



Dear Prospective Resident,

Thank you for your interest in living at Costa del Sol. Our community provides a quality lifestyle that we are sure you and your family will enjoy.

To ensure that all new residents are fully aware of Condominium Rules and Regulations, you are required to attend a meeting of the Welcoming Committee prior to receiving approval to rent or purchase in our community. The Welcoming Committee is comprised of Costa del Sol homeowners who volunteer their time to perform this important function. The Committee meets every other week in the Costa del Sol Clubhouse; once your application is approved, you will be notified of the date of the meeting.

Your Welcoming will be scheduled after you have completed the Welcoming Packet and provided all documentation and information as required. There is a non-refundable screening fee of \$100.00, which must accompany the submission of your completed Welcoming Packet. Please make your check payable to the Costa del Sol Association.

Costa del Sol requires that all residents utilize a transponder to enter the community. For purchasers, transponders are issued once the Association receives the Warranty Deed or Closing Statement. For renters, transponders are issued after the Association approves the lease. The cost of each transponder is \$20.00.

Please note that move-in's and move-outs are not permitted on Sunday's and Holiday's.

Should you have any questions, please feel free to call the Association office from 8:30a.m. – 5:00p.m. Monday through Friday.

We look forward to welcoming you to our community.

Sincerely,

Victor Espinoza
President, Board of Directors
Costa del Sol Association



Re: Costa del Sol Condominium Association, Inc, ("Association")

Dear Unit Owner(s):

Please be advised that Section 17.7(E) of Article 17 of the Declarations of Condominium for Condominiums A and B and Section 17.8(E) of Article 17 of the Declarations of Condominium for Condominiums C through W provide as follows:

(E) Leases shall be required to place in escrow with the Association a security deposit in a sum to be established by the Board which shall not exceed the highest sum permitted by Chapter 718, Florida Statutes, as amended from time to time. The security deposit may be used by the Association to repair any damages to the Common Elements resulting from the acts or omissions of a lease (as determined in the sole discretion of the Board). The unit owner will be jointly and severally liable with the lease to the Association for any amount in excess of such sum which is required by the Association to effect of such repairs or to pay any claim for injury or damage to property caused by the negligence of the lease, such security deposits shall be administered in accordance with Part II Chapter 83, Florida Statues.

Based on the above-quoted provision, each lease is required to provide the Association with a security deposit in a sum to be established by the Board. At a duly noticed Board meeting held on July 10, 2007, the Board of Directors voted to prospectively enforce this provision. At a duly noticed Board meeting held on August 14, 2007, the Board of Directors established that the amount required to be provided to the Association by each lease as a security deposits a sum equal to one (1) month's rent. Accordingly, please be advised that all leases renting a unit in Condominiums A-W shall be required to provide the Association with a security deposit in a sum equal to one (1) month's rent. The security deposit will be placed into an escrow amount maintained by the Association. The security deposit may be used by the Association to repair any damages to the Common Elements resulting from the acts or omissions of a lease as determined in the sole discretion of the Board of Directors.

If you have any questions, please contact the Associations Property Management Office at (305) 592-2292. Thank you for your anticipated cooperation in this matter.

Board of Directors

Costa del Sol Association, Inc.
ONE Costa Del Sol Blvd. Doral, FL 33178
TEL. (305) 592-2292. FAX (305) 599-2018



COSTA DEL SOL ASSOCIATION
SCHEDULE OF MAINTENANCE

Your monthly maintenance at Costa del Sol includes the following items:

- | | | |
|---|-----------------------------------|----------------------------|
| 1. Association Management | 9. Liability Insurance | |
| 2. Property and Flood Insurance (for building structures) | 10. Water & Sewer | |
| 3. Cable & Internet from Hotwire | 11. Pest Control for Termites | |
| 4. Refuse Collection (twice weekly) | 12. 24-Hour Gate Access Control | |
| 5. 24-Hour Roving Patrol | 13. Maintenance for Private Roads | |
| 6. Street Lighting and Signage | 14. Exterior Unit Repairs | |
| 7. Exterior Sewer Plumbing Repairs | 15. Tree Trimming | |
| 8. Recreation Center: | 16. Sprinkler System | |
| a) Clubhouse | d) Pool | 17. Common Area Electrical |
| b) Tennis Courts | e) Basketball Court | |
| c) Children's Playground | | |

