

SHOMA VILLAS II – RULES AND REGULATIONS

The Rules and Regulations (“Rules”) are established by Shoma Villas II (“Association”) pursuant to the authority granted in the Declaration of Condominium and Bylaws. All homeowners, residents, tenants, and visitors must comply with these Rules, and all applicable Miami-Dade County laws, regulations and ordinances.

COMMON AREAS

1) Walkways and Personal Items

- All walkways must be kept clear of obstructions.
- Personal items such as chairs, tables, pavers, or similar objects **must be removed daily**.
- The association is **not responsible** for damage to personal property left in common areas.

2) Animals

- **Feeding or Keeping Farm Animals:** Feeding cats, ducks, pigeons, or any other animals is strictly prohibited.
- Keeping, breeding, or maintaining roosters, chickens, or similar animals is **not allowed under any circumstances**.
- **Pets:** All pets must be leashed in common areas, and owners are required to clean up after their pets immediately.

3) Trash and Recycling

- Garbage and recycling bins must be brought back inside your property on the same day as pickup.
- **Trash Pickup:** Tuesdays and Fridays
- **Recycling Pickup:** Every other Friday
- **Bulk Pickup:** Residents must attach the Miami-Dade County notice indicating bulk pickup and notify Management.
- **Replacement of Bins:** When placing a damaged garbage or recycling bin outside for replacement, residents must attach the Miami-Dade County notice.
- **Littering:** No resident, tenant, visitor or contractor may leave, throw, or drop any litter, garbage, debris, cigarette butts, or discarded items on any sidewalk, street, or Common Area. All trash must be placed in proper containers.

4) Exterior Modifications

- Any exterior alteration **requires prior written approval** from Management. Contact Management for the modification form.
- **Porch Lamps:** Each unit is permitted one (1) porch light fixture, identical to the original community-installed fixture. No additional or alternate fixtures are allowed.
- **Windows:** Units must use plain curtains or blinds. Aluminum foil, reflective materials, or decorative coverings are **not permitted** and must be removed. Residents may not hang, drape, or display any items outside windows, including clothing, towels, signs, flags, plants, or decorations.
- **Unit Number Signage:** Unit numbers on doors or buildings may not be altered. New numbers will be installed by Management.
- **Holiday Decorations:** Must be removed within 15 days after the holiday.

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- **Damage:** Any exterior damage caused by residents or visitors will be repaired at the owner's expense.

PARKING AND VEHICLE REGULATIONS

1) Authorized Vehicles

- All vehicles parked on the property must display a valid decal or hangtag at all times.

2) Prohibited Parking

- Double-parking, parking on grass, sidewalks, or fire lanes is strictly prohibited.
- Overnight parking is allowed **only in designated resident or visitor spaces**. Handicap spaces may **not** be used overnight unless specifically authorized.

3) Restricted Vehicles

- The following are **not permitted** on the property: Commercial vehicles, vehicles with signs/letterings, pickup racks, limousines, heavy-duty trucks, trailers are prohibited.
- *Exceptions:* Delivery vehicles, u-hauls during business hours.

4) Speed Limit

- For the safety of all residents, the speed limit throughout the community is **5 miles per hour**.
- Residents and visitors must drive slowly and cautiously at all times.

5) Mechanical Repairs

- Mechanical work, maintenance, or car repairs are **not allowed anywhere on the property**.

6) Enforcement

- Vehicles found in violation of these rules may be **towed at the owner's expense** without prior notice.

COMPLIANCE AND VIOLATIONS

Failure to comply with these Rules may result in written warnings, fines, or other enforcement actions as permitted.

Fines may be assessed at **\$100.00 per day**, up to a maximum of **\$1,000.00 per violation**.

For questions or to report violations, please contact the Management office.