

RULES OF LIFE
APPENDICES

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ANNEX 1

ANNEX 1

Emotional Support Animals

Hawaiian Gardens Phase 7 relies on Florida laws regarding requests to keep an emotional support animal at your condo. Therefore, only determinations of disability issued by a United States federal, state or local government agency or orders issued after consultation by a **licensed or certified practitioner in the United States** will be accepted. Prescriptions must be renewed and presented each year.

Certificates obtained online by questionnaire without consultation as well as certificates obtained outside the United States will not be recognized.

Requests to keep an emotional support animal in your condo as well as the required documents must be submitted in writing at least 15 days before your arrival to the board or president of your building, to allow validation of the requests and establish a dialogue with the owner if necessary. The association undertakes to respond to the request as quickly as possible.

Acceptance is limited to condo owners only. Renters or guests are not permitted to keep an emotional support animal.

ANNEX 2

APPENDIX 2 - REGULATIONS CITY OF LAUDERDALE LAKES

• **Sec. 42-87. - Ambient noise level.**

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONEMAIL SECTIONCOMPARE VERSIONS](#)

A)- For purposes of this article, the ambient noise level shall be presumed to be as set forth in this section.

EXPAND

	Day (7:00 a.m.—10:00 p.m.)	Night (10:00 p.m.—7:00 a.m.)
Residential	55 dB(A)	50 dB(A)
Business and commercial	60 dB(A)	60 dB(A)
Industrial and other	65 dB(A)	65 dB(A)

B) The burden shall be upon any person contesting the presumed ambient noise levels set forth in this section to establish the actual ambient noise level by clear and convincing evidence.

(Code 1972, § 14½-6; Ord. No. 412, § 6, 3-26-1974)

Cross reference— Music or entertainment creating disturbing noises, [§ 6-9](#).

• **Sec. 42-88. - Prohibited acts.**

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(a)It shall be unlawful in the city for any person to commit any of the following acts:

(1)

Create any noise on any street, sidewalk, or public place adjacent to any school, institution of learning or place of religious worship while the same is in use, or adjacent to any hospital, which noise exceeds the dB(A) set forth in subsection (b) of this section, provided conspicuous signs are displayed in such street, sidewalk or public place indicating the presence of a school, place of religious worship, or hospital.

ANNEXES

3A - 3B - 3C

RECYCLE RIGHT

To learn more, visit
wm.com/recyclerright



Always Recycle



Plastic Bottles & Containers



Food & Beverage Cans



Paper



Flattened Cardboard & Paperboard



Do Not Include In Your Mixed Recycling Container



NO Food or Liquids



NO Foam Cups & Containers



NO Glass Bottles & Containers



NO Green Waste



NO Loose Plastic Bags,
Bagged Recyclables or Film
Empty recyclables directly into
your bin.



NO Batteries
Check local drop-off programs
for proper disposal



NO Clothing, Furniture & Carpet

© 2022 WM Intellectual Property Holdings, LLC. The Recycle Right recycling education program was developed based upon national best practices. Please consult your local municipality for their acceptable materials and additional details of local programs, which may differ slightly.



RECYCLE OFTEN.
RECYCLE RIGHT.



Most Common Contaminants

Keep these common contaminants OUT of your recycling bin.



NO Recyclables in Plastic Bags

Empty loose recyclables in bin but leave the plastic bag out.



NO Food & liquids

Compost instead! Otherwise, it belongs in the trash.



NO Electronics & Small Appliances

Donate if in good condition, or schedule a bulky item pickup, if available. Check earth911.com for a local drop off site.



NO Textiles, Bedding, Rugs & Carpet

Donate these items if they are in good condition. Large quantities may require special disposal.



NO Hoses, Holiday Lights, Hangers & Extension Cords

They wrap around equipment and can shut down an entire facility! They all go in the trash.



NO Plastic Bags, Film/Sheeting & Flexible Film Packaging

Take plastic bags back to a local grocer to keep bags clean and dry, and prevent them from shutting down recycling facilities. Visit plasticfilmrecycling.org to find a drop off location near you.



NO Paper Napkins, Plates, Cups & Tissues

Compost if possible, and remember to recycle the cardboard tube.



