



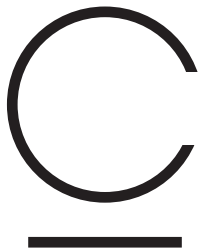
CENTRO

A Newsletter for the Residents of the Centro Downtown Condominium Association, Inc.

Volume 2 Issue 1

January 2019

CENTRO DOWNTOWN
Condominium Association, Inc.
151 SE 1st Street
Miami, Florida 33131



PROPERTY STAFF

Manager Gisbell Lores
manager@centrocondominium.com

Admin. Asst. ... Daniel Orozco
admin@centrocondominium.com

Front Desk.. Lauren Gutierrez

*Front Desk is available to residents 24hrs
frontdesk@centrocondominium.com
Receiving Department is available for
package pick up from 9am until 6pm
receiving@centrocondominium.com.*

ASSOCIATION OFFICERS

President..... Shai Ben-Ami

Vice Pres. ...Harvey Hernandez

Secretary..... Mandi Miranda

IMPORTANT NUMBERS

Main 305-440-0566

Fax 305-440-0622

OFFICE HOURS

Mon - Fri.. 9:00 am - 5:00 pm



Reminders to All Residents of Centro:

As part of improving the quality of life in our Association; Management would like to underline the following rules that have been established to protect all and respect all users of the common areas. These share common areas include: Pool, Gym, Lounges, Sauna, Hallways and Main Lobby.

DESTRUCTION OF PROPERTY: Neither Unit Owners, their lessees, not guests shall mark, mar, damage, destroy, deface or engrave, move any furniture part of the buildings or Common Elements. Unit Owners, lessees or guest shall be financially responsible for any such damage.

BALCONIES: No cooking or grilling shall be permitted on any balcony, patio or terrace. No hot tubs or other bathing apparatus may be kept on balconies. No items whatsoever may be stored on balconies, patios, or terraces, including, without limitation, bicycles, and/or motor bikes. Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges of balconies or upon any roof areas. No objects shall be hung from balconies, patios or window sills. No cloth, clothing, rugs or mops shall be hung open or shaken from windows, doors, balconies, walkways or terraces. Unit Owners shall remove all loose object or movable objects from the balconies, walkways and terraces during the hurricane season. **Unit Owners shall not throw cigars, cigarettes or any other object from the balconies, walkways or terraces. Unit Owners shall not allow anything to be thrown or to fall from windows, doors, balconies, walkways or terraces. No sweepings or other substances shall be permitted to escape to the exterior of the building from the windows, doors, balconies or terraces of individual Units.** No balconies may be enclosed or screened.

TRASH CHUTE: All refuse, waste, bottles, cans, etc. placed in the trash chute shall be securely wrapped in plastic garbage bags and sent down the trash chute in a container not exceeding the diameter of the chute. Use of trash chutes shall comply with all posted instructions. Heavy items shall be placed in the area designated by the Board of Directors and not thrown down the trash chute. No construction debris of any type permitted down trash chute. **No empty card board boxes are to be left inside the trash chute room. Boxes are not to be left inside the trash chute room nor permitted down our chutes. Boxes need to be taken down to the recycling cart located in the loading dock (MAKE SURE THAT YOUR BOXES ARE BROKEN DOWN BEFORE YOU DISCARD THEM IN THE RECYCLING BIN).**

COMMERCIAL PROHIBITION: No Residential Condominium Unit may be occupied or used for any commercial or business purpose. However, offices

Continued on page 2

Reminders (cont. from page 1)

as an ancillary use shall be permitted to the extent allowed by applicable zoning regulations. **Short-term rentals using online booking websites, such as Airbnb, are strictly prohibited.**

GUESTS: All unit Owners and Tenants must notify the Front desk and/or the Management office in advance by written notice, of their guest(s) arrival and departure dates who have permission to occupy the Unit in the absence of Unit Owners and Tenant. All guest(s) must check-in with the Front desk and show their identification upon arrival.

REPAIR WORK: No repairs will be performed within a Unit by an Owner, contractor, or subcontractor prior to 9:00am or subsequent to 5:00pm. No work may be performed on Sundays. **All contractors must be licensed and insured prior to work being commenced.**

LIMIT ON OCCUPANTS: No Unit may be occupied on a permanent basis by more persons than two (2) per bedroom (or studio type Unit) and one (1) per den. *Any occupants/guests residing in the unit for more than 31 days are to be treated as a Lessee / Tenant under the provisions of Section 17.8 of the Declaration. This would include the requirements that the occupants/guests must register with the Association.*

PETS: A maximum of one (1) domesticated pet may be maintained in a Unit provided that such pet is:

- vaccinated and permitted to be so kept by applicable laws and regulations,
- not left unattended on balconies, terraces, patios and/or lanai areas,
- generally, not a nuisance to residents of other Units or of neighboring buildings,
- not a breed prohibited by applicable law or considered to be dangerous or a nuisance by the Board of Directors (in its sole and absolute discretion),
- under the handler’s full control on a leash not to exceed six (6)

feet in length at all times while travelling through the Common Areas.

- All pets and service animals must be registered with the Association.
- Animals may only be walked in designated paths and areas for such purposes. Pets are not permitted in the recreational areas/facilities of the Condominium Property. **All pets must enter and exit the property through the west gate ONLY.**
- Dog owners must curb their animal and dispose of solid waste in an appropriate receptacle. Any accident occurring within the Common Areas of the Property must be cleaned by the owner or reported to the Front Desk for assistance immediately.

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Reminders (cont. from page 2)

Any landscaping damage or other damage to the Common Elements and/or the Residential Limited Common Elements caused by a pet must be promptly repaired by the Unit Owner. The Association retains the right to effect said repairs and charge the Unit Owner therefor.

SWIMMING POOL: The posted pool rules shall be observed at all times.

NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK.

- No diving.
- No pets allowed on pool deck or inside swimming pool.
- **No smoking on pool deck or inside swimming pool.**
- No food or drinks within 4 feet of swimming pool.
- **No glass containers permitted on pool deck or inside swimming pool.**
- No running or horseplay.
- No portable music device or radio which may cause a nuisance or disturbance to others shall be permitted.
- Children must be supervised by a responsible adult at all times. Infants must wear appropriate swim diaper at all times while inside swimming pool.

UPPER AND LOWER LOUNGE: Upper and Lower Lounge hours shall be from 8:00am to 12:00am, 7 days.

- Ping pong paddles and balls may be signed-out at the Front Desk upon supplying valid photo identification. Ping Pong table shall not be used for any other purpose than playing table tennis.
- Upper and/or Lower Lounge may be reserved for private events, subject to a usage fee, cleaning fee, and security deposit, as established by the Board of Directors from time to time. Additional security and/or valet parking services may be charged for private events.
- Children must be supervised by a responsible adult at all times while in the Upper and/or Lower Lounge.

Acknowledgment

I acknowledge, understand and agree to abide to the Rules and Regulations of **CENTRO DOWNTOWN CONDOMINIUM ASSOCIATION, INC.**

Date: _____/_____/_____

Print Name: _____


Signature: _____




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