



Message from your Board of Directors

This year Kendall Breeze will be fifteen years old. Since Century Homebuilders turned over the development to its residents on April 28, 2005, we have matured as a neighbourhood and have seen improvements that helped maintain or increase the values of our homes and the beauty of our streets. From the inception of the Homeowners Association the Board of Directors has been enforcing the Rules and Regulations set forth in the documents of Kendall Breeze Homeowners Association and Declaration of Covenants, Restrictions and Bylaws ("KBHOA" or "KBHOA, Inc.").

When you purchased your home in Kendall Breeze you bought into a common-interest community and you agreed to abide by the Rules and Regulations therein. By choosing to live in such environment, you consented to share facilities with your fellow residents and you voluntarily sacrificed certain freedoms to protect your investment and reduce nuisances.

Many homeowners are not aware of the restrictions inherent to a regulated community and are shocked to learn, after receiving stern letters from their Homeowners Association, that they violated the covenants when their fence paint/stain is not an authorized color; their beloved family Pitbull dog is not a permitted breed; the business that they have been running from their home is not allowed.

Rules and regulations can appear pretty invasive to individuals who violate them, but they serve a purpose. They are meant to protect the wellbeing of all residents and the peaceful enjoyment of their homes by prohibiting the breeding of Boa Constrictors or turning yards into car lots or playing loud music, to mention a few examples.

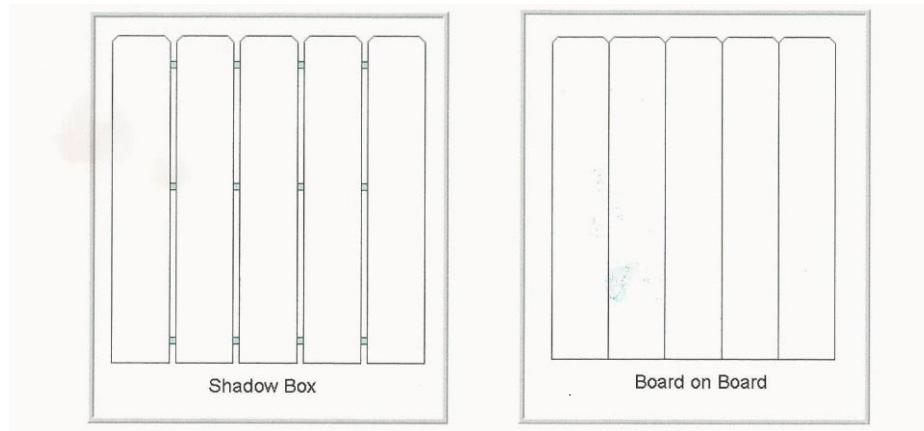
The Board members as a group, who have volunteered their time to govern the Association and Management representatives, are obligated to enforce the Rules and Regulations for the interest of all. Every resident is legally bound and required to follow them. Owners who have chosen to lease their properties must advise their tenants accordingly.

Along with the maturity of our buildings, trees and common facilities, changes are necessary to maintain our present needs as a whole. To protect the interests of all residents, the Board of Directors has revised some of the existing Rules and Regulations. The amended document is included and we would like to encourage you to read it and become familiar with the changes.

Kendall Breeze is a charming neighbourhood that continues to attract individuals wanting to reside in an area where it is always a pleasure to come home. Let us all do our part.

FENCES

1. Fences must be wood in shadowbox or board on board pattern. Height of fence must be consistent with community or as determined by the Board of Directors or the Architectural Committee.



2. Fences must be stained/painted, color as defined by Board of Directors or Architectural Committee, every 3 years or as determined by the Board of Directors or the Architectural Committee.
3. The four homes that have a chain link fence must plant and maintain a hedge in any of the approved choice of plants on the inside and outside of the chain link fence in order to maintain a harmonious appearance.
4. Fences currently allowed are Shadow-box or Board-on-board patterns. Effective immediately only Board-on-board pattern will be permitted for the construction of new fences or the replacement of an entire fence.

BRICK PAVERS

1. Brick pavers must be pressure cleaned and sealed as often as required (typically annually) or as determined by the Board of Directors or Architectural Committee.
2. Brick pavers will be maintained properly by resident and owner. Brick pavers must be clean and weed free. Brick paver's maintenance by resident and owner includes, but is not limited to, replacement of cracked, chipped, discolored or sunken pavers.



SATELLITE DISHES

1. Satellite dish (es) must be placed at the back of the single family house or townhouse, on the building's structure, not on fences and the cabling painted to match the color of the wall of the single family house or townhouse. The installation of satellite dish (es) must be executed as per FCC and manufacturer's recommended standards.
2. No resident shall install telecommunications equipment, satellite dish, or similar equipment within his/her property that will interfere with the radio and television reception of others.
3. Each townhouse or single family house is to have a maximum of two satellite dishes installed. The dishes must be placed on the back wall of the single family house or townhouse and the cabling must be painted to match the color of the building.