Your Condo Reserve at Costa del Sol includes the following items:

1. Roof repairs and maintenance
2. Painting and Waterproofing
3. Wood Trellis Maintenance (if applicable)
4. Landscaping and Ground Maintenance

INSURANCE

Costa Del Sol Association recommends that all unit owners obtain Homeowners Insurance. The property and flood insurance policies listed above and included in your maintenance only cover the EXTERIOR of your unit. You will need to have your own insurance policy to cover contents, personal property, loss assessments, etc. Please contact your insurance agent for further information.



Plumbing & Sewer Problems

Costa del Sol Residents:

We are writing this notice to advise you to call your Management Office Monday through Friday from 8:30 A.M. –5:00 P.M. If you are having a plumbing or sewer back-up problem, if the problem occurs after 5:00 P.M. or on a weekend, please call Security at the front gate phone: 305-591-2876.

Please **do not call a plumber yourself**. If you do not go through the Management Office or Emergency Service, **you will not be reimbursed for this expense**.

The Association's plumber works closely with Management and knows what type of problems the Association is responsible for, and since they know Costa Del Sol, they do not waste a lot of time locating lines.

Note: If your unit will be unoccupied for a period of over 24-hours, please be sure to shut off the main water valve for your unit. The main water valve is usually located outside the unit, above or below one of the garden hose connections. This can prevent a flooding situation due to a water source related plumbing problem.

Your Board of Directors is trying to provide excellent service and keep your assessments stable. Thank you for your cooperation.

For the Board of Directors,

MANAGEMENT



All questions must be answered in full.

APPLICATION

Attached Fee: _____ Date: _____

Lease Amount: _____ Effective Date: _____

Expiration Date: _____

Sales Contract: _____

Property Address: _____

Bedrooms: _____

Baths: _____

Owner of Record: _____

Address: _____

Telephone No.: _____ Office: _____ Other: _____

Buyer/Lessee: _____

Present Address: _____

Telephone No.: _____ Office: _____ Other: _____

E-mail Address: _____

Occupation: _____

Employer's Name: _____

Address: _____



PERSONAL REFERENCES

NAME:	ADDRESS:	OCCUPATION:	PHONE NO:	Yrs. KNOWN
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

OCCUPANTS

Please list the name and relationship of any person(s) (18 yrs and older) who will be occupying the unit. Any substitutions of the following names must be approved in writing by the unit owner of record and approved by the Association. In the case of a lease, such approved substitutions will not extend the terms of the lease.

NAME	RELATIONSHIP
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NAME	RELATIONSHIP
------	--------------

Number of children who will be living with you and their names:

_____ AGE: _____ SEX: _____

_____ AGE: _____ SEX: _____

Person to be notified in the case of an emergency: _____

Address: _____

Phone Numbers: Home: _____ Work: _____ Other: _____

It is mutually understood, agreed, and accepted that:

Buyer/ Lessee have been furnished with the Condominium Rules and Regulations. All Rules and Regulations are understood and will be adhered to.

Buyer/Lessee	Date
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Buyer/Lessee	Date
--------------	------



VEHICLE REGISTRATION INFORMATION

Owner's Name _____

Address: _____

Work Phone: _____ Home Phone: _____ Other: _____

TRANSPONDERS

Date issued: _____ Transponder #: _____

Vehicle description: _____ Tag #: _____ State: _____
(Make) (Model)

Date issued: _____ Transponder #: _____

Vehicle description: _____ Tag #: _____ State: _____
(Make) (Model)

Date issued: _____ Transponder #: _____

Vehicle description: _____ Tag #: _____ State: _____
(Make) (Model)

PLEASE NOTE THAT THE COST OF THE TRANSPONDERS IS \$ 20.00 PER CAR.

