



GENERAL RULES AND REGULATIONS

Revised May 8, 2024

Supersedes October 2021 Version

KINGS CREEK VILLAGE ASSOCIATION
8333 S.W. 81 Avenue
Miami, FL 33143
(305) 279-2101

Email: kcvaoffice@kcvamiami.com Website: kcvamiami.org

GENERAL RULES AND REGULATIONS
KINGS CREEK VILLAGE ASSOCIATION

TABLE OF CONTENTS	PAGE
1. Introduction	3
2. Kings Creek Village Association and Governing Documents	3
3. Communication to KCVA Residents	5
4. Communicating with KCVA and Sub-Associations	5
5. Requests to Print or Inspect Official Records	6
6. Architectural and Landscape Control Rules	7
7. Use of KCVA Property and Owner Liability	7
8. Guests	8
9. Children	8
10. KCVA Photo Identification Cards	9
11. General Rules for Recreational Areas	9
12. Classes and Instruction in Recreational Areas	11
13. Tennis, Racquetball and Basketball Courts	11
14. Swimming Pools	12
15. KCVA Clubhouse Downstairs Recreation Room	12
16. KCVA Clubhouse Meeting and Party Room	13
17. Townhouses Green Areas, Greenbelt and Other KCVA Common Green Areas	13
18. Walkways and Sidewalks	14
19. Fires, Firepits, Torches and Grills	15
20. Maintenance Requests for Common Areas	15
21. Pets	15
22. Parking	16
23. Mechanical Work and Car Washing on KCVA Property	19
24. Construction and Work Vehicles on Village Property	19
25. Obnoxious, Illegal, or Offensive Activities	20
26. Noise Restrictions and Quiet Hours	20
27. Use of Shopping Center Property	20
28. Security	21
29. Watch Orders for Vacation or Vacant Homes	21
30. Solicitation	22
31. Garbage Containers and Garbage	22
32. Temporary Storage Units and Pods	22
33. Hurricane and Tropical Storms	23
34. Portable Generators	23
35. Signs And Other Displayed Items	23
36. Flags and Flagpoles	24
37. Renting Private Property to Tenants	24
38. Important Numbers and Websites	25

1. INTRODUCTION

By choosing to live in Kings Creek Village (Village) all Owners or record (Owners), residents, tenants, occupants, guests, and their invitees are required to abide by Kings Creek Village Association, Inc. (KCVA) Rules and Regulations (KCVA Rules). These Rules are not intended to be restrictive but are necessary to maintain property values and promote good neighbor relations. However, sub-associations may implement stricter rules subject to applicable law. If the information you need is not covered in these documents, or you are not sure how the Rules apply to you or your situation, please contact your sub-association or the Kings Creek Village Association Office.

These rules do not supersede or replace the KCVA's Declaration of Covenants and Restrictions for Kings Creek Village, the Articles of Incorporation, the By-Laws or other Rules and Regulations or legal agreements, which can be amended from time to time (collectively, the "Association's Governing Documents").

2. KINGS CREEK VILLAGE ASSOCIATION BOARD AND GOVERNING DOCUMENTS

Owners are encouraged to attend their sub-association, and KCVA Board of Directors (KCVA Board) meetings and sub-association Boards and Committees.

Kings Creek Village Association, Inc (KCVA) is a homeowner's association (HOA), and a Florida corporation required to conduct business according to a compendium of governing documents and Florida law. KCVA governing documents can be located on the KCVA Website. KCVA is often called the "Master Association" because it provides oversight and support to the sub-associations.

The KCVA Board manages issues that benefit or effect all homeowners such as security, recreation, architecture, landscaping, and common legal issues. Each sub-association elects'

GENERAL RULES AND REGULATIONS
KINGS CREEK VILLAGE ASSOCIATION

representatives to the KCVA Board. Day to day operations is handled by a paid manager and other employees.

The KCVA Board charges each sub-association a maintenance fee to support KCVA recreational areas, administrative operations and to maintain common green areas not assigned to the sub-associations. The KCVA Board meets as often as necessary to conduct business. An annual meeting of all Owners is convened on the fourth Wednesday of January to confirm the budget, set maintenance fees, and confirm Board members for the next fiscal year.

