EAST LAKES IN PEMBROKE PINES
HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

Adopted by the Board of Directors

Effective: July 21, 2026 | Revised: August 14, 2026

AUTHORITY: These Rules and Regulations are adopted pursuant to CC&R Article II-A, Section 17 and Chapter 720, Florida Statutes, where applicable. They supplement and are subordinate to the CC&Rs. In any conflict, the CC&Rs control. These Rules apply to all Lot Owners, approved tenants, permanent occupants, guests, invitees, contractors, and all other persons on the Property. Current governing documents are available at: https://eastlakeshoa.com/

NOTE TO HOMEOWNERS: These Rules & Regulations govern day-to-day conduct, use, and ongoing obligations. For standards governing physical improvements, modifications, and exterior changes to your unit or lot — including fences, roofs, sheds, pavers, and satellite dishes — see the separate ACC Guidelines document. For all finger, ground cover, planting, hedge, potted plant, and landscape design standards, see the separate East Lakes HOA Landscaping Guidelines document. All three documents work together and are available at https://eastlakeshoa.com/

1. EXTERIOR IMPROVEMENTS — YOUR OBLIGATION TO GET ACC APPROVAL

Authority: CC&R Article II-A, Sections 12 and 13; Article VII; Florida Statute §720.3035.

THIS IS A RULE: Every Owner has an obligation under the CC&Rs and these Rules to obtain written ACC approval before making any exterior change to their unit or lot. This section states that rule. The detailed standards, approved materials, and step-by-step submission process for each type of improvement are in the separate ACC Guidelines document — which is the companion document to these Rules. Both documents work together. Think of it this way: these Rules tell you THAT you must get approval. The ACC Guidelines tell you HOW and WHAT is permitted.

a. Your Obligation — Get ACC Approval First. No Owner, tenant, or contractor may construct, install, change, modify, alter, or add anything to the exterior of a Lot or Unit — including landscaping, fences, sheds, walls, satellite dishes, gutters, roofs, pavers, or any other improvement — without first obtaining prior written approval from the Association through the Architectural Control Committee (ACC). This is a Rule of the Association. ACC request forms are available at the HOA office and at https://eastlakeshoa.com/

b. You Must Be in Good Standing. An Owner who has outstanding unpaid assessments, fines, or unresolved violations of the governing documents may not submit an ACC request or receive ACC approval until those matters are resolved.

c. Your Right — 30-Day Response. Once you submit a complete ACC request, the ACC has thirty (30) days to approve or disapprove it. If the ACC does not respond within thirty (30) days, your request is deemed approved by operation of law. Submit your request in writing and keep a copy for your records.
[CC&R Article VII.]

d. HOA Approval First — Then You Get the City Permit. You must obtain written ACC approval before submitting for any City of Pembroke Pines building or zoning permit. The City of Pembroke Pines requires

the HOA written approval letter before issuing any permit. Once ACC approval is received, it is the Owner's sole responsibility to obtain all required City permits. Work may not begin until both HOA written approval, and any required City permit are in hand.

e. Your Right — Written Reason for Any Denial. If the ACC denies your request, you are entitled to receive a written notice that states exactly which rule or covenant was relied upon for the denial and the specific aspect of your request that was found to be non-conforming. A vague or general denial is not permitted.
[Florida Statute §720.3035(4)(a), effective July 1, 2024.]

f. Do Not Start Without Approval — Consequences. Any improvement or change made without prior written ACC approval is a violation of these Rules and the CC&Rs. The Owner will be required to remove or restore the unauthorized improvement at the Owner's sole expense and may be subject to fines. The ACC is not required to approve work that has already been done without approval.

g. Exterior Color — Must Match HOA Approved Color. You are required to maintain the exterior of your unit — including walls, roof, fences, and all other visible exterior elements. You may not change any exterior color without prior written ACC approval.

h. Complete Your Work Within 60 Days. Once you receive written ACC approval, you must complete all approved work within sixty (60) days. If work is not completed within 60 days, the Association may treat the incomplete work as a violation and impose fines of up to $100 per week until the work is completed or removed. For the full list of what requires ACC approval and the standards that apply to each item, see the ACC Guidelines document available at the HOA office and at https://eastlakeshoa.com

2. EXTERIOR MAINTENANCE AND UPKEEP

Authority: CC&R Article II-A, Sections 2, 3, 12, 13, and 15; Article IV, Section 2.

