THE MILE APARTMENTS CONDOMINIUM, INC
APPLICATION FOR OCCUPANCY

New residents (owners and/or tenants) are required to complete and submit this application to obtain Association approval at least fifteen (15) business days prior to the proposed occupancy date.

GRS MANAGEMENT, INC
15280 NW 79TH COURT, SUITE 101
MIAMI LAKES, FL 33016
PHONE 305-823-0072
FAX 305-823-4888

To avoid delays in processing, **all applications must be submitted to THE MILE APARTMENTS CONDOMINIUM, INC.** Every form must be completed in its entirety, be accurate, and be signed by all required parties. All required supporting documentation and applicable fees must be submitted with the application.

Incomplete, applications will not be accepted or processed until all required information, documentation, is received. Please print legibly using **black or blue ink**.

Incomplete applications will be automatically canceled thirty (30) days after the date of submission date. All application fees are non-refundable.

The following must be included with the application:

_____ Application processing fee of $150.00 for legally married couples. Any other applicant over 18 years of age must pay an additional $150.00 per applicant. Made payable to: **GRS Management, Inc. (Cashier's check or money order only) - Application fees are non-refundable.**

_____ **Sales Only:** A completed Estoppel Request must be submitted prior to closing. Pursuant to Section 718.116, Florida Statutes, the Association or its authorized agent will issue the estoppel certificate within ten (10) business days after receipt of a written request and the applicable statutory fee. Payment must be made by cashier's check or money order payable to **GRS Management, Inc.** The current fee is **$250.00 for standard processing service (issued within 10 business days** and **$350.00 for expedited service (issued within 3 business days. An additional $150.00 if the account is collection.**

_____ **Rentals Only**: Applications will not be approved if there are any outstanding assessments, fees, fines, or other amounts due to the Association.

_____ **Background Check / Local Police Record** Each applicant is required to provide a **background report or a local police record.** As a convenience, **GRS Management, Inc.** may obtain a background screening on behalf of the applicant for an additional fee of **$55.00 per applicant**. Payment must be made by **cashier's check or money order** payable to **GRS Management, Inc. All background screening fees are non-refundable**, regardless of whether the application is approved, denied, withdrawn, or canceled.

_____ A fully executed copy of the Contract for Sale or Lease, signed by all parties.

When a complete application package is received, we will commence the background screening process. Once the background screening is completed, we will forward the application to the Board of Directors for approval.

All inquiries regarding the application process must be made via e-mail to customer@grsmanagement.com.

THE MILE APARTMENTS CONDOMINIUM, INC
APPLICATION FOR OCCUPANCY

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

Note: Please note that all applicants over the age of 18 (not married to the primary applicant) must complete a separate application.

Date: _____ Desired Date of Occupancy: _____

This Application is for a: Lease (_) Purchase (_) of Unit # _____

Agent Information (if applicable)

Property Address: _____

Realtor's Name: _____ Phone # _____

Applicant information:

Applicant's Name_____Phone# _____

Email Address: _____

SSN#_____ DOB _____

DL # _____ State _____

MARITAL STATUS: Married ( ) Separated ( ) Divorced ( ) Single ( )

Spouse's Name: _____

Phone# _____

Email Address: _____

SSN#_____ DOB _____

DL # _____ State _____

LIST OF OCCUPANTS

Total number of individuals who will occupy the unit: _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

THE MILE APARTMENTS CONDOMINIUM, INC
APPLICATION FOR OCCUPANCY

PETS

Yes (_) No (_) How Many: _____

Weight: _____ Breed: _____ Color _____

Weight: _____ Breed: _____ Color _____

All pets residing within the community must be registered with and approved by the Association prior to occupying the unit. Owners or residents must submit all required registration forms and supporting documentation, including proof of current vaccinations, applicable county registration, and any other information required by the Association. No pet shall be permitted in the community without prior Association approval.

VEHICLES

Make: _____ Model: _____ Tag #:_____

Make: _____ Model: _____ Tag #:_____

Occupancy and Parking

Residents, owners, tenants, and their guests must comply with all Association parking and vehicle regulations. Any vehicle parked in violation of the Association's rules and regulations may be booted at the vehicle owner's expense. The owner of the vehicle shall be responsible for all costs associated with the removal of the boot, as well as any other applicable enforcement fees.

- **One-bedroom units:** Maximum of **two (2) occupants** and **one (1) vehicle**.
- **Two-bedroom units:** Maximum of **four (4) occupants** and **two (2) vehicles**.

All residents must display a valid Association parking decal. Parking decals are distributed by the **Board of Directors by appointment only**.

RESIDENCE HISTORY

Applicants must provide a complete employment history for the past three (3) years.

