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CONDO ASSOCIATION #

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ADDRESS

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LEASE APPLICATION

PURCHASE APPLICATION

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

**MONEY ORDER PAYABLE TO LAS BRISAS AT DORAL**

APPLICATION FEE \$130.00 FOR HUSBAND AND WIFE OR INDIVIDUAL APPLICANT(10-15 DAYS).

EXPEDITE FEE \$275 (3-9 BUSINESS DAYS).

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NAME OF APPLICANT  OTHER/ADDITIONAL ADULT - \$100.00  
 CHILD OVER 18 \$50.00

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NAME OF CO-APPLICANT  OTHER/ADDITIONAL ADULT - \$100.00  
 CHILD OVER 18 \$50.00

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NAME OF CO-APPLICANT  OTHER/ADDITIONAL ADULT - \$100.00  
 CHILD OVER 18 \$50.00

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NAME OF CO-APPLICANT  OTHER/ADDITIONAL ADULT - \$100.00  
 CHILD OVER 18 \$50.00

\$

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NAME OF CO-APPLICANT TOTAL

**THE PROCESSING OF YOUR APPLICATION  
(PRIMARY APPLICANT PLEASE INITIAL)**

1. \_\_\_\_\_ ALL APPLICATIONS ARE PROCESSED IN 10-15 DAYS.
2. \_\_\_\_\_ ANYONE OVER THE AGE OF 18 MUST BE APPROVED BY ASSOCIATION.
3. \_\_\_\_\_ ALL APPLICATION FEES ARE NON-REFUNDABLE
4. \_\_\_\_\_ YOUR CREDIT HISTORY IS CHECKED THROUGH A CREDIT REPORTING COMPANY.
5. \_\_\_\_\_ YOUR REFERENCES ARE CHECKED BY TELEPHONE.
6. \_\_\_\_\_ YOUR EMPLOYMENT MAY BE VERIFIED BY PHONE/FAX.
7. \_\_\_\_\_ YOUR CRIMINAL HISTORY WILL BE CHECKED AND POLICE REPORTS MAY BE OBTAINED.
8. \_\_\_\_\_ YOUR APPLICATION MUST BE APPROVED BY MANAGEMENT/A BOARD OF DIRECTOR.
9. \_\_\_\_\_ INTERNATIONAL PURCHASES/RENTERS ( NO SOCIAL SECURITY NUMBER)
  - a. 3 REFERENCES
    - i. 2 PERSONAL
    - ii. 1 EMPLOYMENT
    - iii. 1 FINANCIAL INSTITUTION
10. \_\_\_\_\_ COPIES OF DRIVERS LICENSE/PASSPORT, CAR REGISTRATIONS, AND CONTRACTS ARE REQUIRED.
11. \_\_\_\_\_ AN ORIENTATION IS REQUIRED BEFORE APPROVAL. DATE: \_\_\_\_\_
  - a. PLEASE CHOOSE YOUR ORIENTATION DATE BY GOING TO [WWW.LASBRISAS-DORAL.COM](http://WWW.LASBRISAS-DORAL.COM) CALENDAR. APPLICATION MUST BE SUBMITTED 10 BUSINESS DAYS PRIOR TO ORIENTATION.
12. \_\_\_\_\_ YOU HAVE READ AND RECEIVED A COPY OF RULES AND REGULATIONS.
13. \_\_\_\_\_ THE HOMEOWNER HAS MADE THE ASSOCIATION DOCUMENTS AVAILABLE TO YOU.
14. \_\_\_\_\_ RENTERS ARE NOT ALLOWED TO HAVE PETS.
15. \_\_\_\_\_ HOMEOWNERS MUST CARRY HAZARD AND LIABILITY INSURANCE ACCORDING TO STATE LAW.
16. \_\_\_\_\_ NO MORE THAN TWO CARS CAN BE REGISTERED WITH THE ASSOCIATION AT ANY ONE TIME.
17. \_\_\_\_\_ YOU UNDERSTAND, ACCEPT, AND WILL FOLLOW ALL RULES AND REGULATIONS.
18. \_\_\_\_\_ OCCUPANCY PRIOR TO FINAL APPROVAL IS PROHIBITED.
19. \_\_\_\_\_ ANY VIOLATION CAN RESULT IN THE DENIAL OF YOUR APPLICATION.

