



## RULES & REGULATIONS

The developer of Flamingo Lake community recorded a list of deed restrictions and limitations with the county court in 1970. The following description of conditions expected to be maintained by an owner of property around Flamingo Lake applies to the area as defined by the Plat Dedication and Restrictions from the Plat of Flamingo Lake, as recorded in Plat Book 85, Page 17 of the Public Records of Dade county Florida and amended in April of 2024 to include the following rules and regulations. Violations of any of the following rules/regulations may be subject to monetary fines and/or recorded liens & violations:

1. No dumping of any kind is allowed in or around the lake. **Violators will incur a \$500 citation per violation.**
2. Beach areas are private property, not common areas. Please do not loiter on, or pass through other residents private property as this will be considered trespassing.
3. Easements are to be used by residents only for the purpose of ingress/egress in order to facilitate the transport of construction materials/landscaping materials & equipment/ large furniture/etc. and are not meant for daily use. Residents may not park in, or obstruct easement access in any way.
4. Easements must be kept free of debris, structures, plants, and any other encumbrances and obstacles.
5. For security, easement gates must remained locked at all times when not in use. Residents may not provide copies of easement gate keys to anyone who does not reside in their home for any reason at all. This includes landscape/maintenance companies. Residents may not change locks or re-key easement gates for any reason.
6. Pets may not be allowed to run loose and or relieve themselves into neighboring beach
7. areas. **Violators will incur a \$150 citation per violation.**
8. Do not feed or harass wildlife. **Violators will incur a \$150 citation per violation and reported to the Fish and Wildlife department.**
9. Only catch and release fishing is allowed on the lake and must be done from the residents own property. The fish in the lake are stocked and paid for by the association and the removal/killing of fish negatively effects the ecosystem of the lake. **Violators will incur a \$150 citation per violation.**
10. No gas engines of any kind are allowed on the lake. Electric engines are allowed with a top watercraft speed of 5mph
11. No permanent or floating structures are allowed in the water. No permanent structures are allowed within 15 feet of the lake's shoreline with the exception of a paver/concrete surface whose height does not come above the natural grade of the land. Any work must be done in accordance with local ordinance. **Structures in violation will be forced to be removed and a \$500 fine will be assessed to the owner of the property.**
12. Any recreational water vehicle (boat, raft, canoe, kayak, etc.) left adrift in the lake for a time considered excessive (one month) will be considered abandoned and disposed of by placement on the side of the street for trash pickup.
13. Boats left upside down are a safety hazard and must be property and safely stored.
14. The grass of the beach areas behind each property must be maintained and at a height not to exceed 6 inches. Residents in violation will receive a notice of unsatisfactory beach condition and and failure to remedy the situation will result in a \$150 fine per occurrence.
15. No Drainage of washing machine or other appliance into beach, over shoreline or into water is allowed. **Violators will incur a \$150 citation per violation.**
16. No coconut or palm trees are allowed within 15 feet of the shoreline and palms located beyond 15 feet that are not properly maintained will inquire a **\$150 fine per occurrence.**