

HIDDEN COVE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

PETS:

No farm animals, livestock, or poultry of any kind shall be raised, bred or kept within the residential properties, except in accordance with this Section. Only dogs, cats or other domestic pets shall be kept on or within any lot. Dogs exceeding 30 pounds are prohibited.

A. The keeping of a dog or other domestic pet within the properties is not a right of a unit owner but is a conditional license subject to the Rules and Regulations of the Association. This conditional license is subject to termination at any time by the Board of Directors upon a finding that a pet is vicious, is annoying to other residents, or has in any way become a nuisance. The owner of a pet assumes the liability for all damage to persons or property caused by the pet or resulting from its presence upon the properties.

B. This license is subject to the following conditions:

1. No pet shall be kept, bred or maintained for any commercial purpose.
2. All pets must either be kept on a leash not to exceed 6 feet or within a pet carrier or caged at all times when outside of the owner's dwelling.
3. Pet owners must clean up after their pets immediately after they defecate. Fines may be imposed if an owner fails to clean up after their pet.
4. No owner shall permit his pet to become a nuisance or annoyance to any neighbor.
6. No pet will be permitted inside the pool area, deck, or grass perimeters around the pool.

SPEED LIMIT:

Speed limit in the community is restricted to 15 miles per hour. All traffic signs must be obeyed. Traffic offenders may be subject to fines.

TRASH:

No part of the residential properties shall be used or maintained as a dumping ground for trash, rubbish or garbage. No garbage, refuse, trash or rubbish shall be deposited on any dwelling lot except in receptacles stored in the garage of the dwelling unit or otherwise completely screened from view of any dwelling unit or common area; provided, however, that the requirements, from time to time, of the County of Broward for disposal or collection shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Receptacles and other garbage, refuse, trash or rubbish shall be placed at the curb no sooner than 5:00 P.M. the evening before a scheduled trash pickup and empty receptacles must be removed to their storage locations (inside garage or inside fence) no later than 10:00 P.M. of the day of trash pickup.

Association will not be responsible for the removal of personal items, such as couches, chairs, bedding, appliances, etc., or any debris not removed by the trash hauler. No such items shall be placed on any

lot unless arrangements are made for immediate pick-up or by city bulk pick up scheduled that week. The trash hauler may provide for pick up of these items either periodically or by personal contract.

PARKING:

- A. Vehicles must be parked in each owner's driveway before overflow parking is permitted. All overflow parking must only be in a guest spot on a first come, first serve basis. Parking shall only be permitted in the homeowners' garage, driveway, or in guest parking.
- B. Parking on the street or on lawn areas is not permitted. Parking must be done in designated areas only.
- C. Blocking of neighbors' driveways or property, as well as access to cul-de-sac circles and traffic lanes is prohibited. Emergency vehicles must be able to access all cul-de-sac areas at all times.
- D. Parking next to a fire hydrant is not permitted.
- E. No boats, trailers, or recreational vehicles are permitted.
- F. No commercial vehicle is allowed within the Associations' common areas. A commercial vehicle is defined as any vehicle with a permanent sign or logo; any vehicle designed for hauling or storage; or any vehicle with visible tools or equipment.
- G. All vehicles must have a valid license tag and be registered to the owner, his lessees, or occupants, or guests. (No storage of cars is permitted on driveways or guest parking).
- H. Vehicles parked in guest spots must be operational and moved every week.
- I. No golf-carts, mini-bikes, or unlicensed motorized vehicles are permitted on Associations' roadways, sidewalks, or parking lots or any other common areas.
- J. Parking at the pool area is for those using the pool only.

SATELLITE DISHES

No Satellite dish is to be installed without prior written consent from the Condo Association. All satellite dishes must be installed only on the rear of the building or on an approved mast behind the home. Unit owners may be required to relocate their satellite dish at their expense if properly approval is not obtained before installation.

BASKETBALL HOOPS:

- A. Portable basketball hoops which have been approved by the Association, are permitted while in use, and are to be located in the driveway, centered on the garage door and facing the street. All basketball hoops must be removed while not in use and stored in the garage, or collapsed and stored in the rear yard behind the fence.
- B. No Markings are permitted on driveways or road areas.

LANDSCAPING:

A. The Association will mow, edge, trim, and fertilize all common areas. Shrubbery will be maintained at a height of 3 feet in front of the houses. Hedges along the outside of fences shall be maintained at a height of 5 feet.

B. Any re-landscaping or additions of tree or plant material must first be approved by the Condominium Association.

Any complaints in reference to the grounds maintenance should be directed to DNS Property Management at 954-584-5258.

