

HAWAIIAN SOUTH HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS
(Revised April 10, 2018)

The Hawaiian South Homeowners Association, Inc. is comprised of the owners of forty-eight (48) one-family residential condominiums located on Lake McGregor Drive and Lake McGregor Circle. The Association holds an annual meeting to conduct business and elect a Board of Directors (Board). The Board meets regularly to administer the affairs of the Association between annual meetings. Unit owners are encouraged to attend the Board meetings and may enter into the discussions at the invitation of the Board but are not permitted to vote (except when necessary at the Annual meeting).

It is the intent of the following Rules and Regulations to provide an orderly flow of the day-to-day management of our community, to preserve the overall neat and tasteful appearance of our property, and to accommodate the diverse lifestyles of our residents.

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I. AUTHORITY

- A. The Board of Directors consists of no less than five (5) and no more than seven (7) Board members. The meetings are held on the second Tuesday of the month, January through May, October, November and December.
- B. All unit owners, in addition to any other obligation, duty, right, and limitation imposed upon them by the Declaration, the Articles of Incorporation and the Bylaws of the Association and the Condominium Act shall be subject to the following Rules and Regulations, which shall be applicable to all unit owners, renters and guests.
- C. Maintenance fees are due and payable on the first of each month. Owners will be charged a late fee after the tenth of the month for any maintenance fee not received.

II. ENFORCEMENT/ACCOUNTABILITY

- A. Respect your neighbors; limit loud noises and noxious odors.
- B. Unit owners shall be liable to the Association for defacing, marring or damaging any unit entry hall, lanai or common elements.
- C. The Association has the irrevocable right of access to each unit during reasonable hours for maintenance, repair or replacement of any common elements or for making emergency repairs to prevent damage to the common area or to other units. Each owner must furnish a key to the Board for emergency purposes. In an emergency, if no key is on file, entry will be made at owner's expense. Keys will be housed by a Board Member or condo owner, designated by the Board.
- D. Any complaints, requests for common area maintenance, permission to change, improve landscaping and any incidents must be submitted in writing on the REQUEST-REPORT-RECOMMEND (Triple R form). This form is supplied on the bulletin board in the recreation room. After it is filled out, the Triple R should be given to a Board member or the property management company. (Copy of the Triple R form is at the end of the Rules and Regulations).
- E. Complaints will be investigated by the Board. If it is determined that a rule has been violated, the owner(s) or person(s) involved will be notified in writing.
- F. If a violation is determined to be of a serious nature or if there are ongoing violations by an owner, renter or guest, the matter will be brought before the entire Board for adjudication.
- G. Board action will be supported by civil legal process, if necessary, with any costs involved borne by the violator.

III. UNIT PURCHASES, SALES AND RENTALS

- A. Owners must notify the Board by submitting a Triple R form in advance of any sale, lease or transfer of unit for the purpose of complying with our Association procedures. Any changes in occupancy must be submitted on a Triple R form.
- B. (SALES) All new purchasers will be interviewed by members of the Board for the purpose of discussing bylaws, rules, regulations and activities. Potential owners must provide a copy of proof of age in keeping with our 55 and over status. A one-time processing fee to the management company as well as a fee to the Association is payable at the time of application along with an applicable background check fee for each person over 18 years of age.
- C. (RENTALS) Owners may lease/rent their unit for any length of time, but may lease/rent it only once during any six-month period, and must submit an application 15 days prior to the lease/rental term for review and Board approval. No subleasing or rental of rooms shall be allowed.
- D. (RENTALS) Each unit may be rented to no more than four (4) individuals in one lease period. New renters must provide a copy of proof of age in keeping with our 55 and over status. A processing fee to the management company as well as a fee to the Association is payable at the time of each application, along with an applicable background check fee for each person.
- E. (RENTALS) All new renters will be interviewed by members of the Board for the purpose of discussing bylaws, rules, regulations and activities before occupancy. No move-in will be permitted until the lease/rental application has been approved. All residents in the rental unit must be specified on the lease at the time of the interview and approved by the Board through the application process and background check. Any additional renter(s) or change(s) to the lease must be approved by the Board through the interview process and background check(s) before additional renters may move in.
- F. (RENTALS) Visitors who stay with the renter(s) for 14 or fewer TOTAL days of a lease period are not considered residents and do not need to be added to the lease.
- G. All renters and guests must abide by all the Rules and Regulations of the Hawaiian South Homeowners' Association.
- H. Board approval must be obtained by submitting a Triple R form by a unit owner before displaying signage of any description. Any owner or their agent may display one (1) "For Sale" or "For Rent" sign, not to exceed 36" x 24" in a window.
- I. Owners, renters, or other occupants of a unit shall not use the unit for other than residence purposes.

