



4705 N.W. 35th Street, Lauderdale Lakes, FL.33319

RULES AND REGULATIONS

SWIMMING POOL

1. Swimming pool is open from sunrise to sunset.
2. No diving or jumping from side of pool
3. No floats, tubes or toys in the pool or on deck. Except for the Aqua-Form course.
4. Any incontinent individual shall use waterproof diapers in the pool.
5. No food, drinks or glassware permitted at poolside area.
6. Lounges and chairs cannot be reserved.
7. Children shall be always accompanied and supervised by an adult at all time
8. Pool is for owners, residents and private guests only.
9. People using pool and pool decks do it at their own risks, no supervision.
10. If you use suntan products, shower before entering the pool and cover chairs and lounges with a towel
11. No pets on the Phase 7 facilities
12. No smoking

CLUB HOUSE

1. Residents will be held responsible for any damage caused by themselves, their guests and/or tenants.
 2. No smoking at any time Inside the Club House.
 3. Children under 18 years of age are not permitted to use pool tables at any time.
 4. The kitchen cannot be used for any other purposes than food preparation.
 5. People using the exercise room are doing so at their own risks, no supervision.
 6. Library is open Mondays 09h30 to 11h00, November to April
 7. Books should be kept in good order, borrowed and returned as per library's rules.
 8. Reservations and approval from the Board is required for events in the clubhouse of Phase 7.
 9. People shall close lights and A/C when they leave the Club House.
3. OUTSIDE EQUIPMENT - Gazebo, BBQ, Shuffleboard and Petanque Courts
1. Food and beverages are permitted only at ta 22h00. Grill must be cleaned after use
 2. Shuffleboard and Petanque courts are to be used from 9.00 to 10.00PM.
 3. Children under 14 should always be supervised by an adult.
 4. It is forbidden to be shirtless during meals under the gazebo

COMMON AREAS - BUILDINGS

COMMON ELEMENTS PART OF EACH INDIVIDUAL BUILDING,

Common elements to each building are:

- Its own elevator, catwalks
- Storage rooms, trash room
- Meter rooms and electrical rooms

- Laundry rooms, card room, breezeway
Parking areas, staircases and the roof

COMMON ELEMENTS PART OF PHASE 7 ASSOCIATION

Common elements of the complex are:

- Club house and all its contents and equipment
- The swimming pool and gazebos, the BBQ tables and chairs, the walkways, the lagoons and the fountains
- The bridges and all lighting fixtures, the lawn sprinkler system, the pump and all accessories, the office furniture and equipment
- The shuffleboard and petanque courts and all equipment
- The whole of the grounds grassed areas, the trees and shrubberies, and the general lighting fixtures as fixed on each building light the whole of phase 7 at night and/or for security reasons. All light bulbs for the whole of the common elements inside and outside the buildings.

ELEVATOR

1. Use of elevator wearing dripping bathing suits is prohibited
2. No smoking inside elevator (FloridaLaw).
3. Care not to scratch or mark the wall and floor when moving heavy stuff.
4. In case of emergency, use the emergency button in the elevator.

LAUNDRY ROOM

1. Laundry rooms are open from 08h00 to 21h00.
2. You share those facilities with others, empty and clean washers and dryers promptly.
3. Lint filters must be cleaned after each use.
4. Use liquid detergent or HE pucks only.
5. DO NOT OVERLOAD. (no carpe)

GARBAGE DISPOSAL

1. Anything large enough to clog the chute is not to be thrown down.
2. All cardboard boxes are to be cut and taken down to the recycling bin.
3. All waste should be put in plastic bags and tied before being deposited into the chute or container.
4. Bulk materials should be disposed of by the owner or the contractor/merchant
5. Bulk pick-up is scheduled every last Wednesday of each month, watch advertisement by City County Administration in the breezeway display
6. No bulk materials to be put in the garbage room at any time.