BACK YARDS

1. The homeowner is responsible for trees that are on the setback lines and the property lines that have a diameter of six (6) inches or more and measured four feet from ground level. These trees cannot be removed from the property. If the tree is removed, the homeowner will be required to replace the tree with a like kind, size and condition within thirty (30) days. If the homeowner fails to replace the tree, the Association will replace the tree and bill the homeowner for the costs associated with the activity.
2. When installing decks made of any material, a request for approval must be submitted to the Architectural Committee, accompanied by any required Miami-Dade County permits. The drawing must include the Miami-Dade County setback requirements.
3. Outdoor clothes drying activities are hereby prohibited and no such activities shall be conducted on any portion of any Lot or the Common Area.
4. Backyard lawns and landscaping at single family homes or townhouses must be maintained on a monthly basis. Hedges cannot exceed the height of the fence line between the single family house or townhouse and the neighbor's unless the property borders 120th Street or 122nd Avenue in which case, the owners will be permitted to grow the hedge no more than three (3) feet higher than the fence line to shelter residents from road noise. No weeds, underbrush, ivy or other unsightly growth shall be permitted to be grown or remain upon any single family house or townhouse. No refuse or unsightly objects shall be allowed to be placed or suffered to remain upon any single family house or townhouse.
5. Tree canopies and root systems, in front and back yards of Single Family Homes, must be maintained by the homeowner to prevent obstructing/damaging neighbour's property or common areas. Trees and shrubbery planted in the patios of Townhomes fall under the responsibility of the owner and must be maintained in a neat and attractive condition to avoid damaging neighbours' property or common areas. Failure to comply with this requirement will result in a violation. The HOA reserves the right to cure the breach through its self-help options in the event of no response/action and bill the homeowner as warranted.



FRONT YARDS

1. Landscape in front of each single family home or townhouse must be maintained adequately and in a harmonious manner. Maintenance includes mulching 1-2 times a year or as determined by the Board of Directors or the Architectural Committee. No weeds, underbrush, ivy or other unsightly growth shall be permitted to be grown or remain upon any residence. No refuse or unsightly objects shall be allowed to be placed or suffered to remain upon any home.
2. The front of each townhouse or single family home must be maintained in an orderly manner. Landscaping materials, home maintenance equipment/materials, etc. must not be stored in the front of the property. Rule of thumb it cannot be visible from the street. If the home has a side exposure to the streets these articles must be maintained in such a manner that they are not visible from the street.
3. No cooking or barbequing shall be permitted in front or side yards of single family homes or townhouses, if the activity is visible from the street.
4. Single family home or townhouse numbers cannot be obstructed and must be visible from the street.

HURRICANE SHUTTERS AND STORM PREPARATION

1. During Hurricane Season, which is June 1st to November 30th, shutters may only be placed/closed on townhomes and single family homes no earlier than 48 hours after a Hurricane Warning is issued by the county government. In accordance to life safety regulations, the shutters on the home must be removed or opened within 72 hours after the Hurricane Warning is lifted.
2. During storm preparation, all articles in the front and back yards of single family homes or townhouses must be either secured, so that they do not cause damage to the owner's property or a neighbor's, or must be brought into the home or garage. Items that must be secured or brought inside the home or garage include but are not limited to trampolines, barbeques, planters, furniture, umbrellas, etc. If during the weather event article(s) left out cause damage, the owner of the article(s) may be fined and will be responsible for any damage caused to the common areas or another owner's property.
3. After a Hurricane, Tropical Storm or Wind event debris will accumulate on resident's property and community grounds. The Board of Directors or Architectural Committee will designate an area in the community to collect such debris. There is to be **NO DUMPING** of debris from resident's property in common area grounds.

WINDOWS

1. No owner shall be permitted to place tin foil or other covering (except for draperies, blinds, or other window treatment as same are conventionally defined by decorators) upon any windows or sliding glass doors in the Living Unit, nor shall said owner be permitted to tint any windows or sliding doors in the living unit without first receiving the written approval of the Board of Directors or Architectural Committee.
2. Unit owners shall not place any type of tape on their windows such as masking tape in a storm event.



GARBAGE

1. Trash must be placed on curb in trash receptacles (trash cans) after 6:00pm on the day preceding the scheduled trash pick-up and trash receptacles must be removed from the curb no later than 8pm on the day of the scheduled trash pick-up. Trash receptacles must be maintained in a sanitary condition. When stored, the trash receptacles must be maintained in such a manner that they are not visible from the street or the adjacent home.