Present Address: _____ Years_____

City_____ State_____ Zip _____ OWN ( ) RENT ( )

Name of Landlord_____ Phone # _____

Previous Address: _____ Years_____

City_____ State_____ Zip _____ OWN ( ) RENT ( )

Name of Landlord_____ Phone # _____

Previous Address: _____ Years_____

City_____ State_____ Zip _____ OWN ( ) RENT ( )

Name of Landlord_____ Phone # _____

THE MILE APARTMENTS CONDOMINIUM, INC
APPLICATION FOR OCCUPANCY

EMPLOYMENT HISTORY
Applicants must provide a complete employment history for the past three (3) years

ARE YOU: Self-Employed? Yes (_) No (_) Retired? Yes (_) No (_)

Present Employment Name: _____

Address _____ Phone _____

City _____ State _____ Zip _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income _____

Prior Employment Name: _____

Address _____ Phone _____

City _____ State _____ Zip _____

From: _____ To _____ Dept or Position: _____

Prior Employment Name: _____

Address _____ Phone _____

City _____ State _____ Zip _____

From: _____ To _____ Dept or Position: _____

Spouse's Employer ARE YOU: Self-Employed? Yes (_) No (_) Retired? Yes (_) No (_)

Present Employment Name: _____

Address _____ Phone _____

City _____ State _____ Zip _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income _____

Prior Employment Name: _____

Address _____ Phone _____

City _____ State _____ Zip _____

From: _____ To _____ Dept or Position: _____

Prior Employment Name: _____

Address _____ Phone _____

City _____ State _____ Zip _____

From: _____ To _____ Dept or Position: _____

THE MILE APARTMENTS CONDOMINIUM, INC
APPLICATION FOR OCCUPANCY

REFERENCES (No Relatives)

Name _____ Years Known_____

Phone # _____ **Email Address:** _____

Name _____ Years Known_____

Phone # _____ **Email Address:** _____

Name _____ Years Known_____

Phone # _____ **Email Address:** _____

LEASE ADDENDUM

Lessor/Unit Owner becomes delinquent in the payment of any general or special assessments, installments thereof, or any other monetary obligation due and owing to the Association the Association shall have the right, but not the obligation, pursuant to Section 718.116(11), Florida Statutes, to make written demand upon the Lessee/Tenant requiring the Lessee/Tenant to pay subsequent rental payments, or any portion thereof, directly to the Association.

Upon receipt of written demand from the Association the Lessee/Tenant shall remit rental payments directly to the Association in accordance with the Association's written instructions and shall continue making such payments until:

The Association provides written notice releasing the Lessee/Tenant from this obligation; The Lessor/Unit Owner's delinquent monetary obligations to the Association have been satisfied; or the Lessee/Tenant's tenancy in the unit has terminated.

Any rental payments received by the Association shall be applied toward the outstanding monetary obligations owed by the Lessor/Unit Owner to the Association. The Association shall provide written notice of its demand to both the Lessee/Tenant and the Lessor/Unit Owner as required by applicable Florida law.

The Lessee/Tenant shall receive credit against rental obligations owed to the Lessor/Unit Owner for all rental payments properly made to the Association pursuant to the Association's written demand. Payment of rent directly to the Association following proper notice shall provide the Lessee/Tenant protection from any claim by the Lessor/Unit Owner for those amounts timely paid to the Association.

The Association's rights under this provision are cumulative and are in addition to any other rights and remedies available under the Condominium Declaration, Bylaws, Rules and Regulations, Chapter 718, Florida Statutes, or applicable law, including, but not limited to, the right to pursue collection remedies against the Lessor/Unit Owner for delinquent obligations.

The Association's exercise of this right shall not create a landlord-tenant relationship between the Association and the Lessee/Tenant, except as specifically provided by applicable Florida law.

_____ _____

Lesser (Owner) Signature Lessee (Tenant) Signature

THE MILE APARTMENTS CONDOMINIUM, INC
APPLICATION FOR OCCUPANCY

RULES & REGULATIONS

Acknowledgment of receipt of the association rules and regulations

I/We acknowledge that I/we have received a copy of the Association's Rules and Regulations as part of the application package for **THE MILE APARTMENTS CONDOMINIUM, INC** I/We agree to comply with all provisions of the Association's governing documents, including the Declaration, Bylaws, Rules and Regulations, and any duly adopted amendments.

I/We understand that occupancy of the Unit is limited to the individuals identified in the approved application. No additional person may occupy or reside in the Unit without the prior written approval of the Association when required by the Association's governing documents.

I/We further understand that any violation of the Association's governing documents, including unauthorized occupancy or failure to comply with community rules, may result in enforcement action by the Association as permitted by the Declaration, Bylaws, Rules and Regulations, the lease agreement, and applicable Florida law.

Such enforcement action may include, where authorized, the imposition of fines, suspension of use rights, legal action, and other remedies available to the Association. I/We acknowledge that any termination of tenancy or eviction proceedings must be pursued through the Unit Owner/Landlord and the appropriate legal process as required by applicable law.

All adult applicants must sign below to acknowledge receipt of an agreement to comply with the Association's Rules and Regulations.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

INTERVIEW

Acknowledgment of the required interview

I, _____, acknowledge and understand that an interview with the Association representative is required prior to moving-in to the community. I further understand that completion of this interview is a requirement of the application process and must be completed before occupancy is permitted.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

THE MILE APARTMENTS CONDOMINIUM, INC
APPLICATION FOR OCCUPANCY

ACKNOWLEDGMENT OF INSURANCE RESPONSIBILITY

I acknowledge and understand that the Association's master insurance policy does **not** provide coverage for damage occurring within my condominium unit. This includes, but is not limited to, damage to interior walls, flooring, cabinets, countertops, fixtures, appliances, personal property, improvements, and losses resulting from water intrusion or flooding, except as otherwise required by the Association's governing documents or applicable law.

I further acknowledge that it is my responsibility, as the unit owner, to obtain and maintain an **HO-6 Condominium Unit Owners Insurance Policy**. An HO-6 policy is specifically designed for condominium owners and provides coverage for personal property, interior improvements, liability, loss assessments (when applicable), and other items not covered by the Association's master insurance policy.