Authorized Visitors:

1. _____

2. _____

3. _____

Home Phone # 1: _____ Home Phone # 2: _____

Work Phone #: _____ Cellular#: _____

Alarm Company Name: _____ Phone: _____



RECORD OF PERMANENT LEGAL ADDRESS

Complete only if:

- 1) You will be a seasonal resident (s).
- 2) You will be seeking permission to rent your unit in accordance with Costa del Sol Association Rules and Regulations 5.2.2. And 5.2.3.

Please Print or Type

Name of Unit Owner (s):

Address of Unit:

Permanent Legal Address of Unit Owner(s) (May not be unit address):

Unit Owner (s) Home Telephone Number: (____) _____

Unit Owner (s) Work Telephone Number: (____) _____

Emergency Contact:

Name of Contact: _____

Telephone Number: _____



UNIT OWNER (LESSOR) AGREEMENT

(Note: To be completed by unit owner ONLY when leasing the unit)

RE: Unit Address: _____

I/We acknowledge and agree that I/We are responsible for the actions of the Tenant(s) reflected in this Application, that I/We have advised the Tenant(s) that he/she/they must comply with all of the terms and conditions set forth in the Declaration of Condominium, Association's Articles of Incorporation, By-Laws, and Rules and Regulations (hereinafter referred to as the Association's "Governing Documents") and further, that I/We are responsible for any and all damages caused by the Tenant(s) to the Common Elements and/or Association Property. In addition, I/We acknowledge that the Board of Directors ("Board") has the absolute right to reject this Application if: (1) the proposed lease is not attached to the Application; (2) the approval of this Application would violate any provision of the Association's Governing Documents; (3) I/We have failed to pay any assessments to the Association; (4) I/We or the proposed Tenant(s) submit an incomplete Application or make(s) any material misrepresentation on the Application or any other documents or information requested by the Board which material misrepresentation includes but is not limited to the failure to disclose the names of all of the individuals who will reside in the unit during the lease term; and(5) the screening fee is not submitted with this Application. Finally, I/We acknowledge that the application may be rejected for any unapproved architectural modification or architectural violation.

Note:The approval of this Application is at the sole discretion of the Association and the criteria,policies and procedures it has adopted as part of its screening/welcoming process.

Owners need to get the Certificate of Rental before allowing the tenants occupancy of the property.

Further, I/We may be contacted by the Association if an issue arises regarding the Tenant(s) at the following address and telephone number(s):

PLEASE NOTE: TRANSPONDERS UNDER NO CIRCUMSTANCES ARE TRANSFERABLE. TENANTS MUST OBTAIN THEIR OWN TRANSPONDERS. OWNERS ARE TO KEEP THE TRANSPONDERS ALREADY ASSIGNED TO THE ADDRESS.

I/We further state that the following is a list of all the authorized tenants/occupants residing in the above referenced unit: (Name and Age).

Signature of Unit Owner

Signature of Unit Owner

Print name: _____

Print Name: _____



RE: Exterior Architectural Modification Policy- Costa del Sol Association, Inc.

Dear Prospective Resident:

The Costa del Sol Association has a strict policy regarding any and all modifications to the exterior of units in the community. Any and all modifications (both major and minor) to the exterior of any unit in the community require the prior approval of the Association. In order to obtain the necessary approval for architectural modification, one must request an application packet from the Association Office. This application must be completed and returned to the Association Office for approval at the next Architectural Control Committee Meeting. The Association will inform the applicant, in writing, of the Committee's decision.

The approval is based on the unit owner's agreeing to be responsible for all upkeep and replacement to that modification of the property.

Please DO NOT make the mistake of assuming that because another resident in the community has modified the exterior of their unit, the Association has approved this modification. This modified unit may very well be in the violation, fining, and/or legal action process.

The Association would like to thank you in advance for your cooperation in abiding by this policy.

I _____,

Unit Address _____ understand all the above information and agree to abide by this Association policy.