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Signature

Signature

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Signature

Signature

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Signature

Date



CONDO # \_\_\_\_\_

**APPLICATION FOR OCCUPANCY**

**NOTE: THIS FORM IS FOR ONE PERSON OR HUSBAND AND WIFE ONLY**

**FILL IN ALL BLANKS-APPLICATION MAY BE RETURNED IF NOT FULLY COMPLETED**

**LACK OF INFORMATION MAY CAUSE YOUR APPLICATION TO BE DELAYED**

Date \_\_\_\_\_ Desired Date of Occupancy \_\_\_\_\_

This application is for: Lease ( ) Purchase ( ) of Address:  
\_\_\_\_\_

Realtors Name \_\_\_\_\_ Phone \_\_\_\_\_

Fax \_\_\_\_\_ Email \_\_\_\_\_

YOUR NAME: Last \_\_\_\_\_ First \_\_\_\_\_ MI \_\_\_\_\_

SSN: \_\_\_\_\_ DOB \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Cell \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

DRIVERS LIC # \_\_\_\_\_ STATE \_\_\_\_\_

MARITAL STATUS: Married ( ) Separated ( ) Divorced ( ) Single ( )

SPOUSE NAME: Last \_\_\_\_\_ First \_\_\_\_\_ MI \_\_\_\_\_

SSN: \_\_\_\_\_ DOB \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Cell \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

DRIVERS LIC # \_\_\_\_\_ STATE \_\_\_\_\_



No. of people who will occupy the unit \_\_\_\_\_ List children under 18 years of age who will occupy:

Name: \_\_\_\_\_ Age \_\_\_\_\_ DOB: \_\_\_\_\_

Name: \_\_\_\_\_ Age \_\_\_\_\_ DOB: \_\_\_\_\_

Name: \_\_\_\_\_ Age \_\_\_\_\_ DOB: \_\_\_\_\_

Name: \_\_\_\_\_ Age \_\_\_\_\_ DOB: \_\_\_\_\_

Pets (owners only): Yes ( ) No ( ) How many? \_\_\_\_\_ Type: \_\_\_\_\_ Weight \_\_\_\_\_

Cars: Make \_\_\_\_\_ Model \_\_\_\_\_ Tag# \_\_\_\_\_ State \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Tag# \_\_\_\_\_ State \_\_\_\_\_

**NO MORE THAN TWO CARS CAN BE REGISTERED AND MAINTAINED ON LAS BRISAS PROPERTY**

**RESIDENTIAL HISTORY**

PRESENT ADDRESS: \_\_\_\_\_ APT # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

From \_\_\_\_\_ To \_\_\_\_\_ OWN ( ) RENT ( )

Name of Landlord \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

Cell \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

PAST ADDRESS: \_\_\_\_\_ APT # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

From \_\_\_\_\_ To \_\_\_\_\_ OWN ( ) RENT ( )

Name of Landlord \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

Cell \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

**EMPLOYMENT HISTORY**

**ARE YOU: Self employed? Yes \_\_\_ No \_\_\_ Retired? Yes \_\_\_ No \_\_\_**  
**If yes, give your Company's' name or your last employer as applicable**

**YOUR EMPLOYER:** \_\_\_\_\_ **From** \_\_\_\_\_ **to** \_\_\_\_\_

**PRESENT ADDRESS:** \_\_\_\_\_ **APT #** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Position** \_\_\_\_\_ **Supervisor** \_\_\_\_\_ **Monthly Income \$** \_\_\_\_\_

**Phone** \_\_\_\_\_ **Fax** \_\_\_\_\_ **Email** \_\_\_\_\_

**PREVIOUS EMPLOYER:** \_\_\_\_\_ **From** \_\_\_\_\_ **to** \_\_\_\_\_

**PRESENT ADDRESS:** \_\_\_\_\_ **APT #** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Position** \_\_\_\_\_ **Supervisor** \_\_\_\_\_ **Monthly Income \$** \_\_\_\_\_