By signing below, I acknowledge that I have read and understand my insurance responsibilities and agree that the Association shall not be responsible for losses or damages that are the responsibility of the unit owner under the governing documents or the owner's individual insurance policy.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

CRIMINAL HISTORY DISCLOSURE

Has any applicant been convicted of a felony or misdemeanor (excluding minor traffic violations)?

☐ Yes ☐ No

Applicant Name: _____

If yes, please provide the following information:

Offense: _____

Date of Conviction: _____

Jurisdiction (City/State): _____

Additional Explanation (Optional): _____

_____

I/We certify that the information provided in this application is true, complete, and accurate to the best of my/our knowledge. I/We understand that failure to provide complete and accurate information, including the omission or misrepresentation of required information, may result in denial of occupancy approval.

Applicant Signature: _____ Date: _____

THE MILE APARTMENTS CONDOMINIUM, INC
APPLICATION FOR OCCUPANCY

AUTHORIZATION FOR FILE DISCLOSURE AND CONSUMER REPORTING

I hereby authorize **GRS Management, Inc.** and **Verify Screening Solutions, Inc.**, including their designated agents, employees, and authorized representatives, to obtain, review, and verify consumer reports and related information for the purpose of evaluating my application for residency, lease approval, or purchase eligibility.

I understand that the screening process may include, but is not limited to, obtaining and reviewing the following information:

- Consumer credit reports;
- Criminal history information;
- Eviction records;
- Rental payment history;
- Rental and occupancy history; and
- Other information necessary to evaluate my eligibility as a prospective resident.

I further authorize the association **THE MILE APARTMENTS CONDOMINIUM, INC, GRS Management, Inc.,** and **Verify Screening Solutions, Inc.**, and their authorized representatives, to obtain and review applicable information during the term of my occupancy.

I certify that all information provided in my application for residency is true, accurate, and complete. I understand that providing false, fraudulent, incomplete, or misleading information may result in the denial of my application, the termination of my residency, or other remedies available under applicable law.

I understand that screening results and related information will be maintained in confidence and may be disclosed only to authorized parties as permitted by applicable law or upon my written authorization.

Applicant Information

Full Legal Name (First, Middle, Last): _____

Current Home Address (including Unit No., if applicable):

Address: _____

City_____ State_____ Zip _____

Applicant Telephone Number: _____

Social Security Number: _____Date of Birth: _____

Driver's License Number and State Issued: _____

Applicant Signature: _____Date: _____

GRS Management, Inc
15280 NW 79TH Court Suite 101
Miami Lakes, FL 33016
PH: (305) 823-0072 Fax: (305) 823-4888
Email: Customer@grsmanagement.com
Website: www.grsmanagement.com

THE MILE APARTMENTS CONDOMINIUM, INC
CALL BOX UPDATE

Date: _____ Unit/Account Number: _____

Association Name: _____

Resident/Occupant Name: _____

Property Address: _____

City: _____ **State:** _____ **ZIP Code:** _____

Phone: _____ **Alternate Phone:** _____

Email: _____

Access System Information Update

Only approved residents of the Association may request updates to the property's access system information. All requests are subject to verification and approval by the Association. Please allow 24 to 48 business hours for the requested changes to be processed and updated in the access control system.

☐ **Owner** ☐ **Tenant** **Unit/Account Number:** _____

Phone Number: _____

Please note: The phone number provided on this form will be entered into the Association's access control system and used to authorize and facilitate access to the property. Access will be granted only through the registered phone number.

It is the responsibility of the owner and/or approved resident to ensure that the phone number on file remains current and accurate. Any request to add, update, or remove a phone number must be submitted in writing to Management. Please allow 24–48 business hours for approved changes to be processed and updated in the system.

Special Instructions:

_____

_____

_____

_____

_____

FOR OFFICIAL USE ONLY

Date Received: _____ **Date Completed:** _____

Completed By (GRS Management Representative): _____

GRS Management, Inc
15280 NW 79TH Court Suite 101
Miami Lakes, FL 33016
PH: (305) 823-0072 Fax: (305) 823-4888
Email: Customer@grsmanagement.com
Website: www.grsmanagement.com

THE MILE APARTMENTS CONDOMINIUM, INC
PET REGISTRATION INFORMATION

Date: _____ Unit/Account Number: _____

Resident/Occupant Name: _____

Property Address: _____

Phone Number: _____

Email Address: _____

All pets residing within the community must be registered with and approved by the Association prior to occupying the unit. Owners or residents must submit all required registration forms and supporting documentation, including proof of current vaccinations, applicable county registration, and any other information required by the Association. No pet shall be permitted in the community without prior Association approval.

Pet Age: _____ **Weight (lbs):** _____

Miami-Dade County Tag/License Number:

License information may be verified through the applicable County records.

Date of Most Recent Rabies Vaccination:

Please attach a current copy of the pet's vaccination records.

Required Attachments

Please submit the following with this registration:

☐ Current photograph of the pet
☐ Current rabies vaccination certificate
☐ Miami-Dade County pet license/tag information (if applicable)

Owner Certification

I certify that the information provided above is true and correct. I understand that all pets must comply with the Association's Governing Documents, including all applicable pet restrictions, rules, and regulations. I further acknowledge that any change in pet ownership or pet information shall be reported to the Association within thirty (30) days.

Pet Owner Name: _____

Pet Owner Signature: _____

Date: _____ / _____ / _____

RULES AND REGULATIONS
OF
THE MILE APARTMENTS CONDOMINIUM, INC.