NOTE: This section covers ongoing maintenance obligations. Standards for exterior improvements (fences, roofs, sheds, satellite dishes, lighting fixtures, water features, pavers, etc.) are in the ACC Guidelines. All landscaping, finger, hedge, and potted plant standards are in the separate Landscaping Guidelines document.

a. General Maintenance. All exterior walls, entry doors, decorative wood, trellis structures, and fences must be maintained in good condition, free of mold, mildew, rot, and peeling paint. Patio roofs and gutters must be kept clear of leaves and debris.

b. Roof Maintenance and Tarp Policy. Owners must always maintain their roofs in good repair. The following policy applies to roof tarps and repairs:

(i) Temporary Tarps Permitted: In the event of a roof leak or storm damage, temporary tarps are permitted. Tarps must be neat, properly secured, flat against the roof, and free of damage or loose ends.

(ii) Notice Upon Detection: Upon noticing a tarp on any unit roof, the HOA office will promptly send a written notice letter to the Lot Owner. The letter will inform the Owner that a tarp has been observed, and that roof repair or replacement must be completed within sixty (60) days of the date of the letter, as required by the CC&Rs.

(iii) ACC Form Required: The Owner must submit a completed ACC request form for the roof repair or replacement before work begins. Once ACC written approval is received, the Owner is solely responsible for obtaining all required City of Pembroke Pines building permits before work begins. ACC forms are available at the HOA office and at https://eastlakeshoa.com/

(iv) 60-Day Completion Deadline: Roof repair or replacement must be fully completed within sixty (60) days of the date of the HOA notice letter, per CC&R Article IV, Section 2. If an extension is needed due to insurance, permit delays, or contractor availability, the Owner must notify the HOA office in writing before the 60-day deadline with supporting documentation from an attorney, insurance adjuster, or licensed contractor.

(v) Failure to Comply: If the roof has not been repaired within 60 days and no written extension request with supporting documentation has been received, the matter will be referred to the CEC for a fine hearing per the Fines and Enforcement SOP of these Rules.

c. Address Numbers. All units must display address numbers clearly visible from the street.

d. Fences. All fence gates must open inward. Border fence pickets facing the street are the HOA's responsibility to maintain. Pickets facing inward toward private property are the Owner's responsibility. All interior and yard fences are solely the Owner's responsibility.

[See ACC Guidelines for fence style, color, and approval requirements.]

e. A/C Units. A/C units must not be visible to the public. Each A/C unit must be screened by one of the following two methods: (1) hedges maintained at a height of no more than four (4) feet, with a clearance of twenty-four (24) to thirty-six (36) inches maintained between the hedge and the unit on all sides for proper airflow; or (2) a decorative A/C cover. Prior written ACC approval is required before installing a decorative A/C cover. Whichever method is used, the required airflow clearance must be always maintained, and the screening must be kept in neat condition.

f. Driveways and Car Stops. Owners must maintain all private driveways and car stops in good condition. Car stops must be white. Extension or widening of a driveway or front parking area is permitted subject to prior written ACC approval and the standards in the ACC Guidelines.

g. Curb Appeal. The front yard and all areas visible from the street must be always kept in a well-maintained and attractive condition.

h. No Open Fire Pits. No open fire pits of any kind are permitted on any Lot or Common area, per City of Pembroke Pines fire code.

i. No Temporary Structures. No temporary structures — including trailers, tents, and shacks — may be placed on any Lot at any time. Exception: A POD is permitted in the driveway for move-in purposes for up to fourteen (14) days without ACC approval, per City of Pembroke Pines LDC §155.625. After fourteen (14) days, an ACC approval and a city permit are required before the POD may remain.

[CC&R Article II-A, Section 3.]

j. Noxious Activity. No noxious or offensive activity may be conducted on any Lot. No inflammable or explosive materials may be kept on any Lot except in quantities required for normal household use, stored inside the unit.

[CC&R Article II-A, Section 2.]

k. Hurricane Preparedness. All hurricane shutters must be opened within seventy-two (72) hours after the National Hurricane Center issues an all-clear. Owners absent during hurricane season must remove all exterior furniture, potted plants, and movable objects before departure.

[CC&R Article II-A, Section 15(f).]

l. Structural Modifications. No additions or structural modifications to any unit are permitted without prior written ACC approval. Once written ACC approval is received, the Owner is solely responsible for obtaining all required City of Pembroke Pines building permits before any work begins. Work may not begin until both written ACC approval and all required City permits are in hand.