**Phone** \_\_\_\_\_ **Fax** \_\_\_\_\_ **Email** \_\_\_\_\_

**SPOUSE'S EMPLOYER:** \_\_\_\_\_ **From** \_\_\_\_\_ **to** \_\_\_\_\_

**PRESENT ADDRESS:** \_\_\_\_\_ **APT #** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Position** \_\_\_\_\_ **Supervisor** \_\_\_\_\_ **Monthly Income \$** \_\_\_\_\_

**Phone** \_\_\_\_\_ **Fax** \_\_\_\_\_ **Email** \_\_\_\_\_

**PREVIOUS EMPLOYER:** \_\_\_\_\_ **From** \_\_\_\_\_ **to** \_\_\_\_\_

**PRESENT ADDRESS:** \_\_\_\_\_ **APT #** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Position** \_\_\_\_\_ **Supervisor** \_\_\_\_\_ **Monthly Income \$** \_\_\_\_\_

**Phone** \_\_\_\_\_ **Fax** \_\_\_\_\_ **Email** \_\_\_\_\_

**REFERENCES (NO RELATIVES)**

1. Name \_\_\_\_\_ Hm Phone (    ) \_\_\_\_\_

Address: \_\_\_\_\_ Off Phone (    ) \_\_\_\_\_

2. Name \_\_\_\_\_ Hm Phone (    ) \_\_\_\_\_

Address: \_\_\_\_\_ Off Phone (    ) \_\_\_\_\_

BANK REFERENCE: \_\_\_\_\_ Phone (    ) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Acct # \_\_\_\_\_

Have you ever been arrested and convicted for anything other than a minor traffic offence? Yes (    )    No (    )

If yes, Please explain:

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I hereby agree for myself and on behalf of all persons who may use the unit in which I seek to purchase or lease:

- a. I have received a copy of the Rules and Regulations and understand them.
  - b. I will abide by all restrictions contained in the By-Laws, Rules and Regulations, and the restrictions which are or may be in the future imposed by the Board of Directors of Las Brisas at Doral Community Association, INC. and Las Brisas at Doral Condominium Association #\_\_\_\_\_ INC. herein after referred to as "the Associations".
  - c. I understand that sub-leasing, occupancy of this unit in my absence and/or unauthorized/unapproved/unregistered residents/guests of more than two weeks is not permitted.
  - d. I shall be present when guests, visitors, relatives and/or children who are not permanent residents occupy the unit.
  - e. I cannot have more than two cars at any one time registered with the Association
  - f. An access card will be given to each registered car.
2. FOR LEASE ONLY
- a. I understand that any violation of these terms, provisions, conditions and covenants of the association documents provide cause for immediate action as therein provided or termination of the leasehold under appropriate circumstances.
  - b. A copy of the Association Documents has been made available for my reference.
  - c. No pets are allowed
  - d. A renewed lease contract must be provided should I/we decide to remain past the current contract to the association.
3. FOR PURCHASE ONLY
- a. I have  have not  received a current copy of all the Condominium Documents from the selling homeowner. I understand a copy of Condominium Documents can be purchased from Doral Management if one is not made available by the selling homeowner.
4. I understand that the acceptance of lease or purchase at the Association is conditional upon the truth and accuracy of this application and upon the approval of the board of directors. Occupancy prior to approval is prohibited and can be grounds for denial.
5. I understand that the Board of Directors of the Association may cause to be instituted such an investigation of my background as the board may deem necessary. I specifically authorize the Board of Directors, Doral Management or other party as authorized by the Board of Directors or Doral Management, as agent, to make such an investigation and agree that the information contained in this and the attached application may be used in such an investigation, and that the Board of Directors of the Association, Doral Management and/or the company authorized to conduct the investigation, as agent, shall be held harmless from any action or claim by me and all persons listed on the application in connection with the use of the information contained herein or any investigation conducted by the Board.
- a. In making the forgiving application, I am aware that the decision of the Board of Directors and/or the association WILL BE FINAL and that NO REASON WILL BE GIVEN for an action taken by the Board of Directors or the Associations.
  - b. Authorization is hereby given to release banking, credit, residence, employment and other information pertinent to this application. This investigation may include, but is not limited to, character, general reputation, credit, residence, and criminal search.
6. I AGREE TO BE GOVERNED BY THE BOARD OF DIRECTORS, THE ASSOCIATIONS AND/OR DORAL MANAGEMENT.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Spouse's Signature \_\_\_\_\_ Date \_\_\_\_\_