STORAGE ROOMS

1. Storage in these rooms is personal at owner's risks.
2. No storage allowed outside of each one's designated facilities.
3. Leave 18 inches from the ceiling clear of any storage to allow water to reach all part of storage in case of fire (Fire Code Regulations}.
4. Do not block access to roof and attic space.
5. Shop areas should be cleaned up after each use. Do not leave any material in that area.
6. Workshops are open from 08h00 to 18h00, monday to saturday. **Prohibited on sundays**
7. Take special care to protect the premises if you use spray painting.
8. Flammable liquids such as kerosene, gasoline, solvents etc. are prohibited in storage areas.
9. All construction or repair work must be done in the workshop. No work to be performed outside.

STAIRWAYS, WALKWAYS, HALLWAYS AND PATIOS

1. No storage of any articles, shopping carts, chairs or carton boxes is permitted in any of these places.
2. Nothing is to be hang on railings, door knobs or furniture to dry on patios or outside of condos.
3. No rugs, towels or table cloth etc... are to be shaken over the railing and/or catwalks under any circumstances

PARKINGS AND CIRCULATION AISLES

1. Speed is limited to minimum on the premises, care should be taken when backing off
2. Cars are to be parked with front toward bumper stop and within the marked lines.
3. No horn blowing and/or noisy arrival or departure.
4. Guests are provided with parking space. Owners should direct their guests to these areas.
5. An owner who has a second car should get a written permission from another owner to use his space and should notify the Board accordingly.
6. No motorcycles, bikes, RV, trailers, boats can use the parking spaces. Only private cars.
7. No commercial vehicles of any sort can't be parked from more than delivery, pick-up services or during repairs or service to buildings.
8. No mechanical repairs or any oil changes are permitted on Phase 7 facilities
9. Washing of cars is permitted only with a water gun for hose to avoid spillage

APARTMENTS

1. Water should be shut off when leaving for vacation for extended periods.
2. Unit owners are responsible for leaks damages due to negligence.
3. Waterbeds, washers and/or dryers, spa hot tubs not permitted.
4. Any modification to the inside of the condos or modifying any common elements, specifically, pipes inside walls, electric outlets and switches, must be made only with written consent of the Board and with the proper permits from City Authorities.
5. A permit from the City of Lauderdale Lakes is required to replace the water heater tank. Water heater tank must be replaced after 10 years
6. A permit is required to replace windows, patio enclosures and doors.
7. Doors, patio enclosures and windows must conform to the existing materials, colors etc. Non respect from an owner will result in his obligation to conform and bear the costs
8. It is owner's responsibility to keep windows cleaned, peeling and torn sunscreen film on inside of glass is not acceptable, so are tom and crooked window screening. Owners will be asked to replace or remove them promptly.
9. No awnings or other projections shall be attached to the outside walls of the building.
10. Storms shutters are allowed but must be approved by the Board of Hawaiian Gardens Phase VII Association.
11. When installing ceramic floor tiles, the owner on the 2nd and 3rd floor has the responsibility also to install the required soundproof material underneath. If complaints are received by neighbors, the owner could be asked to remove the tiles at his own cost
12. Keys must be left with the president of building. For EMERGENCY PURPOSES ONLY.
13. If locks are changed it is your responsibility to supply key to your building president
14. Also provide the names, addresses and telephone numbers of at least two persons of your relatives or other for EMERGENCY contact during your absence.
15. Exterminator must have access to your condo during scheduled visits.

EXTERIOR AREAS - LAWNS - TREES - ROOFS - SATELLITE DISHES OR INTERNET INSTALLATION

1. Owners or residents may not plant trees, flowers, shrubberies etc., on common property.
2. No walking on grass throughout the Phase.
3. All residents must be dressed in common areas
4. No fishing allowed in any of the lagoons.