1. ALTERATIONS AND/OR STRUCTURAL MODIFICATIONS (EXTERIOR APPEARANCE): No unit owner shall make, cause to be made or allow to be made any alteration and/or structural modification to his condominium living unit or to the common elements or limited common elements without the prior written consent of the Board of Directors. The exterior of the living units, including but not limited to balconies, terraces, replacement of windows, balcony doors, installation of security window bars and the unit's front doors.
2. DAMAGE TO COMMON ELEMENTS OR LIMITED COMMON ELEMENTS: Damage to common elements and limited common elements, including but not limited to the condominium buildings, landscaped areas, parking areas and clubhouse caused by any unit owner or his guests or invitees shall be the sole responsibility of such unit owner. Unit owners are also responsible for any damage to the property caused by deliveries, shipments, moving furniture and contractors or workers performing work for the unit.
3. EMERGENCY: Please contact the management company.
4. ANTENNA/WIRING AND SATELLITE DISH: Approval from the Board of Directors is required for installation of Antenna cables on common and limited common areas. Hanging cables from the balcony is not allowed. Satellite dishes are NOT ALLOWED at the condominium.
5. Electric Vehicle (EV) Charging Stations: The installation, operation or maintenance of electric vehicle (EV) charging stations is prohibited on the condominium property.
6. NUMBER OF VEHICLES ALLOWED/PARKING: Units are designed for residential use only. Each unit has one (1) assigned parking space. Guest spaces are assigned based on availability, giving preference to 2-bedroom units, which may be assigned one (1) additional parking space IF AVAILABLE. Residents must own permitted vehicles, must be registered with the association and live at the condominium to receive a parking decal.

   PARKING PASSES: These passes are issued at the discretion of the association. Passes must hang from the rear-view mirror without any item(s) blocking the information. If the pass is altered in any way, expired, and the information is not fully visible, your vehicle will be immobilized via a boot. PASSES for more than 3 days require BOARD approval.

   Parking areas shall be used only by condominium unit owners, their guests, and invitees to park automobiles, motorcycles, and non-commercial vans and pick-up trucks. Unit owners shall only park in spaces that have been assigned to them with the proper parking decal. No unit owner shall park any additional vehicles in those spaces designated for Visitor parking. The condominium offers visitor parking with limited hours 8:00 am – 11:00 pm - overnight parking is not allowed unless you have an authorized pass. Unauthorized vehicles and improperly parked vehicles will be immobilized via a boot.

   No motor vehicle which cannot operate on its own power shall remain on the condominium property for more than 24 hours. No repair/auto mechanics of any motor vehicle shall be made on the condominium property. No commercial trucks (pick-up trucks are authorized),

mobile homes, commercial vehicles with lettering, trailers, campers, boats or other vehicles or equipment other than private passenger vehicles. Violation of the parking rules may cause your vehicle to be immobilized via a boot.

If you park in the "NO PARKING ZONE", you cannot block the stairs – NO EXCEPTIONS – (a 5-minute courtesy will be allowed, BUT you must leave your car's hazard lights on) YOUR VEHICLE may be booted if you do not follow the rules.

7. WATER CONSERVATION: Water conservation is every resident's responsibility. As its consumption is reflected in our monetary expenditure. The Association will fine the violators. The Association reserves the right to conduct a yearly (water leak) inspection.
   - Keep interior plumbing and appliances in good repair.
   - Monitor interior/exterior faucets for leaking or dripping.
   - Washing your vehicles in NOT permitted, washing clothes for others that do not reside in the condominium is ALSO NOT permitted.
   - Report the sound of unchecked running water to management office.

8. BBQ AND OUTDOOR COOKING: No barbecue and/or outdoor cooking is permitted in balconies or anywhere in the condominium property due to fire safety.
9. CLEANLINESS: Each unit owner shall be responsible to keep his living unit in a good state of preservation and cleanliness including the outside area of their door. Owners shall not allow anything whatsoever to be thrown or fall from the windows, doors, and balconies. No clothesline or similar device shall be permitted on any portion of the condominium property or balconies.

   The area outside your door is considered common area. It is not allowed to leave any shoes or other items.

10. CONDUCT: No person in a living unit or in the common areas of the condominium shall engage in loud and boisterous or other disorderly, profane, indecent, immoral, or unlawful conduct. The music levels have to be low to not disturb the neighbors.
11. DELIVERIES: The Association shall not be responsible for the theft or disappearance, loss or damage of any item delivered/or left outside the door of any unit owner.
12. RING CAMERAS and similar devices: Can only be installed on your front door. The walls are common areas, and you are not allowed to install or affix anything to the condominium walls.
13. UNIT NUMBERS: Your unit numbers must be installed on your front door and painted in Black, do not affix numbers to the condominium walls/common area.
14. MOVING/REPAIRS: Moving in/out of the units, ALL repairs, renovations or other maintenance required to the units are to be performed between the hours of 9-6 pm Monday through Saturday. No moving or work allowed after those hours - **NO WORK or MOVING allowed on Sunday.**
15. ROOF: Unauthorized persons are not permitted on the roof of the condominium buildings without prior consent of the Board of Directors. Installation or repair of A/C units require a licensed/insured technician. Contact the management company to schedule the repair. Coordination is required 48 hours in advance.