**AUTHORIZATION FOR RELEASE  
OF BANKING, RESIDENCE, EMPLOYMENT,  
CREDIT AND POLICE INFORMATION**

I/we \_\_\_\_\_  
hereby authorize the release of information to the credit agency and their Attorneys or Representatives, and Community Association screening, as Agents, concerning my banking, credit, residence, employment or police records in reference to this application for housing with the LAS BRISAS AT DORAL # \_\_\_\_\_ CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as "the Condominium Association".

I/we understand that the Board of Directors of the Condominium Association, may cause to be instituted such an investigation of my background as the Board may deem necessary, Accordingly, I specifically authorize the Board of Directors of the Condominium Association or *Community Association Screenings*, as agent, to make such investigation and agree that the information contained in the attached application may be used in such an investigation.

Furthermore, I/we release the Board of Directors and the officers of the Condominium Association, *Community Association Screening*, as agent, (To include: Employees; Officers; Directors; Brokers; Agents; and Representatives of the foregoing) and all persons and firms providing or receiving information in this report, from any and all claims or liability which might arise from, transmission, assembly, interpretation of information, denial of application or other adverse action.

I/we are also authorizing the Management Agent/Company to furnish the Lessor with a copy of the Credit and Police Reports.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Spouse's Signature \_\_\_\_\_ Date \_\_\_\_\_

**OWNER/AUTHORIZED AGENT  
(FOR LEASES ONLY)**

**AS THE OWNER/AUTHORIZED AGENT I UNDERSTAND:**

1. THE LEASEES ARE ENTITLED TO ACCESS CARDS, POOL KEY, HOME KEYS AND A MAILBOX KEY.
  - a. ACCESS CARDS MUST BE FURNISHED TO THE ASSOCIATION PRIOR TO THE REQUIRED INTERVIEW AND WILL BE PROVIDED TO THE LEASEE WITH APPROVAL PAPERWORK. AN ACCESS CARD WILL BE GIVEN FOR EVERY REGISTERED CAR. FAILURE TO PROVIDE ACCESS CARDS CAN LEAD A DELAY IN THE APPROVAL.
2. I RELINQUISH MY RIGHTS TO THE COMMON AREAS, PARKING AND RECREATIONAL AREA USE TO THE LEASEES
3. I AM RESPONSIBLE FOR THE ACTIONS OF MY TENANTS AND ANY VIOLATION OF ANY RULE AND REGULATION OF THE ASSOCIATION CAN LEAD TO FINES AND OR A CANCELATION OF THE LEASE.
4. MY LEASEES CANNOT MAINTAIN A PET.
5. SUBLETTING IS NOT PERMITTED
6. ALL RESIDENTS OF THE UNIT MUST BE LISTED ON THE LEASE CONTRACT
7. ALL RESIDENTS OVER THE AGE OF 18 MUST SUBMITT AN APPLICATION TO THE ASSOCIATION AND MUST BE APPROVED PRIOR TO MY LEASEES OCCUPYING THE UNIT.
8. I CANNOT LEASE MY UNIT MORE THAN TWO TIMES PER YEAR
9. NO LEASE SHALL BE LESS THAN 6 MONTHS
10. I HAVE MADE THE RULES AND REGULATIONS AND THE ASSOCIATION DOCUMENTS AVAILABLE TO MY LEASEES
11. ALL ACCOUNTS MUST BE IN GOOD STANDING PRIOR TO ANY LEASE APPLICATION BEING APPROVED
12. AN UPDATED CONTACT INFORMATION SHEET MUST BE PROVIDED.
13. I UNDERSTAND AND WILL ABIDE BY ALL RULES, REGULATIONS AND ASSOCIATIONS DOCUMENTS.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_ Date \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE/ZIP \_\_\_\_\_