IV. PARKING

- A. Unit owners in the ONE- story buildings have two (2) parking spaces adjacent to their unit. Unit owners in the TWO- story building have one (1) space designated with their unit #. If you have a third vehicle it must be parked or stored off the Association's property. As a courtesy, permission to park in another unit owner's space must be obtained in writing, on a triple R form to a board member, spaces are available at the south end of the lot for guests and 2nd car parking for the TWO- story building.
- B. In the interest of SAFETY do not park in walkways. Please make sure your car is parked straight and pull forward. Do not hang on the grass leaving enough space for service or maintenance. To avoid an undesirable community image as well as congestion in our parking areas, parking of the following is prohibited: utility trailers, commercial vehicles, mobile homes, campers, boats and boat trailers. Temporary on-site free-standing storage units (i.e. PODS or similar containers) may be permitted for a specified period of time. A Triple R form submitted and approved by the Board is required.
- C. Minor vehicle maintenance is allowed if completed within one day. Major vehicle maintenance is not permitted.
- D. According to the ordinance of Lee County, vehicles must be operable and licensed. Owners who wish to park their operable vehicles adjacent to their unit for any period of time must submit a Triple R form to inform the Board. An ignition key must be left with an on-site Board member in case the vehicle needs to be moved.

V. ENTRY HALLS AND LANAIS

- A. It is the responsibility of those who share the entry hall to keep it clean at all times. Any damage to the entry hall or lanais will be the responsibility of the owners. According to the ordinance of the Fire Department of Lee County, no articles or litter shall be left in the entry hall. Ordinance 7.1.10.1 General: Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency. Ordinance 7.1.10.2.1: No furnishings, decorations, or other objects shall obstruct exits or their access thereto, egress therefrom, or visibility thereof.
- B. The Association lights are electric eye controlled. If your entry hall light goes out submit a Triple R form, if a resident is unable to replace the bulb.

VI. CONTRACTOR/HOMEOWNER REMODELING REQUIREMENTS

- A. A sketch of all intended additions, or modifications to the outside of structures (such as; lanai screens, doors, or windows) must first be approved by the Board by submitting a Triple R form.
- B. No weight bearing wall may be moved.

- C. Contractors/Homeowners may work between the hours of 8:00 a.m. and 5:00 p.m. Monday through Saturday. No work is to be done on Sundays or Holidays. Contractors will be responsible to remove all trash, construction or demolition debris.. A Triple R form with a specified time limit must be approved by the BOD for an on-site dumpster. Homeowners may deposit limited amounts of debris in the dumpster the night before waste pickup. All contractors will be responsible for ANY damage to the property of Hawaiian South as well as the homeowner's property. We respect the work of our contractors and fully support their efforts, but violators will not be welcomed back.

VII. EXTERIOR APPEARANCE

To maintain a uniform and pleasing appearance of the exterior of the buildings, the following shall apply:

- A. Owner(s), renter(s), of the condominium unit may not paint or otherwise change the appearance of any entry hall walls and ceiling, exterior wall, exterior screen door, mailbox, lanai walls and ceiling, or any exterior surface. This does not include the door to their individual unit in the shared entry hall. All mail boxes and numbers must conform to the Association standards.
- B. Any proposed changes to the outside of the lanai or exterior opening must be approved by the Board by submitting a Triple R form.
- C. Owner(s), renter(s) are not to erect, construct or maintain any wire devices, antennas or clotheslines or other equipment or structures on the exterior of the building.

VIII. COMMON AREA

For the purpose of this document, the common area property is defined as in and around the three (3) condominium buildings, recreation room and laundry room from Lake McGregor Drive to Lake McGregor Circle and Lake McGregor (pond).

- A. There will be no airing or hanging of clothing or material of any sort in the common area.
- B. Chairs or furniture brought out from the recreation room, pool, or laundry room, and personal lanais must be returned to their original place after use.
- C. No owner, renter or other occupant may add decorative ornamentation (i.e. planters, fountains, statues, etc.) to any common areas.
- D. No alterations or additions to the common landscaping areas is permitted without submitting a Triple R form for prior approval from the Board.

IX. WASTE REMOVAL

- A. Garbage collections are made weekly. In consideration of those residents living in proximity to the dumpsters, please place all litter in bags. Food garbage must be put in plastic bags and tied.
- B. Dumpsters on the property are for resident use only. Use recycle bins as marked. Cardboard boxes need to be crushed, or broken down and placed in recycle bins. If a dumpster is full, do not put anything on top of it. Instead, put it in another dumpster. Place any large articles that do not fit in the dumpster far enough away to allow dumpsters not to be blocked. It is the owner's/renter's responsibility to call the waste removal company for removal of LARGE items. The phone number is listed on the front of the dumpster.