16. FLAMMABLE MATERIALS: No flammable, combustible, or explosive fluid, chemical or substance, shall be kept in any living unit, storage area or common element area, except such as required for normal household use.
17. GUEST OCCUPANCY: Any and all guests of unit owners shall be required to comply with all of the rules and regulations of the condominium and rights and obligations created by the Declaration of Condominium and its exhibits.
18. FOOD AND BEVERAGES: Food and beverages/alcoholic beverages shall only be consumed within living units and in the clubhouse, rooms designated for such purposes.
19. HURRICANE PREPAREDNESS: Each unit owner who plans to be absent from his living unit during the hurricane season must prepare his living unit prior to their departure by:
    (a) Installing hurricane shutters where applicable (recommended).
    (b) Removing all furniture, plants, and other objects from their balcony (required)
    (c) Any unit owner failing to make hurricane preparation and/or making improper preparations shall be held responsible for any damage done to the property of other unit owners, and /or common elements resulting from such failure.

20. PERSONAL PROPERTY: The personal property of a unit owner shall be stored within their condominium living unit, but in no event shall such property be stored or left within or upon other portions of the common elements or public areas (bicycles).
21. BALCONY: Patio furniture and small plants are permitted, provided they do not affect the structural condition of the balcony due to their size or weight. Hanging heavy plants, such as Staghorn, from the balcony is not permitted. Balcony lights must be affixed to the ceiling and cannot hang.
22. GATE SECURITY: For the safety and security of all residents, all gate doors must be securely locked immediately after entering or exiting the condominium property. The property is under surveillance and fines may be issued.
23. FRONT DOOR/SAFETY IRON GATES: Front doors should be a solid design and painted white. If you have a safety iron gate, it should be painted white, and any rust should be treated and painted. It is the responsibility of the unit owner to keep their front door and safety iron gates in clean/painted condition.

24. EMOTIONAL SUPPORT ANIMALS/PETS: Animals cannot become a nuisance in the condominium. Excessive barking, aggressive behavior or allowing your pet to be in restricted areas is prohibited. **Do not allow your dog to bark at residents or passerby from the balcony-pets must be brought inside your unit**. The Board of Directors shall be entitled to take such action as may be necessary to restore the peace to the community.
25. WALKING YOUR DOG: Your dog must be kept on a leash **at all times**. Do not allow your pet to relieve itself against the buildings, walkways, stairways, or within courtyard areas "restricted areas". You can walk your dog on the grassy area behind the parked cars, but you need to clean up after them. Alternatively, you may walk your dog outside the condominium premises. The property is under surveillance and fines may be issued.

26. PLUMBING AND ELECTRICAL: Water closets and other plumbing shall not be used for any purposes other than those for which they were constructed. Grease and other foreign substances shall not be poured down drains. Electrical outlets and electrical wiring shall not be overburdened. Total costs of all maintenance, repairs and replacements connected with any misuse of plumbing and/or electrical installations shall be the responsibility of and paid by the individual unit owner.

The condominium has cast iron plumbing, and everyone is responsible for its care. DO NOT THROW anything inside the toilets – ONLY toilet paper which disintegrates is allowed. VERY IMPORTANT – if you report that you have a blockage, obstruction in the pipes and the plumber has evidence that "sanitary wipes", paper towels, dental floss, children's toys, construction debris or any other object caused the blockage/obstruction, the responsible unit(s) will be obligated to pay the plumbing invoice. IF YOU HAVE A PLUMBING EMERGENCY, contact the management company to schedule an appt. with the condominium's plumber.

If you elect to use your personal plumber, documentation is required prior to beginning the work – plumber must be licensed/carry insurance, workman's compensation or exemption. NOTE: To prevent damage to pipe walls, the use of a drain snake is not allowed !!!

27. WATER SHUT OFF: Contact management company - submit required form. Notice required 48-72 hours.
28. CLUBHOUSE RENTAL: The Clubhouse is available to rent for parties and events to members of the Condominium Association only. A form must be completed; the cost is $125.
29. SOLICITATIONS: There shall be no solicitation permitted by any persons, anywhere in or about the condominium property.
30. SIGNS: No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted, or affixed by any unit owner on any part of the outside or in the common elements. This also includes visual signs from your windows.

31. TRASH AND GARBAGE: All household garbage and trash must be placed inside the provided trash dumpsters. DO NOT TOSS, place trash carefully inside the dumpster, throwing bags over the dumpster may tear and spill onto the ground. **NO dumping of construction materials, toilets, furniture, doors and other bulk are strictly prohibited in the trash area. It is the resident's responsibility to take all bulk items directly to a local Dump Waste Facility.** The condominium uses surveillance cameras to monitor the area. If the association is fined or billed for illegal dumping, the responsible unit owner will be charged a disposal fee (the amount charged to the association). **GARBAGE COLLECTION TAKES PLACE ON Monday, Wednesday and Friday. To help maintain the cleanliness of the community and prevent overflowing trash containers over the weekend, residents are encouraged to plan the disposal of larger-than-normal amounts of garbage for collection on Monday or Wednesday whenever possible.**

32. FEEDING THE ANIMALS: Do not feed the chickens in common and limited common areas.
33. RESIDENTS' RESPONSIBILITY: The condominium does not provide a play area for children, no skating, ball games or bicycle riding in common or parking areas. The Association will not be responsible for any incidents. The owners are responsible for letting visitors know and tenants that these Rules and Regulations are important for everyone's safety.
34. COMPLAINTS AND SUGGESTIONS: All complaints and suggestions must be in writing and sent to the management office.
35. MONTHLY MAINTENANCE PAYMENTS: Maintenance fee must be paid to: The Mile Apartments Condominium, Inc., unit number must in written in the memo area of your check/money order to ensure proper credit to your account. You can drop off your check before the 5th of the month in the condominium's mailbox affixed to the door. The preferred payment method is "Clickpay", contact the management company for further details. There will be a 10% **late fee** for payments received after the 10th of each month.
36. NUMBER OF PEOPLE PER UNITS/OTHER: Units may not be occupied at one time by more than three (3) persons for one (1) bedroom units **or** five (5) persons for two (2) bedroom units – NO SUBLEASING, TRANSIENT RENTALS or Airbnb permitted. When a unit is sold, the new owner will be allowed to rent the unit after closing – rental leases cannot be for less than one (1) year.
37. CONDOMINIUM APPROVAL: Condominium approval is required for all sales and rentals of units. There is a $150 application fee per person or married couple. Request is to be sent to the management office.