5. No feeding of wildlife.
6. Pruning of trees by owners is forbidden.
7. No chairs on the catwalks in front of the units, or on lawn areas.
7. No bicycles tied to railings on the catwalk for patios.
8. No bicycle riding on any of the walkways throughout the phase.
9. Access to the roof is limited. The authorization from the Board is required and a sign-in sheet may be provided at the discretion of the Board.
10. Satellite dishes may be installed ONLY on ground or roof, according to the directions set by the Board and a technician will be assigned. Wires have to be passed inside plastic pipes. The Board issues a written permission for each individual case. Owners are solely responsible for any damage to the building or on common property and will be charged with the cost of repairs

OWNER'S PERSONAL RESPONSIBILITY

CHILDREN - FRIENDS - VISITORS - RENTALS - OBLIGATION TO RESPECT ALL, RULES

NOISE

1. Loud talking, singing and music are strictly prohibited in all areas of the Phase between 22h00 and 08h00 at all times.
2. To insure everyone's comfort and peace, sound systems, musical instruments should be kept to a minimum at all times.
3. Electrical tools, gas powered machines and carnoises should be avoided as much as possible.

UNDER AGED RESIDENTS {children, visitors, renters}

1. Children under (18) eighteen are not permitted to reside permanently in any of the units.
2. Children may visit and temporarily reside for a period not exceeding (30)thirty days in any calendar year, which period shall not be cumulative.
3. Children are restricted from playing in stairways, walkways, other public areas, from riding the elevators and playing in the clubhouse without parental presence.
4. Always forbidden and illegal for children under 18 to play,v and being in the same room than pool tables (FloridaLaw}.

PETS

1. No pets or animals of any kind allowed at pool and in condos or premises.,
2. If asked to remove your pet by the Board, the owner will be followed by legal authorities at their own expenses.
3. Forbidden to feed any animal.

SOLICITING

1. There shall be NO SOLICITING by anyone anywhere in the buildings nor on the entire Hawaiian Gardens Phase 7 Property whether for charity or any other purposes whatsoever, except that which are specifically authorized by the Board of Directors.
2. Residents are requested to report any unauthorized soliciting.

COOKING

Cooking is not permitted on patios or adjacent ground level property or anywhere in the area or on any Florida room or balcony.

BULLETIN BOARDS

1. No FOR SALE or FOR RENT or any other sign of any kind or outside solicitation whatsoever, unless approved by the Board, shall be permitted or maintained on bulletin board for any part of the common elements or attached to any apartment where it may be visible within the boundaries of the Condominiums.
2. Unauthorized items will be removed and destroyed.

COMPLAINTS

Complaints are to be registered by email to President or Board members at: officehg7@gmail.com

USE OF EMPLOYEES

1. No resident has the authority to request any employee to perform any duty except under extreme emergency circumstances.
2. All repairs and service orders have to be directed through the buildings president or the Office of Phase 7.

SECURITY

1. Unauthorized persons may not tamper with controls lights, recreational, air conditioning, sprinkler systems, pool heating systems, etc.
2. Improper intrusion on the Phase 7 area or dangerous and wrong conduct by people should be immediately reported to the Lauderdale Lakes Police.

CLUTTERING

1. No garbage cans, supplies, bottles, cardboard boxes or any seats, chairs or any kind of vehicle shall be placed on walkways, elevator landings, stairways and grass areas
2. All locker rooms and shop area shall be free of anything that would block access to private lockers, bins or hinder passageway to roof or attic space.

NUISANCE

Unit owners and lessees shall not use or permit any use of their premises which would constitute an immoral, improper, offensive or unlawful use; further, no use may be made which would be in violation of Federal State County or Municipal Law, Statute Ordinance or Administrative Rules or Regulations, or would be injurious to the reputation of the Hawaiian Gardens Phase 7 association

OCCUPANCY

1. The MAXIMUM number of persons allowed to occupy a 1-bedroom apartment is four (4).
2. The MAXIMUM number of persons allowed to occupy a 2-bedrooms apartment is six (6).