Communities within Kings Creek Village are Camino Circle Condominium Association, Inc.; Camino Court Condominium Association, Inc; Kings Creek Village Townhouse Association, Inc (KCVTA) ; Single Family Homes (SFH), Village of Kings Creek Condominiums Inc,(VKC) and Kings Creek Shopping Center, LLC. KCVA and Townhouses are HOA's. All others except, for the Shopping Center and Single-Family Homes, are Condominium associations. Different laws apply to HOA's and Condominium associations. The number of sub-association representatives on KCVA Board are VKC (3), KCVTA (2), SFH (1), Camino Circle (1), Camino Court (1) and the Shopping Center (1).

Each sub-association manages its unique issues according to KCVA and sub-association governing documents. Owners elect the sub-association Board of Directors and representatives to the KCVA Master Board. The sub-association Board of Directors hires employees, contracts for services, establishes rules and sets the sub-association maintenance fee. Most or all sub-associations are managed by their own Property Manager. The KCVA Manager assists the Single-Family Homes with its elections, and certain other matters within the discretion of the KCVA Board.

3. COMMUNICATING WITH KCVA RESIDENTS

- 3.1. KCVA maintains a website with a link for each sub-association. The website contains KCVA governing documents, meeting notices, forms, budgets, audit reports, newsletters, and other information the KCVA Board feels is important to Kings Creek Village.
- 3.2. Notice of KCVA Board and other official meetings are posted at least 48 hours prior to meetings on the KCVA web site, at the Village Building, and West Pool Bulletin Boards. Sub-associations may also post the notices in prominent sub-association locations.
- 3.3. Notice of major changes to KCVA governing documents, rules and regulations, budgets, maintenance fees, special assessments and notice of the annual meeting may be mailed, or hand delivered to Owners of record.
- 3.4. Sub-associations who wish to distribute KCVA communications directly to Owners, must provide written certification to KCVA that the information was timely delivered according to applicable law.
- 3.5. Owners who wish to receive official communications via email, must give KCVA, or Sub-associations, written authorization. Request forms are on the KCVA Website. Signed authorizations must be maintained in the property address file.

4. COMMUNICATING WITH KCVA AND SUB-ASSOCIATIONS

- 4.1. Residents should first address, in writing, their issues, requests, compliments, or to their sub-association office. Sub-associations will contact the KCVA Office if necessary. Single Family Homes and the Shopping Center should directly contact the KCVA Office.
- 4.2. Only a Director on the KCVA Board can request agenda items for a regular KCVA Board Meeting. Owners should first submit agenda items to their sub-association Board. The

Board will either address the issue or ask the sub-association representative to place the item on the next KCVA Board agenda.

- 4.3. Owners may directly request that an item be placed on the annual KCVA Homeowners Meeting Agenda without going through the sub-association by sending a written request to the KCVA Office no later than one month prior to the Annual Meeting.

5. REQUESTS TO PRINT OR INSPECT OFFICIAL RECORDS

- 5.1. KCVA Rules and other Governing Documents may be viewed, downloaded, or printed from the KCVA website or a copy of those documents, or other official records of KCVA, may be viewed by written request and by appointment at the KCVA office. Sub-association documents are handled by the respective sub-association office.
- 5.2. Requests for KCVA to print a full copy KCVA By-Laws, Rules, and other Governing documents or other official Association KCVA records, must be submitted in writing. The cost of photocopying these documents will be based on printing or copying one side per page at the time of the request. The first 25 pages are free. Allow up to 10 business days.
- 5.3. Owners may inspect official KCVA records by submitting a written request. The request must specify the records to be inspected. KCVA will make the records available to the requesting party to be inspected in person or electronically, within 10 business days of receiving the request. If the records are not available, KCVA will notify the requesting party within 10 days of the receiving by mail with return receipt. Owners may use a portable device to scan or photograph records. Requests for KCVA to make copies must be submitted in writing.
- 5.4. Subject to applicable law, KCVA may charge fees for the time it takes staff to locate and prepare documents and to oversee the requesting party while the records are viewed.