Signature: _____ Date: _____



**TRANSPONDER - SETTLEMENT STATEMENT
PAYMENT COUPON**

The transponders are not transferable, in this case new owners or tenants must register their vehicles and obtain the transponders at the Management Office.

Please note that immediately after the Welcome Committee meeting, you can pick up the Approval Certification at Costa del Sol Management Office. You need it for the processing of closing and/or moving to the Costa del Sol.

Purchase: After your closing you are requested to provide a copy of the Settlement Statement (I.E. HUD Statement) to Costa del Sol Management Office. Failure to provide this document will deprive you access to the community (security gate) and cause a delay in receiving your maintenance payment coupons. However, you are still obligated to pay your monthly maintenance fees with or without the payment coupons. Upon receipt of the settlement statement of the new owner the previous homeowner's access to the community will be terminated.

Signature of applicant

Date



Dear Prospective Resident,

Please be informed the Association Process for the application approval for new Tenants & Owners can take up to 4 weeks, except for prospective tenants who are service members in which case the lease application will be processed within the timeframe set forth in Sec. 83.683, Fla. Stat

As soon as you are approved the office will contact you and will let you know the date for which your Welcoming Meeting is scheduled.

Welcoming Meetings are mandatory.

I have read and understand the information above.

Name: _____

Signature: _____

Date: _____

FOR OFFICE USE ONLY

Received by: _____

Date: _____



Notice to all Realtors

Please let your clients know that they must attend a Welcoming Meeting before any approval letter is given. No exceptions will be made.

Realtor Signature: _____

Applicant: _____

Date: _____



AUTHORIZATION TO RELEASE INFORMATION

I hereby authorize, Costa Del Sol herein referred to as *Association* and/or its assigns to conduct a comprehensive review of my background through a consumer report and/or an investigative consumer report to be generated for occupancy. Said report may contain information about me from consumer reporting agencies including but not limited to indebtedness, mode of living, present and previous employers and/or employment contracts, driving record/license, validity of social security number, personal references, criminal records, and any information that I have disclosed on my applications and/or any attachments, exhibits.

I authorize the *Association* may contact others who may be able to provide information as to my background, character, and general reputation and authorize without reservation any party or agency contacted by the *Association* to furnish the above-mentioned information.

I hereby affirm that my answers to all questions on my application, this authorization form and/or any attachments, exhibits and/or resumes are true and correct and that I have not knowingly withheld any facts or circumstances that would, if disclosed affect my application.

This authorization and consent shall be valid in original, fax or photocopy form.

I authorize the ongoing procurement of the above-mentioned information/reports by the *Association* at any time during my occupancy with the *Association*.

The nature and scope of the consumer report and/or investigative consumer report along with the name, address and telephone number of the agency providing the report will be disclosed to you upon timely written request to the personnel department of the *Association*, and within 5 days of the request.

A copy of the consumer report and/or investigative consumer report, a copy of the Summary of Your Rights Under FCRA along with the name, address and telephone number of the agency furnishing the information will be provided before any adverse action is taken by the *Association* based on information contained in the report.

Upon proper identification and payment permissible by law, you have the right to request from the *Association* a copy of any information in its file on you at the time of your request.

By signing below, I acknowledge understanding of the purpose of this Authorization Form and its intended use.

Applicant Information

Print Name: _____ Social Security Number: _____

Street Address: _____ City: _____ State: _____ Zip: _____

Driver License Number: _____ Driver's License State _____

IMPORTANT: The following information will be used by United Screening Services Corporation for identification purposes only to perform a background check. This information will not be used as part of the decision process of your prospective Association.

