

**Puerta Del Sol of Kendall Condominium Association
Fines Schedule**

	Violation	Fine Amount
1	Condo and Association Property alterations and/or improvements made without board approval	\$100/day for a continuing violation up to a maximum of \$1,000.00 aggregate
2	Tenants moving in prior to board approval	
3	Unauthorized signs on property	
4	Not removing holiday decorations by 15th day after the holiday	
5	Visible advertising signage on personal vehicle parked in parking lot or property	
6	Vehicle regulations not followed	
7	Adult owner or resident has not been identified with property management or has not submitted an application prior to occupying or purchasing any unit	
8	Over 2 adults per bedroom occupying a unit	
9	Overgrown grass or improper care of yards	
10	Non-allowed items in backyard, lanai, terrace, balcony, or patio, such as: Spa, hot tub, whirlpool, infant portable pool, appliances, or similar items	
11	Improper antenna or satellite dish installation	
12	Clothes lines outside of unit	
13	Non-allowed items stored on sidewalks, entrances, hallways, etc.: items including carts, bicycles, carriages, tables, clothing, rugs or any other objects	
14	Car washing on property, includes mobile car wash company or self-washing, or using condominium water for this purpose	
15	Not following pet rules, including but not limited to picking up pet waste, walking without a leash, not registering your pet, allowing pet to urinate on walls and hallways	
16	Breaking noise ordinance of quiet time from 11:00 pm to 8:00 am	
17	Construction or loud work outside of designated times (8:00 am to 6:00 pm Monday – Friday is permitted)	
18	Breaking of pool rules	
19	Breaking of clubhouse rules	
20	Breaking of amenities rules	
21	Improper use of common areas and facilities	
22	Garbage not placed in appropriate containers, garbage rules broken	
23	Damaging walkways, halls, walkways, staircases, buildings, and/or common areas	
24	Garbage or other items placed in walkway, hallway, stairwell, outside of unit door	
25	Mechanic work on condominium property	
26	Bulk garbage disposal on property	

If the violation does not fall within the above categories, then the Board shall consider the imposition of the fine on a case by case basis, this includes breaking any of the Rules and Regulations, Bylaws, or Condo Declaration articles.