PHONE \_\_\_\_\_ CELL \_\_\_\_\_

EMAIL \_\_\_\_\_

**RULES AND REGULATIONS**

1. Use of Homes. Each home is restricted to residential use as a residence by the Owner or permitted occupant thereof, its immediate family, guests, tenants and invitees.
2. Leases. Homes may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. No bed and breakfast facility may be operated out of a Home. Individual rooms of a Home may not be leased on any basis. No transient tenants may be accommodated in a Home. All leases or occupancy agreements shall be in writing and a copy of all leases of Homes shall be provided to the appropriate Association. No Home may be subject to more than two (2) leases in any twelve (12) month period, regardless of the lease term. No time-share or other similar arrangement is permitted. The owner must make available to the lessee or occupants copies of the Association Documents. No lease term shall be less than six (6) months. Applicants are required to interview with their Association's respective Committee prior to moving in. All occupants must be listed on the application and the number of occupants must not exceed the governing laws per unit (2 people per bedroom). Tenants are not permitted to have pets. Corporate leases must follow all community guidelines.
3. Lawful Use. No immoral, improper, offensive or unlawful use shall be made of any portion of Las Brisas at Doral. All laws, zoning ordinances and regulations of all governmental entities having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental entities for maintenance, modification or repair of a portion of Las Brisas at Doral shall be the same as the responsibility for maintenance and repair of the property concerned.
4. Maintenance by Owners and Neighborhood Associations. Any property, structures, improvements, fences, and appurtenances which are required to be maintained by an Owner or by a Neighborhood Association shall be well maintained and kept in first class, good, safe, clean, neat and attractive condition consistent with the general appearance of Las Brisas at Doral.
5. Weeds and Refuse. No weeds, underbrush, or other unsightly growth shall be permitted to be grown or remain upon any home. No refuse or unsightly objects shall be allowed to be placed or suffered to remain upon any home.
6. Drainage System. Once a drainage system or drainage facilities are installed by Developer, the maintenance of such system and/or facilities thereafter shall be the responsibility of the Owner of the Home which includes such system and/or facilities. In the event that such system or facilities (whether comprised of swales, pipes, pumps, or other improvements) is adversely affected by landscaping, fences, structures or additions, the cost to correct, repair or maintain such drainage system and/or facilities. By way of example, and not of limitation, if the roots of a tree within the boundaries of a Home affect pipes or other drainage facilities within another Home, the Owner of the affected Home shall be solely responsible for the removal of the roots within the boundaries of his or her Home. Association and Developer shall have no responsibility or liability for drainage problems of any type whatsoever.
7. Waterways. Neither any Owner nor any Neighborhood Association may utilize the waterways which are adjacent to, but outside the boundaries of Las Brisas at Doral, to irrigate. Developer or Association may use such waterways to irrigate Common Areas, subject to having received all necessary governmental approvals for such activity. BY ACCEPTANCE OF A DEED TO A HOME, EACH OWNER ACKNOWLEDGES THAT THE WATER LEVELS OF ALL WATER- BODIES MAY VARY. THERE IS NO GUARANTEE BY DEVELOPER OR ASSOCIATION THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME. Developer and Association shall have the right to use one or more pumps to remove water from water bodies for irrigation purposes at all times, if all necessary governmental approval for such use has been received.
8. Swimming and Boating Prohibited. Swimming and boating in any part of waterways adjacent to Las Brisas at Doral is expressly prohibited.

9. Subdivision and Regulation of Land. No portion or any Home or any portion of Las Brisas at Doral shall be divided or its boundaries changed without the prior written approval of Association. No Owner shall inaugurate or implement any variation from, modification to, or amendment of governmental regulations, land use plans, land development regulations, zoning, or any other development orders or development permits applicable to Las Brisas at Doral, without the prior written approval of Developer, which may be granted or deemed in its sole discretion.

