

***Yacht Harbour  
A Condominium on the Park  
2901 South Bayshore Drive  
Coconut Grove, FL 33133***

Welcome to Your New Home!



Photo: ©Dan Forer



### **Important Contact Information**

Front Desk	305-442-2900 305-442-2401
Management Office	305-442-2900
Yacht Harbour Website	<a href="http://www.yachtharbourcondo.com">www.yachtharbourcondo.com</a>
Rescue	911 (Call 911/Rescue first, afterward, call the front desk to inform them Rescue is coming)

## Utilities

### **Internet Service** - Included in the maintenance fee

AT&T	1-866-299-6824
AT&T REPAIRS	1-800-288-2020

### **Cable Services-** Included in the maintenance fee

DirecTV Stream	1-866-258-8766
<a href="http://www.directv.com/my-community">www.directv.com/my-community</a>	

FPL (Florida Power and Light)	305-442-8770
	<a href="http://www.fpl.com">www.fpl.com</a>



If you need work performed inside your unit, you may use any licensed and insured contractor. Any modifications to units must be approved by management. All units with popcorn ceilings have asbestos in them. Please contact a licensed contractor if you are planning to modify your ceiling.

Below are the names of some local contractors.

## **Services**

### **Electricians**

Axcex Media 786-249-8880

### **Plumbers**

Lone Star Plumbing 305-895-1340

## **Waiver**

Yacht Harbour Condominium does not guarantee the accuracy, quality, or appropriateness of any contractor or service provider listed above. The contractors and service providers listed above are independent contractors and are not agents or employees of the Association. You agree that should you use any contractor or service provider listed above, the association is not responsible or liable for any damage or loss caused or alleged to be caused by or in connection with any contractor or service provider utilized.

## **Events**

### **ING Miami Marathon (February)**

The ING Miami Marathon is one of the largest running/walking marathons with participants coming from all 50 states and over 40 countries. Race weekend includes a free Health & Fitness Expo, a 5k run/walk (3.1 miles), a half marathon (13.1 miles), and a full marathon (26.2 miles). The ING Miami Marathon Weekend provides a platform for various charities to raise funds.

### **King Mango Strut (January)**

The King Mango Strut started in 1982 as a parody of the Orange Bowl's parade, the King Orange Jamboree, after the Jamboree banned Coconut Grove residents Glenn Terry and Bill Dobson from playing kazoos while wearing conch shells on their heads. So, they created their own raunchy parade, led by an oversize, inflated mango.

### **Coconut Grove Arts Festival (February – President's Day Weekend)**

Nearly one mile of arts, fine cuisine, and live entertainment, the festival is held annually in the streets of Coconut Grove, along the streets of McFarlane Road, South Bayshore Drive, and Pan American Drive.

### **4<sup>th</sup> of July Fireworks at Peacock Park**

Peacock Park, Coconut Grove FL

### **The Great Grove Bed Race (September)**

Labor Day Weekend tradition, bed race competition, consists of five-man teams sprinting their 'sheets' off down Grand Ave. Trophies and medals adorn the four category winners, but the best prizes go to those who are most creative in bed building.



## **Yacht Harbour Website**

[www.yachtharbourcondo.com](http://www.yachtharbourcondo.com)

Yacht Harbour Website provides our residents with online services and a great share of information, news, and announcements, with access to resources for important Association documents and forms, a member directory, and much more.



## **Concierge Service**

Yacht Harbour Condominium offers the residents and owners a 24-hour service. Concierges can assist you with all your needs and questions at any time at 305-442-2900 or at [concierge@yachtharbourcondo.com](mailto:concierge@yachtharbourcondo.com)



## **Moving Process**

Moving in and moving out must be scheduled only for Monday through Friday between the hours of 8 AM to 4 PM. Holidays and weekends are excluded. Residents moving in/out may not leave furniture, boxes, or other items stored in the common area hallways during move-ins/move-outs for any period. Please speak with the Manager or concierge at the time of moving, so that the freight elevator may be placed on independent service for your convenience. Passenger elevators should not be used to move bulky or large numbers of items to or from apartments. A \$500 refundable deposit and a Move-in/out fee of \$250 nonrefundable fee are required when moving in or out of the building. After the move, the common areas will be inspected for damage and the cost of damage will be deducted from this deposit.

