HAWKES BLUFF HOMEOWNERS' ASSOCIATION

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AMENDED RULES & REGULATIONS

(Adopted 11/11/2026)

The following RULES AND REGULATIONS have been adopted by the Board of Directors of the HAWKES BLUFF HOMEOWNERS' ASSOCIATION for the maintenance of property values in the community.

1. Governing Authority

- Governing Authority: Pursuant to Section 8.04 of the Declaration of Covenants and Florida Statutes Chapter 720.
- Effective Date: November 11, 2026

2. General Property Use & Maintenance

LAWNS AND LANDSCAPING:

Grass/lawns must be cut and mowed pursuant to the Covenants on a regular basis and shall not be allowed to become wild or unsightly and be kept free of weeds.

Lawns, including the swale, must be level, edged and mowed. Edging must occur on all edges including fencing, the road, swale and sidewalks. Grass must be trimmed around the house and all structures, mailboxes, steppingstones, and along the edges of the lakes where applicable.

Bald spots in yards, dead grass or grass damaged by construction or under watering must be resodded within thirty (30) days of notice of noncompliance.

Landscaping materials (mulch, stones, soil, etc.) and construction and improvement materials (concrete, containers, etc.) may not be visibly left out in the front or on the side of the house for more than a week.

Debris, yard waste, and bulk pickup materials shall be placed curbside no earlier than one week before designated bulk pickup days. Do not place bulk pickup on storm drains.

TREES AND SHRUBS

Trees must be regularly and properly trimmed. Palm fronds must be trimmed and removed on a periodic basis per the Covenants.

Trees and overhanging limbs must be kept at least eight (8) feet off the ground over the sidewalks so that pedestrians and bicyclists can travel unobstructed and at least sixteen (16) feet off the ground over the roadway. Streetlights on or abutting a Homeowner's property must be kept unobstructed, free of branches and leaves. Note: If, after notice of violation, the association board deems it necessary to trim trees for compliance with this rule, the abutting homeowner will be responsible for the costs incurred.

Hedges must be well trimmed and maintained and must be no higher than eight (8) feet unless previously approved as a sound barrier by the Association.

Hedges and bushes must NOT hinder the view of drivers or bicyclists on curves or intersections.

Dead trees must be removed within thirty (30) days after notice and dead leaves must be raked. Trees must be trimmed and maintained so as not to cause damage to other homeowner's properties by falling branches or stains.

3. Home Improvement / Maintenance / Exterior Appearance & Roofing Standards

Roofs, mailboxes, fences and driveways must be free of mold, mildew, stains and must be maintained so as not to be unsightly due to rust from sprinkler systems, oil, fertilizer (iron) stains, stains from tree sap and leaves and animal stains.

Asphalt driveways must be coated and free of major cracks. Driveways that are made of pavers must be maintained and weed free to maintain a good appearance. Concrete driveways must be pressured cleaned regularly. Driveways must be properly sloped to ensure proper drainage, and must be repaired for major racks, loose pavers, and trip hazards.

Pursuant to Covenant 3.01, House paint must be preapproved by the Association Board, must be "compatible" and harmonious with the neighborhood. Color Palette Restrictions: Colors are generally limited to neutral colors that harmonize with the existing community aesthetic. For example, permitted colors are limited to, white, muted earth tones, deep grays, charcoal, and soft browns. Bright, pastel, reflective, or unpainted metallic finishes are prohibited. Failure to apply for preapproval may result in the Homeowner being required to repaint his/her home.

Window screens and screened patios must be in good condition and maintained without tears and rips.

Removable Hurricane shutters are for use during the approach of a hurricane and must be removed or retracted after the risk passes and no later than fourteen (14) days of the last applicable warning, with an exception when a homeowner is absent during the hurricane season, June 1st through November 30th.

Exterior Appearance & Roofing Standards

- General Exterior Maintenance: No structural changes, screen additions, exterior paint alterations, or shed installations may occur without prior written approval from the Architectural Review Committee (ARC). All structures must be maintained in clean, structurally sound condition, free of visible mold, mildew, or peeling paint.