10. Alterations and Additions. No material alteration, addition or modification to any portion of Las Brisas at Doral, including a Home, or material change in the appearance thereof, shall be made without the prior written approval thereof being first had and obtained from the ACC as required by this Declaration.

11. Signs. No sign (including brokerage or for sale/lease signs), flag, banner, sculpture, fountain, outdoor playing equipment, solar equipment, artificial vegetation, sports equipment, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon an portion of Las Brisas at Doral or any part of a Home that is visible from the outside without the prior written approval thereof being first had and obtained from the ACC as required by this Declaration. Security signs are not permitted. You may place a 4 inch security sticker in the window of the unit.

12. Roofs and Pressure Treatment. Roofs and/or exterior surfaces and/or pavement, including, but not limited to, walks and drives, shall be pressure treated within thirty (30) days of notice by the ACC.

13. Paint. Homes shall be repainted within forty-five (45) days of notice by the ACC.

14. Hurricane Shutters. Any hurricane or other protective device visible from outside a Home shall be of a type as approved by the ACC. Accordion and roll up style hurricane shutters may be left closed during hurricane season (and not at any other time). Panel style hurricane shutters may be installed up to 48 hours prior to the expected arrival of a hurricane. Panel style hurricane shutters must be removed within a reasonable time after a storm. Any type hurricane shutters may be installed when a storm warning has been issued. The shutters must be removed 72 hours after the storm.

15. Wall Units. No window air conditioning unit may be installed in any window in a Home.

16. Window Treatments. Window treatments shall consist of drapery, blinds, decorative panels, or other tasteful window covering, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired.< p>

17. Satellite Dishes and Antennae. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or other portion of Las Brisas at Doral without the prior written approval thereof being first had and obtained from the ACC as required by this Declaration. The ACC may require, among other things, that all such improvements be screened so that they are not visible from adjacent Lots, or from the Common Areas. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. Developer shall have the option to install Telecommunication Services equipment without ACC approval. Any satellite cable running along a wall must be painted the same color as the building. The unit owner will be responsible for maintaining the original condition of the exterior walls.

18. Pools. No above ground pools shall be permitted. All pools and appurtenances installed shall require the approval of the ACC as set forth in this Declaration. All pools shall be adequately maintained and chlorinated. Unless installed by Developer, no diving boards, slides, or platforms shall be permitted without ACC approval.

19. Visibility on Corners. Notwithstanding anything to the contrary in these restrictions, no obstruction to visibility at street intersections shall be permitted and such visibility clearances shall be maintained as required by the ACC and governmental agencies.

20. Holiday Lights and Other Lighting. Except for seasonal holiday lights, all exterior lighting shall require the approval of the ACC as set forth in this Declaration. The ACC may establish standards for holiday lights. The ACC may require the removal of any lighting that creates a nuisance (e.g., unacceptable spillover to adjacent lot).

21. Removal of Soil and Additional Landscaping. Without the prior consent of the ACC, no Owner shall remove soil from any portion of Las Brisas at Doral, change the level of the land within any portion of Las Brisas at Doral, or

plant landscaping which results in any permanent change in the flow and drainage of surface water within Las Brisas at Doral. Owners may place additional plants, shrubs, or trees within any portion of Las Brisas at Doral only with the prior approval of the ACC.

22. Casualty Destruction to Improvements. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then within a reasonable period of time after such incident, the Owner thereof or, if the Home is a condominium unit, the Neighborhood Association within which it is located, shall either commence to rebuild or repair the damaged Home or improvement and diligently continue such rebuilding or repairing until completion, or properly clear the damaged Home or improvement and restore or repair the Home as approved by the ACC. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ACC.

