

Rules and Regulations

The Board of Directors of Dimensions at Doral Homeowners Association, Inc., has worked diligently to compile the enclosed information to familiarize the owners, tenants, and residents with the Rules and Regulations, management, and maintenance of Dimensions at Doral. Please keep in mind that it takes the cooperation of all owners, tenants, and residents to effectively operate and maintain our community.

Many of the requirements and services in a planned community are dictated by local, state, and/or federal regulations, and are detailed in the Association Documents, which are lengthy and precise in their long wage. You received these Documents at the time of closing, and we encourage you to review them carefully.

Your cooperation is appreciated and essential to keep the community a pleasant place in which to reside. If you rent your unit, please forward this document to your tenant to ensure compliance with these rules and regulations.

The following are specific rules and regulations adopted and approved by your Board of Directors. These rules and regulations are in addition to all rules and regulations in the Dimensions at Doral Homeowners Association Documents. All owners, tenants, residents and their respective family members and guests must abide by these rules.

Use Restrictions.

Assessments and Collections. Assessments are based on projected operations expenses for the year. Maintenance fees are due on the first (1st) day of each month. If payment is not received by the tenth (10th) day of the month a \$25 late charge is to be added to the account. Delinquent account over 60 days will be turned over to attorney for collection who will monitor and take actions including filing a lien on the property, if necessary. Applicable attorney's fee shall be assessed to delinquent accounts. If any Owner is in default in the payment of any monetary obligation owed to the Association for more than ninety (90) days, then said Owner's voting rights shall be immediately suspended until the monetary obligation is paid in full. Further, said Owner's Common Open Space use rights as well as common facilities rights shall also be suspended. This shall include, but is not limited to, access to common areas. Notwithstanding the suspension discussed herein, said Owner shall remain responsible for the payment of the full amount of monthly maintenance dues. Suspension of Common Open Space use rights shall not impair the right of the Owner or Tenant(s) of a parcel to have vehicular and pedestrian ingress to and egress from the parcel, including, but not limited to, the right to park.

Occupancy. The Unit shall be occupied as a private dwelling for the unit owners, their immediate family, guests, invitees, or any HOA approved tenants. No lot shall be used except for residential purposes. Owners are responsible for their tenants. All occupants, rents, or owners must first apply for approval to the Board of Directors prior to occupying the real property. Should the board fail to provide an approval for occupancy, then the proposed occupant may not reside within the real property.

Moving. Moving days are Monday to Friday from 8am to 6pm and Saturdays from 9am to 6pm. No moving trucks or commercial vehicles allowed on Sundays. No moving trucks including U-Haul's should be left over night in the community.

Alterations and Additions. No material alteration, addition or modification to a Parcel or Home or material change in the appearance thereof, shall be made without the written approval of the board, as required by this declaration.

Artificial Vegetation. No artificial plants or other artificial vegetation, or rocks or other landscape devices, shall be placed or maintained upon the front exterior portion of any Home or Parcel, unless approved by the board.

Pets and Wildlife. All pets must be registered, and DNA tested with the HOA when applying for purchase or lease. Any dog found in violation of this rule is subject to fines. No animals of any kind shall be raised, bred, or kept within Dimensions at Doral for commercial purposes. Association may prohibit breeds of dogs that the board considers dangerous in its sole discretion. Otherwise, Owners may keep domestic pets as permitted by County ordinances and otherwise in accordance with the Rules and Regulations established by the Board from time to time. Notwithstanding the foregoing, pets may be kept or harbored in a Home only so long as such pets or animals do not constitute a nuisance. All pets shall be walked on a leash. No pet shall be permitted outside a Home unless such pet is kept on a leash or within an enclosed portion of the yard of a Home, as approved by Homeowners Association. No pet or animal shall be "tied out" on the exterior of the Home or in the Common Areas, or left unattended in a yard, porch, or patio. All pets shall defecate only in the "pet walking" areas within Dimensions at Doral designated for such purpose. Each pet Owner shall be responsible for picking up any fecal matter after such pet. Failure to comply is subject to fines. Notwithstanding anything to the contrary, Seeing Eye dogs shall not be governed by the restrictions contained in this section. Litter shall be put in trash bins. Throwing litter down the storm drains is prohibited as it clogs up and must be pumped out to prevent flooding during the rainy season. Feeding wildlife (i.e. ducks, peacocks, etc.) is prohibited within Dimensions at Doral.

Cars and Trucks.