Submission of Liability Insurance from the moving company is also required.



### **Deliveries**

All packages are delivered to the receiving office or the front desk and left with the concierge. Once your package arrives it will be delivered outside the front door to your unit. Please inform the valet if you would like the package to be left inside your unit. Packages left outside your unit for more than 24 hours will be placed inside your unit, if approved by you, or brought back down to the mail room for you to pick up.



### **Common Area Wi-Fi**

Wi-Fi is available in the common areas (lobby, library, party room and pool area) for your use.

Network: Yacht Harbour Wi-Fi

Password: **welcome2901**





### **Cable Television**

DirecTV Stream provides and services TV. Please refer to the attached channel lineup offered by the company.



### **Parking**

Parking is prohibited in locations clearly marked in red or yellow in non-parking areas. You may only park in your assigned spaces. Special consideration is to be given for special circumstances, but all such exceptions should be defined by the Manager. Automobiles should not be left on the entrance ramp of the building, except for valet parking. If left for the valet, the cars should be moved aside to avoid blocking the ramp's entrance to the parking garage. Valets will insist that cars be moved when they are blocking the ramp driveway. When parties are planned, if there are more than 10 guest cars, the manager's office should be informed, and an additional valet service planned to manage the cars. This extra service is at the expense of the owner or tenant giving the party. Vehicles which cannot operate under their own power shall not remain on Condominium premises for more than twenty-four (24) hours, and no repair of vehicles shall be made on Condominium premises. There should be no storage of

articles or vehicles behind owner's or tenants parking spaces in the parking garage.



### **Valet Parking Service**

Yacht Harbour Condominium is pleased to offer our residents and their personal guests complimentary valet service from 8 am - 12 midnight. From midnight to 8 am parking is available in the back lot. You must provide your license plate tag to the front desk to avoid a ticket for parking in the back lot. Valet tipping is encouraged.



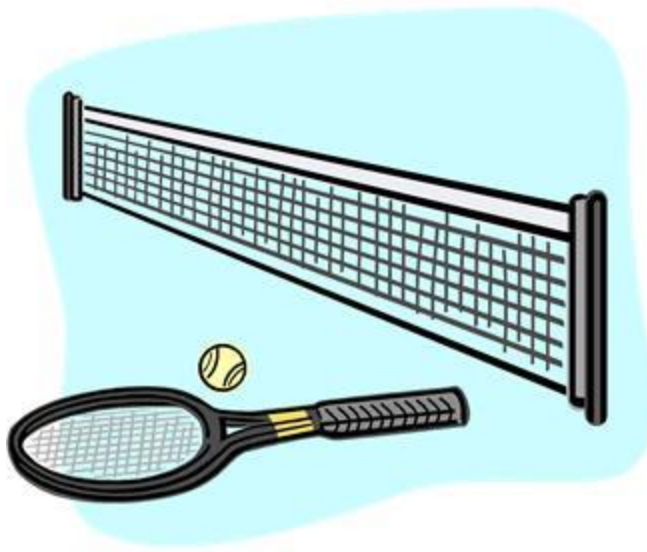
### **Barbeque**

It is **ILLEGAL** to use barbecues on apartment balconies as it is prohibited by the State Fire Marshal. There are facilities for outdoor cooking in the poolside area. If you are interested in using the grill, please make a reservation with the concierge.