- Roofing Materials & Visual Appeal: All replacement roofs must undergo formal ARC review and approval before work begins.
- Color Palette Restrictions: Both general (shingle, tile) and metal roofs must utilize strictly neutral colors that harmonize with the existing community aesthetic. Permitted colors are limited to muted earth tones, deep grays, charcoal, and soft browns. Bright, reflective, or unpainted metallic finishes are prohibited.
- Metal Roof Quality Standards: To preserve property values and ensure architectural uniformity, metal roofs must be of the highest quality and premium aesthetic appearance. Eligible installations are restricted to standing seam systems with concealed fasteners or high-end metal tiles/shakes. Corrugated metal panels, exposed-fastener systems, and lower-grade utility metal roofing are strictly prohibited.
- Contractor & Permit Verification: Homeowners must submit a copy of the active municipal building permit, product approval sheets (showing wind-resistance compliance), and proof of a licensed and insured contractor prior to final ARC approval.

Garbage cans and recycling bins are to be put out to the curb the evening before or the morning of pick-up. Garbage cans, bags and bins must be well hidden from the front of the home.

Swimming pools and fences must be maintained properly and safely. Pools with evident algae or disrepair will be referred to the Town of Davie code enforcement.

If remodeling or moving, you must notify the Association of any dumpster or “POD” type containers to be placed on your property and the length of the stay. No dumpster or POD will be permitted to remain on any homeowner’s property more than 14 days without express WRITTEN approval from the Association. Any damage to property due to the removal of the dumpster or POD must be immediately fixed or restored to its previous undamaged state.

All homeowners are responsible for the maintenance of the swale and sidewalk abutting their property.

Waterfront docks/decks must be properly maintained, see Section 7.02 of the Association Covenants.

4. Animal Control and Nuisances

All dogs must be walked on a leash and picked up after.

Ducks are not to be fed. Ducks become a nuisance as they defecate on pool patios, driveways and cars.

Leaving food outside for animals other than household pets is not allowed. Opossums, racoons, rodents (rats) and other non-desirable wild animals are attracted to this food.

5. Automobiles, bicycles, etc.

- Authorized Vehicles: Passenger automobiles, SUVs, and pickup trucks.
- Prohibited Vehicles: Commercial vehicles with visible signage, trailers, RVs, boats, or unregistered/inoperable vehicles must not be parked overnight in open spaces or driveways (must be kept in a garaged enclosure per covenants). Police and fire vehicles are exempt pursuant to Florida Statute.
- Off Road Vehicles: Off Road Vehicles are considered a nuisance under Section 4.03 of the Association Covenants. Operation of all off-road vehicles on the roadways are strictly prohibited.

- Operation of Golf Carts: Golf carts are allowed to be operated if properly registered in the State of Florida and operated by a licensed driver and in compliance with current applicable State Laws.

The SPEED LIMIT is 25 MPH in all areas of HAWKES BLUFF. Extra police patrols and speed enforcement are arranged by the Association and SPEEDING TICKETS will be written to any offenders, including residents and guests, who are caught speeding.

Littering is prohibited. If you see litter on our beautiful streets, please pick it up.

Parking must be in driveways and on swale areas only.

Bicycles, toys, toy ramps and other items must be stored in garages or hidden from the front street.

6. Businesses and other non-residential usages

Pursuant to Town of Davie Zoning laws, businesses may not be maintained at any residence. Only home office permitted by Town of Davie will be allowed. All homeowners must check with the Town of Davie for appropriate home businesses. The Association will report any Car repair or any other visible businesses utilizing commercial trucks or other visible concerns to Town of Davie Code Enforcement.

Multiple families are not permitted to reside in any home in HAWKES BLUFF as the subdivision is zoned for single-family residences only.

7. Rentals and Leasing

- Lease Minimums: Minimum lease term is six (6) months.
- Tenant Registration: Owners must submit a copy of the lease to the HOA Board ten (10) business days prior to commencement of the lease term excluding financial terms.
- Short-Term Rentals: Short-term rentals (such as Airbnb or VRBO) are strictly prohibited.