



CONDOMINIUM ASSOCIATION, INC

Dear Residents,

Please carefully read the following news for the community. We need your support to continue to improve our community and keeping it clean and safe for everyone to live in.

The community has had several incidents that can be prevented with your help and collaboration.

This is a private community, and all residents must follow the Rules and Regulations of the Association.

The administration has begun inspections on the common areas and balconies. Many units are in violation and a violation report will be emailed to all owners and tenants. Owners are responsible to make sure the tenants correct the violation, if not a fine will be given for the violations committed.

Owners and Tenants must provide in writing with a picture that they have corrected the violations. The following will help keep the community from getting more Fire Code Enforcement Fines and Violations.

PROPERTY DAMAGES

Below are pictures of property vandalism and negligence.



**IMPORTANT TO FOLLOW
FOR THE SAFETY OF THE
COMMUNITY IN VILLAGE AT
DADELAND**

**NO DRINKING ALCOHOL ON
COMMON AREAS AND
DRIVING UNDER THE
INFLUENCE**

**KEEP YOUR BALCONIES
CLEAN AND REMOVE
ALL ITEMS NOT
ALLOWED**

**RESPECT YOUR
NEIGHBORS AND
FOLLOW THE RULES
AND REGULATIONS**

**RESPECT AND FOLLOW
PET LAWS**

**RECYCLE PROPERLY
AND STOP DUMPING
FURNITURE/PERSONAL
ITEMS BY THE
CONTAINER**



**A COMMUNITY THAT CARES,
LOVES AND RESPECTS WILL
ALWAYS REMAIN SAFE,
CLEAN AND DESIRABLE**

Property damage to the landscape is not allowed, whoever is responsible for the damage will be prosecuted and charged for the damages. Several complaints to the administration have been reported for nuisance and loitering on private property.

PET RULES AND REGULATIONS

The association is a pet friendly community, with that comes responsibilities and laws that must be followed to continue being able to have pets. Please report to the office of any illegal activity happening in the community.



- Dogs must always be on a leash.
- Pet waste must be cleaned and thrown away.
- All Dogs in the community must be registered.
- All Dogs must be vaccinated.
- All Dogs must always have a Miami Dade Tag.
- All Dogs must follow Miami Dade County laws.
- Pitbulls must have an insurance policy for liability.
- Aggressive pets must have the right leash and muzzle.
- Cat owners must keep pets inside the house.
- No feeding any pet/Dog/Cats/Ducks outside on the property.
- They will be discarded immediately.



Any pet owner who does not help their pets stay in compliance with regular ordinances with Miami Dade County and the association will be advised to leave until the rules are being followed.

BALCONIES IN VIOLATION

Owners we need your support for the violations on the balconies. Before the month ends, we will provide a full list of all the units in violation. As you help clear the violations, it will keep the community free from any fines from the Fire Department.

It will help keep the community safe and clean. As you know we are still in hurricane season and many balconies are cluttered with personal items not allowed.

Please remove all: Planters hanging on the edge, hanging in the ceilings, boxes, work tools, gym equipment, excessive plants, palms, fences, paintings, plants planted on communal area grass, ceiling fans, light fixtures, No Christmas lights and make sure electrical outlets are GFCI weatherproof. No BBQ Grills and gas tanks permitted at any time.

RECYCLE AND TRASH CONTAINERS

The association would like to thank all the residents that are keeping the community clean. Please, when recycling make sure the proper items are put in the container, is important to make sure they are not contaminated.



ITEMS ALLOWED FOR RECYCLE

- Plastic Bottles & Containers
- Paper
- Glass Bottles & Containers
- Cans
- Flattened Carboard & Paperboard

ITEMS NOT ALLOWED

- Food, Liquids, Trash Bags
- No Foam Cups & Containers
- No Batteries
- **No Plastic Bags** or Film
- No Green Waste
- No Clothing, Furniture & Carpet

Remember illegal dumping of personal items and furniture is not allowed. Anybody found will be reported and fined immediately. Please dump your personal items in a public dumpster.

Please dump all personal items and furniture to this location:

Sunset Kendall Trash & Recycling Center, 8000 SW 107th Ave. Miami, FL 33173. +1 (305) 514-6666.

Or you can contact our office, and we will charge you a **SMALL FEE** for dumping in our container by the office.

HELP KEEP THE COMMUNITY CLEAN