## **Pool**

There is no lifeguard on duty. Use the pool at your own risk. Children under 14 years old must be accompanied by an adult. Glassware or other breakable items are not allowed in the pool area. Please dry completely before entering the Lobby. Shirts or robes and shoes should be worn when going to and from the pool area. The freight elevator is to be used when coming from the pool. Gathering on the pool deck must cease by 11:00 P.M. Sunday through Thursday, and 11:45 P.M. Friday and Saturday. Pool showers are for rinsing ONLY. No soap or shampoo is allowed in the pool area. Doing so represents a safety hazard. Violation of these rules will preclude future use of the pool area.



### **Tennis and Pickleball Courts**

Courts should be reserved with the Concierge to ensure availability. Players with reservations to play have priority. Playtime is limited to one hour when others are waiting to play. The lights are to be turned off after finishing play, and in any event, they must be turned off by 10 P.M. Players must wear appropriate tennis attire. ONLY tennis shoes are allowed on the courts. No guests are allowed to play without the owner or tenant present and each resident is allowed up to 3 guests. Yacht Harbour Condominium requests that courts be used for the sole purpose of playing tennis or pickleball. No other recreational activity will be allowed. Children under 14 are permitted to play only in the presence of an adult.

### **Saunas**

Saunas are for the use of owners or tenants only. Appointments for the saunas are made with the concierge. Observe “Men only” and “Women only” use unless previous arrangements have been made.



## **Gym**

The fitness center is located at the basement level and reservations are to be made with the Concierge, with reservations up to 72 hours in advance. The Fob for all the pedestrian doors is also used to open the gym; the remote control for the TV is available at the front desk. Residents must be properly attired in standard workout clothes. Equipment must be wiped down after use, using the supplies provided.

## **Party Room**

The Party Room adjacent to the pool is available for the exclusive use of all residents of Yacht Harbour Condominium. The area is equipped with a kitchen, microwave, refrigerator, and coffee maker. Use of the party room must be scheduled. A reservation form may be obtained at the Concierge's desk in the lobby or at the office and must be returned to the Manager no later than three days prior to the scheduled event. No application for reservation will be considered valid until approved by the Manager. A \$500 refundable deposit is required to reserve the Party Room. Individuals using the party room are responsible for leaving the room clean and undamaged. If a function is going to be hosted by an individual or individuals under 18 years of age it will be necessary for the owner or tenant to engage a bona fide security guard. This will not be necessary if an adult chaperon is present. All functions must be over no later than 11P.M. on weeknights and 11:45P.M. on Friday or Saturday nights. Individuals using the party room must observe all rules regarding noise.



## **Bicycles**

For the convenience of all Yacht Harbour's residents, bike racks are available in the garage. All residents are required to register their bicycles with the management office and will be provided with a decal that must be attached to the bicycle at all times. There should not be any bicycles stored in the basement that are not the personal property of a resident of Yacht Harbour. Bicycles should be stored only in racks provided. They should not be chained to pipes or columns in the parking garage. Bicycles should not be stored on apartment balconies, or in hallways, elevator or storage rooms. No bicycles are permitted in the lobby area. Residents are responsible for locking their bicycles to the racks in the garage. Yacht Harbour Condominium Association is not responsible for lost, damaged or stolen bicycles.



## **Pets**

Pets are prohibited from the premises unless they are registered with the assistance of animals and proper documentation was submitted to the office. All service animals must use the freight elevator only. At all times, dogs should be on the leash or carried while present on common element areas, corridors, halls,

elevators. No dogs are allowed in the lobby. The freight elevator and basement entrance/exit should be used while entering/exiting the building with a pet.



### **Shopping Carts**

Shopping carts are located in the garage, next to the vending machine, receiving and the laundry room and are available to all residents. Shopping carts should not be left in the hallways. Shopping and laundry carts are not to be taken into passenger elevators; only the freight elevator must be used. The only exception is a period when the freight elevator is not in service.



### **Passenger & Freight Elevator**

The two passenger elevators are for Yacht Harbour Residents, their guests and families. They are not to be used by housekeepers or service personnel from outside the building. It is the owner's responsibility to instruct their personal help and services personnel. Furniture and bulky items should be transported in the service elevator.