Rev .July 2026

REGLAS Y REGULACIONES
DE
THE MILE APARTMENTS CONDOMINIUM, INC.

1. ALTERACIONES Y/O MODIFICACIONES ESTRUCTURALES (APARIENCIA EXTERIOR): Ningún propietario de unidad podrá realizar, causar ni permitir ninguna alteración y/o modificación estructural en su unidad de condominio o en los elementos comunes o elementos comunes limitados sin el consentimiento previo por escrito de la Junta Directiva. El exterior de las unidades habitacionales incluye, entre otros, balcones, terrazas, reemplazo de ventanas, puertas de balcón, instalación de rejas de seguridad en ventanas y la puerta principal de la unidad.
2. DAÑOS A ELEMENTOS COMUNES O ELEMENTOS COMUNES LIMITADOS: Los daños a los elementos comunes y elementos comunes limitados, incluyendo pero no limitado a los edificios del condominio, áreas de césped, áreas de estacionamiento y casa club, causados por cualquier propietario o sus invitados o personas autorizadas, serán responsabilidad exclusiva de dicho propietario. Los propietarios también son responsables de cualquier daño a la propiedad causado por entregas, mudanzas de muebles y contratistas o trabajadores que realicen labores para su unidad.
3. EMERGENCIA: Por favor contacte a la compañía de administración.
4. ANTENA/CABLEADO Y ANTENA SATELITAL: Se requiere aprobación de la Junta Directiva para la instalación de cables de antena en áreas comunes y limitadas. No se permite colgar cables desde el balcón. Las antenas satelitales NO ESTÁN PERMITIDAS en el condominio.
5. ESTACIONES DE CARGAS PARA VEHICULOS ELECTRICOS: La instalación, operación o mantenimiento de vehículos eléctricos esta prohibido en el condominio.
6. NÚMERO DE VEHÍCULOS PERMITIDOS / ESTACIONAMIENTO: Las unidades están diseñadas únicamente para uso residencial. Cada unidad tiene un (1) espacio de estacionamiento asignado. Los espacios privados se asignan según disponibilidad, dando preferencia a las unidades de 2 habitaciones, a las cuales se les puede asignar un (1) espacio adicional SI ESTÁ DISPONIBLE. Los residentes deben poseer vehículos permitidos, estar registrados con la asociación y residir en el condominio para recibir una calcomanía de estacionamiento.

   PASES DE ESTACIONAMIENTO: Estos pases son emitidos a discreción de la asociación. Deben colgarse del retrovisor sin ningún objeto que bloquee la información. Si el pase está alterado, vencido o la información no es completamente visible, el vehículo será inmovilizado. Los pases por más de tres (3) días requieren previa aprobación de la Junta Directiva.

   Las áreas de estacionamiento serán utilizadas únicamente por propietarios, invitados y personas autorizadas para estacionar automóviles, motocicletas y camionetas no comerciales. Los propietarios solo pueden estacionar en los espacios asignados con su calcomanía correspondiente. No se permite estacionar vehículos adicionales en áreas designadas para visitantes. El estacionamiento para visitantes tiene horario limitado de 8:00 a.m. a 11:00 p.m.; no se permite estacionamiento nocturno sin autorización. Vehículos no autorizados o mal estacionados serán inmovilizados.

Ningún vehículo que no funcione por sus propios medios podrá permanecer en la propiedad por más de 24 horas. No se permiten reparaciones mecánicas dentro de la propiedad. No se permiten camiones comerciales (excepto pick-ups), casas móviles, vehículos comerciales con rotulación, remolques, campers, botes u otros equipos no autorizados. Las violaciones pueden resultar en inmovilización del vehículo.

Si se estaciona en zona de "NO ESTACIONAR", no se pueden bloquear escaleras — SIN EXCEPCIONES — (se permite una cortesía de 5 minutos con luces intermitentes encendidas). El vehículo puede ser inmovilizado si no se cumplen las reglas.

7. CONSERVACIÓN DE AGUA: La conservación del agua es responsabilidad de todos los residentes. Su consumo afecta los gastos del condominio. La Asociación impondrá multas a los infractores y se reserva el derecho de realizar inspecciones anuales de fugas de agua.
    - Mantener la plomería y electrodomésticos en buen estado.
    - Revisar grifos interiores/exteriores por fugas.
    - No se permite lavar vehículos ni lavar ropa de personas que no residan en el condominio.
    - Reportar sonidos de agua corriendo sin control a la administración.
8. BBQ Y COCINA AL AIRE LIBRE: No se permite cocinar ni usar parrillas en balcones ni en ninguna área del condominio por razones de seguridad contra incendios.
9. LIMPIEZA: Cada propietario debe mantener su unidad en buen estado de conservación y limpieza, incluyendo el área exterior de su puerta. No se permite arrojar objetos desde ventanas, puertas o balcones. No se permiten tendederos ni dispositivos similares en balcones o áreas uso común o uso común limitadas del condominio.