Security. Dimensions at Doral residents' lane is equipped with a transmitter for automated access. Residents are encouraged to use the residents' lane only however, in the case of malfunction, residents can access the community through the "Visitor's" lane by using access control kiosk. Relatives or friends visiting a resident must use the Visitor's Lane only. Tailgating through any community gate is prohibited and violators may be subject to fines. Gate access transmitter may be purchased at the management company's office. All vehicles using transmitters under a Homeowner's name/address must be registered. A transmitter assigned to a resident (homeowner or tenant) is NOT TRANSFERABLE. Therefore, a change of ownership or renter will trigger a deactivation of all transmitters under their name. If an owner rents his property, then owner's transponder is deactivated and tenant transponder is activated, but the owner can always access the community through the visitor's lane using the access control kiosk. Upon determination that security has been breached because a transmitter has been used by a non-registered vehicle, the assigned transmitter(s) may be de-activated. Vehicular access gates are for the exclusive use of resident's and visitor's vehicles. Pedestrians are not allowed to enter or exit the community through the vehicular gates unless it is a matter of an emergency. Pedestrians shall only use the pedestrian gate.

Parking. All vehicles belonging to Dimensions at Doral residents must be registered with the Homeowners' Association, via Parking Boss. Registered vehicles must display a Smart Decal from Parking Boss, placed outside of the lower driver's side rear window. Smart decals will be assigned to each vehicle, are not transferable and may only be issued by the Homeowners Association. The ownership of any unit/lot shall entitle the owner, or owners, thereof to the exclusive use of three parking spaces designated as the parking spaces for that unit on a particular lot. Each lot may have up to two

(2) properly parked, registered validly tagged, operational, non-commercial vehicles in the driveways and one (1) vehicle in the garage of the unit. Vehicles belonging to residents may not be registered as Guests. No vehicles of any nature shall be parked on any portion of Dimensions at Doral or a lot including, without limitation, on the grass, median, streets, dead ends, within 15' of a fire hydrant, within 20' of a crosswalk/intersection, within 30' of a Stop sign, sidewalks, swales, sewer drain aprons, and common areas, except on the surfaced parking area. No Owner, tenant or resident shall park in a parking space assigned to another unit without the permission of the applicable owner; evidence of such permission must be filed with the Association.

"Guests" are defined as a visitor to a residence staying minutes, overnight or at least one night, but not to exceed 25 hours in a 7-day period. All guests must park in the guest parking spaces and guest vehicles must be registered with Parking Boss. Guests who may be visiting for longer than 25 hours in a 7-day period may receive an extension on a case-by-case basis. Exceptions may be requested (after the guest is first registered with Parking Boss) by contacting in writing to the Property Management company and are subject to Board of Directors' consideration. Referred exceptions might be granted for a maximum of 30 nights per calendar year per unit. This exception does not apply to residents of Dimensions at Doral. As with Registered Guest extensions, frequent visitors, such as home health care providers, hospice nurses, physical therapists, etc., who visit frequently may be registered and receive an exempted authorization. Guests registered with Parking Boss are placed on a Safe List, which precludes them for being towed for not registering as a guest, between the hours of 7:00 PM and 7:00 AM the following day. Every guest should be registered regardless of length of stay or hours of visit. Guests who are only visiting during the hours of 7:00 AM to 7:00 PM are not required to be registered as guests. However, if they are identified as committing a parking violation, they may be towed as an unregistered guest. Registered Guests must obey all parking. Violators may be towed even if they are registered guests. All guest parking designated areas is for the exclusive use of guests. Guest spaces are available on a first come first serve basis. Owners/residents/tenants are allowed to in such guest parking spaces from 7:00am to 7:00pm. All vehicles parked in guests parking designated areas should be parked head-in and must be parked within the lines designated for the parking space. The Board of Directors has contracted a security company to ensure parking compliance and street safety within the community by the enforcing these parking rules. All parking violations will be recorded in Parking Boss by the designated parking enforcement officer. 1st parking violation will result in a warning decal (provided by Parking Boss), and a fine, however the vehicle will not be towed. 2nd parking violation will result in the vehicle being towed at owner's expense. All warnings and tow requests will be submitted by the parking enforcement officer by documenting any fines or tow requests through Parking Boss, to include photographs of the license plate of the vehicle, its positioning, the specific violation, date, and time of citation. Interfering with the perform of duties as well as assaulting a parking enforcement officer will result in a fine.

No commercial activity, including but not limited to car washing, window tinting, or auto repair is allowed in the parking area. In addition, residents or their guests may not wash their cars in the parking area.

No commercial vehicles, limousine, buses, boat, trailer including, but not limited to, boat trailers, house trailers, and trailers of every other type, kind or description, or camper, may be kept within Dimensions at Doral except inside the garage of a Home. No vehicles used in business for the purpose of transporting goods, equipment and the like, trucks or van shall be parked in Dimensions at Doral except during the period of a delivery or inside the garage of the unit. The term commercial vehicle shall not be deemed to include law enforcement vehicles or recreational or utility vehicles (i.e. Broncos, Blazers, Explorers, Navigators, etc.) or clean "nonworking" vehicles such as pick-up trucks, vans, or

cars if they are used by the contrary, the foregoing provisions shall not apply to construction vehicles in connection with the construction, improvement, installation, or repair by Developer or Builder of Homes, Common Areas, or any other Dimensions at Doral facility. No vehicles displaying commercial advertising shall be parked within public view. No vehicles bearing a "for sale" sign shall be parked within the public view anywhere on Dimensions at Doral. For any Owner who drives an automobile issued by the County or other government entity (i.e. police cars), such as automobiles shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Home. No vehicle shall be used as a domestic or residence either temporarily or permanently. No vehicles with expired registration or license plate may be kept within public view anywhere within Dimensions at Doral. The use of ATV's, ATC's and/or other similar motorized vehicles shall be prohibited in the facilities and Common Area.

