



Venetia Villas Condominium Association

APPROVED NOVEMBER 1, 2023

Leasing and Renting Rules

- ❖ No subleasing or no room renting services (i.e. Airbnb, HomeAway, etc.).
- ❖ No church or business meetings allowed.
- ❖ No business in the property (spa, massages services, taxes preparation, etc.)
- ❖ All prospective tenants must submit a personal interview with the Board prior to occupancy of the dwelling.
- ❖ All tenants need to be registered by the HOA Board.
- ❖ All tenants will have two weeks to change the address on the Driver License.
- ❖ Any applicant with criminal record will be rejected (No exceptions)
- ❖ The Unit Owner is responsible for his own property, under his occupancy or tenants. It will be his responsibility to understand and observe all regulations.

Parking for Residents and Visitors

- ❖ Residents need to register their vehicle. Driver license must show the address in Venetia Villas. A sticker will be provided, and it must be installed on the right lower side of the windshield.
- ❖ Visitors will need to have a parking pass ordered online at www.venetiavillas.com from Mon – Friday from 2pm to 6pm (no weekends nor holidays) prior to their visits. Visitors' parking is limited according to availability.
- ❖ Towing hours are from 11 pm to 6am every day, including weekends and holidays.
- ❖ Any vehicle that violates these rules may be subject to legal action, fines, towing, etc. All costs and expenses will be charged back to the Unit Owner and/or tenant.
- ❖ Each apartment is entitled to one parking space, but, if Rules and Regulations are strictly kept in compliance, a second parking space will be assigned to the resident that needs one more. If tenants/owner fail to comply with Rules and Regulations the consequences may imply the loss of the second parking space.
- ❖ Likewise, if residents require a third parking space, and it is available, the parking space will be assigned at a cost of \$150.00 per month.



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Windows Need to be Clear (flags, stickers, dolls, candles, plants, figures)

- ❖ No decorations of any type on the front and the back windows.
- ❖ Decoration is only allowed during Halloween and the Christmas season.
- ❖ Seasonal decorations shall not be installed any earlier than half (1/2) month before and must be removed no later than half (1/2) month after the date of the holiday.
- ❖ No decorations which create a safety hazard will be permitted.

Carwash and Car Maintenance Not Allowed

- ❖ Car washing, repairs, oil changes or maintenance of any motor vehicles is prohibited. Owners are responsible to prevent and clean any oil leaks, and for any cost associated with it.

Garbage and Dumping Rules

- ❖ All garbage must be in tied/secured plastic bags to avoid rodents.
- ❖ No furniture or other junk can be left in the dumpsters' area.
- ❖ No garbage must be left out of the dumpster, including mail papers, bottles, dog waste, or any other.
- ❖ Carboard boxes must be squashed prior to putting them inside the dumpster.

Pet and Animal Rules

- ❖ Pets are not allowed to new residents. (This rule does not apply to Service Dogs and tenants who have already owned pets prior to the rule change.)
- ❖ Pets must be registered in Miami-Dade County, showing residence address in Venetia Villas.
- ❖ Pets must be on a leash when on public areas of the property.
- ❖ Pets waste must be picked up by the pet's owner. Pets must be taken to the back of the building, within 6 ft of the fence to avoid nuisance to neighbors.
- ❖ No feeding animals (cats, dogs, pigeons, etc.) on premises.
- ❖ Visitors are not permitted to bring their pets onto the premises when visiting owners or tenants.



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General Maintenance and Rules

- ❖ The maintenance fee must be received from 1st to 10th day of each month. In case of delay or returns, the owner will be penalized \$100.00, and may lose the right to the second parking space. The Board could impose a lien to the property.
- ❖ Owners and tenants must be responsible for cleaning their windows, accordion shutters, and balconies, including A/C unit, the walls, floor, and sliding door. It is very important to prevent the nest and lodging of pigeons.
It is prohibited to dump unnecessary water or any other liquids to flow down below, affecting other residents under your apartment, with the residues.
- ❖ Storing items (i.e. plants, animal cage, hurricane shutters, etc.) on the balcony is prohibited.
- ❖ Barbeque and outdoor kitchens on the balcony are prohibited.
- ❖ Smoking is not allowed in the hallways, stairs, parking lots, nor in public areas.
- ❖ All neighbors must dress properly in public areas.
- ❖ No drugs, sex, prostitution or any illegal activity on the property. Local authorities will be contacted in the event of any illegal activities.
- ❖ Nuisance to residents must be avoided. No loud music in the parking lot. No unit owner or tenant shall make any noises in the building or adjacent grounds which may disturb the occupants of other units; this shall include running, jumping and playing inside the apartments, high noise levels from TV, radio or stereo, at unreasonable hours.
- ❖ Any type of vandalism is prohibited. Violators will be fined and evicted.
- ❖ During hurricane season, shutters must be installed prior to storm when informed by the Board. The shutters must be removed after the storm has cleared when informed by the Board. Accordion shutters must be open immediately after the passing of the storm.

In the event of any violation of the Rules and Regulations, Declaration or By-Laws of the Association, the Board reserves the right to pursue all legal remedies to compel enforcement, legal and equitable. All costs and attorneys' fees shall be assessed back to the account of the offending Owner at the time they are incurred. Verbal or physical abuse of any kind against any board member or maintenance personnel will not be tolerated and will result in immediate eviction of the offender and party. Alterations of documents of Venetia Villas are



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considered a violation of the rules and will result in immediate termination of the leasing/rental agreement.