3. ITEMS THAT DO NOT REQUIRE ACC APPROVAL

Authority: CC&R Article II-A, Section 12; Article VII.

NOTE: The items listed below do not require ACC submission. Ongoing maintenance and behavioral standards for these items are still governed by these Rules and by the separate Landscaping Guidelines document.

ROUTINE MAINTENANCE

Routine maintenance and upkeep that does not change the appearance, color, materials, or structure of the Lot or Unit does not require ACC approval. Examples: repainting the exterior in the same approved color; replacing screen mesh in an existing screened enclosure; normal lawn mowing and trimming.

4. EXTERIOR LIGHTING AND HOLIDAY DECORATIONS

Authority: CC&R Article II-A, Sections 2, 3, and 15.

NOTE: This section covers the timing, seasonal use, and behavioral rules for exterior lighting. Approval standards for permanently installed lighting fixtures are in the ACC Guidelines, Section 2, Item 6.

a. Exterior Lighting — Behavioral Rules. The following rules apply to all exterior lighting:

(i) Permanent exterior lighting fixtures (sconces, flood lights, post lights, permanently installed LED strip lighting) require prior ACC approval before installation. See ACC Guidelines.

(ii) Holiday and seasonal lighting is permitted during Board-approved holidays only. Lights must not be illuminated outside of Board-approved holiday periods. The Board has adopted the following approved holiday lighting periods by resolution:

Holiday Lighting Schedule — Adopted by Board Resolution:

Holiday	Lights May Go Up	Lights Must Come Down By
Winter Holidays	3 weeks before Holiday	2 Weeks after holiday
Valentines Day	1 week before the Holiday	1 week after the holiday
Easter	1 Week Before the Holiday	1 week after the holiday
Memorial Day	1 Week Before the Holiday	1 week after the holiday
July 4th	1 Week Before the Holiday	1 week after the holiday

(iii) Exterior lighting must not interfere with neighboring Owners' enjoyment of their property.

(iv) Garden lighting is permitted. The lawn maintenance company is not responsible for damage to garden lighting during routine maintenance.

5. PORCHES AND SCREENED ENCLOSURES

Authority: CC&R Article II-A, Sections 12 and 17.

a. Screening Only. All enclosed patios must use screening only. No other enclosure materials — glass, plastic, or solid panels — are permitted without prior ACC approval. Sunrooms are not permitted. Above-ground pools are not permitted.

b. Screen Maintenance. All screened porches must be maintained with no visible damage to exterior screens.

c. Window Treatments. Window treatments are permitted on the interior of screened porch areas only.

d. Screen and Aluminum Color. Screen and aluminum visible to the public must match New East Lakes Brown. Or factory Bronze

6. SIGNS

Authority: CC&R Article II-A, Section 4, as amended 1985.

a. General Prohibition. No sign of any kind, nor any advertisement, may be displayed to public view on any Lot or Unit, or affixed to any post or pole on Common Properties, except as provided in this Section.

b. For Sale or Rent Sign. One (1) sign advertising a Unit for sale or rent is permitted, with dimensions no greater than twelve inches (12") by eighteen inches (18"). The sign must be affixed to the facia board, wood trellis, or inside a window of the Unit.

c. Open House Signs. "Open House" signs are permitted only on Saturdays, Sundays, and legal holidays. Open House events may only be held on those days.

d. Fine. An initial fine of $100.00 shall be imposed upon any Unit Owner who violates this Section, with additional fines collectible as set forth in the Fines and Enforcement SOP.

7. PARKING AND VEHICLES

Authority: CC&R Article II-A, Section 14, as amended 2004.

a. Registration Required. All residents who own vehicles must register their vehicle(s) with the HOA. All vehicles must display a valid license plate with current registration.

b. Street Parking Prohibited. Parking is not permitted on any street within the East Lakes community. Towing will be enforced at the vehicle owner's expense by the Association's authorized towing company, Executive Towing.

c. Designated Areas Only. Parking is permitted only in paved areas specifically designated and marked for parking. Parking on grass, unpaved areas, or Common areas is prohibited.

d. Driveway Parking. Personal vehicles — including pickup trucks, SUVs, minivans, and passenger vans — are permitted to park in unit driveways, provided they do not fall within the category of prohibited vehicles listed in Section 7f of these Rules.

e. Commercial Motor Vehicles. Commercial motor vehicles as defined in CC&R Article II-A, Section 14 (2004 Amendment) are not permitted overnight. Commercial vehicles may only park in the community during the hours of 8:00 a.m. to 8:00 p.m. on days active work is being performed within the unit.

f. Prohibited Vehicles. The following vehicles are not permitted anywhere on the Property at any time: trucks built on truck frames; commercial vehicles; open-bed or flatbed vehicles; step-vans or panel trucks; vehicles with seating for 10 or more passengers; buses; motor homes; campers; mobile homes; recreational vehicles; boats; and trailers.