23. Animals. No animals of any kind shall be raised, bred or kept within Las Brisas at Doral for commercial purposes. Otherwise, Owners may keep domestic pets as permitted by Miami-Dade County ordinances and in accordance with the applicable Neighborhood Declaration and the Rules and Regulations established by the Board from time to time. Notwithstanding the foregoing, pets may be kept harbored in a Home only so long as such pets or animals do not constitute a nuisance. A determination by the Board that an animal or pet kept or harbored in a Home is a nuisance shall be conclusive and binding on all parties. No pet or animal shall be "tied out" on the exterior of the Home or in the Common Areas, or left unattended in a yard or on a balcony, porch, or patio. No dog runs or enclosures shall be permitted on any Home. All pets shall be walked on a leash. No pet shall be permitted outside a Home except on a leash. No pets are permitted under any circumstances in the recreational facilities of the Common Areas. When notice of removal of any pet is given by the Board, the pet shall be removed within forty-eight (48) hours of the giving of the notice. All pets shall defecate only in the "pet walking" areas within Las Brisas at Doral designated for such purpose, if any, or on that Owner's Home. The person walking the pet or the Owner shall clean up all matter created by the pet. Each Owner shall be responsible for the activities of its pet. Notwithstanding anything to the contrary, Seeing Eye dogs shall not be governed by the restrictions contained in this Section. Pets shall not weigh more than 30 pounds. Tenants are not permitted to have pets.

24. Nuisances. No nuisance or any use or practice that is the source of unreasonable annoyance to others or which interferes with the peaceful possession and proper use of Las Brisas at Doral is permitted. No firearms (including BB-guns, pellet guns or paint ball guns) shall be discharged within Las Brisas at Doral. Nothing shall be done or kept within the Common Areas, or any other portion of Las Brisas at Doral, including a Home, which will increase the rate of insurance to be paid by Association. Parties and gatherings where loud music and noise are evident are not permitted past 10:00 PM on week- days and 11:00 PM on weekends.

25. Minor's Use of Facilities. Parents shall be responsible for all actions of their minor children at all times in and about Las Brisas at Doral. Developer and Association shall not be responsible for any use of the facilities by anyone, including minors. Children under the age of 16 will not be permitted to use the facilities unless accompanied by an adult.

26. Personal Property. All Personal property of occupants shall be stored within the Homes. No personal property, except usual patio furniture, may be stored on, nor any use made of, the Common Areas, a Home, or any other portion of Las Brisas at Doral, which is unsightly or which interferes with the comfort and convenience of others. Patio furniture, plants and bicycles are the only things permitted on balconies and patios.

27. Storage. No temporary or permanent utility or storage shed, storage building, tent, or other structure or improvement shall be constructed, erected, altered, modified or maintained without the prior approval of the ACC, which approval and the procedure therefore shall conform to the requirements of this Declaration.

28. Garbage Cans. Trash collection and disposal procedures established by Association shall be observed. No outside burning of trash or garbage is permitted. No garbage cans, supplies or other similar articles shall be maintained on any Home so as to be visible from outside the Home.

29. Laundry. Subject to the provisions of Section 163.04 of the Florida Statutes, to the extent applicable, no rugs, mops, clothesline, or laundry of any kind, or any other similar type article, shall be shaken, hung or exposed so as to be visible outside the Home.

30. Control of Contractors. Except for direct services which may be offered to Owners (and then only according to the Rules and Regulations relating thereto as adopted from time to time), no person other than an Association officer shall direct, supervise, or in any manner attempt to assert any control over any contractor of Association.

31. Servants. Servants and domestic help of any owner may not gather or lounge in or about the Common Areas. No employees, maintenance, repairmen, etc. of an owner may gather or lounge in the common areas.

32. Parking. Owners shall park only in their assigned spaces and guests or visitors shall use only spaces designated for such purpose. Residents have the right to tow an unauthorized vehicle that is parked in their respective assigned space. No vehicle which cannot operate on its own power shall remain on Las Brisas at Doral for more than 48 hours. No repair, except emergency repair, of vehicles shall be made within Las Brisas at Doral. All vehicles parked on the property must have current license tags and any vehicle (including that of a guest) will be stickered if the tag is expired and possibly towed. No commercial vehicle, recreational vehicle, truck with a camper top, boat or camper, may be kept within Las Brisas at Doral. The term commercial vehicle shall not be deemed to include recreational or utility vehicles (e.g., Broncos, Blazers, Explorers, etc.) up to 19 feet long or clean "non-working" vehicles such as pick-up trucks or vans not in excess of ¾ ton capacity if they are used by the Owner on a daily basis for normal transportation. Commercial vehicles at Las Brisas at Doral for deliveries or service calls shall park only in spaces designated for such purposes. Notwithstanding any other provision in this Declaration to the contrary, the foregoing provisions shall not apply to construction vehicles in connection with the construction, improvement, installation, or repair by Developer of Homes, Common Areas, or any other Las Brisas at Doral facility. Commercial vehicles are not permitted to be parked on the property after 5:00 PM and will be towed at the owner's expense. U-Haul vehicles are not permitted to be parked over night unless prior written approval by the Board is granted.

