

Message from your Board of Directors

On April 28, 2005 our community was turned over to us by Century Homebuilders. During the three years that Century Homebuilders was constructing and selling their homes in our community, the rules and regulations set forth in the documents of Kendall Breeze Homeowners Association Declaration of Covenants and Restrictions and Bylaws ("KBHOA" or "KBHOA, Inc."), which you accepted and became legally bound by when you assumed ownership of your single family home, villa or town home, were not strictly enforced.

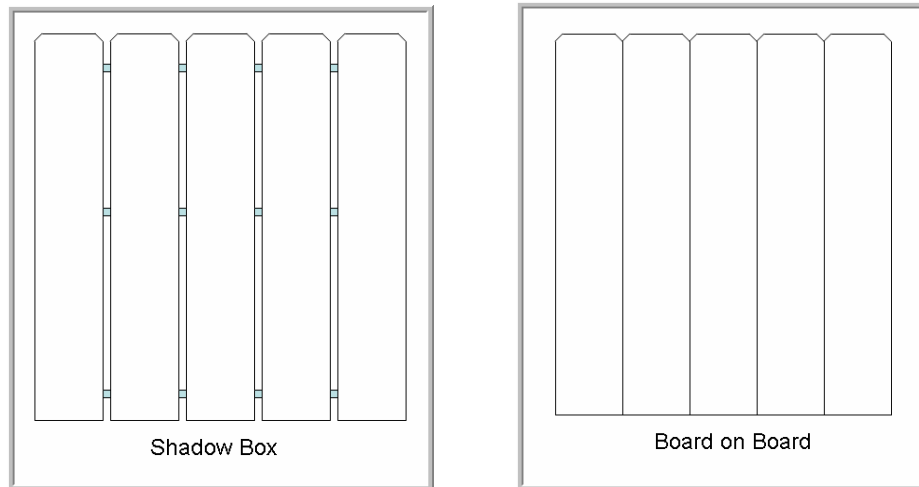
When you purchased your home in Kendall Breeze you bought into a common-interest community and you agreed to abide by the rules and regulations. Living in a common-interest community you share common facilities and you sacrifice certain freedoms, voluntarily, to protect your property values and reduce nuisances. Many homeowners do not know this. They move into a common-interest community without reviewing rules and regulations and are shocked to learn, after receiving a stern letter from their community association, that their choice of fence stain violates the covenants. That their beloved family Pit bull dog violates the covenants. The business that they have been running from their home violates the covenants. These are examples of rules and regulations that exist that you may not be aware of.

Rules and regulations can seem pretty invasive to new residents or to residents who violate them. But they serve a purpose. They prevent nuisance problems and preserve aesthetic harmony. They prevent owners from blasting their stereos at 4:00 am, from breeding Boa Constrictors in their backyard or turning their yards into car lots. Rules and regulations, consistently enforced over time, preserve property values and maintain a high quality of life for residents.

The Board members as a group, who govern your Association and Management representatives, are obligated to enforce these Rules and Regulations and you as a resident of Kendall Breeze are legally bound and required to follow these rules and regulations. These Rules and Regulations are created for the well being of the residents and peaceful enjoyment of their home. Rules and regulations are enforced to ensure high quality of life for residents and to preserve property values. Residents who have chosen to have their home occupied by Renters must advise such renter that they are bound by the same Rules and Regulations as the residents of Kendall Breeze. Rules and regulations are not meant to harass residents. Please read the following pages and ensure that we, as a community, are striving towards making Kendall Breeze a community to be envied by being considerate of the property we collectively own and of our neighbors.

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 (fichus, cherry, etc.) on the inside and outside of the chain link fence in order to maintain a harmonious appearance.

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 Dishes on all townhouses must be placed on the back of the townhouse. The Satellite Dish should be positioned on the back ledge (not on the stucco or fence). The installation of a satellite dish requires that the homeowner submit an Architectural request form for the Board of Directors or Architectural Committee.
2. No resident shall install telecommunications equipment, satellite dish, or similar equipment within their property that will interfere with the radio and television reception of others.
3. Each townhouse or single family home is to have only one (1) dish installed on their townhouse or single family home.

BACKYARDS

1. The homeowner is responsible for trees that are on the setback lines and the property lines that have a diameter of 6 inches or more and measured four feet from ground level. These trees cannot be removed from your property. If the tree is removed the homeowner will be required to replace the tree with a like kind, size and condition within 30 days. If the homeowner fails to replace the tree the Association will replace the tree and bill the homeowner for such tree.
2. Required setbacks when installing decks made of any material must be submitted for architectural committee approval and you must obtain applicable Miami-Dade County permits and adhere to 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. Your backyard lawn and landscaping must be maintained on a monthly basis. Your hedges cannot exceed the height of the fence line between your home and your neighbors, unless your home borders 120th Street or 122nd Avenue. If your home borders 120th Street or 122nd Avenue you will be permitted to grow your hedge no more than 3 feet higher than the fence line to shelter the homes from road noise. No weeds, underbrush, ivy 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.

FRONT YARDS

1. Landscaping in front of your home 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 home. No refuse or unsightly objects shall be allowed to be placed or suffered to remain upon any home.

FRONT YARDS (continued)

2. The front of your townhouse and 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 home. Rule of thumb it cannot be visible from the street. If your 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 your front or side yard if your residence is on a corner.