[Definitions per CC&R Art. II-A, §14, 2004 Amendment.]

g. Size and Equipment Limits. Vehicles over 228 inches in length are not permitted. Vehicles with more than four (4) tires are not permitted. Vehicles with tools or materials visible to the public are not permitted. Pickup trucks with bed-top covers more than twelve (12) inches above the roofline are not permitted. Manufactured toolboxes attached to the front of the bed next to the cab are allowed.

h. Stored Vehicles. Stored vehicles, vehicles with expired or no registration tags, and vehicles that cannot operate under their own power are prohibited. Any vehicle not moved from a guest parking space within thirty (30) days is considered a stored vehicle.

i. Towing. Any vehicle parked in a prohibited area or in violation of these Rules may be towed at the vehicle owner's expense without notice by the Association's authorized towing company, Executive Towing.

j. Vehicle Repair. Major vehicle maintenance or repair on the Property is prohibited. Minor repairs that do not require Board authorization and are permitted include inflating a flat tire; jump-starting a vehicle; replacing a battery; and adding oil, coolant, or washer fluid. Any repair requiring a vehicle lift, power tools, or draining of fluids is prohibited.

k. Owner Responsibility. The Owner of record is responsible for compliance with all parking rules by all tenants, guests, and invitees.

8. GUEST PARKING

Authority: CC&R Article II-A, Section 14, as amended 2004.

a. Purpose. Guest parking spaces are reserved for guests and as temporary overflow parking for units with more than two (2) registered vehicles.

b. Registration. All permanent vehicles associated with a unit must be registered with the HOA. Unknown or unregistered vehicles in guest parking are subject to immediate towing by Executive Towing at the vehicle owner's expense.

c. Third Vehicle Rotation. Owners with a third registered vehicle may use guest parking for that vehicle but must rotate the vehicle out of any single guest parking space at a minimum of every two (2) weeks. Any

vehicle remaining in the same guest parking space for more than two (2) weeks is subject to towing at the vehicle owner's expense.

[This two-week rotation requirement is a Board-adopted rule stricter than the CC&Rs' 30-day stored vehicle standard and supersedes it.]

d. Commercial Vehicles. Commercial vehicles may park in guest parking only on days active work is being performed within the unit, between the hours of 8:00 a.m. and 8:00 p.m. only.

e. Immediate Towing. Any vehicle in guest parking with expired tags, severe damage, or flat tires will be immediately towed at the vehicle owner's expense by Executive Towing.

9. LANDSCAPING AND FINGERS

Authority: CC&R Article IV, Section 1(c), as amended 1988; Article V; Article II-A, Section 12.

NOTE: This section covers ongoing lawn and finger maintenance obligations. All landscaping design standards are in the separate Landscaping Guidelines document. Any change from existing landscaping requires prior written ACC approval.

a. Private Lawn Areas Defined. Private lawn areas consist of: (1) the areas on the right and left of each unit's driveway, referred to as "fingers"; and (2) the rear of the unit extending approximately 13 feet from the edge of the party wall. Surveys on file with the HOA show the exact footage.

b. Owner Maintenance Responsibility. Owners are responsible for maintaining their backyard, side yards, and front yards, including mowing, edging, trimming, watering, and fertilizing. Fingers must be maintained in a neat, clean, and attractive condition always, and the ground must be always covered.

c. Association Mowing. The Association's landscapers will mow common areas and grass-only fingers. Front fingers will be mowed by the Association only if they consist solely of grass with no plants, decorations, or other items placed within them. Owners who place non-grass items in fingers are solely responsible for maintaining those areas.

d. Landscaping and Finger Standards — See Landscaping Guidelines. All standards governing landscaping and finger treatment — including permitted ground cover, grass, mulch, borders and edging, prohibited materials, potted plants, hedges, artificial turf, xeriscape, and approved plant material — are set out in the separate East Lakes HOA Landscaping Guidelines document. Those standards are not repeated in these Rules. Owners must always comply with that document.

e. Hedges. Permitted hedge heights along fingers and front windows are set out in the separate Landscaping Guidelines document. Hedges screening A/C units are governed by Section 2e of these Rules. No ACC submission is required for routine hedging maintenance within those height limits.

f. Landscaping Changes Require ACC Approval. Any landscaping change or addition to the exterior of a Lot — including any change to existing ground cover, plants, or decorative elements in the fingers, front yard, or any exterior area — requires prior written ACC approval before work begins.

