

# HAWAIIAN GARDENS PHASE IV

## RULES & PROCEDURES

These rules and procedures are designed to ensure the harmonious use of the common areas and services provided by the phase, benefiting the owners.

The landlord must ensure that their tenant(s) have read and understood this document.

The tenant(s) are subject to the same rules and guidelines as landlords.

Visitors are the responsibility of the guest, and the guest must ensure that they respect the rules.

We ask for your cooperation in ensuring that they are respected.

### COMMON AREAS

1. For travel between the buildings and activities at the Phase, appropriate attire must be worn. Displacement to and from any area on Phase IV, whether bare-chested or wearing a swimsuit, is not accepted.
2. Use the sidewalks for walking.
3. Running, cycling, in-line skating, and skateboarding are not allowed on the grounds.
4. Before 8:00 a.m. and after 10:00 p.m., you are invited to speak in a low voice so as not to disturb the sleeping people.
5. By the law, it is forbidden to feed animals.
6. The two lakes enhance our landscape; however, they are not suitable for fishing or swimming. Similarly, it is forbidden to throw any objects into it, such as food, soil, rocks, etc.
7. All common areas are subject to a City of Lauderdale Lakes ordinance that limits noise to 60 decibels.

8. When inviting people from outside for the BBQ or pool, be aware of the impact on other users.
9. At social events, noise may not exceed 15 decibels above the limit.
10. The same will apply to outdoor activities, including games where the sound must be lowered to reasonable levels.
11. All activities must be for the benefit of the owners.
12. Any activity that requires the use of shared facilities, whether individual or group, must be authorized in advance by the recreation committee.
13. Send a written request to the Recreation Committee specifying your needs for approval.
14. Any disagreement must be reported in writing to the Phase Board of Directors.

## THE POOL AND THE GAZEBOS

***The Public swimming pools and bathing 64 E-9 of the State of Florida require us to enforce the regulations contained therein and post a number of them near the pool.***

1. Normal hours of use are from 7:00 a.m. to 10:00 p.m.
2. As there is no lifeguard at the pool, its use is at your own risk.
3. **Young children and younger children who cannot swim must be accompanied by an adult responsible for them at all times.**
4. To ensure proper hygiene, young children (with diapers) and people with incontinence should use diapers specially adapted for swimming pools.
5. Additionally, please take a shower before entering the pool.
6. The law prohibits more than 19 people from being in the pool at the same time.
7. Beach balls, air mattresses, and games of skill are not allowed, as well as any other unspecified items.
8. Running around the pool, diving, and pulling are not allowed.
9. The chairs are available to all users. They must not obstruct entrances and travel spaces, such as sidewalks. Additionally, you must respect the traffic corridors marked in light grey on the ground. Chairs cannot be reserved.

10. An abandoned towel can be removed, and the chair can be used if the owner is away for more than 15 minutes.
11. To maintain harmony in the enclosure, please replace the chairs used when you leave.
12. Alcoholic beverages and food should be consumed only in the BBQ areas.
13. To avoid injuries, glass containers are not permitted in the pool enclosure.
14. The Phase Management Committee may lift this restriction during special events and under supervision.

## **BBQ**

1. The phase provides each building with a space for installing its BBQ.
2. It is permitted to cook only on the BBQs belonging to your building.
3. No other cooking appliances, whether gas, charcoal, or electric, are allowed in the BBQ area.
4. Each user is required to clean the BBQ after cooking. They must turn off the gas and put the cover back on, regardless of whether they are eating on-site or at the condo if they are the last user:
5. The BBQ's area are divided as follows:  
North Side, Elderberry, Clover, Bamboo  
South Side, Aloha, Dogwood, Ficus.
6. In the BBQ area, six tables are available. Each building has two tables during the meal period. We suggest eight people per table during high traffic. Please respect this rule out of respect for everyone.
7. There is no table assigned to a building; it is the principle of the first come, first to choose his table.
8. It is forbidden to place a tablecloth to reserve a table; when a tablecloth is placed, a person must be present on site.
9. Dinner begins at 5:00 p.m.
10. From 6:30 p.m., if there are free tables on your regular side, they can be used by any building.
11. The BBQ tables on the north and south sides must be vacated by 5:00 pm for dinner time.

