified mail to the owner of the property upon which the violation exists to the address listed within The Club's records advising the owner of the violation. If the owner fails to remedy the violation within the time set forth in the notice, The Club shall have the right to remedy the violation on the owner's behalf and at the owner's expense. All expenses associated with remedying the violation will be levied as a charge against the property upon which the violation exists, which will be collected in the same manner as past due assessments due to The Club may be collected. Further, should more than one violation occur under this Section, The Club shall have the right to remedy future violations without further notice at the owner's expense.