El área fuera de su puerta es considerada un área común. No esta permitido dejar zapatos o cualquier pertenencia personal.

10. CONDUCTA: No se permite conducta ruidosa, desordenada, ofensiva, profana, indecente, inmoral o ilegal en unidades, áreas comunes eso áreas de uso común limitada. El volumen de la música debe ser bajo para no molestar a los vecinos.
11. ENTREGAS: La Asociación no se responsabiliza por robo, pérdida o daño de artículos entregados o dejados fuera de las unidades.
12. CÁMARAS TIPO RING Y DISPOSITIVOS SIMILARES: Solo pueden instalarse en la puerta principal. No se permite instalar nada en paredes comunes.
13. NÚMEROS DE UNIDAD: Deben colocarse en la puerta principal en color negro. No se permite fijarlos en paredes comunes.
14. MUDANZAS / REPARACIONES: Mudanzas, reparaciones, renovaciones o mantenimiento solo están permitidos de lunes a sábado de 9:00 a.m. a 6:00 p.m. No se permite trabajar ni mudarse fuera de ese horario ni los domingos.
15. TECHO: No se permite el acceso no autorizado al techo. La instalación o reparación de unidades de A/C debe ser realizada por técnicos licenciados y asegurados. Contacte la administración para programar trabajos. Se requiere coordinación con 48 horas de antelación.

16. MATERIALES INFLAMABLES: No se permite almacenar líquidos o sustancias inflamables o explosivas en unidades, áreas de almacenamiento o áreas comunes, excepto las de uso doméstico normal.
17. OCUPACIÓN DE INVITADOS: Todos los invitados deben cumplir con las reglas del condominio y la Declaración del Condominio.
18. COMIDA Y BEBIDAS: Solo pueden consumirse dentro de las unidades o en áreas designadas del clubhouse.
19. PREPARACIÓN PARA HURACANES: Los propietarios deben preparar su unidad antes de ausentarse durante la temporada de huracanes:
    (a) Instalar persianas de huracán si aplica (recomendado).
    (b) Retirar muebles, plantas y objetos del balcón (obligatorio).
    (c) Cualquier daño causado por incumplimiento será responsabilidad del propietario.
20. PROPIEDAD PERSONAL: Los bienes personales de un propietario deberán mantenerse y almacenarse dentro de su unidad. En ningún caso dichos bienes podrán almacenarse o dejarse en los Elementos Comunes o en las áreas comunes limitadas, incluyendo, entre otros, bicicletas.
21. BALCÓN: Se permiten muebles livianos (muebles de patio) y plantas pequeñas. No se permiten plantas pesadas colgantes (como staghorn). Las luces deben estar fijadas al techo, no colgando.
22. PUERTA PRINCIPAL / REJAS DE SEGURIDAD: SEGURIDAD EN LOS PORTONES: Para la seguridad y protección de todos los residentes, todos los portones de acceso deberán mantenerse debidamente cerrados con llave inmediatamente después de entrar o salir de la propiedad del condominio. La propiedad se encuentra bajo vigilancia mediante cámaras de seguridad y podrán imponerse multas por el incumplimiento de esta disposición.
23. PUERTA DE ENTRADA / REJAS DE SEGURIDAD: Las puertas de entrada deberán ser de diseño sólido y estar pintadas de color blanco. Si la unidad cuenta con una reja de seguridad de hierro, esta también deberá estar pintada de color blanco, y cualquier área con óxido deberá ser tratada y repintada. Es responsabilidad del propietario de la unidad mantener la puerta de entrada y la reja de seguridad en buenas condiciones de limpieza y pintura.
24. ANIMALES DE APOYO EMOCIONAL / MASCOTAS: No se permiten mascotas que generen molestias. Ladridos excesivos o conducta agresiva están prohibidos. No se permite que las mascotas ladren desde el balcón.
25. CAMINAR PERROS: Deben ir siempre con correa. No pueden ensuciar áreas restringidas. Deben recoger los desechos. Se permite caminar en áreas designadas o fuera del condominio.
26. PLOMERÍA Y ELECTRICIDAD: No se deben tirar sustancias indebidas en tuberías. No sobrecargar tomas eléctricas. El propietario asume costos por daños. Solo papel higiénico es permitido en inodoros. Si una obstrucción es causada por mal uso, el propietario responsable pagará la reparación. Plomeros externos deben ser licenciados y asegurados.

    El condominio cuenta con tuberías de hierro fundido, y todos los residentes son responsables de su adecuado cuidado y mantenimiento. NO ARROJE ningún objeto dentro de los inodoros; únicamente se permite el uso de papel higiénico que sea biodegradable y se desintegre adecuadamente.

MUY IMPORTANTE: Si usted reporta un bloqueo u obstrucción en las tuberías y el plomero determina, mediante evidencia, que la obstrucción fue causada por toallitas sanitarias, toallas de papel, hilo dental, juguetes de niños, residuos de construcción u otros objetos, la(s) unidad(es) responsable(s) estarán obligadas a pagar la factura del servicio de plomería.

SI TIENE UNA EMERGENCIA DE PLOMERÍA, comuníquese con la compañía administradora para coordinar una cita con el plomero autorizado del condominio.