12. While at the BBQ areas, the entrances and travel spaces (sidewalks) must always be kept clear and unobstructed. Tables and chairs must not block the entrance areas of the BBQs.
13. Buildings must provide and maintain, at their own expense, BBQ equipment for their residents. These devices must be in good working order at all times.
14. The phase supplies propane gas, two bottles per BBQ. When the cylinder is empty, you must go and replace it. The exchange will take place at 12:30 p.m. at the bottle storage area near the Petanque games.
15. Any excessive noise, merriment activities such as singing, or other similar activities must stop by 10:00 p.m. to preserve the peace of the residents.
16. It is requested that the equipment be replaced and that the lights be turned off, if necessary, before leaving the Gazebos.
17. To prevent the proliferation of vermin, collect waste when you leave and dispose of it in the designated container located in your building.
18. Please pre-cook any food that requires a long cooking time (e.g., potatoes)
19. Gazebos are social gathering places; However, if there is a lack of space, it would be courteous to give preference to the use of the tables to people who wish to eat there during meal times.
20. It is still possible to use the BBQ area by the pool from noon to supper time. The area is available for use by the entire community without reservation.
21. In addition, a free-use BBQ is available on the wall (mural) for group use and as needed in case of overflow in the BBQ areas. The same rules apply as in regular BBQ areas.
22. In the vast majority of overcrowded situations in BBQ areas, the problem corrects itself. However, there will undoubtedly be situations where it needs to be managed. The regulations will then serve as a reference.

## **OUTDOOR GAMES**

1. Residents may use the facilities outside of the hours reserved by the Recreation Committee. They have to put everything in order before they leave and turn off the lights and air conditioners.
2. A responsible adult must accompany children at all times.

3. The use of the games must cease by 10:00 p.m. to preserve the peace and quiet of the residents.
4. Users are responsible for equipment breakdowns and agree to pay for the cost of repairs or replacement caused by improper use.
5. The exterior walls of the Club House are not made for throwing and catching a ball.

## **CLUB HOUSE**

1. The Club House is divided into six sections, namely: community room, billiards room, exercise room, library, and kitchen.
2. The recreation committee must authorize any use of the premises for a group or individual activity.
3. Any activity can be canceled with short notice for the needs of the phase.
4. All activities must be for the benefit of the owners.

## **COMMUNITY HALL**

1. The community hall is used for everyday activities, mainly for meetings of the phase council and the recreation committee.
2. Any use of the premises for a group or individual activity must be authorized by the recreation committee.
3. All activities must be for the benefit of the owners.

## **BILLIARD ROOM**

1. The room is available to residents of the phase, unless the Recreation Committee has reserved it.
2. Users are responsible for equipment breakdowns and agree to pay for the cost of repairs or replacement caused by improper use.
3. Minors are not allowed unless accompanied by a responsible adult.
4. When you encounter equipment breakdowns, please report the problems to the Recreation Manager.

5. Any activity not organized by the Recreation Committee must cease at 10:00 pm.

## **EXERCISE ROOM**

1. The devices are available to residents of the phase who use them at their own risk.
2. Minors are not allowed unless accompanied by a responsible adult.
3. Users should bring their towels and wipe down equipment after use with the provided cleaner.
4. Please read and comply with the rules of use posted and applied.
5. When you encounter equipment breakdowns, please report the problems to the Recreation Manager.
6. Activities are scheduled to stop at 10:00 p.m.

## **LIBRARY**

1. The library has received donated books over the years. You can borrow and return them within a reasonable time and in the same condition as when you received them. We encourage you to donate your books for the benefit of all.
2. The room is primarily used for reading or playing board games, such as card games, or other activities, unless the Recreation Committee has reserved it.
3. Activities are scheduled to stop at 10:00 p.m.

## **THE KITCHEN**

1. The kitchen is used exclusively by the Recreation Committee.
2. It cannot be used for personal needs.
3. The Recreation Committee must authorize any other use.

## **AMENITIES**

1. Amenities include outdoor showers, indoor showers, toilets, and waterers.
2. This equipment requires frequent cleaning services and high maintenance costs. They must, therefore, be used to meet specific needs and never be used regularly by residents to avoid the inconveniences caused by using these services in their own condos.

## **SMOKE-FREE AREA**

The Club House, the pool enclosure, the Gazebos, the playgrounds, and the mural, as well as areas 10 feet from their surroundings, are designated as areas where smoking tobacco products or vaping is not permitted.

## **ACCESS CODES**

1. It is essential not to disclose the access codes for the pool and the covered walkway. (breezeway)
2. Giving or shouting the code endangers the safety of the area and the people in it.
3. Giving the code could make you responsible for the cost of recoding all accesses.

## **REPORTED PROBLEMS**

1. When you encounter issues with equipment, grass, trees, or the sprinkler system, please report the problem as follows.

2. To your building management committee, who will report it to our management company, where
3. For an emergency directly to AIO (All In One) at the telephone number, 305 600 2051 or 954 471 8904.
4. If it is not urgent 954 251 0181.
5. By email to AIO at the following address: [workorder@aioproperty.com](mailto:workorder@aioproperty.com).

## DEFINITIONS

1. The pool **enclosure** encompasses all the space within the fence.
2. **A resident represents any adult who resides** in a condo in Phase 4.
3. **Visitor: any non-resident person presents on the site.**

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