

# **WELCOME TO SONOMA TOWNHOMES AT DORAL**

The Board of Directors has compiled the following important information for you about our community. We recommend that all members of your household become familiar with this information.

**It is the Owner's/Tenant's responsibility to obtain, read, and comply with all governing documents of Sonoma Townhomes at Doral Community Association, Inc. Copies may be obtained from Doral Management Company.**

**To assure proper record keeping, new owners must submit all closing documents to Doral Management Company immediately following the closing.**

## **AS A NEW MEMBER OF OUR COMMUNITY, WE RECOMMEND THAT YOU OBTAIN:**

- Two or three clickers to enter Sonoma
- Two personal pedestrian gate keys
- One garage key plus a remote control for the garage
- Two mailbox keys (available from prior owner/resident or through US Post Office)

## **MOVING SCHEDULE AND TRUCK SIZE:**

- Permitted Monday thru Friday from 8:00 AM until 6:00 PM
- Permitted Saturday from 10:00 AM to 6:00 PM
- **Not Permitted at all on Sunday**
- **Moving truck may not be larger than 26'**

## **CONTRACTORS SCHEDULE:**

- Permitted Monday thru Friday from 8:00 AM until 6:00 PM
- Permitted Saturday from 10:00 AM to 6:00 PM
- **Not Permitted at all on Sunday**

## **CITY OF DORAL ORDINANCE:**

- Sonoma Townhomes at Doral consists of 233 residential units.
- Sonoma Townhomes are considered "unit-family" or "single-family" homes, with only one family permitted per home.
- Renting of rooms is not permitted.

## **ALARM COMPANY:**

- The name of the alarm company is **ARCO Electronics**
- Call the company at 305-223-2561 to set up the system; there is no fee to get hooked up.
- Contact the **City of Doral Alarm Unit** at 305-593-6699 to register your alarm, or go to the City of Doral Website [athttp://www.cityofdoral.com](http://www.cityofdoral.com) and look for the **Alarm Ordinance Information**.
- Remember that once you register there is no fine for the first two false alarms.

## **SECURITY GATE AT NW 114TH AVENUE**

- Phone Number 305-594-6506
- 24-Hour-a-Day Gatehouse Attendant

**ENTRANCE GATE AT NW 112TH AVENUE:**

- Residents Only
- Clicker Required for Access

**GARBAGE**

- Green Container is for Regular Garbage
- Blue Container is for Recycling Materials only
- Regular Garbage is picked up on Mondays and Thursdays
- Recycling is picked up every other Thursday
- You need to store your Garbage and Recycling Containers in your garage or backyard/patio area, and not in front of the home.

**PARKING**

Vehicles must be properly parked within the boundaries of the driveway. No part of any vehicle may extend onto grass or roadway areas. **Vehicles violating these rules will be towed at the expense of the vehicle owner.**

- Section 13.26 in Page 20 of the Declaration of Restrictions and Covenants reads as follows:

**Parking.** Owners' automobiles shall be parked in the garage or driveway. Each Home will have its own garage. No vehicle which cannot operate on its own power shall remain on Sonoma Townhomes at Doral for more than twelve hours, except in the garage of a Home. No repair, except emergency repair, of vehicles shall be made within Sonoma Townhomes at Doral, except in the garage of a Home. No commercial vehicle, recreational vehicle, boat, trailer, including but not limited to boat trailers, house trailers, and trailers of every other type, kind or description, or camper, may be kept with Sonoma Townhomes at Doral except in the garage of a Home. The term commercial vehicle shall not be deemed to include recreational or utility vehicles (i.e. Broncos, Blazers, Explorers, etc.) up to 21'5" in length or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the Owner on a daily basis for normal transportation. Notwithstanding any other provision in this Declaration to the contrary, the foregoing provisions shall not apply to construction vehicles in connection with the construction, improvement, installation, or repair by Developer or Builders of Homes, Common Areas, or any other Sonoma Townhomes at Doral facility.

- Section 12.8 of the Declaration of Restrictions and Covenants reads as follows:

**Guest Parking Spaces.** Each Owner shall have a garage and driveway in which to park automobiles. Notwithstanding the foregoing, certain additional parking spaces may be designated as guest parking spaces. Owners may not park in guest parking spaces, unless such Owners are using guest spaces for a designated purpose (i.e., to use the park area).

- **Overnight Visitors** need a pass to park in the visitors parking spaces.

**DRIVEWAY OWNER'S RESPONSIBILITIES:**

- Paver bricks must be kept weed-free
- Driveways must be kept clean and free of oil stains
- Paver bricks must be level

**FRONT GARDEN MAINTENANCE RESPONSIBILITIES:**

- Must be maintained in an attractive condition
- Must be maintained free of weeds

**PETS:**

Dogs are allowed in the Community. Dogs must be leashed at all times when outside the home. The dog owner is responsible for cleaning up after the dog. Around the Community you will find containers specially designated to keep the community clean.

**SONOMA DOES NOT PROVIDE:**

- A Community Pool
- A Clubhouse
- Cable TV Service for Units

**HURRICANE SHUTTER AND PAVER BRICK INTALLATIONS REQUIRE:**

- Prior Approval from Sonoma Townhomes at Doral Community Association, Inc.
- All Permits required by the City of Doral

**NOISE ORDINANCE**

There is a noise ordinance in effect 24/7. If you are disturbed by noisy neighbors during those hours, you may feel free to call the City of Doral Police Department at (305) 593-6699 for assistance.

**MANAGEMENT COMPANY:**

The Association is professionally managed by Doral Management located at 3300 NW 112 Avenue Suite 13, Doral, FL 33178. Phone: (305) 591-8715; Fax: (305) 591-6619. The Community Association Manager is Delia Arcelus and may be reached at [hoa@doralmanagement.com](mailto:hoa@doralmanagement.com)

**OTHER USEFUL PHONE NUMBERS**

- **911** - Police Emergency Number
- **311** - Miami-Dade County Information
- **305-593-6725** - City of Doral Information
- **305-4POLICE (305-476-5423)** - Police Non-Emergency Number
- **305-665-7488** - Miami-Dade Water and Sewer Department Information
- **1-800-226-3545** - Florida Power & Light - FPL Customer Service

**I HAVE RECEIVED A COPY OF THIS INFORMATION:  
CONFIRMED BY:**

Date: \_\_\_\_\_

Signature: \_\_\_\_\_