6. ARCHITECTURAL AND LANDSCAPE RULES

6.1. No exterior architectural, landscape, tree removal or other modifications that affects the exterior appearance of any property or landscape feature within KCVA Village property, can be made without prior written approval from the sub-association and then the KCVA Board. KCVA maintains separate Architectural and Landscape Rules in another document on the KCVA website along with an Architectural and Landscape Request Forms (Request Form). Sub-associations may set stricter rules, but at minimum their rules must comply with KCVA rules. If any conflict exists between the Sub-association and KCVA rules, KCVA rules supersede the Sub-Association rules. Submit your requests to the sub-association first. Single Family Homes and Shopping Plaza must submit requests to KCVA Office.

7. USE OF KCVA PROPERTY AND OWNER LIABILITY

- 7.1. Owners, tenants, their guests, occupants, and invitees, use KCVA recreational and common areas at their own risk, provided they conform with all KCVA rules while on the property.
- 7.2. Owners of record must pay for any damages incurred by the owner(s), or their tenants, guests, occupants, or invitees while on any KCVA or sub-association property.
- 7.3. Recreational facilities or common areas may not be used in a manner which impedes other members from enjoying use of the facility.
- 7.4. Subject to applicable law, any owner, tenant, guest, or invitee may be suspended or barred from using any KCVA recreational facility, or any other KCVA property within the reasonable discretion of the KCVA Manager, or a Security Guard in the Manager's absence. You may be suspended or barred for rule violations, improper conduct, or any

GENERAL RULES AND REGULATIONS
KINGS CREEK VILLAGE ASSOCIATION

other reason which in the Manager's or Security Guards' judgment constitutes a hazard to others or KCVA property. The Manager or Security Guard may call the police to remove anyone who is non-compliant with rules or who appears to be an immediate threat to person or property.

8. GUESTS

- 8.1. A guest is any person invited by an owner or tenant to visit, who provides a service or takes part in a function at the residence of any Owner or tenant or at any recreational area within Kings Creek Village Property.
- 8.2. Guests must be accompanied by the host owner or tenant while using any KCVA recreational facility or common area unless KCVA has issued a Resident Guest ID Card.
- 8.3. Owners and tenants are responsible for the guests' actions while on the property and agrees to pay for any damage caused by a guest.
- 8.4. The conduct of the owner of the Shopping Center as well as it's tenants, employees, guests, invitees, and customers within the Shopping Center, is also within the jurisdiction of KCVA

9. CHILDREN

- 9.1. Children under 12 years old must always be accompanied by an adult (18 or older) KCVA ID holder upon or within any KCVA recreational facility or common area.
- 9.2. Owners and tenants are responsible for the actions of their children or their guests' children and agrees to pay for any damages caused by a child.

10. KCVA PHOTO IDENTIFICATION CARDS

- 10.1. A valid KCVA Photo Identification Card is required to use any KCVA recreational facility or common area. Fees and rules shall be set by the KCVA Board from time to time.
- 10.2. Photo ID Cards are issued by the KCVA Office. The KCVA sub-association must request and approve the application prior to being submitted to KCVA for approval. Applications forms, instructions, and fees for obtaining cards are on the KCVA Website.
- 10.3. **KCVA owner cards** are valid for 2 years
- 10.4. **Tenant ID Cards** may be issued to tenants with a current lease and their children. Tenant cards are valid for 1 year.
- 10.5. **Resident Guest ID** cards may be issued to long term guests with permission from the owner or tenant. No more than two resident guest cards can be issued per unit unless approved by the KCVA Manager. Resident Guest Cards are valid for a maximum of 30 days.
- 10.6. **Resident Children ID Cards** for children 12 years and older may be issued to children who wish to use KCVA facilities without adult supervision. Applications must be approved by child's parent and the owner, tenant, or resident guest card holder responsible for the child.

11. GENERAL RULES FOR RECREATIONAL AREAS

- 11.1. KCVA Recreational and Common areas are available for use and enjoyment by Owners, tenants and their guests of the Village of Kings Creek, Camino Court Condominiums, Camino Circle Condominiums, Kings Creek Village Townhouse Association, and Single-Family Homes. Use of the KCVA Recreational and Common

GENERAL RULES AND REGULATIONS
KINGS CREEK VILLAGE ASSOCIATION

Areas by Shopping Center tenants, guests, invitees, and customers is subject to the adoption of rules and regulations by the KCVA Board from time to time.

