

MIAMI BEACH ASSOCIATION
IMPORTANT INFORMATION FOR HOMEOWNERS AND RENTERS

The following guidelines were developed by the Board of Governors of the Miami Beach Association (MBA) for owners of property within the Association who rent their homes as well as for those who rent.

Important Information for Renters

- Abide and adhere to all rules, regulations and ordinances of the MBA. Your landlord must provide you with a copy of these rules, regulations and ordinances.
- Use of the MBA parking lot is only allowed with a pass. Your landlord should provide the guest pass to you. Without the pass you will not be allowed to park in our parking lot.
- The use of golf carts/mopeds/motor scooters within the MBA by renters is prohibited unless that vehicle is registered with the MBA by the property owner and approved for renter use.
- The use of Stand-Up Paddle Boards, Kayaks or other hard-shell boats is not allowed in our swim area per the Town of Old Lyme who is the permittee of the swim lines and swim area.
- Parking of cars on the street is strictly prohibited and does carry a fine and/or towing of the vehicle.
- Tents, cabanas, dogs, campfires and ball-playing are not allowed on the beach

If you have any questions as a renter your first point of contact should be the homeowner of the property and/or their property management company.

Important Information for Owners

Note: If you use a property management or real estate company to coordinate your rentals, you must provide these guidelines to them since we will be expecting them to deliver this message to your renters. However, this does not relieve you of your responsibility as the landlord.

- Please provide the MBA with a list of all renters during the beach season (Memorial Day to Labor Day). This should include your name, beach address and phone number along with each renter's name along with their dates of occupancy. This information will be provided to our security checkpoint at the entrance to the MBA (Flagler Ave) to help avoid confusion and embarrassment to you and your renters.
- It is your responsibility to ensure your renter has a copy and understands the rules, regulations and ordinances of the MBA. This will help avoid frustration, misunderstanding and potential confrontations. These should be posted in a very obvious location in your house (e.g., on the refrigerator door)
- It is your responsibility to give and have returned guest passes so that your renter can use the beach parking lot. The Board of Governors suggests that you withhold any security deposit until the guest pass is returned along with your keys. If you forget, then there will be a charge to replace the pass. Without the pass your next set of renters will not be able to get into our community nor use our beach parking lot.
- It is the homeowner's responsibility to ensure their property is maintained on a regular basis, especially if your rent frequently and are very seldom here. Please check on your property on a regular basis (or have your property manager do so). Our Charter does allow the Board of Governors to take immediate action by hiring a contractor to cut the lawn and require payment from the homeowner. Please avoid embarrassment and possible liens by maintaining your lawn.

ORDINANCES

Please visit our website at www.miamibeachassociation.com to download our latest Ordinances