Subject to applicable laws and ordinances, any vehicle parked in violation of these, or other restrictions contained in this declaration or in the Rules and Regulations now or subsequently adopted may (without obligation) be towed and fined by the Homeowners Association at the sole expense of the owner of such vehicle. Association shall not be liable to the owner of such vehicle for trespass, conversion, or otherwise, nor guilty of any criminal act, by reason of such towing. Notwithstanding the foregoing, each Owner acknowledges that such Owner and its family, guests, tenants, and invitees shall abide by all parking regulations issued by the local governing authority having jurisdiction.

Repairs and Maintenance of Vehicles. No vehicle, which cannot operate on its own power, shall remain on Dimensions at Doral for more than twenty-four (24) hours, except in the garage of a Home. Vehicle repairs are not permitted within the community, including the parking areas. Only emergency repairs shall be made within Dimensions at Doral and must be performed in the garage of the unit. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view.

Loading/Unloading. When loading and unloading, it is recognized that access to streets, alleys and driveways may be temporarily blocked. In such cases, the vehicle operator shall minimize the inconvenience and immediately move the vehicle upon completion of loading or unloading. The vehicle operator must remain accessible at all times to move the vehicle in the event of an emergency.

Vehicle Operation. Licensed, motorized vehicles shall include, but shall not be limited to, passenger vehicles, trucks, motorcycles, golf carts, construction and service vehicles, and motor homes. Such vehicles may be driven only on paved streets and driveways, must display current license plates. Drivers of motorized vehicles driven within Dimensions at Doral must have a current driver's license and carry minimum automobile insurance as required by the State of Florida. Motorized vehicles must yield to pedestrian and bicycle traffic and must be driven in such manner as not to disturb others. Motorcycles must comply with applicable law and shall carry a maximum of two persons unless equipped with sidecar for a third passenger.

Safety. Unless otherwise posted by a speed limit sign, the maximum speed limit within Dimensions at Doral is 15 mph. Notwithstanding the foregoing sentence, Dimensions at Doral Homeowners Association may temporarily reduce maximum speeds for safety reasons. Cutting through parking lots, driveways, sidewalks, swales, sewer drain aprons, or grass to avoid speed bumps is prohibited. The Association in accordance with its governing documents and Fla. Stat. §718.303, may levy fines against unit owners, occupants, licensees, or invitees for failure to abide by any provision of this Declaration. Bicycles, segways, and electrical scooters must be ridden with the flow of traffic and as near as practicable to the right curb unless preparing to make a left turn at an intersection or when

the conditions on the roadway make it unsafe to ride next to the right curb. To enhance safety, bicycle/e-scooters/segway riders are strongly encouraged to ride single file, to wear helmets and to wear reflective gear when riding at night. Pedestrians shall include but not limited to those walking, jogging, riding skateboards, or wearing rollerblades or skates. It is suggested that pedestrian traffic move against the flow of traffic and as near as practicable to the left curb. To enhance safety at night, pedestrians are strongly encouraged to wear reflective clothing and carry a light.

Pedestrian Access. All pedestrians shall exclusively use the pedestrian door/gate located at the entrance of Dimension at Doral. Door/Gate is equipped with an electronic key fob reader/opener and an Intercom. Key fobs may be purchased at the management company's office. The use of key fobs for accessing the community is exclusively for residents of Dimensions at Doral. All residents using key fobs under a Homeowner's name/address must be registered. A key fob assigned to a resident (homeowner or tenant) is NOT TRANSFERABLE. Therefore, a change of ownership or renter will trigger a deactivation of all key fobs under their name. If an owner rents his property, then owner's key fob is deactivated and tenant key fob is activated. Upon determination that security has been breached because a key fob has been used by a non-resident of Dimensions at Doral, the assigned key fob(s) may be de-activated.

Casualty destruction to improvements. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then within a responsible period of time after such incident, the Owner thereof shall either commence to rebuild or repair the damaged Home or improvement and diligently restore or repair the Home as approved by Architectural Control Committee.

Commercial Activity. Except for normal construction activity, and re-sale of Home, no commercial or business activity shall be conducted in any home within Dimensions at Doral. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a home for such Owner's personal use provided, however, business invitees, and clients shall not be permitted to meet with Owners in homes. No owner may actively engage in any solicitations for commercial purposes within Dimensions at Doral. No solicitors or a commercial nature shall be allowed within Dimensions at Doral, without prior written consent of Association. No garage sales are permitted, except as permitted by Association. No day care center or facility may be operated out of a Home.

