

# VEHICLE RULES FOR LAS VERDES CONDOMINIUMS

## Unit Owners of Las Verdes Condominiums :

This shall serve as an extension of the rules and regulations regarding motorized and non-motorized vehicles adopted by the board of Directors on **January 26, 2012**

- Resident must use their assigned parking space.
- Guest parking is for guests or for the use of the residents of Las Verdes Condominiums on a daily first come first serve basis.
- Vehicles with no tag, expired tag, altered tag, wrecked, inoperative, are NOT ALLOWED in the community and will be subject to towing at the owner's expense.
- Improperly parked vehicles such as backing in (rear vehicle facing parking stop), blocking parking area, parking on curbs or non assigned spots are NOT PERMITTED in the community.
- Speed limit is 10 MPH.

**The Roving Guard will issue a warning sticker for all violations. Repeat offenses will result in the towing of the vehicle at the owner's expense.**

## **TYPES OF VEHICLES THAT ARE PERMITTED**

The following types of vehicles are permitted in the community.

### **Passenger cars**

**Passenger vans.** A passenger van must have windows on all sides (front, rear, left and right sides).

**Passenger SUVs** (Sport Utility Vehicles). A passenger SUV must have windows on all sides (front, rear, left and right sides).

**Pick-up trucks with empty truck beds.** Truck beds may not contain any tools, equipment, cargo of any kind, garbage or other form debris, except for the sole purpose of loading or unloading. Alternatively, pick-up trucks may have a clean and undamaged hard or soft cover on the truck bed.

**Motorcycle or motorbike** is permitted if it's licensed for street use and equipped appropriate noise-muffling equipment. No motorcycle will be stored in any part of the condominium other than the parking area.

## **TYPES OF VEHICLES THAT ARE PROHIBITED**

The following types of vehicles are not permitted in the community.

**Commercial vehicles** or vehicles which may be considered commercial, such as paneled vans (vans without left and right side windows and vans without middle and rear passenger seats).

**Vehicles with any kind of signage, lettering or commercial equipment** on any part of the vehicle.

**ATVs** (All Terrain Vehicles), **RVs** (Recreational Vehicles), **campers, mobile homes, boats** and all types of **trailers**.

## **VEHICLE REPAIR PROHIBITED**

As a reminder, please note that no form of car repair, maintenance or installations is allowed at Las Verdes Condominiums. This includes but is not limited to:

**Fluids:** oil changes, change of any other fluids

**Tires:** tire repair (except for a change of tires in case of a flat)

**Windows:** windshield or any window replacement (including by mobile repair services)

**Brakes:** Replacement of brake discs or pads or any other brake job

**Motor and Transmissions:** Air filter, fuel filter, or any other repair or maintenance related to motors, transmissions or drive train.

**Body:** Any body work or painting.

**Installations:** radios, speakers, spoilers, rims, or any other installations inside or outside vehicles.

**Mobile or Repair Services:** Are not permitted to conduct any repairs, maintenance or installations unless this involves one of the following: a) jump start a car; b) change of flats if you have a spare (excluding tire repair or tire change, meaning putting a new tire on a rim); c) change of batteries in case of a dead battery. Mobile car wash services are not permitted. Residents are permitted to wash their own vehicles only.

As a general rule, if a vehicle cannot be operated, it has to be towed to a facility outside Las Verdes Condominiums, where the necessary repairs can be made.

Should you have any questions, please feel free to contact the property manger Nelly Gordillo at 954 839 2691 or e0mail her at [Ngordillo@miamimanagement.com](mailto:Ngordillo@miamimanagement.com).

Sincerely,

The Board of Directors of Las Verdes Condominiums