

Friendly Reminders

Community Rules

1. MGII is a 55+ Community. We require proof of age as a valid Driver's license.
2. MGII is a No Pets Community. We are not a pet friendly neighborhood.
3. MGII does not allow overnight truck parking, commercial vehicles with signage, advertisement or ladder racks.
4. MGII owners may not rent their unit until they have owned the unit for three (3) years. Owners may rent their unit 1 time per year with a three-month minimum.
5. MGII does not allow Air BNB, VRBO or LLC's ect.
6. MGII requires a copy of your Homeowners H06 insurance policy every year.
7. MGII requires a copy of the key to every unit in the event of emergency.
8. MGII monthly meetings are typically the 3rd Wednesday of the month from October to May at 10am at the pool.
9. No Multi- Dwellings per HOA Documents.
10. No charging of electric Bikes in the units at any time.
11. Vehicles must have a parking decal in Miles Grant II. Bring your vehicle registration to the pool office Tuesday and Thursday 8 am to 10 am. to pick up your decal.
12. Guest vehicles must also have a guest pass. They are in the pool office as well. Bring \$10 to pick up the pass which is returned when you bring the pass back to the office after your guest has left.
13. Owners and Visitors are prohibited to back into any parking space.
14. Owners may not have a truck. Visitors with a truck may not park overnight.

New Residents/Closing

1. Buyers and renters are required to submit the appropriate application with fees and required documents 30 days prior to closing.
2. A "Rules and Regulation" booklet will be distributed during the interview process. Every building will have a "Building Captain" as a first contact to the Board.
3. Buyers should receive a copy of the Condo Docs from the Seller or are available on your homeowner portal after closing.

4. Buyers should receive a mailbox key from the Seller at closing.
5. After closing Signature Property Management will receive the Warranty Deed and Estoppel Payment from the title company. At that time the accounting department will send you a Welcome Packet via email for the set up and login to your Homeowner Portal for easy communications, inquiries and work orders for submissions.
6. Please refer to the homeowner portal for all communications.
7. Electric in each unit is the owner's responsibility. FPL must be contacted to transfer the electric service into your name. FPL can be reached at 772-287-5400.
8. Water is the owner's responsibility. Martin County Utilities (MCU) is the water department. The contact number is 772-221-1434.
9. New unit owners have 45 days from the closing date to contact the Miles Grant Country Club for the Mandatory Social or Golf Membership. Please call 772-286-2220.

Renovations/Recycling

1. MGII requires approval for all Renovations or Alterations. An application must be presented to the Architectural Committee for approval before work starts.
2. Any and all contractors are to submit both a current business license and General Liability and Workers Comp insurance policies. As listed on the Architectural Application.
3. All construction debris, carpeting, appliances, etc. to be removed from the premises by the contractor. MGII dumpsters are for household trash only.
4. MGII has a mandatory recycling program with bins located near the pool. **All cardboard boxes need to be cut down. Plastic bags go in the trash bin. Pizza boxes and Styrofoam are not recyclable.**
5. MGII is a semi managed condominium. All requests for repairs or information should be submitted to the Homeowner Portal under work order. Worst case scenario work order forms can be found at the pool and put in the mail slot in the office door. If you have any questions, call the Miles Grant II office 772-287-5277.
6. You may not put small items such as lamps, small tables, vacuums, ect. in the dumpsters. Please bring to them maintenance shed by the pool. It is the owner's responsibility to have larger items removed such as furniture, ect.

Thank you,
Miles Grant II Community

5. PUBLIC AREAS

A. VEHICLES and PARKING

1. Assigned Parking Spaces are limited common elements. Each condominium unit is entitled to **ONE PARKING SPACE** as assigned in the property deed. The assigned space is reserved for use by the owner or residents of the unit. No other unit owner(s) or their guests may occupy the space of another owner without that unit owner's written approval.

2. Second Vehicles: No unit owner may park or store more than two vehicles in Miles Grant Phase II on a temporary or permanent basis at any time. **A third vehicle is not permitted.** A unit owner with two vehicles shall park one vehicle in the assigned space. The other vehicle may be parked in a Guest Space under these conditions:

- a) The vehicle used most frequently is to be parked in the Guest Space.
- b) No unit owner, tenant or guest shall occupy more than one Guest Space on a permanent basis.
- c) Guest Spaces at the back of the pool are for use by visitors to the pool, NOT 2nd vehicles.

3. Permitted Vehicles: Parking spaces in Miles Grant II are restricted to use by vehicles designed by manufacturer as passenger vehicles. **Trucks, commercial vehicles, commercial vans, multipassenger vans, motorcycles, all-terrain vehicles, boats, boat trailers, motor homes or buses may not park on Phase II property.** Prohibited commercial vehicles include cars with advertisements unless these advertisements are covered when the vehicle is parked overnight.

Prohibited vehicles are subject to towing at the owner's expense if they are on the property between the hours of 6:00pm and 7:00am.

(Note: The Board may grant short-term permission for some vehicles in the event of a medical or family emergency. Contact the Phase II Office or Board Officer)

4. Commercial Vendor's Vehicles: Intermittent parking of commercial vehicles for the purpose of deliveries, performance of services or other lawful activity is permitted between the hours of 8:00am and 6:00pm. Monday through Saturday *(Note: Contractors are allowed a two-hour extension when completing Board approved work)*

5. Forward Parking: No vehicle is to be backed into a parking space, except to do loading or unloading. Leave space for mowers to reach grass near front bumper.

6. Covers: Protective covers on cars must be of a neutral color (beige, tan), of a sturdy material and they must be secured tightly on the vehicle. If a cover becomes unsightly or is not secured, it will be removed.

7. 30-Day Absences: If you leave an automobile on condominium property during an absence of 30 days or more, please make a car key available to move your car for maintenance work or emergencies. If you leave the key with a neighbor, please notify the maintenance man of the key's location when you give notice of your leaving date.

8. Battery Powered Bicycles, Scooters, Golf carts must have batteries removed if kept inside units. The Batteries are known to explode, start fires and the result is the area may become a HAZMAT cleanup.

9. Additional Parking Conditions: No unregistered vehicles may be placed on Phase II property. All vehicles must be in good working order and must not create an eyesore or a disturbance. It will be the Board's judgement if these conditions are not being met.

10. Speed and Stop Signs: All traffic signs posted in Miles Grant II must be observed. The speed limits are **20 mph in Phase II** except in the **pool area**, which is **15 mph**.

Miles Grant II residents are also required to observe the rules on the Perimeter Road.

11. Pedestrians and Bicycle Riders: When walking or riding on Phase II property and on the Perimeter Road, walkers are to walk facing traffic. Walk in single file when traffic is approaching. Bicycles travel with the traffic. **Dress Codes** apply to Phase II property and to Perimeter Road. Appropriate dress is workout clothing. Inappropriate dress is swimwear without cover-ups and men without shirts.

12. Car Washing Facilities: Located across from the pool near building D parking area are for the use of residents of Phase II between the hours of 8:00am and 6:00pm. Residents unable to wash their own cars may have someone else wash it for them. However, the car washing area is not a commercial car-washing station. **Contractors are not allowed to use the car wash for any purpose.**