NO Polystyrene Foam

Foam and plastic to-go containers are not recyclable curbside. Find drop off programs for items like foam packing peanuts at earth911.com.



NO Tires, Auto Parts & Scrap Metal

(Not in recycling or trash) Can damage equipment & are safety hazards. Contact local scrap recyclers or retail tire stores for recycling options, or check earth911.com for a drop off center near you.



NO Concrete, Wood & Construction Debris

Can damage equipment & are safety hazards. You may be able to schedule a bulky item pickup - otherwise throw it in the trash or order a roll off bin by contacting Waste Management Customer Service.



NO Yard Waste & Wood

Compost or put in your yard waste cart, if available. Otherwise, it belongs in the trash.



NO Non-Recyclable Plastic

Not everything that is plastic is recyclable! Recycle only food & beverage bottles, jugs and tubs.

For more information on recycling, visit RecycleOftenRecycleRight.com

ANNEX 3C – RECYCLING

Recycling (flatten all items)

Basic rules to follow for recycling:

No glass bottles or containers in the recycling bins

-beer cans

-Plastic – flatten/crush containers and remove caps

-Cardboard boxes – compress/cut to flatten them

-No plastic bags

-No food

-If the recycling bin is full, throw your items in the garbage bin.

	RECOVERED	NOT RECOVERED
PAPER	Newspapers and circulars Stationery and envelopes Books, journals and magazines Directories	Carbon paper and wax paper Tissue paper and paper towel Laminated or metallized paper
CARDBOARD	Cardboard boxes and packaging Egg cartons Flat and corrugated cardboard	Cardboard soiled by food Laminated cardboard
GLASS	NO GLASS RECOVERY	Porcelain and ceramics Electric light bulbs Fluorescent tubes Glass, mirror and crystal

ANNEX 4A



Regulation for change of Florida Room

March 22, 2022 the Board of Directors of Hawaiian Gardens Phase VII with the agreement of the Building Presidents (Poinciana, Quince, Rose & Sea Grape), voted to regulate future modifications to the Florida Room or Screen Room (into Florida Room).

HG Phase VII now only accepts the following modifications.

Florida Room:

Modifications of Screen Rooms to Florida Rooms or any change to the windows of an existing Florida Room, the following standards are required.

- Panels approximately 24in. At the bottom of the walls
- Sash windows max. 72in. high (4 windows for the 1 bedroom and 5 windows for the 2 bedrooms).
- Panels at the top of the window wall must close (the opening) between wall and ceiling. (1st & 2nd^{floor}).
- 3rd floor, identical panels for the bottom (24in.) and windows ending in the ceiling to close the opening.

These requirements are now applicable. For Florida Rooms installed before the voting date, i.e. March 22, 2022, we consider that these are “an acquired right”.

CA Hawaiian Gardens Phase VII

March 22, 2022

Regulations for Florida Room changes



Florida Room one bedroom

Florida Room two bedroom

ANNEX 4B



Regulations for changes

Exterior doors

March 22, 2022 the Board of Directors of Hawaiian Gardens Phase VII with the agreement of the Building Presidents (Poinciana, Quince, Rose & Sea Grape), voted to regulate future modifications to exterior doors.

HG Phase VII now only accepts the following modifications.

Doors:

For one and two bedrooms and for all exterior doors, they must meet the following standards:

- Standard doors with half- hung window
- Clear or frosted windows. (see photos)

These requirements are now applicable. For doors installed before the voting date, March 22, 2022, we consider that these are “an acquired right”.

CA Hawaiian Gardens Phase VII

March 22, 2022



Doors / one or two bedrooms

**AMENDMENT OF THE REGULATIONS OF MARCH 22, 2022
CONCERNING CHANGE OF CONDO DOORS and CONDO WINDOWS**

An amendment was made in January 2024 to add that in the event of modification of condo windows, only sash windows are authorized.



ANNEX 5



AVERTISSEURS D'INCENDIE

FIRE ALARMS

Avis aux nouveaux propriétaires et rappel aux anciens

Personne n'est autorisé à toucher, retirer, modifier (altérer) les avertisseurs d'incendie qui se trouvent dans les unités de condominium. C'est est une infraction grave et cela pourrait les endommager

Notice to new owners and Reminder to old

No one is allowed to touch, remove, modify (alter) the fire alarms that are in the condominium units. This is a serious offence and could damage them.



