

*Hawkes Bluff Homeowners Association
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RULES AND REGULATIONS (Adopted 6/23/20)

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.

Section 1. – Lawns, Trees and Landscape Maintenance

LAWNS

Grass must be cut per the Covenants on a regular basis and shall not be allowed to become wild or unsightly.

Lawns must be edged and mowed. Edging must occur on all edges including the road, swale and sidewalks. Grass must be trimmed around the house and all structures, mailboxes stepping-stones 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 re-sodded as soon as possible.

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

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 sidewalks so that pedestrians and bicyclists can travel unobstructed and at least sixteen (16) feet off the ground over the roadway. Street lights on or abutting a Homeowner's property must be kept free of branches.

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

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

Dead trees must be removed immediately and dead leaves must be raked. Trees must be trimmed and maintained so as not to cause damage to other homeowners' properties by falling branches or stains.

Section 2. - Home Improvement / Maintenance

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 crack-free. Driveways that are made of pavers must be maintained and weed free in order to maintain a good appearance. Concrete driveways must be pressure cleaned regularly.

Pursuant to Covenant 3.01, House paint must be "compatible" and harmonious with the neighborhood. Any Homeowner who wishes to paint his/her home in a color other than one that is already being used in the community, must get approval from the Association prior to painting. Failure to do so 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.

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 cited.

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 home owner'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.

Section 3. 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, raccoons, rodents (rats) and others non-desirable wild animals are attracted to this food.

Section 4. Automobiles, bicycles and other craft

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.

Section 5. 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.

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