POOL RULES:

A. All posted pool rules must be obeyed.

B. Pool use is limited to Hidden Cove residents and guests only. All guests must be accompanied by a unit owner.

C. The pool key will be used for I.D.

D. Any minor entering the pool area must be accompanied by an adult.

E. No one is allowed at pool area after 11:00 p.m.

F. Proper attire is required.

G. Life preservers are to be used for emergencies only.

H. No loitering.

I. No running, diving, or horseplay is permitted.

J. No pets are allowed inside fenced pool area or on the grass perimeter around pool.

K. No loud music.

L. No glass in the pool or pool area.

M. Food must be confined to tables only.

N. Gates and bathroom doors must be closed at all times.

O. Residents and guests must shower before using pool.

P. Pool capacity is limited to 20 persons.

Q. Swim at your own risk. No lifeguard present at any time.

R. No oversized rafts or two man boats allowed.

S. Trash must be disposed in designated containers.

T. No bicycles or skateboards permitted in the pool area.

HURRICAN PREPAREDNESS:

- A. Unit owners must remove loose objects from front and rear yards.
- B. Hurricane shutters can only be used after a hurricane watch is issued, and must be removed within one week after the storm has passed. If there is another named storm by the National Hurricane Center, residents may keep their storm shutters up until the storm has passed or is no longer a threat.
- C. Hurricane shutter specifications can be obtained from the Association.
- D. If a unit owner is going to be away during the hurricane season, the unit owner must make arrangements to designate someone to prepare their home in the event of a storm.
- E. The Association will prepare the pool areas in the event of a hurricane.

RENTAL/LEASING:

If you will be renting your home, you must contact your Condo Association for approval.

NOISE:

- A. No loud car radios
- B. Vehicles with excessively loud or defective muffler systems are prohibited.
- C. Any offensive or disruptive noise is prohibited at any time.

HOME IMPROVEMENTS:

- A. Roof replacement:

All replacement roof tile must be approved by the Condominium Association. Please contact DNS Property Management at 954-584-5258 for additional details.

B. Any structural changes, additions, porches, balconies, etc., must be approved by Condominium Association.

C. Unit owners will be required to maintain their homes in accordance with community standards.

VIOLATIONS:

A. NON PAYMENT OF ASSESSMENTS:

1. All maintenance payments are due on the 1st day of each month. All payments must be received on or before the 10th day following the due date to avoid an administrative collection fee. A delinquent owner will be assessed \$25.00 as an administrative collection fee for any late payment or for having an outstanding balance of \$25.00 or more.
2. Any lot owner wishing consideration on a late fee must put that request in writing to the Board of Directors within 30 days of the date of the first late notice mailed by the management agent. Such request shall set forth the reasons for consideration and any special circumstances. As a condition to the Board's consideration of a request (and until such time as the Board has made its decision), the Owner shall remit the late fee in question. The failure of an Owner to request consideration in a timely manner shall be deemed an absolute waiver and no further requests shall be considered. The Board will advise the owner in writing of their decision.

3. Delinquent accounts may be referred to the Associations' attorney or collection agent. Any and all fees incurred for this collection will be assessed to the owner and secured by a continuing lien on the owners' property.

4. All checks returned by the Bank will incur a \$25.00 return check fee, chargeable to the lot owner.

5. All monies received from a lot owner will be credited first to legal fees and costs, then to fines, then to late charges and interest, and finally to the oldest outstanding assessment against their account.

B. NON-MONETARY VIOLATIONS:

A. In addition to all other remedies provided in this Declaration, the Infractions Committee, in its sole discretion, may impose a fine upon a lot owner or his lessee for failure of the lot owner, lessee, his family, guests or invitees, to comply with any provision in this Declaration or the Articles, By-Laws or Rules and Regulations of the Association, provided that the following procedures are followed:

1. The Association shall notify the Owner of the alleged violation in writing. The notice shall include the date and time of the next Infractions Committee meeting at which the Owner shall have the right to present testimony as to why the fine should not be imposed.

2. The noncompliance shall be presented to the Infractions Committee at the meeting described in the notice. At such meeting, a hearing shall be conducted to obtain testimony as to the levying of a fine in the event that it is determined that a violation has in fact occurred. A written decision of the Infractions Committee shall be submitted to the Owner no later than 7 days after the hearing.

3. The Infractions Committee may impose the following fines against the alleged violation of the lot owner in the event a violation is found.

a. Non-Recurring violation. A fine in an amount not in excess of \$100.00

b. Continuing violation. A fine in an amount not in excess of \$100.00 per day for each day the violation continues up to a maximum of \$1,000.00.

4. A fine as provided in these rules and regulations shall be due and owing no later than 30 days after the written decision. Noncompliance may also result in legal action, at the option of the Board of Directors. Violations which are also violations of Davie Ordinances will be referred to the Davie Code Enforcement Board.

5. The lot owner shall ultimately be responsible for the actions of his lessee, family, guests and invitees. All fines will be assessed against the lot owner's account.