Maiden, Other and/or Former Name(s)

Race/National Origin: _____ Gender: Male Female Date of Birth: _____

Signature: _____ Date: _____



Apt No _____ Apt Type _____ Monthly Rent _____ Occup Date _____ Pro-In \$ _____ Term Date _____

Referred By _____ Rent Stars _____ Reasons for Living Here _____

Application for Occupancy

Date _____

IMPORTANT: Each co-resident/co-applicant must submit separate applications

PERSONAL INFORMATION

Applicants Name _____ Date of Birth _____ SS No. _____
First Middle Last

Marital Status _____ Driver License No. _____ State _____

Spouse's Name _____ Date of Birth _____ SS No. _____

Drive License No. _____ State _____

Other Occupants

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Do you own pets? _____ If yes, type (breed) _____ Size/Weight _____

Have you, the co-applicant(s), and/or any occupant(s) ever been arrested, charged and/or convicted of a crime?

_____ If yes, provide detailed explanation. (Use reserve side of this application)

Emergency contact (Name/Phone) _____

RESIDENT HISTORY

Present Street Address _____ State _____ Zip _____

Phone (_____) _____ To/From _____ Monthly Payment \$ _____

Landlord's Name _____ Phone (_____) _____

Reason for Moving _____



Previous Street Address _____

Phone (____) _____ To/From _____ Monthly Payment \$ _____

Landlord's Name _____ Phone (____) _____

Reason for Moving _____

Have your and/or the co-applicant(s) ever been evicted from any property? _____ If yes, provide detailed explanation. (Use reverse side of this application)

EMPLOYMENT HISTORY

Present employer _____ Supervisor _____

Address _____ Phone (____) _____

Supervisor's email _____

Position _____ Date of employment _____ Gross weekly salary \$ _____

Previous employer _____ Supervisor _____

Address _____ Phone (____) _____

Position _____ Date of employment _____ Gross weekly salary \$ _____

Spouse's employer _____ Supervisor _____ Phone (____) _____

Supervisor's email _____

Position _____ Date of employment _____ Gross weekly salary \$ _____

INCOME

Gross Annual salary (Including fees, tips, commissions, and bonuses) \$ _____

Gross Annual salary spouse \$ _____

Other Income you want to disclose \$ _____



BANK INFORMATION

Account No. _____ Account Type _____ Bank Name and Branch _____

Account No. _____ Account Type _____ Bank Name and Branch _____

CHATACTER REFERENCE

Name _____ Phone No. _____ Relation _____

Name _____ Phone No. _____ Relation _____

VEHICLES

Year _____ Make _____ Tag No. _____ State _____ Registered to _____

Year _____ Make _____ Tag No. _____ State _____ Registered to _____

Year _____ Make _____ Tag No. _____ State _____ Registered to _____

Applicant(s) has submitted the sum of \$ _____, which is non-refundable payment for credit check/background check processing charge of the application. Such a sum is not a rental payment of security deposit. This amount will be retained by the management to cover the cost of processing the application. It is further understood and agreed between the parties that in the event this application for the above referenced apartment is rejected by _____ then said sum so received, as security deposit shall be returned to applicant without interest. It is further understood and agreed that in the event that said application is approved and accepted by _____ then said amount received below shall be applied on that security deposit called for in the lease entered into between parties. It is further understood and agree by the parties that in the event that said application is approved and accepted by _____ and applicant refuses to enter into a lease agreement for the period of time as called for in applicants application the sum so received herein shall be retained by _____ to serve as liquidation damages it will suffer by reason of applicants failing to enter into residency of that above stated apartment, but the acceptance or rejection of applicant shall remain within the sole discretion of _____ is hereby authorized and given the right to verify by reasonable means the application including but no limited to credit check, criminal history, eviction-civil records, landlord verification and verification of employment; and to exercise at it's sole discretion as to whether to reject this application and /or to terminates any lease which may be entered into between the parties pursuant to this application, whether during the term of the said lease or any extensions or renewal thereof if the applicant has made any false statements or misrepresentations whatsoever in the application. Furthermore, applicant(s) certify it has not knowingly omitted any information from this application, any additional documents in the application packages, exhibits and/or attachments.

Applicants has deposited the sum of \$ _____ which is to be applied to the security deposit in reference to the above apartment unit.