[See ACC Guidelines, Section 2, Items 8 and 13, and the separate Landscaping Guidelines document, available at the HOA office and at https://eastlakeshoa.com/]

10. COMMON PROPERTIES

Authority: CC&R Article II-A, Section 10; Article II-B.

a. No Alterations. No alterations, additions, or improvements are permitted to any Common Property without prior written authorization from the Association. No person may use any Common Property in a manner contrary to the Association's rules.

b. Prohibited Activities in Common Areas. The following are not permitted in any Common area: bounce houses; outdoor play equipment; BBQ grills or open-fire cooking of any kind; parking of any vehicle; or depositing of garbage, trash, or refuse except in closed containers placed for pick-up.

11. LAKES AND WATER MANAGEMENT TRACTS

Authority: CC&R Article II-A, Section 11.

a. Prohibited Activities. Swimming and the use of boats, watercraft, or flotation devices of any type are not permitted in any lake within the East Lakes community. Dogs and other pets are not permitted to swim in or enter any lake. No dumping, discharge, or disposal of any material into any lake or Water Management Tract is permitted.

b. Fishing. Fishing is permitted in any lake within the community. Anglers are responsible for cleaning up all fishing equipment and waste.

12. WASTE CONTAINERS AND GARBAGE DISPOSAL

Authority: CC&R Article II-A, Section 7.

a. Container Placement. All garbage must be placed inside containers with lids secured and positioned at the end of the driveway or fingers the evening before the scheduled pickup day. No excess garbage may be placed next to containers.

b. Container Return. Trash cans must be returned to the unit by the end of the day following pickup and may not remain on the street or in public view overnight.

c. Waste Container Concealment. Waste containers must always remain hidden from public street view, except during the designated pickup window per the City of Pembroke Pines collection schedule. Containers may not be stored in the front yard, driveway, or any area visible from the street outside of the pickup window.

d. Bulk Pickup. Bulk items must be placed at the curb per the City of Pembroke Pines bulk pickup schedule, available at https://eastlakeshoa.com/ Bulk pickup items must not be placed in any Common area.

e. Construction Debris. Large amounts of construction or renovation debris exceeding City bulk pickup limits must be removed at the Owner's or contractor's expense and may not be placed in Common areas or on any street.

f. Concealment After Trellis Removal. Where a trellis that screened waste containers has been removed with ACC approval, the Owner must always maintain the approved relocation and concealment method. Waste containers may not become visible from the public street because of trellis removal. See ACC Guidelines, Section 2, Item 23.

13. PETS

Authority: CC&R Article II-A, Section 6, as amended in 1980.

a. Permitted Pets. Only household pets — including dogs, cats, and similar domestic animals — may be kept on a Lot, provided they are not kept, bred, or maintained for any commercial purpose.

b. Leash Requirement. All dogs must be on a leash whenever outside the unit. The owner of any dog running at large or unleashed is in violation of these Rules.

c. Pet Waste. No person walking a pet may allow the pet to defecate on any private property or Common area without immediately picking up and properly disposing of all waste.

d. Noise — Barking Dogs. Barking dogs and excessively noisy pets are prohibited. Excessive, continued, or repeated barking that disturbs neighbors is a violation of these Rules and is also subject to enforcement by the City of Pembroke Pines Code Enforcement Division at (954) 435-6520.

e. Tethering. Dogs must not be tethered in any manner causing injury, strangulation, or entanglement. Tethered dogs must have access to clean water, shade, and shelter. The tether must be at least ten (10) times the length of the dog. Dogs under six (6) months may not be tethered outside. No dog may be tethered outside when the Owner is not present in the unit.

