



HAWTHORNE VILLAGE, INC.
7101 E TROPICAL WAY
PLANTATION, FL 33317

RULES AND REGULATIONS

I. GENERAL

Use of all recreational facilities located at the clubhouse and pool area of Hawthorne Village shall be open to all residents and shall be subject to the laws of the State of Florida, the laws and Codes of the City of Plantation and the County of Broward County, Florida and the governing documents of Hawthorne Village, Inc. Regulations will be posted in the clubhouse and additional copies will be made available to all residents.

REMINDER: The clubhouse and recreational area are non-smoking facilities except in the designated smoking area on the north side of the clubhouse.

II. PRIVATE PARTIES

Members wishing to use the facilities for a private party shall clear the date with the Board Designee, complete the rental form and mark the date on the calendar in the clubhouse. The completed form with cash or two (2) checks (preferred), one for Fifty (\$50.00) for the clubhouse rental fee and one for one hundred (\$100.00) Dollars for the refundable cleaning/security deposit is to be delivered to the Board Designee at least two (2) days prior to the event.

1. Private parties held at the clubhouse shall terminate no later than 11:00 P.M.
2. Members shall be responsible for the actions, conduct and behavior of their guests.
3. Members shall be responsible for the following:
 1. Cleaning the clubhouse and kitchen thoroughly.
 2. Emptying food containers and collecting litter and garbage from the clubhouse and grounds (including the pool).
 3. Placing garbage in properly sealed City of Plantation garbage bags and taking it with you when you leave.
 4. Replacing chairs and tables back in their respective positions.
 5. Washing, drying and storing any dishes or utensils.
 6. Replacing any broken dishes, silverware, cooking utensils or any other items belonging to the Hawthorne Village clubhouse.
 7. Informing guests of pool rules and emphasizing that those guests with wet bathing suits/clothing may not be in the clubhouse.
 8. Storage of personal items is not permitted in any common element area.

III. USE OF RECREATIONAL AREA RESOURCES

1. Swimming Pool

1. Members using the swimming pool shall do so at their own risk. **No lifeguard is ever on duty at the pool.**
 1. Pool hours are 8:00 A.M. until 11:00 P.M.
 2. Pool furniture shall be replaced to its appropriate position.
 3. Members shall not invite more than four (4) guests to use the pool at one time unless special arrangements have been made with the Board Designee.
 2. Only adult house guests are permitted to use the pool unaccompanied by a homeowner.
 3. House guests under eighteen (18) years of age must be accompanied by a resident, member of the resident's immediate household or parent.
1. Members using the Barbeque Grill shall be responsible for the following:
 1. Making certain the fire is completely extinguished and the grill/spit is cleaned and closed before leaving the area.
 2. Regarding barbecue grills and their use and storage: All grills are to be stored and used at least ten feet from the building at grade level.
 3. Grills must be removed from decks and portable charcoal grill use is prohibited. Remove any charcoal grills currently on decks or patios. (As per property insurance inspector, August 2023)

IV. GENERAL MAINTENANCE AND UPKEEP

A. Unit Improvements, Exterior Walls, and Roofs

1. Improvements or changes may not be constructed or placed on the exterior of the Unit or land upon which it is located without the written consent of the Board.

1. Requests and drawings should be submitted a minimum of two (2) weeks in advance of the planned improvement.
2. Written approval or disapproval of the request will be returned to the homeowner in a timely manner, and a copy will be placed in the Board file.
3. Garage conversions are not permitted as per City regulations.
4. Exterior paint may only be applied to the exterior of the building with prior written consent from the Board. Minor touch-ups using the same brand and color of paint are permitted.

B. Refuse

All garbage, trash or other refuse shall be disposed of in properly sealed City of Plantation garbage bags in accordance with City regulations on regularly scheduled garbage and bulk pick-up days. No roll-out carts or similar garbage containers shall be permitted.

C. Antennas

Except for television satellite dishes installed by a licensed and insured commercial contractor, radio and television antennas shall not be installed on the exterior of any Unit without the prior written consent of the Board.

D. Landscaping

All alterations, additions, modifications, or other landscaping changes shall be submitted to the Landscape Committee and done only with prior written Board approval. The Association shall be responsible for seasonal pre- hurricane tree trimming of all trees over twelve (12) feet in height which shall be done in accordance with City regulations.

E. Garage Doors shall be kept closed unless in actual use.

F. Pets

Unit owners may have a maximum of two (2) pets not to exceed fifty (50) pounds each. Pets are only permitted outside the owner's home on a leash or within an electrified fenced area. All owners, their family members, guests, invitees, and all other persons walking pets within the Hawthorne Village area shall clean up after their pets. A repeated failure to clean up after the pet shall entitle the Association to prohibit the violating person from having a pet within the community. Any variance must be approved by the written consent of the Board.

It is the policy and intent of Hawthorne Village to comply with the regulations, rules and procedures set forth in the Americans with Disabilities Act and the Fair Housing Act of Florida regarding service animals and emotional support animals assisting individuals with disabilities within the Hawthorne Village community. All requests for a reasonable accommodation shall be provided in writing to the Board of Directors.

G. Vehicles

No commercial trucks, trailers, boats, buses, or any other similar type of work or recreational vehicle shall be permitted within the boundaries of Hawthorne Village, except in the confines of an enclosed garage.

H. Parking and Roadways

To ensure the safety of the residents within Hawthorne Village and to provide for unrestricted access for emergency vehicles, motor vehicles are not permitted to be parked in cul-de-sacs, or on streets or roadways. Motor vehicles are to only be parked in garages or on driveways, the clubhouse lot or a designated parking area. Service vehicles are allowed to stop on roadways only for such time as is required for that service.

I. Condominium Documents

Copies of the governing documents for Hawthorne Village will be furnished to new residents and posted on the website, hawthornevillagefl.com. Additional bound copies may be obtained at a cost of thirty (\$30.00) Dollars by contacting the Board Secretary.

J. Delinquent Assessment Charges and Fees

Assessments and installments thereon not paid when due shall bear interest from the date when due until paid at the rate of eighteen percent (18%) per annum or the highest amount permitted by law. In addition to interest payable, the Association shall also be entitled to charge a late fee of Twenty- Five & 00/100 (\$25.00) Dollars or five percent (5%) of the delinquent assessment, whichever is greater, for each assessment payment received more than ten (10) days after the date the assessment installment is due, together with any and all costs of collection, including a reasonable attorney's fee.

K. Meeting Minutes

Minutes of meetings shall be distributed electronically unless a resident is unable to access email or the internet. Minutes will be placed in the clubhouse and, whenever possible, hand-delivered to those residents who do not have access to email or the internet and posted on the website, hawthornevillagefl.com. Copies of meeting minutes shall be placed in the Board file and kept a minimum of seven (7) years.

L. Keys

A key to the recreational areas (pool, clubhouse, and restrooms) will be issued to new homeowners. Replacement keys are available for purchase (\$4.00) by contacting the Board Designee.

V. PRIORITY/CONFLICT

To the extent there is any conflict between the provisions contained within (i) Chapter 718, Florida Statutes, or (ii) the governing documents of the Association (Declaration, Articles of Incorporation, and the By-Laws) and the provisions set forth in these Rules & Regulations, the provisions contained within Chapter 718 and the governing documents shall prevail over these Rules & Regulations.

¹Approved and adopted by the Board of Directors on December 10th, 2024.

Revised 12/12/24