GENERAL RULES

1. No construction or lawn maintenance activity of any type shall take place on Sundays or legal holidays before 12:00pm Eastern Standard-Time.
2. Minor children must obey county curfew hours during weekdays, weekends and holidays. The curfew hour for weekdays is 10:00pm, weekends and legal holiday is 12:00am. Children out past these curfew hours must be accompanied by a parent or guardian.
3. Each resident assumes sole responsibility for the health, safety and welfare of such resident, his or her immediate family members and guests, and the personal property of all of the foregoing, and each resident shall not allow any of the foregoing to damage the common areas or interfere with the rights of other residents.
4. The Association is not responsible for any loss or damage to any private property used, placed or stored in the common areas. Without limiting the foregoing, any person parking a car within the parking areas assumes all risk of loss with respect to his or her car in the parking area. Further, any person entering the common areas assumes all risk of loss with respect to his or her equipment, jewelry or other possessions stored in the common area.
5. No drinking of alcoholic beverages will be permitted in the common areas of the community.
6. Trespassers onto common areas of the community can be removed from premises by security and police.
7. No garage sales without the prior written approval of the Board of Directors or Architectural Committee.
8. No cooking shall be permitted, nor shall any food or beverages be consumed on the common areas, except in areas designated for those purposes by the Association. No outside grills or barbeque shall be permitted in the community except in those portions of the common areas designated for such use by the Board or the Architectural Committee.
9. In the event a home will be unoccupied for an extended period of time, the Home must be prepared prior to departure by: (1) notifying the Association in writing (2) removing all furniture, plants and other objects from outside of the home (3) 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 the Association. The Association shall have no responsibility of any nature relating to an unoccupied home.



10. No combustibles shall be maintained within the community except as may be necessary or reasonably used by spas, barbecues, fireplaces or similar devices and as otherwise permitted by the Declaration and these rules and regulations.
11. The water used by the irrigation system is not suitable for drinking or water sports. Children and pets should not play in such water. Due to water quality, irrigation systems may cause staining on homes, other structures and paved areas. It is each resident's responsibility to treat and remove any such staining from his/her home and paved areas. Single family home owners must remove any such staining from their home, paved areas and common area sidewalk if their irrigation system is causing the staining.
12. The water used by the fountains is not suitable for drinking, swimming or water sports. Children and pets should not play in such water.
13. The playing of sports in common areas cannot begin before dawn and must cease at dusk.
14. When a resident has been approved for a basketball hoop at his/her single family home or townhouse, the hours of play of basketball in front of said home cannot begin before dawn and must cease at dusk. If it involves a single family home the basketball hoop must be stored in the garage or backyard. If it involves a townhouse, the basketball hoop must be stored in the garage.
15. No homeowner is to interfere or tamper with common area property, equipment and features.
16. All residents shall be responsible for maintaining their home and Lot in a good, clean, neat and attractive condition.
17. No for sale or rent sign is to be placed anywhere in the community. This includes common area medians and grass.
18. No grocery carts, from any commercial business or of any other type or nature, permitted on community property. If a cart is found on community property the home with the closest proximity to the cart may be subject to a Violation Letter and a possible fine.

PROHIBITED VEHICLES AND ACTIVITIES RELATING TO VEHICLES

1. Commercial vehicles will be permitted in the community from Monday – Saturday between the hours of 8:00am and 7:00pm. Any commercial vehicle in the community after these hours will be in violation and may be towed from wherever it is parked at the owner's expense. Commercial vehicles can be parked in a resident's garage (with garage door closed). Law enforcement vehicles are not considered commercial vehicles.
2. All-Terrain Vehicles of any type such as ATV's and ACT's, as well as swamp-buggies, are not permitted in the community and must not be parked on driveways.
3. No go-peds or scooters of any type.
4. No vehicle that cannot operate under its own power will remain in the community for more than twelve hours, except in the garage of a home. No vehicle without a valid license plate will be



permitted to remain in the community, except in the garage of a home. No tarpaulin covers on vehicles shall be permitted anywhere within public view.

5. No vehicle maintenance of any type is to be performed anywhere in the community, except for a flat tire, or inside the resident's garage away from public view and without creating noise disturbance.
6. No magnetic signs advertising business or profession will be permitted to be affixed on a vehicle that is parked anywhere in the community, except in the garage of a home.
7. No vehicle that is in a crashed or inoperable manner is to be maintained in the community except in the garage of a home.

POOL USE

1. Residents permitted to have no more than 6 guests at the community pool at any one time.
2. Pool Rules and Regulations must be observed at all times.
3. Minors eighteen (18) and under will not be permitted at the community pool without parental supervision. Parents are responsible for the actions and safety of such minors and damages to the pools caused by such minors. If such minors use the community pool without the proper execution of a consent form or without adult supervision the Association is not liable for the actions of such minor.
4. No bicycles, tricycles, battery operated ride on cars, battery operated toys, etc. will be brought into the pool area.