Les avertisseurs d'incendie sont branchés à une centrale, gérer et entretenue par la Cie Pye Parker.

The fire alarms are connected to a power plant, managed and maintained by Pye Parker Company.

SMOKE DETECTOR

Complies with NFPA 101 – Life, Safety Code. NFPA 101 - Life Safety Code® common to all multi-family residential buildings and to be certain that buildings of this type offer this degree of safety to their occupants in the event of fire, we turn to the Life Safety Code® established by the National Fire Protection Association for advice, as directed by the Florida Division of Fire Services, which has jurisdiction over such matters.

It is therefore the owners' obligation to have an additional smoke detector installed in each bedroom (1=1 bedroom condo, 2 for 2- bedroom condo) (in addition to the one already installed in the passage).

According to the standard, smoke detectors with an integrated 10-year battery are required.

We remind you of the importance of ensuring the proper functioning of all your devices by checking them every 6 months.



ANNEX 6



Hawaiian Gardens

Phase VII

Lauderdale Lakes, Florida

RECOMMENDATION & CHECK AID

Procedure for closing the condo.

- 1- Entrust supervision of the condo to a trusted person, advise of your departure date.
- 2- Leave a copy of your insurance policy with your supervisor.
- 3- Empty trash cans and make sure no perishable food remains in the pantry or refrigerator.
- 4- Unplug the refrigerator if necessary and use towels to hold the doors ajar.
- 5- Close all circuit breakers for unused appliances (stove, microwave, etc.) in the electrical panel, **ESPECIALLY THE HOT WATER TANK.**
- 6- Replace the batteries in the air conditioning thermostat to ensure it functions during a prolonged absence (as a precaution, leave replacement batteries).
- 7- During a prolonged absence, adjust the air conditioning thermostat to 80 degrees F for the temperature, humidity to 55 degrees and ensure that the ventilation is in the automatic position. (NB Darkness, heat and humidity are ideal components for generating mold, fungus and bad odors).
- 8- Replace the ventilation system filter and leave a surplus filter for replacement.
- 9- Add tablets or liquid to the air conditioner basin so that the drain is kept in good condition.
- 10- Close the main water inlet valves, 4 for both chambers and 3 for one chamber.
 - Under the kitchen sink
 - Under each of the bathroom sinks
 - On top of the water heater tank

RECOMMENDATION & CHECK AID

Procedure for closing a condo (continued)

- 11- Pour about ¼ cup of Pine Soil or bleach into each of the sinks, into the kitchen sink and into the bath drain. As well as in the tank and in the toilet bowl (2 or 3 ounces, too much could damage the porcelain).
- 12- Close sink, bath and shower outlets, use plugs or Dock Tape
- 13- Remove the alkaline batteries from the remote controls of televisions, landline telephones, and if necessary, the chime. The increase in temperature in the condo can cause batteries to leak.
- 14- Remove the ink cartridge from the printer.
- 15- Hang mail and affix a label to this effect in the mailbox.
- 16- Wrap using an adhesive film such as: Saranwrap, install it directly on the tank (under the cover) of the toilet and the bowl (seat raised).
- 17- Lock all locks on exterior doors & the Florida Room (if applicable), add a security bar to the patio door.
- 18- Lock all windows and if possible, add security latches.
- 19- Close the curtains and blinds.
- 20- Remove anything from the Florida Room that can be damaged.
- 21- Leave cabinet and dishwasher doors ajar so air can circulate.
- 22- Clean the stove oven and toaster (if possible, store in an airtight bag). Any food left in place can attract insects and others.
- 23- Place the spices (if using) in the microwave or refrigerator (if it remains functional).
- 24- Pour half a cup of vegetable oil into the garbage disposal, if you have one.
- 25- Place cleaning, laundry and care products in a plastic bin, as a precaution against unexpected spills.
- 26- Place humidity sensors, if necessary
- 27- Remove bathmats, shower curtain.
- 28- Install protective sheets on furniture and mattresses and you can place lamp shades under the sheets.
- 29- Move furniture approximately 6 inches away. walls to allow ventilation.
- 30- Remove exterior mosquito nets.
- 31- Empty the vacuum cleaner and unplug it.
- 32- CHECK THAT YOU HAVE NOT FORGOTTEN ANYTHING, SUCH AS: MONEY, JEWELRY, PASSPORT, DRIVING LICENSE, MEDICATIONS AND PRESCRIPTIONS, CELL PHONE, COMPUTERS, TABLETS, ETC...