Si usted decide utilizar su propio plomero, deberá proporcionar la documentación correspondiente antes de iniciar cualquier trabajo. El plomero deberá contar con licencia vigente, seguro de responsabilidad civil y cobertura de compensación laboral para trabajadores (*Workers' Compensation*) o la exención correspondiente.

NOTA: Para evitar daños en las paredes internas de las tuberías, no está permitido el uso de sondas mecánicas para destapar tuberías (*drain snake*).

27. CIERRE DE AGUA: Contactar a la administración con 48–72 horas de aviso.
28. ALQUILER DE CASA CLUB: Disponible solo para residentes. Costo: $125.
29. SOLICITACIONES: Se prohíbe la realización de ventas o servicios dentro de la propiedad.
30. SEÑALES: No se permiten letreros o anuncios en áreas exteriores o comunes.
31. BASURA Y DESPERDICIOS: Toda la basura y desperdicios domésticos deberán colocarse dentro de los contenedores de basura (*dumpsters*) proporcionados por el condominio. NO ARROJE la basura dentro de los contenedores; coloque las bolsas cuidadosamente en su interior. Lanzar las bolsas por encima del contenedor puede provocar que estas se rompan y que la basura se derrame en el suelo.

    Está estrictamente prohibido depositar materiales de construcción, inodoros, muebles, puertas u otros artículos voluminosos en el área de basura. Es responsabilidad del residente llevar todos los artículos voluminosos directamente a una instalación local autorizada para la disposición de desperdicios.

    El condominio utiliza cámaras de vigilancia para monitorear el área. Si la Asociación recibe una multa o un cargo por disposición ilegal de basura, el propietario de la unidad responsable será responsable del pago de la tarifa de disposición correspondiente (el monto cobrado a la Asociación).

    La recolección de basura se realiza los días lunes, miércoles y viernes.

    Para ayudar a mantener la limpieza de la comunidad y evitar que los contenedores de basura se desborden durante los fines de semana, se recomienda a los residentes planificar la disposición de cantidades de basura mayores de lo normal para que sean recogidas preferiblemente los días lunes o miércoles, siempre que sea posible.

32. ALIMENTAR ANIMALES: Esta prohibido alimentar animales en áreas de uso común o uso común limitadas. (Gallinas)

33. RESPONSABILIDAD DE LOS RESIDENTES: El condominio no cuenta con un área de juegos para niños. Está prohibido patinar, jugar con pelotas o montar bicicletas en las áreas comunes o áreas de estacionamiento. La Asociación no será responsable por ningún incidente que ocurra como consecuencia del incumplimiento de estas disposiciones.

    Los propietarios son responsables de informar a sus visitantes e inquilinos sobre la importancia de estas Reglas y Regulaciones, las cuales han sido establecidas para la seguridad y bienestar de todos los residentes.

34. QUEJAS Y SUGERENCIAS: Deben enviarse por escrito a la oficina de administración.
35. PAGOS MENSUALES DE MANTENIMIENTO: Las cuotas de mantenimiento deberán pagarse a nombre de The Mile Apartments Condominium, Inc. El número de la unidad deberá escribirse en el área de notas (*memo*) del cheque u orden de pago para garantizar que el pago sea acreditado correctamente a la cuenta correspondiente. Los cheques pueden depositarse antes del día 5 de cada mes en el buzón del condominio ubicado en la puerta de entrada. El método de pago preferido es "ClickPay". Para obtener información adicional, comuníquese con la compañía administradora. Se aplicará un cargo por mora del 10% a los pagos recibidos después del día 10 de cada mes.
36. OCUPACIÓN / SUBARRENDAMIENTO: Máximo 3 personas en unidades de 1 habitación y 5 en unidades de 2 habitaciones. No se permiten subarriendos ni Airbnb. Contratos de renta mínimo de 1 año.
37. APROBACIÓN DEL CONDOMINIO: Requerida para ventas y alquileres. Cuota de solicitud: $150.

Rev. junio 2026.

The Miles Apartment Condominium

IMPORTANT INFORMATION & CONTACTS

AFTER-HOURS EMERGENCY LINE

Should only be used for emergencies involving Association-maintained property, such as:

- **Major water leaks**
- **Electrical issues affecting common areas**
- **Other urgent maintenance emergencies**

For parking permits, vehicle registration, decals, visitor passes, or general inquiries, please contact the GRS Management office during normal business hours.

Miami Florida Boot System, Inc. 24-Hour Dispatch

305-354-0390

15190 SW 136th Street, Suite 31
Miami, FL 33196

GRS Management, Inc.

15280 NW 79th Court, Suite 101
Miami Lakes, FL 33016

Office: 305-823-0072

customer@grsmanagement.com

GRS Emergency Line (After Hours Emergencies Only)

305-823-0072

PARKING ENFORCEMENT SERVICES

The Association has contracted with Miami Florida Boot System, Inc. to provide professional parking enforcement services to help ensure compliance with the Association's Parking Rules and Regulations. **Services include:**

24-HOUR PARKING ENFORCEMENT
Available 24 hours a day, 7 days a week.

VEHICLE REGISTRATION COMPLIANCE
Verification that resident vehicles are properly registered with the Association.

PARKING DECAL ENFORCEMENT
Monitoring to ensure vehicles display the required resident, private, temporary, or visitor parking permit, when applicable.

VEHICLE BOOTING (IMMOBILIZATION)
Unauthorized or improperly parked vehicles may be immobilized.

Thank you for helping us maintain a safe, orderly, and enjoyable community for all residents and guests.
Please park responsibly and follow all Association parking rules.