Cooking. No cooking shall be permitted not shall any goods or beverages (alcoholic or not) be consumed on the Common Areas. Barbeques and grills are permitted only on the back patio or yard of a Unit. Barbecuing shall be subject to Rules and Regulations as may be promulgated from time to time by the Board of Directors.

Decorations. No decorative objects including, but not limited to, birdbaths, wind chimes, figurines, light fixtures, sculptures, statues, weathervanes, or flagpoles shall be installed or placed within or upon any portion of Dimensions at Doral without prior written approval of the Homeowners Association. Notwithstanding the foregoing, no statues, sculptures, or birdbaths of any kind can be installed or placed within the Front Yard or visible from the street. Notwithstanding the foregoing, holiday lighting and decorations shall be permitted to be placed upon the exterior portions of the Home and upon the lot in the manner permitted hereunder commencing on Thanksgiving and shall be removed no later than January 10th of the following year. All other holiday lights/decorations must be removed within ten (10) days after the holiday. The Homeowners Association may establish standard for holidays. The Homeowners Association may require the removal of any lighting that creates a nuisance (i.e., unacceptable spillover to adjacent Home).

American Flag. In concordance with the "Freedom to Display the American Flag Act of 2005" Owners may display the U.S. flag on all days. Homeowners shall follow the U.S. flag code federal law. The U.S. Flag should not be on the ground or touching anything beneath it. There should be no markings, drawings, and insignia

on or attached to the flag. The U.S. Flag should also only be displayed from sunrise to sunset. If a Homeowner wants to display it at night, the flag should have proper lighting. The American Flag should be taken down during inclement weather unless the Homeowner is using an all-weather outdoor flag. Homeowners may also display one portable, removable official flag of Florida in a "respectful" manner, and one portable, removable official flag that is not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag.

Signs. No sign (including brokerage or for sale/lease signs), flag, banner, notice or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in, or upon to the public view or visible from the outside without prior written approval from the Homeowners Association as required by this Declaration; and without prior written approval thereof by governmental agencies, if necessary (e.g. permit boards); provided, however, signs required by governmental agencies and approved by the Homeowners Association may be displayed. "For Sale" and "For Rent" signs must be approved by the Homeowners Association and shall be no larger than 12"x12". No sign may be placed in the window of a Home. No in-ground flagpoles shall be permitted within Dimensions at Doral, unless written approval of the Homeowners Association is obtained. Notwithstanding the foregoing, flags which are no larger than 24" x 36" attached to a Home and displayed for purpose of a holiday shall be permitted without the Homeowners Association approval.

Drainage System. Drainage systems and drainage facilities may be part of the Common Areas and/or Homes. The maintenance of such systems and/or facilities within the Common Areas shall be the responsibility of the Association. The maintenance of Drainage systems and/or facilities within the boundary of a Home shall be the responsibility of the Owner of the Home which includes such system and/or facilities. In the event that such system or facilities (whether comprised of swales, pipes, pumps, waterbody slopes, or other improvements) is adversely affected by landscaping, fences, structures (including, without limitation, pavers), or additions, the cost to correct, repair, or maintain such drainage system and/or facilities shall be the responsibility of the Owner of each Home containing all or a part of such drainage system and/or facilities. By way of example, and not of limitation, if the Owner of one home plants a tree (pursuant of Homeowners Association approval) and the roots of such tree subsequently affect pipes or other drainage facilities within another Home, the Owner that plants the tree shall be solely responsible for the removal of the roots that adversely affect the adjacent Home. Likewise, if the roots of a tree located within the Common Areas adversely affect adjacent Home, Association shall be responsible for the removal of the roots and the costs thereof shall be Operating Costs. Notwithstanding the foregoing, Association shall have no responsibility or liability for drainage problems of any type whatsoever.

Roof and Driveway. Roofs and/or exterior surfaces and/or pavement, including, but not limited to, walks and drives, shall be pressure treated within thirty (30) days of notice by the Association. No surface applications to driveways shall be permitted without prior written approval of the Homeowners Association as to material, color, and pattern. Such applications shall not extend beyond the front Lot line or include the sidewalk. No oil stains, stains or weeds are permitted on driveways or Lots. Each Owner shall be responsible to pressure clean between paintings. The paint to use for driveways is: Valspar Solid Concrete Stain Sedona, Base 4. It is sold at Lowe's.

Fences and Walls. No walls or fences shall be erected or installed without prior written consent of the Homeowners Association. All enclosures of patios, including, without limitation addition of vinyl windows, and decks shall require prior written approval of the Homeowners Association. Fences on the sides of a Home shall be six (6) feet or less, wood (natural wood stain or other color approved by the Homeowners Association), shadowbox or stockade. No fences, walls, structures, or trees shall be permitted within lake maintenance

easement of the Association or within any Common Area property abutting the lake. Owners must preserve in state of good maintenance areas enclosed by the private fence that belong to their unit.

