

RULES AND REGULATIONS
EAST LAKES IN PEMBROKE PINES
HOMEOWNERS ASSOCIATION
Modified August 26, 2023

The Board of Directors at any time may amend or adopt these rules and regulations. Homeowners will be properly notified if any changes are made.

1. PARKING:

a. Parking is not permitted on any street within the East Lakes community. Towing will be enforced by Executive Towing. The East Lakes HOA is not responsible for any vehicle that is towed.

b. Guest parking is located throughout the community. Overnight and daily guests will be required to park in the guest parking.

c. Contractors can temporarily park in the street without blocking the oncoming traffic if they are actively working on a unit from 8am – 8pm.

d. Cars or pickups that are parked in unit driveways that have business logos, must have either a cover or magnets that cover the business name. The car covers must be clean and neat.

e. Vehicles must be up to date on registration.

f. All residents that live in the unit and have vehicles must have their vehicle registered with the HOA.

g. Additional vehicle restrictions are within the Covenants and Restrictions.

2. STRUCTURES:

a. Storage sheds are permitted in the backyards on homeowners' property. Sheds shall not be visible from the street. Storage units cannot be any higher than 48".

b. An Architectural Control Committee (ACC) form for approval must be submitted with dimensions of shed and location.

c. All exterior units with decorative wood must be free of mold, mildew and rot. Homeowners are responsible for maintaining cleanliness of the exterior of units.

3. PET RULES:

a. Residents must adhere to existing pet rules of the City of Pembroke Pines as well as those in the East Lakes Rules and Regulations. The following rules are a few excerpts from Chapter 91, titled ANIMALS, from the Pembroke Pines city ordinances.

b. It shall be unlawful for any person walking dogs or cats to allow the dogs or cats to defecate on the private property of others.

NOTE: All common areas, including streets and guest parking in East Lakes are private property. However, East Lakes allows residents to use the common area provided that they pick up and properly dispose of their pets' waste.

c. All persons owning or in the possession or control of dogs within the city shall be required to comply with the dog licensing requirements, vaccination, and other rules and regulations of the county pertaining to the keeping, maintaining, and ownership of dogs. Violation of the county rules and regulations shall constitute a violation of this code.

d. Barking and noisy dogs are prohibited. It shall be unlawful for any person to keep any dog within the city which violates the provisions of this code.

e. No dog shall be allowed on the public streets and ways of the city, in any public place, or on property other than that of its owner, unless the dog is securely fastened to a suitable leash, not to exceed eight feet in length. The owner of any dog running at large or unleashed shall be guilty of a violation of this section.

f. It shall be unlawful for any person who owns or is in control of or in charge of any dog, to allow or permit the dog to wander or stray on the property of another or damage the property. Proof of the ownership of, and the identity of the dog shall be sufficient to convict the person owning or having charge of or control of the dog of the violation.

g. Any person violating these rules shall on the first offense be given a warning, and on the second and subsequent offenses, be punished by a fine of \$20 for each offense.

NOTE: East Lakes Home Owners Association may impose higher fines than the city for these violations.

4. GARBAGE AND REFUSE DISPOSAL:

a. No excess garbage shall be placed next to garbage container on garbage pickup days. All garbage must be placed in containers and placed at the end of driveway or fingers on the night before the day of pickup.

b. Bulk pickup must not be placed anywhere on the common areas.

c. Garbage and Bulk pickup schedule is located on our website at <https://eastlakeshoa.com/> or posted on the new East Lakes Bulletin Board located by the office.

5. COMMON PROPERTIES:

a. There shall be no alterations, addition, or improvements to any common areas within the community.

b. There will be no Bounce houses permitted on any common area within the community.

c. No parking is permitted in any common area which includes the common roads, and grass areas.

d. No BBQ grills permitted in the common areas.

b. No open firepits are permitted.

6. LAKES:

- a. There is no swimming, or any boats of any type allowed in any of the lakes within East Lakes community.
- b. Fishing is permitted in any of the lakes within the community.
- c. No dogs are allowed to swim in any lakes within the community.

7. LAWN CARE and LANDSCAPING:

Private lawns are the areas on the right and left of the driveway of each unit called "fingers", and the back of the unit from the edge of the firewall going out 13 feet.

Failure to comply with these guidelines may cause your private lawn area to be passed over by the East Lakes HOA landscapers.

The following is to be done by the Unit Residents:

- a. Keep all back yard gates unlocked and in good working condition.
- b. Secure all pets for safe access to your yard.
- c. Place all lawn furniture away from lawn to be cut.
- d. Remove all hoses, toys, and any other items which may interfere.
- e. Remove garbage cans or bags from lawn area.
- f. Remove dog feces from the yard.
- g. All landscaping modifications must have ACC approval.
- h. Homeowners wishing to maintain their own lawns must notify the office in writing.

Note: While the Landscaping employees will exercise diligent care, the East Lakes HOA or its landscaping employees shall NOT be responsible for damages, which shall include but are not limited to:

- a. Patio screens that do not have kick plates (Landscapers will edge grass within six (6) inches of the screen.)
- b. Sprinkler heads or systems that are not installed properly.
- c. Small plants around trees without structural border.
- d. Flower beds with rocks without borders.
- e. Gutter down spouts at grass level or lower.
- f. Garbage cans left on lawn.
- g. Trellis or fence or any wood ornaments around lawn.
- h. Tile and Chattahoochee walkways or stepping stones.
- i. In-ground flood lights or electrical lines.
- j. Hanging shrubs, trees, or bushes must be six (6) inches above grass.

8. EXTERIOR OF UNITS:

- a. The exterior of any unit may not be painted any color except the approved color of the HOA.
- b. No additions are permitted in the East Lakes community on any unit.
- c. 72 hours after a hurricane has passed, all window hurricane shutters must be open.
- d. Patio Roofs and gutters must be clear of leaves.

9. PORCHES

- a.** All units that have enclosed patios must have screening around. No other type of material is permitted.
- b.** Window treatments are permitted on the screened area inside of the porch.
- c.** Any concrete area inside the porch must be the same color as the exterior of the unit.

10. TREE PRUNING:

- a.** Documentation on proper Tree Pruning is a separate document at the office or online.
- b.** Documentation on Tree Responsibility is a separate document at the office or online.

11. POOL:

- a.** Only homeowners or tenants with a key fob are permitted in the pool area.
- b.** Pool key fobs are \$50. If you have the original pool key, there is no charge for the new pool fob. The pool key is no longer being used.
- c.** Anyone violating the pool rules is subject to having their key fob suspended.
- d.** No alcohol is permitted in the pool area. No glass or food is permitted in the pool area.
- e.** See additional pool rules on site.

12. ROOFS:

- a.** Only approved roof colors are permitted. The new roofing must have ACC approval and a City of Pembroke Pines permit.
- b.** In the event of any roof leak in the unit, roof tarps are permitted, and the repair/replacement must be done within 30 days. The office must be notified in writing if an extension is required and reason for extension.