Applicant signature _____ Date _____

Spouse signature _____ Date _____

Leasing agent / Interviewed by _____ Date _____



Dear Prospective Resident,



**“Costa del Sol Condominium
Is a friendly zone for pets”**

Remember these rules for a good coexistence on the Costa del Sol.

2.5. Pets: Your pet must not cause a disturbance or create a nuisance.

2.5.1. Barking dogs are considered a nuisance.

2.5.2. No resident may keep on his property more than two (2) dogs at any one time. More than two dogs are considered a nuisance to the community.

2.5.3. Dogs must be kept leashed at all times when on common areas.

2.5.4. Cats are not permitted to roam loose on the property.

2.5.5. Dogs cannot be kenneled in patio or garage/carport areas and cannot be left tied outside a unit to trees, posts, etc.

2.5.6. Pet owners are responsible for pick up and disposal of fecal matter created by their pets.

2.5.7. The Association may require a pet to be immediately and permanently removed from the community as a result of repeated violation of these rules and regulations.

2.5.8. Pit Bulls: The keeping of pit bull dogs on Costa del Sol property and all of Metropolitan Dade County is covered by Section 5-17.6. of the Code of Metropolitan Dade County

2.5.9. All pets must be personally supervised at all times when in the limited common areas and the common areas of Costa del Sol.

I have read and understand the information above.

Signature: _____ Date _____



Dear Prospective Resident,

TRUCK SIZE	TANK SIZE
10'	31 GAL
15'	40 GAL
17'	40 GAL
20'	40 GAL
26'	60 GAL

The moving truck must enter through the main gate (NW 41th Street – NW 102 Ave) and the size allowed is up to 26 feet.

1.7. **Trucks / Vans:** The 2002 Florida Statute 320 defines a truck as: "Any motor vehicle with a net weight of 5,000 pounds or less and which is designed principally for the carriage of goods and includes a motor vehicle to which has been added a cabinet box, a platform, a rack, or other equipment for the purpose of carrying goods other than the personal effects of the passengers."

A **Heavy Truck** means "any motor vehicle with a net vehicle weight of more than 5,000 pounds, which is registered on the basis of gross vehicle weight in accordance with s.320.08(4), and which is designed or used for the carriage of goods or designed or equipped with a connecting device for the purpose of drawing a trailer that is attached.

1.7.2. Residents are not permitted to park a truck/van (as defined above in Rule 1.7), or any other commercial vehicles overnight in Costa del Sol outside of permissible hours.

I have read and understand the information above.

Name: _____

Signature: _____

Date: _____



Are you leaving Costa del Sol?



PLEASE TAKE A MOMENT TO LET US KNOW WHEN YOU ARE MOVING OUT. IT IS YOUR RESPONSIBILITY TO CLOSE YOUR **HOTWIRE COMMUNICATIONS ACCOUNT**, EVEN IF YOU ONLY HAD THE SERVICES PROVIDED IN YOUR AMENITIES PACKAGE

Simply follow these steps and we'll take care of the rest:

1. Contact Hotwire Customer Service at 800-355-5668
2. Speak to a Customer Service representative. You will need to provide the date you wish to have your service terminated and your forwarding address.
3. If you **DO NOT** have Hotwire equipment to return, the customer service representative will simply close your account and terminate your service on the date requested.
4. If you **HAVE** Hotwire equipment – the customer service representative will provide details regarding the convenient options to return your equipment.

IMPORTANT NOTE:
There is a minimum fee of \$400 per box for unreturned equipment and this will automatically be applied to your account for each piece of equipment that is not returned to Hotwire Communications in advance of your account being closed.

Applicant Name _____ Signature _____ Date _____



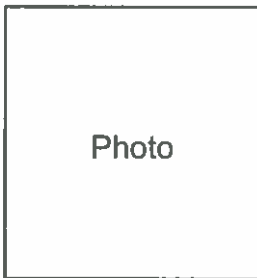
APPLICANT'S PHOTO

It is mandatory to attach a recent picture of each prospective tenant or buyer that is included on this Welcoming Application.