Paint. Homes shall be repainted within forty-five (45) days of notices by the Association.

Hurricane Shutters. Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved in writing by the Homeowners Association. Any approved hurricane accordion shutter or panel may be installed or closed, up to 72 hours prior to expected arrival of a hurricane and must be removed or open 72 hours after the hurricane watch or warning or as the Board may determine otherwise. Except as the Homeowners Association may otherwise decide, shutters may not be closed at any other time other than a storm event. An approval by the Homeowners Association shall not be deemed an endorsement of the effectiveness of hurricane shutters.

Extended Vacation and Absences. In the event a home will be unoccupied for an extended period, the home must be prepared prior to departure by: (i) notifying association in writing; (ii) removing all removable furniture, plants, and other objects from outside the Home; and (iii) designating a responsible firm or individual to care for the Home, should the Home suffer damage or require attention, and providing a key to the firm or individual. The name of the designee shall be furnished to Association. Association shall not have any responsibility of any nature relating to any unoccupied Home.

Satellite Dishes and Antennas. No exterior visible antennas, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without prior written approval of the Homeowners Association as required but this Declaration. The Homeowners Association may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas, each Owner agrees that the location of satellite dishes, antennas and other equipment under this Section must be first approved by the Homeowners Association in order to address the welfare of the residents of Dimensions at Doral. No Owner shall operate any equipment or device, which will interfere with the radio or television reception of others and satellite dishes must be on the fascia board, when possible, with no exposed wires. All antennas not permitted by the Federal Communication Commission ("FCC") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the Board and shall be governed by the current rules of FCC.

Fuel Storage. No fuel storage shall be permitted within Dimensions at Doral, except as may be necessary or reasonably used for barbeques, fireplaces, emergency generators or similar devices and as otherwise permitted by this Declaration. No flammable, combustible or explosive fuel, fluid, chemical, hazardous waste, or substance shall be kept on any portion of Dimensions at Doral or within any home or parcel, except for those, which are required for normal household use. All propane tanks and bottle gas for household and/or pool purposes (excluding barbeque grill tanks) must be installed underground or in a manner to be screened from view by landscaping or other materials approved by ACC.

Oil and Mining Operations. No oil, drilling development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or on any lot, not shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or on any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted on any lot.

Utility Additions. There shall be no additional utility systems, including but not limited to water, sewage, electrical, air conditioning, heating, ducts, conduits, pipes, wires, or fixtures added to service any Unit without the prior written approval by the Board. Consent shall not be unreasonably withheld if such addition complies with all applicable ordinances, requirements and regulations of governmental authorities, and such additions

cause no damage, impairment or additional costs to the Association and do not adversely affect the aesthetic appearance of the Community or any part or parts thereof.

Wells and Septic Tanks. Wells and septic tanks are not permitted unless through the prior written approval of the Homeowners Association.

Garages. Each home may have its own garage. No garage shall be converted to a general living area. Garage doors shall remain closed at all times, except when vehicular/pedestrian access is required or when working in or around.

Garbage Containers. Trash collection and disposal procedures established by Association shall be observed. No outside burning of trash or garbage is permitted. No garbage cans, supplies or other similar articles shall be visible from outside home or parcel. Each Owner shall be responsible for properly depositing garbage can and trash containers sufficient for pick-up by the appropriate collection agencies in accordance with the requirements of any such agency. All such trash receptacles shall be maintained in a sanitary condition and shall be shielded from the view of adjacent properties and streets. Garbage cans and trash containers shall not be placed outside the home for pick-up earlier than 6:00p.m. on the day preceding the pick-up and must be stored away so that they are not visible from outside the home by 8:00pm on the day of pick up.

Littering. Littering is strictly prohibited in Dimension at Doral. No Resident, guest or invitee shall sweep, shake, or throw any dirt, litter, or other materials upon any area of the Community. No garbage, trash, rubbish, or any similar items shall be deposited, dumped, or kept on any part of Dimensions at Doral. Any violation to this rule is subject to fines.

Personal Property. All personal property (i.e., toys, bicycles, equipment, appliances, etc.) of Owners or other occupants of Homes shall be stored within the homes. No Personal property, except usual patio furniture, may be stored on, nor any use made of, the Common Areas, any parcel or home, or any other portion of Dimensions at Doral, which is unsightly, or which interferes with the comfort and convenience of others.

Laundry. Subject to the provisions of Section 163.04 of the Florida Statutes, to the extent applicable, no rugs, mops or laundry of any kind, or any other similar type of article, shall be shaken, hung, or exposed so as to be visible outside the home or Parcel (i.e., windows, balconies, railings or fences). Clotheslines may be installed in the rear yard of a home so long as not visible from the front of the Home.