- 11.2. Recreational facilities include lighted tennis, racquetball and basketball courts, pools, playground, billiards, ping pong and game tables located at the KCVA Clubhouse or Office . A pool and unlighted tennis courts are located at the West End of the Greenbelt. Any green space, including the Townhouse Greenbelt Area, is considered a recreational area.
- 11.3. Recreational facilities are available on a first come, first served basis. Reservations may be made for a specified date and time, for tennis, racquetball, basketball, billiards, ping pong, and game tables. Reservations are automatically canceled if the person does not show up prior to the reservation time.
- 11.4. No more than three (3) guests per residential unit are permitted at one time for any recreational activity, without written approval by the KCVA Manager.
- 11.5. Residents using the KCVA Clubhouse facilities, must check in at the KCVA Office and present a valid KCVA ID prior to the reservation time. Residents using the Townhouse West End pool and tennis courts must show ID upon request.
- 11.6. Residents and guests must be properly attired while using facilities.
- 11.7. Intrusive music or musical instruments may not be played without headphones unless approved by the Manager.
- 11.8. Smoking, glass containers, gambling, rough housing, or profane language is not allowed in and around any recreational facility.
- 11.9. Food is not allowed in any recreational area unless authorized in writing by the KCVA Manager.

GENERAL RULES AND REGULATIONS
KINGS CREEK VILLAGE ASSOCIATION

- 11.10. Members must clean up, remove all belongings, rearrange furniture to original position, and discard any debris in trash bins following any activity.

12. CLASSES AND INSTRUCTION IN RECREATIONAL AREAS

- 12.1. Organized classes or any type of third-party instruction or activity, whether free or for a fee, is not allowed in any recreational area the Townhouse Greenbelt area or other common area without prior written approval from the KCVA Manager and the KCVA Board.

13. TENNIS, RACQUETBALL AND BASKETBALL COURTS

- 13.1. KCVA Clubhouse Tennis Courts may be used from 8:30 AM to 8:45 PM.
- 13.2. West End Townhouse Courts are available from 8:30 AM to dusk.
- 13.3. A resident may reserve one court for the resident and up to 3 guests for a specified time slot. No more than 4 persons including the resident host may play on a court at a time.
- 13.4. From 8:30 AM to 5:00 PM, residents may reserve more than one time slot at a time. From 5 PM to 9 PM residents may only reserve one court and one time slot at a time.
- 13.5. Shirts and proper tennis shoes are required.
- 13.6. Spectators must remain outside the fence.
- 13.7. No chairs, children, pets, toys, wheeled vehicles, or anything not related to playing tennis, basketball or racquetball is allowed on any court or inside the fence.

14. SWIMMING POOLS

- 14.1. The KCVA Clubhouse Pool is available from 8:30 AM to 9:00 PM. The West End Pool is available from 8:30 AM to Dusk.
- 14.2. Guests must obey posted rules. Headfirst diving is not permitted. Safety equipment may only be used in an emergency.
- 14.3. No private parties, grills or any cooking devices, glass containers, pets, large rafts, or large floats are permitted.
- 14.4. Proper bathing attire is required. Children under the age of 3 who are not potty trained must wear a swim diaper. No nude or partially nude sunbathing or swimming is permitted.
- 14.5. No scuba diving is permitted.
- 14.6. Pool chairs, lounges and tables must be returned to the original position before leaving. Close gates tightly to comply with Miami-Dade Pool Safety rules.

15. KCVA CLUBHOUSE DOWNSTAIRS RECREATION ROOM

- 15.1. KCVA Clubhouse downstairs recreation room is available from 8:30 AM to 9 PM.
- 15.2. Billiards, ping pong and game tables are available on a first come first served basis with a one-hour time limit if there is a waiting list. Each resident may reserve one table for the resident and up to 3 guests. No spectators without permission from the KCVA Manager.
- 15.3. No food, drinks or wet bathing suits are allowed inside the KCVA Clubhouse Recreation Room
- 15.4. No sitting on billiard, ping pong or game tables.

GENERAL RULES AND REGULATIONS
KINGS CREEK VILLAGE ASSOCIATION

15.5. No loitering before, after or between games. Loud or obnoxious behavior will not be tolerated.

16. KCVA CLUBHOUSE MEETING AND PARTY ROOM

16.1. The Clubhouse Meeting and Party Room may be rented by KCVA residents on a first come first served basis. The Clubhouse Meeting Room may be reserved for KCVA and sub-association business at no cost to the association. The Clubhouse may not be rented or utilized by non-residents of KCVA, nor shall it be rented or utilized for any commercial purpose.