X. PETS

Domestic dogs and cats, aquarium fish and aquarium-size marine animals and caged birds are the only acceptable pets at Hawaiian South. The total number of cats and/or dogs per unit is limited to two (2). Unit residents keeping domestic animals shall abide by municipal sanitary regulations, and they shall be responsible for any inconvenience or damage caused by such animals. All pets shall be under control when not confined to the owner/resident's unit. Defecation from pets shall be removed immediately by the pet owner. Pets are allowed in the swale surrounding the community, but not in the center common areas (VIII). Unit owners/residents are forbidden to place food or water outside the buildings with the intent to attract and/or sustain wild/feral animals as "pets".

XI. RECREATION ROOM

- A. The recreation room should be reserved for private gatherings on a first- come, first served basis by putting your name and time on the calendar on the bulletin board.
- B. Owners or renters are responsible for any loss or damage to the recreation room or equipment when used by them or their guests.
- C. At the close of a gathering the recreation room and kitchen facilities must be cleaned, utensils washed, floor swept and all trash and recycled items put in containers. If container is full, take to a dumpster. Failure to clean the area will result in a cleaning charge to the owner. Any cost to the Association due to the negligence of the user must be paid by the user.

XII. EMERGENCY PREPARNESS

The Hawaiian South Homeowners Association has a generator located in the work shed. If electricity is lost, the generator can ONLY be placed at the clubhouse. The first priority is to plug the refrigerator into this generator. Residents should take the necessary food items to be placed in the clubhouse refrigerator and space is to be shared by all owners still on the property. Under no circumstances should this HSHOA generator be located at a single homeowner's condo. It is provided for the community to use in case of emergency.

Directions on how to start and run the generator are located in the work shed with the generator. These directions should be kept with the generator at all times.

If individual owners choose to purchase their own generator, you should be aware of where the fumes may be penetrating. Fumes may travel through hallways and up to the second-floor units, so please be choose the location of a personal generator very carefully. Be considerate of your neighbors who also are struggling with the loss of power. Safety precautions should be followed and damages resulting from a personal generator will be at the cost of the owner.

XIII. SWIMMING POOL

- A. Guests using the pool must be accompanied or identified by their host.
- B. Swimming attire only.
- C. Shower before entering the pool to rinse off any oil.
- D. No glassware is allowed at poolside. Plastic containers, cans and snacks are permissible.
- E. Pool hours are from dawn to dusk, no lifeguard is on duty, swim at your own risk.
- F. An adult must accompany children under the age of twelve (12). Older children must swim in pairs if there is no adult supervision.
- G. Children must be toilet trained; no diapers; only swimmyies allowed.
- H. In order to reduce the cost of heating the the pool, when nights are expected to drop below 60 degrees, the pool will be covered. When the pool is covered, Florida law requires that all gates and the recreation room door be locked. No sunbathing is allowed when pool is covered. Readmission to the pool will not be allowed until all gates are unlocked, recreation door unlocked, and the pool cover is removed.
- I. When listening to any personal audio devices, ear buds or headphones are required. Please have cell phone conversation outside of pool area.
- J. No smoking.
- K. In case of emergency call 911.
- L. Do not swallow pool water.
- M. No running.
- N. No diving.

Failure to abide by these rules may result in a fine.

XIV. LAUNDRY ROOM

The coin-operated laundry room is owned by Hawaiian South Homeowners Association. If you have any complaints or problems with any machines, fill out a Triple R form. In an emergency contact a Board member. The following shall apply:

- A. For your protection and the consideration of others, make certain to be present when your wash or dry cycle has been completed.
- B. When finished, empty lint filters, make sure laundry machines and the area is clean and the machine doors are left open.

XV. SOLICITATION

There shall be no solicitation by any person anywhere in the buildings or the common area.

XVI. REQUEST-REPORT-RECOMMEND (Triple R Form)

Request - Report - Recommend
(Triple R Form)

Memo To: Board Member(s) of Hawaiian South Homeowners Association

From: _____
(Print Name) Unit # Phone #

Only MINOR repairs or maintenance will be completed by our on-site Wednesday volunteer work crew*. ALL OTHER requests-reports-recommendations must be made to Alliant Property Management at (239) 454-1101.

- _____ Request for Common Area Maintenance
 - _____ Light bulb replacement in entry hall, laundry room or recreation room
 - _____ Light bulb replacement in lamppost on grounds
 - _____ Door handle or door closer on common area door
 - _____ Other minor maintenance issue described below

_____ Request for Permission to add new or remove existing bush/tree/planting

_____ Report an Incident / Concern

_____ Recommendation / Suggestion

Please describe in detail your request-report-recommendation and submit it to a Board Member.

(Signature required)

(Date)

*Wednesday work crew available November – May only