Pools. No aboveground pools shall be permitted. All in-ground pools, hot tubs, spas and appurtenances installed shall require the prior written approval of the Association as set forth in this Declaration. The design must incorporate, at a minimum, the following: (i) the composition of the material must be thoroughly tested and accepted by the industry for such construction; (ii) any swimming pool constructed on any lot shall have an elevation at the top of the pool of not over two (2) feet above natural grade unless approved by the Association; (iii) pool cages and screens must be of a design, color and material approved by the Association and shall be no higher than the roof line of the home. Pool screening shall not extend beyond the sides of the home without the express approval of the Homeowners Association. All pools shall be adequately maintained and chlorinated (or cleaned with similar treatment), no diving boards, slides, or platforms shall be permitted without the approval of the Association.

Sports and Recreational Activities. No recreational, playground or sports equipment shall be installed or placed within or on any portion of Dimensions at Doral without prior written approval of the Homeowners Association. No basketball backboards, skateboard ramps, or play structures will be permitted without written approval of the Association. Such approved equipment shall be located at the rear of the home or on the inside

portion of corner homes within the setback lines. Tree houses or platforms of similar nature shall not be constructed on any part of home. No basketball hoops shall be attached to a Home and any portable basketball hoops must be stored inside the Home. No tennis courts are permitted within lots. Hunting is not permitted in Dimensions at Doral. Swimming, fishing, boating, and personal watercrafts (i.e., jet skis) is prohibited within the lake or waterbodies within Dimensions at Doral. No private docks may be erected within any waterbody. Throwing anything (stones, food, etc.) in the lake is prohibited and subject to fines.

Storage. No temporary or permanent utility or storage shed, storage building, tent or other structure or improvement shall be permitted, and no other structure or improvement shall be constructed, erected, altered, modified, or maintained without the prior written of the Homeowners Association, which approval shall conform to the requirements of this Declaration. Water softeners, trash containers, propane tanks and other similar devices shall be properly screened from the street in a manner approved by the Association.

Window or Wall HVAC Units. No window or wall heating, ventilation or air conditioning unit may be installed in any window or wall of a home.

Window Treatment. Window treatments shall consist of drapery, blinds, decorative panels, or other window covering, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired. No security bars shall be placed on the windows of any Home without prior written approval of the Homeowners Association. No awnings, canopies, or shutters shall be affixed to the exterior of a home without prior written approval of the Association. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the Association. Window treatments facing the street shall be of neutral color, such as white, off-white and wood tones.

Water Intrusion. Florida experiences heavy rainfall and humidity on a regular basis. Each Owner is responsible for making sure his or her Home remains watertight including, without limitation, checking caulking around windows and seals on doors. Each Owner acknowledges that running air conditioning machinery with windows and/or doors open in humid conditions can result in condensation, mold and/or water intrusion. The Association shall not be liable under such circumstances for any damage or loss that an Owner may incur.

Workers. Workers hired by any Owner for any purpose including, without limitation, maintenance, landscaping, and/or housekeeping may not congregate in or about the Common Areas or make any personal use of such Common Areas. Owners shall be responsible for any damage caused by such parties or by vendors or contractors hired by the unit owners.

General Use. Each Home, the Common Area, and any portion of Dimensions at Doral shall not be used in any manner contrary to the Association Documents. There shall be no planting on the common areas, except by the Association. No immoral, improper, offensive, unlawful, or obnoxious use shall be made in any portion of Dimensions at Doral. All laws, zoning ordinances and regulations of all governmental entities having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of the governmental entities for the maintenance, modification, or repair of a portion of Dimensions at Doral shall be the same as the responsibility for the maintenance and repair of the property concerned. Each Home is restricted to residential use as a residence by the Owner or permitted occupant thereof, its immediate family, guests, tenants, and invitees.

Children and Teenagers Use of Facilities. Each owner shall be responsible for all actions of minor children dwelling in and/or visiting his or her home. The Association shall not be responsible for any use of the facilities and Common Area by anyone, including minors. Parents/guardians shall be always responsible for all actions of their minor children in and about Dimensions at Doral. There is no designated playground; it is up to the

parents/guardians to make sure their children conduct themselves in a safe manner. Children are not allowed to play on the entrance/exit of the community. Parents/guardians must ensure that their children act properly and do not create dangerous situations unnecessarily. The cost of restoration of the common areas will be assessed to the parents/guardians of the children found damaging any of the common areas. If there are tenants living in the unit, the unit owner will be assessed the cost as the owner is responsible for the actions of their tenants. Any monies assessed for damages will be due and payable upon notification to the unit owner. These monies will be subject to collection by the Association's attorney if not paid within the requested time.