ROOFS

1. Roofs shall be pressure cleaned within thirty (30) days' notice by the Board or Architectural Committee.

RENTAL OF PROPERTY

1. If a homeowner leases his/her home without the prior approval of the Board of Directors or the Welcoming Committee, the homeowner will be required to make an additional security deposit with the Association in the amount of one (1) year's worth of maintenance and reserve assessments. This security deposit will be maintained until such home ceases to be investment property, i.e., the home is sold or the unit's owner moves in and ceases the rental activity.
2. The owner of a home who has a lessee that is causing disturbances in the community, not abiding by the Rules and Regulations or misusing community property will be required to make a security deposit with the Association in the amount of one (1) year's worth of maintenance and reserve assessments.
3. All lessees shall comply with all requirements of the Association's Rules and Regulations.



4. All rental leases shall contain a clause that provides that the Association may terminate the lease upon the lessors and or lessees default of any of the provisions of the Association's Declaration of Covenants and Restrictions and the Rules & Regulations.

PARKING

Improper parking, which will result in the immediate towing of vehicles at the owners expense and liability with no warning if violated is as follows:

1. Parking on common area grass, one tire of a vehicle touching the grass will be considered improperly parked and will be towed.
2. Commercial vehicles and trailers parked after 7:00pm will be towed. This applies to the entire community common grounds and guest/street parking spaces. Parking aforementioned vehicles on the driveway of a property will be a violation and will be treated accordingly.
3. Parking of vehicles that are wrecked or considered dangerous, extremely unsightly or not properly registered with State and tagged.
4. With exception of Point 9. below, parking in any area not designated for such purpose such as sidewalks, streets, easement behind certain townhouse models, fountains and brick paved areas not designated as driveways, etc.
5. Registered motorcycles must adhere to the same Rules and Regulations as standard motor vehicles. Parking on sidewalks, streets, easement behind certain townhouse models, grass, fountains, and brick paved areas not designated as driveways, etc. will result in the immediate removal of the motorcycle at the owner's expense and liability.
6. Performing mechanical work on vehicle or motorcycle anywhere in the community.
7. Single family houses must not use front lawns as parking spaces. Single family home driveways may be extended to accommodate multiple vehicles without encroaching in common areas or the neighbour's property and provided that the design meets the Landscaping Standards currently in force. Architectural Modification Request (AMR) form must be submitted for approval to the Architectural Committee or Board of Directors, accompanied by a copy of the project's plan and with the understanding that once the required Miami-Dade County (MDAD) permit has been issued, a copy of said permit must be presented to the Property Management office staff, prior commencement of work.
8. Exceptions for parking in non-authorized areas for a limited time will be considered for special occasions and holidays on a case by case basis, so long as the Property Management staff is notified in advance. A minimum 24-hour notice is required for the assignment and issuance of parking permits, taking into account that the HOA office is closed on weekends and legal holidays.
9. When parking on driveways or perpendicular to driveways, a 36-inch gap must be allowed for pedestrian traffic. Sidewalks cannot be blocked.

TEMPORARY STRUCTURES



1. Temporary structures, such as Gazebos, may be permitted as determined by the Board of Directors or Architectural Committee, provided the structure can be dismantled within one hour. The Board of Directors or Architectural Committee will determine specifications such as type, size and color. Temporary structure must be placed in back yard. Upon the announcement of a hurricane warning or wind event, including a tropical storm, the temporary structure must be collapsed and put away. If during the weather event the temporary structure is left out and causes damage the owner of the structure may be fined and will be responsible for any damage caused to the common areas or another owner's property. When installing temporary canvas sails or any other type of sun protection structure in backyards or patios, the material colors authorized are the same as under 2.
2. To install a permanent or retractable awning, approval must be secured from the Board of Directors or the Architectural Committee through an Architectural Modification Request (AMR) form. The authorized fabric brand is SUNBRELLA and the approved colors are: Captain Navy 4646; Forest Green 4637; Burgundy 4631; Beige 4620; Forest Vintage Bar 4949.

PETS

3. Household pets must be kept on a leash when not inside the owner's home. If the household pet is in the resident's front yard it must be on a leash.
4. All household pets, if permitted outside the resident's home, must have a valid license tag evidencing proper vaccinations and identification tags for if lost.
5. Dade County does not permit the ownership of Pitbull dogs; therefore, this breed is not permitted anywhere in the community.
6. Residents shall immediately pick up and remove any solid animal waste deposited by their pets. Failure to do so will constitute a violation.