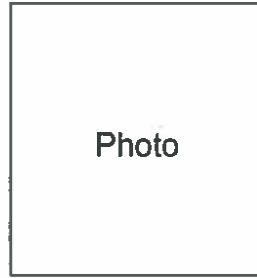
The Application is considered **INCOMPLETE** if pictures are not submitted along with the application, and subject to delays.

THE DRIVER'S LICENSE IS NOT CONSIDERED AS A PHOTO.

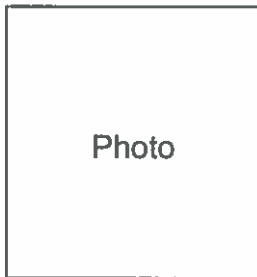
THE PICTURE OF YOUR PET WILL BE SEPARATE



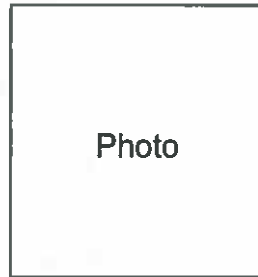
Name _____



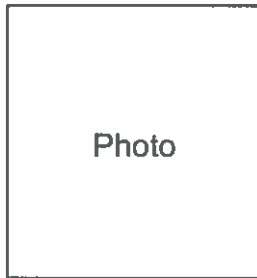
Name _____



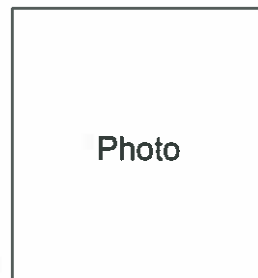
Name _____



Name _____



Name _____



Name _____



Multi-Family Ordinance

On August 22, 2007, the Mayor and City Council adopted the City of Doral's Land Development Code, Ordinance # 2007-12. The Land Development Code provides for Zoning Districts including Single Family Residential (SF-1). The Land Development Code defines a Dwelling, One Family, as "a private residence building used or intended to be used as a home or residence in which all living rooms are accessible to each other from within the building and in which the use and management of all sleeping quarters, all appliances for sanitation, cooking, ventilating, heating or lighting are designed for the use of one (1) family only". A family in the Land Development Code is defined as "one (1) person, or group of two (2) or more persons living together and interrelated by blood, marriage or legal adoption, occupying a dwelling unit designed as a single family use, as a separate housekeeping unit with a single set of kitchen facilities. The persons thus constituting a family may also include gratuitous guests and domestic servants".

Within the City of Doral, the Land Development Code regulates the zoning within different neighborhoods. Within a zoned single-family residence, only a single family is allowed to occupy that residence. It is prohibited from leasing a room or having more than one family living within a single-family residence. Below are some frequently asked questions concerning multi-family use. For any comments or concerns, please contact the City Manager's office at (305) 593-6690.

Q. I am having trouble making my monthly mortgage payments. I am thinking about renting out a spare bedroom to make the payments. Would this be allowed under City of Doral's Codes?

A. Ordinance # 2007-12, the Land Development Code, strictly prohibits the leasing of a room within a single-family neighborhood.

This type of use has an undue burden on a neighborhood that includes additional cars being parked, additional garbage, and an additional demand on City services.

Q. My neighbor has enclosed their garage and is renting it out to a young couple. It is having an impact on the neighborhood with more cars being parked in the area and their garbage cans are always overflowing. Is there anything that can be done?

A. You can make an anonymous complaint to the Department of Code Compliance at 305-593-6680. A Code Compliance Officer will be assigned to investigate the case.

The Code Compliance Officer will issue notices to the property owner for enclosing the garage without the required permits. A garage enclosure can only be used for storage or as an office but not as an additional living area. Also, the Code Compliance Officer will issue notices to the property owner for maintaining a multi-family residence in a single-family district in violation of the Land Development Code. The property owner will need to cease and desist immediately from the use of the property for multi-family use.

Failure to comply will result in the case being forwarded to the Special Magistrate, in which daily fines can be imposed to compel compliance.

Reproduction from the Winter 2008 City of Doral Digest