ANNEX 7



Hawaiian Gardens
Phase VII
Landdale Lakes, Florida

FORMULAIRE D'OCCUPATION POUR LOCATAIRE

Poinciana



Quince



Rose



SeaGrapes



Nom du propriétaire * : _____ Téléphone: _____ # Condo: _____

Période d'occupation Du: _____ Au: _____

* Le détenteur du condo doit être propriétaire depuis un minimum de 2 ans. Les enregistrements d'occupation en l'absence du propriétaire sont limités à deux locations par année civile excluant les parents immédiats **

INFORMATION CONCERNANT L'OCCUPANT RESPONSABLE

Nom _____
Adresse _____
Ville _____
Province _____
Code postal _____
Adresse courriel _____
Téléphone _____
Cellulaire _____
Date de naissance _____

AUTRES OCCUPANTS OU INVITÉS

Nom	_____	Lien de parenté	_____	Âge	_____
Nom	_____	Lien de parenté	_____	Âge	_____
Nom	_____	Lien de parenté	_____	Âge	_____
Nom	_____	Lien de parenté	_____	Âge	_____
Nom	_____	Lien de parenté	_____	Âge	_____

À CONTACTER EN CAS D'URGENCE

Nom _____
Téléphone _____



RESTRICTIONS

Les occupants doivent être âgés de 55 ans ou plus (à l'exception des parents immédiats du propriétaire).

Les enfants de moins de 18 ans ne peuvent résider d'une façon permanente, mais ils peuvent être visiteurs pour une période n'excédant pas 30 jours dans une même année civile.

Toute location au nom de 2 couples occupant un condo successivement est considéré comme 2 locations.

L'occupation par les locataires (courte ou longue durée) ou des invités est limitée à 2 occupations par année civile.

L'occupation par les parents immédiats ** ne peut excéder 3 mois par année de calendrier, dans ce cas, les frais ne sont pas applicables.

Le nombre de personnes occupant un même condo est limité à: (8) pour les condos de 2 chambres et (4) pour les condos de 1 chambre.

Aucun animal n'est permis dans les appartements.


Des conditions particulières peuvent s'appliquer selon les règles de l'immeuble concerné.


Les occupants doivent observer tous les Règles de Vie et règlements de la HG7.

Aucune occupation n'est permise avant l'enregistrement et l'approbation.

Aucune motocyclette n'est permise dans le stationnement.

Le propriétaire doit signer le formulaire et le retourner par courriel pour chaque occupation permise par année civile, avec copie de l'identification officielle de l'occupant avec photo (exemple: passeport, permis de conduire).

 buildingpoinciana@hotmail.com

 rosegardens3501@gmail.com

 quincegardens48@gmail.com

 seagrape.gardens@gmail.com

Fournir une copie par courriel au Webmaster à info.hg7@gmail.com

Le propriétaire devra fournir aux occupants, une copie des Règles de Vie.

À ce formulaire sera joint un chèque de 150 \$ pour une location de MOINS de 6 mois fait à l'ordre de:
À ce formulaire sera joint un chèque de 300 \$ pour une location de 6 mois et PLUS fait à l'ordre de:

Poinciana Condominium Inc OU Quince Condominium Inc OU Rose Condominium Inc OU Sea Grapes Condominium Inc

et remis au Président de l'Immeuble au moins deux semaines avant l'arrivée de vos invités.

**Je certifie que les occupants de mon appartement durant mon absence
seront informés et respecteront les règlements de HAWAIIAN GARDENS ASSOCIATION PHASE VII**

Propriétaire: _____ Signature: _____ Date: _____

Président de l'Immeuble: _____ Signature: _____ Date: _____

Note **: Les parents immédiats du propriétaire se limitent à: père, mère, enfant(s), frère(s), sœur(s).