14. POOL

Authority: CC&R Article II-A, Sections 10 and 17.

a. Access. Only Lot Owners, approved tenants, and their guests with an active pool key fob are permitted in the pool area.

b. Key Fobs. Pool key fobs are available for $50.00. Owners who hold the original pool key will receive the new key fob at no charge. The original pool key is no longer in use.

c. Suspension of Access. Any person violating pool rules is subject to suspension of key fob access privileges, following the notice and hearing procedures required by Florida Statute §720.305.

d. Food and Beverages. No alcohol is permitted in the pool area. No food is permitted in the pool area. Non-alcoholic beverages in sealed, non-breakable containers (plastic or aluminum only) are permitted in the table areas only.

e. Posted Rules. All pool rules posted at the pool facility are incorporated into these Rules by reference and must be followed.

15. TREE PRUNING AND TREE RESPONSIBILITY

Authority: CC&R Article IV, Section 2; Article V.

a. Owner Maintenance Responsibility. Owners are responsible for maintaining all trees and vegetation on their Lot in a safe condition and in compliance with applicable City of Pembroke Pines ordinances.

b. ACC Approval Required for Pruning and Removal. Any tree pruning or removal that affects the exterior appearance of the Lot or any Common area requires prior ACC approval.

[See ACC Guidelines, Section 2, Item 19 for the required five-step tree removal process, including City Arborist inspection and authorization.]

c. Documentation. Proper tree pruning procedures and tree responsibility documentation are available at the HOA office and at https://eastlakeshoa.com/

ENFORCEMENT AND FINES: The Association's complete enforcement procedures, fine amounts, the CEC hearing process, and the Board-adopted fine schedule are set forth in the separate Fines and Enforcement Standard Operating Procedure (SOP) document. Copies are available at the HOA office and at https://eastlakeshoa.com/

16. OTHER PROHIBITED ACTIVITIES

Authority: CC&R Article II-A, Sections 2, 5, and 15.

a. Nuisance. No noxious or offensive activity may be conducted on any Lot or in any Unit, nor may anything be done which may become an annoyance or nuisance to the neighborhood.

b. Mining and Drilling. No oil drilling, mining, quarrying, or similar operations of any kind are permitted on any Lot.

c. Association Employees. No Owner or occupant may supervise, direct, or attempt to control any Association employee or management company employee, or request that any such employee perform private business for the Owner.

[CC&R Article II-A, Section 15(d).]

d. Personal Property on Exterior. No article of personal property may be hung or shaken from any door or window of any Unit.

[CC&R Article II-A, Section 15(b).]

e. Noise — General. Excessive noise that disturbs the peace and quiet enjoyment of neighboring residents is always prohibited, including loud music, loud gatherings, construction noise outside permitted hours, and loud vehicle engines. For noise complaints, residents are encouraged to contact the City of Pembroke Pines Code Enforcement Division. The Association may also pursue enforcement per the Fines and Enforcement SOP.

f. Noise — Barking Dogs. Excessive or continued barking that disturbs neighbors is prohibited under these Rules and City of Pembroke Pines ordinances. For animal noise complaints, contact the City of Pembroke Pines Code Enforcement Division directly. The Association reserves the right to pursue additional enforcement per the Fines and Enforcement SOP.

g. Feeding Wildlife Prohibited. No person may feed, cause to be fed, or leave food for consumption by any wild animal or bird within the East Lakes community, including but not limited to wild ducks, geese, raccoons, iguanas, and other wildlife. Feeding wildlife creates health hazards, attracts pests, causes aggressive animal behavior, and harms the natural ecosystem of the lakes and common areas.

[City of Pembroke Pines Ordinance §91.03 — feeding wild ducks prohibited citywide; CC&R Art. II-A, §17 — Board authority to adopt rules.]

BOARD CERTIFICATION AND ADOPTION

The foregoing Rules and Regulations were duly adopted by the Board of Directors of East Lakes in Pembroke Pines Homeowners Association, Inc. at a properly noticed meeting of the Board held on:

Date of Meeting: _____

_____	_____
Board President — Signature	Board Secretary — Signature
_____	_____
Print Name / Title	Print Name / Title
_____	_____
Date	Date

DISCLAIMER: These Rules and Regulations are governing documents of the Association and do not constitute legal advice. The Association recommends that all Owners and prospective Owners consult with a licensed Florida attorney regarding their rights and obligations. For physical improvement standards, see the separate ACC Guidelines document.

East Lakes in Pembroke Pines HOA | 9732 NW 16th CT, Pembroke Pines, FL 33024 | 954-432-6888 | https://eastlakeshoa.com/