33. Cooking. No cooking shall be permitted nor shall any goods or beverages be consumed on the Common Areas except in areas designated for those purposes by Association. The ACC shall have the right to prohibit or restrict the use of grills or barbecue facilities throughout Las Brisas at Doral. Barbecues are only permitted on open patios. Residents are permitted to barbecue on the lawn behind their building but must clean up and remove the barbecue when finished. The Veracruz model is the only 2nd floor unit that can barbecue on their balcony as it is not enclosed.

34. Substances. No inflammable, combustible or explosive fuel, fluid, chemical, hazardous waste, or substance shall be kept on any portion of Las Brisas at Doral or within any Home, except those which are required for normal household use.

35. Extended Vacation and Absences. In the event a Home will be unoccupied for an extended period, the Home must be prepared prior to departure by: (i) notifying Association; (ii) removing all removable furniture, plants and other objects from outside the Home; and (iii) designating a responsible firm or individual to care for the Home, should the Home suffer damage or require attention, and providing a key to that firm or individual. The name of the designee shall be furnished to Association. Such firm or individual shall contact Association for permission to install or remove approved hurricane shutters or enclosures. Association shall have no responsibility of any nature relating to any unoccupied Home.

36. Commercial Activity. Except for normal activity, administrative offices of Developer or Builder, sale and re-sale of a Home, and sale and re-sale of other property owned by Developer no commercial or business activity shall be conducted in any Home within Las Brisas at Doral notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not be permitted to meet with Owners in Homes unless the Board provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within Las Brisas at Doral. No solicitors of a commercial nature shall be allowed within Las Brisas at Doral, without the prior written consent of Association. No garage sales are permitted except as permitted by the Association. No day care center or facility may be operated out of a Home. Prior to the Community Completion Date, Association shall not permit any sales without the prior written consent of Developer.

37. Artificial Vegetation. No artificial grass, plants or other artificial vegetation, or rocks or other landscape devices, shall be placed or maintained upon the exterior portion of any Lot or Home, unless approved by the ACC.

38. Decorations. No decorative objects including, but not limited to, birdbaths, light fixtures, sculptures, weather vanes, or flagpoles shall be installed or placed within or upon any portion of Las Brisas at Doral without the prior written approval of the ACC.
39. Sports Equipment. No recreational, playground or sports equipment shall be installed or placed within or about any portion of Las Brisas at Doral without prior written consent of the Association. Bike riding, rollerblading, skating, skateboarding and scooters are not permitted in the common areas unless children are accompanied by an adult. Such equipment shall be stored inside the unit. Ramps for skateboards are not permitted in common areas. Any sports such as football, baseball, kickball, soccer, etc. is not permitted in the parking lot where damage can be caused to other residents vehicles. Children are the responsibility of their legal guardians.
40. Fencing. No walls or fences shall be erected or installed without prior written consent of the ACC. No chain link fencing of any kind shall be allowed.
41. Septic Tanks. Pursuant to the Title Documents, septic tanks are prohibited.
42. Moving Hours. Moving in or out is permitted Monday –Sunday between the hours of 9:00 AM and 5:00 PM.
43. Fining. Unit owners will be fined if noticed violations are not corrected. A first offense fine will be \$50.00 and a second offense will be fined at \$100.00 per day up to \$1000.00 until the fine is corrected.
44. Damage to Common Areas. A unit owner will be assessed the cost of any repairs necessary due to an owner or tenant's negligence.