Nuisances. No obnoxious, offensive, or unlawful activity shall be conducted within any Unit, or on or about the common areas, nor shall anything be done thereon or therein which may be or which may become an annoyance or nuisance to the other residents or endanger the health and safety of any resident. Nothing shall be done or kept in any unit or in common areas that will result in the termination of, or an increase in the premium for, the policy of property insurance for the Property. Nuisances shall include, but is not limited to, loud music or noise, public address systems or speakers, radios, television sets, whistles, exhausts, unreasonable honking of horns, screeching of tires, revving of engines, gathering in front of homes or common areas, or any other aggressive or noxious or offensive activity where the quiet enjoyment of residents is interrupted by either a homeowner, or permitted occupant thereof, his or her immediate family, guests, tenants, and invitees. Excessive barking, yelping, crying or other noises from pets is not allowed. Under no circumstances shall there be any disturbing noises between 11:00 PM and 8:00 AM, Monday through Sundays. Construction hours are 8:00 AM - 6:00 PM, Monday through Friday, and 10:00 AM - 4:00 PM on Saturdays. No construction of any kind is allowed on Sundays or holidays. Dimensions at Doral Community must also abide to the City of Doral's Noise Ordinance provision (Ordinance No. #2006-23). The City of Doral police have been authorized by the Association to enforce laws of both the City of Doral and Florida. No firearms or BB guns shall be discharged within Dimensions at Doral.

Visibility on Corners. Notwithstanding anything to the contrary in these restrictions, no obstruction to visibility at street intersection shall be permitted and such visibility clearances shall be maintained as required by the ACC and governmental agencies. No vehicles, objects, fences, walk, hedges, shrubs, or other planting shall be placed or permitted on a corner Lot where such obstruction would create a traffic problem.

Landscaping. Without the prior approval of the Association, no resident shall remove soil from any portions of Dimensions at Doral, change the level of the land within Dimensions at Doral, or plant landscaping which results in any permanent change in the flow and drainage of surface water within Dimensions at Doral. Except for the obligation of the association to maintain the common area lawn, Owners shall maintain units' lawns, landscaping, sprinklers, and any other structure. Lawn maintenance by owner includes: Replacement of annuals, tree pruning as needed, trimming of shrubs, edging of beds, borders, mulch, insect control, fertilization, irrigation, weeding and trash removal. This applies to the patios and front lawns of each unit. Front yards must be kept with St. Augustine grass and the approved tree or palm. Artificial turf/synthetic grass or rocks shall be allowed in rear and side yards upon the Homeowners Association approval, but not to exceed 25% of the total lot area (this area is defined as the total parcel area defined as a side or rear yard minus the area of the primary structure) of the rear and side yards. Artificial turf/synthetic grass shall not be allowed in any front yard areas or in any area visible from the public right-of-way (regardless of whether it is in the rear or side yard). Screening, with the approval of the Homeowners Association, may be used to comply with the visibility requirement. If an owner removes the tree located in the unit front yard, it must be replaced with the approved tree Japanese Fem Tree or Alexander Twin Palm. The new-planted tree must be a minimum of six (6) feet in height. An Owner may cut any branches from a neighbor's trees or bushes that overlap Owner's lot. Such branches and leaves must be disposed of properly pursuant to the Garbage and Recycling section. No lawn furniture, fountains, plant pots, birdbaths, or sculptures shall be permitted in the front yard. Garden hoses shall not be left uncoiled on driveways or entrances.

Electrical Hoses (EV Vehicles).

Any homeowner who owns an electric vehicle and wishes to use an electrical hose for charging within their unit or designated parking space must comply with all applicable laws and regulations of the State of Florida. The homeowner is responsible for the installation, maintenance, and use of the electrical hose, and must ensure that its use does not cause any inconvenience or hazard to other residents.

Safety and Compliance: The electrical hose must comply with all safety standards and regulations. It should not obstruct pedestrian traffic or pose a tripping hazard. The homeowner must ensure that the electrical hose is coiled and/or stored safely when not in use.

Damage and Liability: Any damages to the Common Areas of the property, or any harm to individuals, that are directly or indirectly caused by the use of an electrical hose, shall be the sole responsibility of the homeowner who owns or operates said electrical hose. This includes, but is not limited to, damages resulting from malfunctions, misuse, or negligence.

Exemption of HOA Liability: The Homeowners Association (HOA) shall not be held liable, in any manner, for any damages or harm caused by the use of an electrical hose. This exemption applies regardless of whether the damage or harm was foreseeable or unforeseeable.