OWNER'S RESPONSIBILITY for costs incurred for respect and application of rules and regulations

TRANSFER OF PROPERTY AND OCCUPANCY

ATTENTION is drawn to the "Declaration for the Creation of a Condominium Pursuant to the Condominium Act,

Chapter 718 Florida Statutes" (document made part of conveyed material by the Developers at time of closing. The provisions of Article 14 of the Condominium By-laws; part of the documents conveyed to the owner at the time of purchase) and their subsequent Amendments.

SALE OR TRANSFER, LEASE, RENTAL

1. It's a 55+ complex. One of buyers must be at least 55 and be approved by the Board of each building before they can reside there. No pets and an annual income of 45000\$ US is required
2. Before any sale, transfer or conveyance of property, before any lease or rental, a PRIOR approval from Board Directors is necessary and mandatory to obtain the right to proceed.
3. An application form for lease or rental must be obtained from our Website, filled and an interview with the prospective(s) persons and the Board Committee must be arranged.
4. Transfer fees will be charged for any rental and/or sale for each application, non-refundable.
5. If the Board does not approve within thirty (30) days of receiving all documents, information requested from owner, lease or and or people being screened, the Board Committee may purchase the property or provide a purchaser.
6. if the Board Committee disapproves of a lease then the lease cannot be made.
7. If an owner purchased a second condo in phase7, the \$100.00 fee will be payable. An owner can only buy two (2) condos maximum in the complex.
8. Owners are obligated to supply the Board Committee with a copy of sales or lease document
9. It is the responsibility of the owner or renter to inform the Office of any change in address, telephone numbers, etc
10. No owner can rent is condo during the first two years of ownership, starting from possession date
11. Rentals are limited to twice (2 times) per year, always with prior notice from the Board and a fee will be charged for screening.
12. Tenants shall not sub-lease apartments.
13. Blood relatives (father, mother, brother, sister, children) can stay in a condo for three (3) months in any calendar year. An approval must be obtained from the Board the same as for rental.
14. The penalty for not willingly and freely declaring any visitors or renters is twenty five dollars (25.00) plus the one hundred fifty dollars (\$150.00) screening fee.
15. It is STRICTLY forbidden to rent rooms in condos.

MAINTENACE FEES & ASSESSMENTS

1. Maintenance fees have to be paid on the first of the each month. All the new owners must adhere to Direct Payment (ACH). A \$10.00 charge will be made if not paid by the tenth (10th) of the month and an additional \$10.00 for each month the tees are not paid.
2. After three months of late fees, the account will be sent for collection and collection of \$50.00 dollars and more will be charged to the owner.
3. Returned checks from the bank will be subject to a charge of \$25.00 plus \$10.00 late remittance fee.
4. Owners are responsible to payback for lawyers collection fees and all other fees applicable for non-respect of any of the established rules, be it by themselves, their guests or renters.

INSURANCE

1. According to Florida Statutes Chapter 718, it is mandatory to obtain and maintain an homeowner's insurance policy for your apartment.
2. A copy or proof of Insurance to be provided to the building Board

NOTICES

1. Any resident in violation of these rules and regulations shall be immediately advised by the Board and action in correction will be taken in accordance with the Condominium law, with the Corporation by-laws of each of the Condominium and/or with the Hawaiian Gardens Phase 7 Association by-laws, always at the owner's expenses.
2. The Board of Directors reserves the right to revise these rules and regulations as well as the procedures from time to time.
3. The above rules and regulations heretofore enumerated shall be deemed in effect until amended by the Board of Directors and shall apply to and be binding upon all Condominium unit owners and tenants.
4. Unit owners and tenants shall obey said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, lessees and persons over whom they exercise control or supervision.

REVOCABLE CONSENTS

Any consent or approval given under these Rules and Regulations by the Board of Directors shall be revocable at any time.

Board of directors
Hawaiian Gardens Phase 7
Review November 2018