16.2. No one under 18 years is allowed unless accompanied by an adult.

16.3. Private parties require a deposit and prepayment of rental fees by check or money order. Rental fees include set up and tear down of tables and chairs, removal of bagged trash. Renters must also pay for a dedicated Security Guard. Deposits will be returned provided the area is undamaged, clean, and the trash is bagged following the event. Additional charges may be levied for damage to the facility or equipment.

16.4. Contact the KCVA Office for reservations.

17. TOWNHOUSES GREEN AREAS, GREENBELT, AND OTHER COMMON GREEN SPACES

17.1. Recreational or other activities that may be a hazard to trees, grass, walkways, residents, or surrounding buildings, or that prevent other residents from enjoying common areas are not permitted.

17.2. No parties, loud music, classes, exercise groups, parking, or motorized or battery powered vehicles, except for KCVA or KCVTA work vehicles, are allowed on the any

common green area or walkways, without prior written approval of the appropriate sub-association manager and/or the KCVA Manager if the activity is on KCVA common property.

17.3. No temporary or permanent structures or landscape element of any kind may be constructed or erected on the Townhouse Greenbelt or any other Common area without written permission from the KCVA Board.

17.4. For issues related to the Townhouse Greenbelt, contact the KCVTA office. For all other green spaces contact the appropriate sub-association or the KCVA office.

18. WALKWAYS AND SIDEWALKS

18.1. KCVA walkways and sidewalks are primarily for pedestrian traffic. Muscle powered and other approved vehicles are permitted if the user operates the vehicle so that its use is not a hazard to others or pets and the user stops and gives priority to pedestrians traffic.

18.2. Motorized, electric or battery powered vehicles are not allowed on any walkway or sidewalk without prior written approval of the sub-association or KCVA Manager. Exceptions: battery powered handicapped mobility vehicles, children's toy battery operated vehicles operated under the supervision of an adult, and work vehicles operated by KCVA or the appropriate sub-association.

18.3. Walkways and sidewalks must be kept free of debris, trash, slipping and tripping hazards and parked vehicles and may not be obstructed in any way.

18.4. For issues related to Townhouse Greenbelt walkways, contact the KCVTA Office. For all others contact the appropriate sub-association or KCVA office. Note: Some walkways may require intervention by Miami-Dade County or the property owner.

19. FIRES, FIREPITS, TORCHES AND GRILLS

- 19.1. No fires, fire-pits, torches, or grills are allowed in any KCVA Village recreational or common area. Sub-associations may formulate rules specific to sub-association property.

20. MAINTENANCE REQUESTS FOR COMMON AREAS

- 20.1. Owners must direct requests for maintenance on sub-association property to the respective sub-association manager. For KCVA property, contact the KCVA Office. KCVA staff does not provide maintenance on private property.

21. PETS

- 21.1. Subject to additional limitations imposed by sub-associations, Owners and residents shall be permitted to keep household pets, including small birds not exceeding the size of domestic canaries or parakeets, fish, such as goldfish and tropical varieties, and cats or dogs, if they are not kept, bred, or maintained for any commercial purpose, they are not of an aggressive breed, and they do not become an annoyance to neighbors. No livestock, reptiles, or poultry of any kind shall be raised, bred, or kept on or in any residence or upon Common Areas.
- 21.2. Pets must be on a leash when outside of a residence and in the company of an individual willing and able to fully control the pet. Pets shall never be allowed to run freely within KCVA property.
- 21.3. Each resident shall be responsible for the actions of each pet including cleaning up after pets.
- 21.4. Pets are not allowed inside any recreational facility including but not limited to pools, tennis courts or racquetball courts.

GENERAL RULES AND REGULATIONS
KINGS CREEK VILLAGE ASSOCIATION

- 21.5. Any Owner or resident maintaining a pet on KCVA property, or whose guests, tenants or invitees bring an animal on the KCVA property, shall be fully responsible for and shall bear the expense of any damage to persons or property resulting from the presence of the pet.
- 21.6. If any pet kept on the KCVA premises becomes a nuisance in the opinion of the KCVA or Sub-association Board, then the Owner, when notified in writing, shall be required to immediately remove the pet from the premises.