Repair and Cost Assessment: In the event that the use of an electrical hose results in damage to the Common Areas, the HOA reserves the right to assess the extent of the damage, estimate the costs associated with the repair of such damage, and undertake the necessary repairs. The homeowner will be billed for the total cost of repairing any damage caused by the use of an electrical hose. This includes the costs of materials, labor, and any other expenses incurred during the repair process

Irrigation. The water used in the irrigation systems is not suitable for drinking or water sports. Children and pets should not play in such water. Such water shall not be used by Owner to irrigate lawns. Due to the water quality, irrigation systems may cause staining on Homes, other structures, paved areas, or vehicles. It is each Owner's responsibility to treat and remove such staining. Association may require from time to time, that Owners adopt systems to prevent stains. No Owner whose House adjoins a waterway or lake, if any, may utilize the waterway or lake to irrigate. Use of lake water by Owners is prohibited and is at the Owner's sole risk as chemicals are used to control aquatic vegetation in lakes. Association may use waterways and lakes to irrigate Common Areas and Association shall not be liable for same. BY ACCEPTANCE OF A DEED TO A HOME OR PARCEL, EACH OWNER ACKNOWLEDGES THAT THE WATER LEVELS OF ALL LAKES AND WATERBODIES MAY VARY. THERE IS NO GUARANTEE BY THE ASSOCIATION THAT WATER LEVELS WILL BE CONSISTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME. The Association shall have the right to use one or more pumps to remove water from lakes and waterbodies for irrigation purposes, subject to applicable permitting. Irrigation system is not maintenance obligation of an Owner, shall be the maintenance obligation of Association and shall be deemed part of the Common Areas. Dimensions at Doral contain preserves, wetlands, and/or irrigation areas. No Owner or other person shall take any action or enter onto such areas so as to adversely affect the same. Such areas are to be maintained in their natural states.

Easements. If any other building or improvement on a House shall encroach upon another Home by reason of original construction, then an easement for such encroachment shall exist so long as the encroachment exists. It is contemplated that each Home shall contain an improvement with exterior walls, footings, and other protrusions, which may pass over or underneath an adjacent Home. A perpetual non-exclusive easement is herein granted to allow the footers for such walls and such other protrusions and to permit any natural water runoff from rood overhangs, eaves, and other protrusions onto an adjacent Home. No unit shall be enlarged by extending its boundaries by encroaching into common areas adjacent to property lines or by extending into

the air space above the roof of a unit without obtaining the proper approval of the board. Easements for installation and maintenance of utilities and drainage are reserved as shown or designated on the recorded plat. Within these easements, no structure (excluding driveways and walkways with the proper approval of the board), planting or other material shall be placed, built or permitted to remain which would damage or interfere with the installation or maintenance of the utilities, or which may change the direction or flow of drainage channels within the easements. No obstructions such as gates, fences, or other obstructions, which may interfere with emergency access, shall be placed in any easement strip for emergency access purposes. The Association is hereby granted an easement over each Lot for ingress and egress to any portions of the Lot or the improvements thereon requiring maintenance by the Association.

Responsibility for Damages. Unit owners shall be responsible for any damage to the Common Areas and Limited Common Areas caused by the acts of omission or commission by Residents of their Unit, their guests, invitees, including contractors, and Animals, and shall be charged with any costs incurred in repairing any such damage. The Association, at the cost to the Unit Owner, shall repair all such damages.

Liability for Damages: Any homeowner who engages an independent vendor or contractor for any work, which is subject to approval by the Board or the Architectural Committee, shall bear responsibility for any incidental damages inflicted upon the Common Areas of the Community by said vendor or contractor. This includes, but is not limited to, damages to landscaping, underground utilities, and common facilities. Furthermore, the homeowner must ensure that their contractor exercises appropriate caution and adheres to professional standards to prevent such damage.

Notification of Work: Prior to the commencement of any work, which is subject to approval by the Board or the Architectural Committee, by an independent vendor or contractor, homeowners are required to notify the HOA Board and the Property Management company in writing. The notification must delineate the nature of the work, identify the vendor or contractor, and specify the expected date, time, and duration of the work.

Insurance Requirement: It is imperative that any contractor engaged by a homeowner maintains adequate insurance coverage to compensate for potential damages to the Common Areas. This insurance requirement serves to safeguard both the homeowner and the HOA from substantial repair costs. Evidence of such coverage must be furnished to the HOA Board and the Property Management company prior to the initiation of any work which is subject to approval by the Board or the Architectural Committee.

Damage Assessment and Repairs: In the event of an incidental damage to the Common Areas, the HOA Board will evaluate the damage, estimate the cost and perform the necessary repairs. The homeowner will be invoiced for the cost of restoring the damaged Common Area or utility line to its original condition.

Fines. Where provisions for fines were made in these rules, the fine against any owner, tenant, guest, or invitee shall not exceed \$100.00 per violation. A fine may be levied based on each day of a continuing violation, with a single notice and opportunity for hearing, except that no such fine shall exceed \$1,000 in the aggregate. In any action to recover a fine, the prevailing party is entitled to collect its reasonable attorney's fees and costs from the non-prevailing party as determined by the court. A fine or suspension may not be imposed without notice of at least 14 days to the person sought to be fined or suspended and an opportunity for a hearing before the violations committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director,

or employee. Before a fine is assessed upon the account of the alleged violator, the committee must approve the imposition of the fine by majority vote.

Rules and Regulations Enforceability. If any portion of these rules and regulations is determined to be legally unenforceable, it shall not negate the enforceability of the remaining portions of the rule.