

ALHAMBRA AT CORAL LAKES

“RULES & POLICIES”

FINES & FEES:

On every infraction, an initial notification letter will be sent to the owner/renter. After 15 calendar days if the situation has not been fixed a \$500 dollar fine will be assessed. You must notify the management company that you are working on a solution and/or that the problem has been resolved.

AWNINGS:

There are four colors available. Blue, Terracotta, Wine and Forest Green.

CARS FOR SALE:

No cars for sale are allowed in the compound. A \$100.00 dollar fine will be assessed to the homeowner having cars with 'FOR SALE' sign.

COMMERCIAL VEHICLES:

No commercial vehicles are allowed in the complex. Any vehicle with commercial marks must have them covered completely.

DRIVEWAYS:

Pavers are allowed.

FENCES:

The association will paint the fences every three years. The homeowner is responsible for keeping the fences in good shape. They should have the same height and be painted white.

GARAGE SALE:

No garage sales are allowed in the compound. A \$500.00 dollar fine will be assessed to the homeowner having a garage sale.

GARBAGE, TRASH & RECYCLING COLLECTION:

Please take your garbage out the night before the pickup day and after 6:00 P.M. Garbage collection is twice per week, Mondays and Thursdays. Recycling is only on Mondays. Trash, including yard clippings, must be canned, bagged or bundled in lengths of up to four feet using twine, rope, or duct tape. Each item must weigh less than 50 pounds. There are three days when there is no garbage collection: Martin Luther King Day, Independence Day (July 4th) and Christmas Day (December 25). Do not bring the garbage out before 7 PM on Sunday and Wednesday.

Neighborhood Trash and Recycling Center: 2200 SW 117 Avenue. *Accepts used motor oil; does not accept white goods.*

MECHANICAL WORK:

No mechanical work is allowed. An initial notification letter will be sent to the owner/renter. If caught doing mechanical work for a second time a \$500 dollar fine will be assessed.

MOTORCYCLES:

No motorcycles are allowed in the driveway. They must be inside the garage

MOVING IN:

Anyone moving in must have authorization from the association. Moving trucks are not allowed to stay overnight.

NOISE:

Unreasonable loud, excessive, unnecessary, or unusual noises are prohibited. Types of prohibited noises include, but are not limited to:

Radios, TV, musical instruments, stereos, etc, between the hours of 10:30 p.m. and 7:00 a.m.

Dogs, birds, and other animals, if the noise is frequent, habitual, long or continual.

Power tool and landscaping equipment that are used outdoors between the hours of 8:00 p.m. and 8:00 a.m.

PETS:

Pick up after your pet defecates. There is an area on Park Boulevard where the dogs can go for their needs. Dogs must be always on a leash. Maximum two dogs per house

GARDEN:

Garden must be kept clean.

SATELLITE DISHES:

Satellite dishes must be placed on the back of the house.

PAINT:

There are four colors approved by the Association. They are available at To do Color Paints, located at 11865 SW 26 Street (Coral Way). Telephone number: (305) 552-5883. Ask for the Alhambra at Coral Lakes colors.

SECURITY:

Security is provided for 12 hours everyday including holidays from 6:00 P.M. to 6:00 A.M.

SHUTTERS & PANELS:

Shutters can be installed without permission from the Association. The color must be white. During the non-hurricane season the accordion shutters must be kept open.

Shutters and Panels can be up only during the hurricane season (June - November).

VEHICLES:

The Guest parking spaces are only for 24 hours. Any vehicle that is parked for more than 24 hours will be towed. To avoid your vehicle from being towed, do not double park or park on the grass, and follow all parking regulations. The towing company has been authorized to come into the complex at any time, take pictures and tow away any vehicle in violation at the owner's expense.

TRASH BLUK PICK UP:

Should you contact county for a bulk pick up you must attach to the garbage the confirmation number provided by them so the association can affirm that you have called in order for a violation no to be placed.