22. PARKING

- 22.1. **Village Parking is designed to accommodate up to two owner vehicles per residence** except in the Single-Family Homes. Guest and overflow parking is limited and only available on a first come first served basis. Sub-associations may develop stricter rules.
- 22.2. **Residential parking spaces and other parking areas shall be used solely and exclusively for personal automobile parking.** No trucks, commercial vehicles, governmental vehicles, buses, open-bed vehicles, exposed toolboxes, campers, mobile homes, motor homes, golf carts, off road vehicles, inoperable vehicles, boats, or trailers of any kind shall be permitted to be parked or stored at any time in any designated parking space upon KCVA property. This provision applies to all Owners, tenants and guests and other invitees of Owners or tenants.
- 22.3. **Exceptions:**
- 22.3.1. Law enforcement vehicles
- 22.3.2. Pickup trucks used as a personal vehicle are permitted as long the truck is not classified as a commercial vehicle.

GENERAL RULES AND REGULATIONS
KINGS CREEK VILLAGE ASSOCIATION

22.3.3. Trucks, commercial vehicles, and open-bed vehicles used by outside vendors to furnish commercial services to the Village property temporary may park in a designated parking space of the resident or sub-association requiring service for less than twelve (12) hours)

22.3.4. “**Commercial vehicle** is defined as a vehicle designed or customarily used for transportation of goods, products, tools, equipment, or passengers for hire.

22.3.5. **Single Family Home residents** may store small campervans, small boats on trailers, and golf carts in a garage, behind an enclosed fence or barrier that blocks or substantially blocks the vehicle from being seen from the street.

22.4. **Parking is only permitted in designated parking spaces.** Designated parking spaces include Village of Kings Creek, Camino Court or Camino Circle Condominiums, Shopping Center, KCVA Clubhouse and the West End Pool parking lots, two spaces in front of each townhouse and private driveways in the Single-Family Homes.

22.5. Parking is not permitted on any common green space, the Greenbelt, on any walkway or on or across any sidewalk.

22.6. Residents may not park in a neighbor’s assigned parking space without permission from the neighbor.

22.7. **Residents and tenants with more than two (2) personal vehicles** may temporarily park one (1) additional vehicle in the KCVA Clubhouse Building Parking Lot with prior written permission from the KCVA Manager. A KCVA Parking Decal provided by the Manager, must be displayed on the front windshield. KCVA Clubhouse parking is on a first come, first served basis. Residents who use the KCVA Clubhouse Parking lot for overflow or guest parking must move the vehicle two hours prior to the start of any

GENERAL RULES AND REGULATIONS
KINGS CREEK VILLAGE ASSOCIATION

scheduled event and may not return until the vehicle until after the event is completed.

Non-compliant vehicles may be booted or towed.

22.8. **Day Guests or Residents** may park at the KCVA Clubhouse Building without prior permission from 8:00 AM to 9:00 PM or Townhouse West End Pool parking lot from 8:00 AM to 1:00 AM. Guests or Owners who use the KCVA Clubhouse or West End Pool parking lots, during the above hours, must leave a legible note on the dashboard clearly showing the vehicle Owners name and emergency contact information. The vehicle owner must be available to move the vehicle if the space is needed by KCVA or the Townhouses. Non-compliant_vehicles are subject to being towed or booted.

22.9. **Overnight Guest Parking** is available at the KCVA Clubhouse from 9:00 PM to 8:00 AM and Townhouse West End Pool from 1:00 AM to 8:00 AM with prior written permission and for a specific number of days. Vehicles parked at the KCVA Clubhouse after 9:00 PM must have written permission from the KCVA Office and must display a KCVA parking decal. Vehicles parked at the West End Pool after 1 AM must have prior written approval by the Townhouse office and must display a Kings Creek Village Townhouse Decal. The owner must be accessible by phone in the event of an emergency. Vehicles without a decal or with an expired decal may be towed or booted.

22.10. **The Shopping Center Parking Lot** is for the exclusive use of Shopping Center tenants and visitors. Parked vehicles and overnight parking are at the sole discretion of the Shopping Center Management, provided parking does not conflict with these KCVA rules and regulations. Vehicles that are not in compliance with KCVA or Shopping Center Management rules may be towed or booted.