ANNEX 8



PURCHASE OFFER (standard contract)

1- PARTS:

SELLER(s):

Name 1: _____

Name 2: _____

Address 1: _____

Address 2: _____

Tel 1: _____ Email 1: _____

Tel 2: _____ Email 2: _____

BUYER(s):

Name 1: _____

Name 2: _____

Address 1: _____

Address 2: _____

Tel 1: _____ Email 1: _____

Tel 2: _____ Email 2: _____

2- Description of the property:

Building: _____

Address: _____

Condo #: _____ Parking #: _____ (SEE NOTE L)

3- Transaction price:

The transaction price is \$US\$ _____, distributed as follows:

- Co-ownership: _____ \$US
- Furniture: US\$ _____

A deposit representing 10% of the transaction amount will be given in trust to the lawyer or securities agent who will handle the transaction.

This deposit amount will be \$US\$ _____.

The transfer of co-ownership titles will be carried out by:

- Name of attorney or title agent:

- Address: _____

- Phone: _____

4- Basic requirements to proceed with the purchase.

- a) Provide copy of passport and/or driving license

- b) Demonstrate beyond any doubt that the gross annual income of the buyer (s) totals US\$70,000.00.
- c) A combination of income of US\$50,000 and cash of US\$150,000 will also be considered.
- d) Each buyer must have a credit score (Credit Bureau: Equifax or Trans-Union) of at least 680.
- e) The buyer undertakes to respect all the regulations of the Association. To this end, a copy of the regulations is given to the future owner(s).
- f) A handling fee of \$200.00US must be paid to process the request. A check made out to the name of the building housing the purchased condo is required. Non-refundable if refused after credit check.
- g) No rental will be authorized during the 24 months following the signing of the final deed of sale.
- h) A maximum of 2 rentals per calendar year will be authorized after 24 months following the signing of the final deed of sale.
- i) No pets are allowed on the Hawaiian Gardens Phase 7 site (land, condos, buildings)
- j) The purchase of the co-ownership is strictly reserved for personal use. No commercial entity is authorized to acquire a condo. No commercial use, no time sharing, no short-term rentals.
- k) Any renovation(s) requires prior approval from the board of directors of the building concerned.
- l) Only one parking space is allocated per condo. No trailers, motorcycles or recreational vehicles are allowed in the parking lots. The parking lots belong to the building and are governed by

its board of directors. Parking is not included in the purchase price of your condo. You are assigned a parking number. The number used is _____. However, in the event of a dispute, refer to the administration of your building to have confirmation of the number assigned to you.

5- Approval to receive.

Written approval by the board of directors of the building concerned is required before proceeding with legal processing by the lawyer or title agent who will handle the file. Please allow approximately 21 days after submitting the duly completed documents to the manager to finalize the study of your request.

6- Taking possession

Possession of the property is set for _____, following the signing of the final deed of sale.

7- Mortgage financing.

Mortgage financing must not, at any time, exceed 80% of the sale price.

8- Items included in the transaction.

- ✓ _____
- ✓ _____
- ✓ _____
- ✓ _____
- ✓ _____
- ✓ _____
- ✓ _____

- ✓ _____
- ✓ Add a sheet if necessary and attach it to the sales document.

9- Items excluded from the transaction.

- ✓ _____
- ✓ _____
- ✓ Add a sheet if necessary and attach it to the sales document

10- Adjustment of taxes and condo fees

The sharing (adjustment) of municipal taxes and condo fees will be made by the lawyer or title agent upon final signing of the sales contract

11- Professional fees

Professional fees and disbursements incurred in completing the transaction by the attorney or title agent will be the responsibility of both parties in accordance with practices permitted by the State of Florida

12- Other conditions

- ✓ _____
- ✓ _____
- ✓ Add a sheet if necessary and attach it to the sales document.

13- Signatures

Seller 1 _____ Date _____

Seller 2 _____ Date _____

Buyer 1 _____ Date _____

Buyer 2 _____ Date _____

Witness _____ Date _____

Approval of the building board

President: _____ Date _____

A copy of this document and any other documentation must be delivered by hand or by email to the manager: ventecondohg7@hotmail.com

If by email, PDF format required.

February 2024