

ATTACHMENT II – EXHIBIT A

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CHAPTER XIV BUILDING AND HOUSING

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SECTION 14-13 Community Association Registry.

- (A). **Purpose and Intent.** Assist in compliance with Miami-Dade County Community Association Registry compliance within the City of North Miami Beach including an enforcement mechanism and providing greater transparency to residents regarding Community Associations via the City website.
- (B). **Definitions.** The following words and terms used in this Chapter of the City of North Miami Beach Code of Ordinances related to Community Association Registry shall be given the meanings set forth in this Section. All words and terms not specifically defined in this section shall be given meaning as defined shall use their common, ordinary meanings, as the context may reasonably suggest. The reference for common, ordinary meanings shall be the latest online edition of the Merriam-Webster Dictionary.
- Community Association.** Term is used to identify any organization governing collective actions of a group of properties including condominium associations, cooperative associations, or homeowners associations as defined by Florida Statute Chapter 718 Condominiums, Chapter 719 Cooperatives, and Chapter 720 Homeowners' Associations.
- Community Association Registry.** A registry maintained by Miami-Dade County which was established under the provisions of County Code of Ordinances Chapter 17D Registration of Community Associations.
- (C). **Miami-Dade County Community Association Registry.** All Community Associations within the corporate limits of the City of North Miami Beach are, consistent with Miami-Dade County Code of Ordinances Chapter 17D, required to register and maintain up to date registration with the Miami-Dade County Community Association Registry.
- (D). **Community Association Registry – City of North Miami Beach Transparency.** The City of North Miami Beach shall publish on its website a Community Association Registry information webpage containing at least the following information and links:

- (1). Brief summary of the Miami-Dade County Community Association Registry including link to the Miami-Dade County webpage as of March 2026 titled “Community Associations Registry and Resources”
- (2). Brief summary of the Miami-Dade County Community Association Registry search portal including:
 - a. Instructions for searching for all Community Associations within the City of North Miami Beach
 - b. Instructions for searching for an individual Community Association
 - c. Link to the portal currently titled “Community Associations Registry”
- (E). **Enforcement.** Any Community Association within the corporate limits of the City of North Miami Beach found to be in non-compliance with the Miami-Dade County Community Association Registry requirements shall be a violation of this Code and subject to the enforcement and penalties of Section 14-8.