22.11. **Illegally parked vehicles may be booted or towed at the expense and risk of the owner.** KCVA and Sub-associations management or security guards are authorized

to issue a parking violation warning sticker, mark car tires to assist in identifying repeat offenders and to boot or tow a vehicle according to procedures established by the KCVA Board. Vehicles parked in private parking spaces must be towed or booted by the property owner

23. MECHANICAL WORK AND CAR WASHING ON KCVA PROPERTY

- 23.1. No mechanical work may be performed in any parking or green area. Exceptions include jump starting a car or changing a tire.
- 23.2. Car washing is permitted.

24. CONSTRUCTION AND WORK VEHICLES ON VILLAGE PROPERTY

- 24.1. Owners or residents or who schedule work that may impede traffic or require vehicles or heavy equipment, including trucks, dumpsters and building materials storage on KCVA or Sub-Association common property, must obtain prior written approval from the respective Sub-association and KCVA if on KCVA property. Owners and their workers must comply with any precautions the manager feels necessary to protect Association property. Requests associated with an Architectural or Landscape Modification must be submitted on an Architectural and Landscape Form at the time of the Request.
- 24.2. The Owner is responsible paying for any damage to association or other Owner property by work vehicles because of illegal parking, driving or work on Association property.

25. OBNOXIOUS, ILLEGAL, OR OFFENSIVE ACTIVITIES

25.1. No obnoxious, illegal, or offensive activities shall be conducted upon any property within the Village. Obnoxious noises or odors shall not be permitted or maintained upon any property within the Village. Property shall not be maintained in any manner that may become a nuisance or annoyance to neighbors or the Village.

26. NOISE RESTRICTIONS AND QUIET HOURS

- 26.1. Owners, tenants, occupants, guests, and invitees may not conduct any activity that exceeds the noise levels and guidelines in Miami Dade County Ordinance. Sub-associations may implement stricter rules.
- 26.2. Parties, loud music, or other activity that may produce a noise that can be heard within 100 feet of any residential unit is not permitted from 11 PM to 7 AM.
- 26.3. Yardwork leaf blowers, mowers, or construction are restricted to 7AM to 8PM Weekdays on KCVA property. Sub-associations may implement stricter rules.

27. USE OF SHOPPING CENTER PROPERTY

- 27.1. The Shopping Center Property shall only be used in accordance with uses permitted by applicable governmental authority, and subject to architectural control and use rights of KCVA as contained in the Governing Documents of KCVA.
- 27.2. Businesses and offices may operate between 7 AM and 11 PM. Noise or music emanating from any tenant of the Shopping Center must drop to a level that cannot be heard within 100 feet of any KCVA residential unit by 11:00 PM every night.

28. SECURITY

- 28.1. KCVA provides a twenty-four (24) hour security guard patrol. For a serious emergency or illegal activity, Owners, residents, and sub-associations should immediately call 911 for Police, Fire or Rescue.
- 28.2. Call the Security Guard for general security issues such as, but not limited to, parking, suspicious activity, rule violations, vandalism, trespassing, noise, broken security lights or locks, or other security issues that do not present an imminent threat to person or property or which cannot be immediately handled by the sub-association or KCVA manager.
- 28.3. Security guards have the right to request any person on KCVA property to show a KCVA ID, or other identification if a KCVA ID is not available, and to ask any person(s) perceived to be a threat to KCVA residents, guests, or property to leave the premises. Police may be called to escort non-compliant persons from the property. Security Guards are also authorized to boot or tow illegally parked vehicles according to KCVA guidelines.

29. WATCH ORDERS FOR VACATION OR VACANT HOMES

- 29.1. Residents may request a watch order when homes are expected to be vacant for a prolonged period. Watch order forms and instructions are on the KCVA Website. Include the contact information for a local person who may be available to open the house or hurricane shutters in an emergency such as fire or break-in. Requests can be placed with the sub-association manager who will notify the KCVA Office. Single Family Homes may submit requests directly to the KCVA office.

30. SOLICITATION

- 30.1. No solicitation, distribution of handbills and/or advertising material is allowed in Kings Creek Village residential. Notify the KCVA Office and provide a picture of the material whenever possible.