### **Garbage Chutes**

This building recycles NEWSPAPER, CANS, and PLASTIC CONTAINERS AND CLEAR GLASS. Please read the instructions posted in chute areas and follow them. Owners and tenants are responsible for ensuring that housekeepers employed by them also follow these instructions. Please do not leave items on the floor of trash rooms. Trash chute hours are Monday through Saturday 7:00 a.m. to 10:00 p.m. Sunday, 9:00 a.m. to 10:00 p.m.



There is a trash bin located next to Receiving for items and boxes that do not fit down the chute. No construction material, furniture or bulky items are allowed.



### **Maintenance & Special Assessment**

Options available for payments of monthly maintenance fees include:

- Lockbox (Unit owner receives a coupon booklet)
- Online Payments at [www.yachtharbourcondo.com](http://www.yachtharbourcondo.com)

Payments made in the form of checks should be made payable to Yacht Harbour Condominium Association. The monthly maintenance assessment for your unit type is due on the first day of each month, and payments ten (10) or more days late are subject to a \$25.00 late fee.

## Proof of Insurance

### How to Process your own Certificate in Cybersure

1. Go to certificate webpage:

<https://www.cybersure.com/cybersure/forms/cococert/cocoissuecert.aspx>

2. Use login name and password provided to enter the system. (Enter login and password exactly how you see below)

**Client Code:** 44534

**Password:** z0PorSnt

3. Choose the location you need to show proof of coverage for (some properties have multiple buildings and/or addresses). If you want coverage for all locations, **Select All**

4. **Please fill out the following sections.** Enter the bank/mortgage information. The following section will be to enter the homeowner/buyer information (i.e. buyer/owner's name, property address, loan#, etc.)

5. You may fax or email the certificate. Enter the information accordingly. Enter "Contact Name" and check the delivery option preferred. **Click "Submit"**

6. The popup page will now reload with an image of your certificate. Here you may print and save the certificate if necessary.

7. Click "**Next**" to issue another certificate or "**Close**," to close the window.

If you have any questions or encounter any problems while trying to obtain a certificate, you may contact Wells Fargo at (305)428-0015 for assistance. You may also contact them by email at [MIAG\\_CERTS@wellsfargo.com](mailto:MIAG_CERTS@wellsfargo.com)



**List of Costs that may apply when you move in:**

Key Remote \$40

Common Area Key \$20

Laundry Card \$10

Flood Buster \$25

Move In/Move Out Fee \$250.00

## CHOICE™ BASE PACKAGE

Over 125 channels including local channels (in SD and HD) available in over 99% of U.S. households¹: ABC | CBS | FOX | NBC | PBS | & The CW (available in select markets). Includes most channels in ENTERTAINMENT, plus the channels shown in COLOR.

A&E	265	Disney Channel East	290
ACC Network	612	Disney Junior	289
AccuWeather	361	Disney XD	292
Alien Nation	4490	E!	236
AMC	254	EarthxTV	267
Animal Planet	282	ESPN	206
AXS TV	340	ESPN2	209
BabyFirst	293	ESPNEWS	207
BBC America	264	ESPNU	208
BET	329	Family Movie Classics (FMC)	314
Big Ten Network	610	FanDuel TV	602
Bloomberg TV	353	FM	386
Boomerang	298	Food Network	231
BOUNCE TV	82	FOX Business Network	359
Bravo	237	FOX News Channel	360
Cartoon Network East	296	FOX Soul	4401
Cheddar News	354	FOX Sports 1	219
CleoTV	341	FOX Weather	363
CMT	327	Freeform	311
CNBC	355	FUEL TV	4110
CNBC World	357	Fuse	339
CNN	202	FX	248
CNN En Español	419	FXX	259
CNNi	358	Galavisión	404
Comedy Central	249	Game Show Network	233
Comedy TV	382	GET	83
Cooking Channel	232	Golf Channel	218
Cozi TV	80	Great American Family	326
C-SPAN	350	GRIT	81
C-SPAN2	351	Hallmark Channel	312
Daystar	369	Heroes & Icons (H&I)	385
DIRECTV 4K²	104	HGTV	229
DIRECTV 4K Live²	105	History Channel, The	269
DIRECTV 4K Live 2²	106	HLN	204
Discovery	278	HSN	240