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 your home must be removed or opened within 72 hours after the Hurricane Warning is lifted.
2. During storm preparation all articles in your front and backyard must be either secured, so that it does not cause damage to your property or a neighbors, or you must bring it into your home or garage. Items that must be secured or brought inside your 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 owners 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 his Living Unit, nor shall said Owner be permitted to tint any windows or sliding doors in his Living Unit without first receiving the written approval of the Board of Directors or Architectural Committee.
2. Unit owner shall not place any type of tape on his 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 Sunday's 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.

GENERAL RULES (continued)

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 their home and paved areas. Single family homes 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. If you have been approved for a basketball hoop, the hours of play of basketball in front of your home cannot begin before dawn and must cease at dusk. If you are in a single family home the basketball hoop must be stored in your garage or backyard. If you are in a townhouse the basketball hoop must be stored in your 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 community from Monday – Saturday between the hours of 8:00 am and 7:00 pm. Any commercial vehicle in community after these hours may be towed from wherever they are 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 are not permitted in the community.
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.

PROHIBITED VEHICLES AND ACTIVITIES RELATING TO VEHICLES (continued)

5. No vehicle maintenance of any type is to be performed anywhere in the community, except for a flat tire.
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 and in an inoperable manner is to be maintain 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 fourteen (14) 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 treated within thirty (30) days notice by the Board or Architectural Committee.

RENTAL OF PROPERTY

1. If a homeowner leases their home without the prior approval of the Board of Directors or the Welcoming Committee, the homeowner will be required to deposit a 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 owner moves in and ceases the rental activity.
2. The owner of a home in the community who has a lessee that is causing disturbances in community, not abiding by the Rules and Regulations or misusing community property will be required to deposit a security deposit with the Association in the amount of one (1) year's worth of maintenance and reserve assessments.

RENTAL OF PROPERTY (continued)

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

1. 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 7:00 pm will be towed. This applies to the entire community common grounds, guest parking and driveways.
 3. Parking of vehicles that are wrecked or considered dangerous, extremely unsightly or not properly registered with State and tagged.
 4. Parking on 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. Parking on guest designated spaces for more than 24 consecutive hours is prohibited.
 6. Registered motorcycles parked on any area other than designated parking space. Motorcycles must adhere to the same rules and regulations as common motor vehicles. Parking on sidewalks, streets, easement behind certain townhouse models, grass, fountains, brick paved areas not designated as driveways, etc. will result in the immediate removal of the motorcycle at the owner's expense and liability.
 7. Performing mechanical work on vehicle or motorcycle anywhere in the community.

TEMPORARY STRUCTURES

1. Temporary structures, such as Gazebos, may be permitted as determined by the Board of Directors or Architectural Committee. 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 owners property.
2. To install a permanent or retractable awning you must obtain architectural approval from the Board of Directors or the Architectural Committee. The approved fabric brand is SUNBRELLA and the approved colors are: Captain Navy 4646; Forest Green 4637; Burgundy 4631; Beige 4620.

PETS

1. Household pets must be kept on a leash when not on or in residents home. If the Household pet is in the resident's front yard he must be on a leash.
2. 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.
3. Dade County does not permit the ownership of PIT BULL dogs, therefore, they are not permitted anywhere in the community.
4. Residents shall immediately pick up and remove any solid animal waste deposited by his Household pet anywhere on the Property (Community) including his lot.

This document will be amended and changed from time to time. These rules are to be followed by all residents of Kendall Breeze, and those who do not oblige may be subject to fining or legal action by the Association.



IMPORTANT DATES AND PHONE NUMBERS

Calendar of Events

January	
General Assembly Meeting	January 30, 2006
Board of Directors Meeting	January 30, 2006
February	
Board of Directors Meeting	February 27, 2006
March	
Board of Directors Meeting	March 27, 2006
April	
Board of Directors Meeting	April 24, 2006
May	
General Assembly Meeting	May 1, 2006
Annual Election	May 1, 2006
Board of Directors Meeting	May 29, 2006
June	
Board of Directors Meeting	June 26, 2006
July	
Board of Directors Meeting	July 31, 2006
August	
Board of Directors Meeting	August 28, 2006
September	
Board of Directors Meeting	September 25, 2006
October	
Board of Directors Meeting	October 30, 2006
November	
Board of Directors Meeting	November 27, 2006
December	
Board of Directors Meeting	December 18, 2006

Board of Directors Meetings will be held on the last Monday of every month.

Fining Committee meetings are held on the first Thursday of every month.

Advisory Committee meetings are held on the first Wednesday of every month.

Please check Bulletin Boards located at each Clubhouse on the east and west side of the buildings and www.kendallbreeze.org prior to the meeting dates, in case of changes. Meetings, unless otherwise posted, are held at 12300 SW 125th Court (Club House) at 7:00pm.

Important Phone Numbers

- Gables Professional Property Management:
Phone: 305-441-0904 Fax: 305-441-7982
Property Manager: Rita Rad
- Kendall Breeze HOA On-Site Office:
Phone: 305-259-3224 Fax: 305-259-3374
Onsite person: Erik Benimeli
- Security Company: 305-592-9747
(Press Option "6" for Operations)
- Police (Non-Emergency): 305-476-5423
- Police (Emergency):
- Alarm Company (United Communications):305-261-2440
- Century (for Warranty matters): 305-599-8100
- Bellsouth:1-888-757-6500 Repair: 611
- Miami Dade Water & Sewer: 305-665-7488
(Emergency) 305-274-9272
- Florida Power & Light: 305-442-8770
- Solid Waste Management: 305-594-1500