31. GARBAGE CONTAINERS AND GARBAGE

- 31.1. Garbage bins must be out of sight except when placed curbside on Miami-Dade County pick-up days.
- 31.2. All garbage shall be kept in approved Miami-Dade County garbage and recycling bins. Bins shall always remain covered.
- 31.3. Containers may be placed street side no earlier than dusk the day before garbage pick-up and must be removed by sunset the day of pick-up. Large items and landscape debris may not be left by trash cans or at street side for disposal.
- 31.4. Single Family Homes may place large items for disposal and landscape debris street side no more than 8 calendar days prior to a scheduled pick-up. Green space or other damage from large landscape debris sites must be restored by the Owner.

32. TEMPORARY STORAGE UNITS AND PODS

- 32.1. Temporary storage units are permitted for up to 7 calendar days with prior approval of the appropriate property manager. Units must fit within the designated parking area I and may not be placed on the grass. Sub-associations may develop stricter rules.

33. HURRICANE AND TROPICAL STORMS

- 33.1. Do not cut trees or shrubs or leave loose debris anywhere on KCVA property during a tropical storm or hurricane warning or watch. All debris must be hauled to the Miami-Dade Refuse Facility.
- 33.2. Remove and secure flags, hanging plants or decorations, shade cloth, furniture or any other item that may become a hazard during a windstorm.
- 33.3. Owners are responsible for cleaning and restoring damage to private property as soon as possible after the storm.

34. PORTABLE GENERATORS

- 34.1. Portable generators are only permitted if the portable generator can be placed at least 10 feet from any open window or door and the generator is not placed on KCVA common property, walkways, or sidewalks and operation does not violate noise restrictions.

35. SIGNS AND OTHER DISPLAYED ITEMS

- 35.1. No for sale, for rent, political or any other signs, flags, advertising, notices, or any other item may be displayed or affixed anywhere within KCVA property without prior written approval of the appropriate Sub-association Board and KCVA Board. All real estate, political and other signs must comply with Miami-Dade County and other applicable laws or codes. Sub-associations may develop stricter rules if they do not conflict with KCVA Rules or applicable laws or codes.
- 35.2. In the Single-Family Homes, for sale or rent signs must be a maximum of 40 square inches and on a five-foot stake placed in the front yard.

35.3. Political signs may be displayed in yards or on fences during any local district, county, state, or federal election cycle. The Owner is responsible for removing these signs no later than 30 days after the election cycle ends.

36. FLAGS AND FLAGPOLES

36.1. United States flags may be displayed with prior written approval of the appropriate Sub-Association and KCVA Board. The flag must be displayed respectfully, kept in good repair, and placed in an approved location according to the US Flag Code, other government regulations and KCVA Governing Documents, Rules, or other legal KCVA agreements with a sub-association. No flag may be larger than four and one-half (4.5) by six (6) feet. Flags must be flown according to the US Flag Code.

36.2. Sub-associations may develop additional Rules for displaying flags if it complies with US Flag Code, other government regulations, and KCVA Governing Documents, Rules, or other legal KCVA agreements with a sub-association.

37. RENTING PRIVATE PROPERTY TO TENANTS

37.1. Owners must comply with Sub-Association rules prior to leasing their private residential. Owners in Single Family Homes should contact the KCVA Manager. All other contact your respective Sub-Association Property Manager.

37.2. Rental / leasing / letting of Single Family Homes must be for periods of no less than one (1) year. No Airbnb nor similar short-term arrangements are allowed.

38. IMPORTANT NUMBERS

KCVA MASTER ASSOCIATION

Email	kcvaooffice@kcvamiami.com
Phone:	305-279-2101
KCVA Website	kcvamiami.org

KCVA SUB-ASSOCIATIONS

Camino Court	305-271-1990
Camino Circle	305-254-7228
Townhouses	305-596-0176
Shopping Center	305-255-1616
Single Family Homes	305-279-2101
Village of Kings Creek	305-279-3411

SECURITY AND POLICE

Emergency	911
Miami-Dade Police Non-Emergency	305-476-5423
Kendall District Police Station	305-279-6929
Black Night Patrol	305-733-7467

HELPFUL LINKS

<http://miamidade.gov/propertysearch>

<https://miamidade.gov>