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290	IFC	333	Scientology Network	320
289	Investigation Discovery	285	SEC Network	611
292	ION East HD	305	Shop LC	226
236	Jewelry TV	313	ShortsTV	573
267	Justice Central	383	SportsGrid	4105
206	Lifetime	252	SundanceTV	239
209	MeTV	77	Syfy	244
207	Merit Street	306	Tastemade	235
208	MLB Network	213	Tastemade Home	4359
314	MotorTrend	281	Tastemade Travel	4358
602	MSNBC	356	TBS	247
386	MTV	331	TCM	256
231	MTV2	332	TeenNick	303
359	National Geographic Channel	276	Tennis Channel HD	217
360	NBA TV	216	The Design Network	4365
4401	Newsmax	349	The First	347
219	NewsNation	307	TheGrio	342
363	NFL Network	212	TIME	4012
311	Nickelodeon East	299	TLC	280
4110	Nick Jr.	301	TNT	245
339	Nicktoons	302	Travel Channel	277
248	Nosey (FAST channel)	4255	truTV	246
259	Origin Sports	4120	TV Land	304
404	OWN	279	TV One (HD only)	328
233	Paramount Network	241	UniMás	408
83	PBS Kids	288	Univision (Este)	402
218	Pop TV	273	UPTV	338
326	PowerNation	4191	USA Network	242
81	Pursuit Channel	604	VH1	335
312	QVC	275	VICE	271
385	QVC2	315	WE tv	260
229	QVC3	318	Weather Channel	362
269	ReelzChannel	238	Yahoo Finance	4021
204	RFD-TV	345		
240	Science	284		



#### Local channels

Network	Affiliate
 Independent	WBFS Channel 33
 NBC	WTVJ Channel 6
 FOX	WSVN Channel 7
 Telemundo	WSCV Channel 51
 ABC	WPLG Channel 10
 PBS	WPBT Channel 2
 Univision	WLTU Channel 23
 PBS	WLRN Channel 17
 CBS	WFOR Channel 4



#### Regional Sports Networks

Regional Sports Networks are available in CHOICE™ package and above.

Network	Affiliate	Teams
 Bally Sports Florida	Bally Sports Florida Channel 654	Marlins Panthers
 Bally Sports Sun	Bally Sports Sun Channel 653	Rays Heat

**DIRECTVMDU SUPPORT 1-866-258-8766**

FOR ADDITIONAL SUPPORT:

<https://linktr.ee/mdupropertyexperience>

## Included Packaging

- CHOICE Package + Local Channels and Regional Sports Networks
- (2) DIRECTV Gemini devices with voice remotes
- 20-Hour Cloud DVR
- HBO/Cinemax
- Showtime

In addition, below you will see some package upgrade options along with others offered when you sign up.





Available packages [Compare channel lineups](#)

**SPORTS, NEWS, MOVIES**

**Ultimate Upgrade**

35+ Channels

**\$40** MO\* +tax



- Includes NFL RedZone from NFL Network, Outdoor Channel, MLB Strike Zone, Next Level Sports and in-market regional sports networks.
- Includes SundanceTV, commercial-free movie channels, and STARZ ENCORE channels.





**SWITCH**

**THE ONE WITH THE MOST**

**Premier Upgrade**

45+ Channels

~~\$85~~ **\$65** MO\* +tax



- Includes NFL RedZone from NFL Network, Outdoor Channel, MLB Strike Zone, Next Level Sports and in-market regional sports networks.
- Includes HBO, STARZ, SHOWTIME, CINEMAX, and Hallmark Movies & Mysteries.
- HBO Max at no extra cost!

**SWITCH**