TABLE OF CONTENTS
AMENDED AND RESTATED
RULES AND REGULATIONS
OF
HAWTHORNE COMMUNITY ASSOCIATION, INC.

1. COMMON AREA 1
1.1 Fishing 1
1.2 Golf Carts 1
1.3 Car Covers 1
1.4 Sidewalk Cleaning I
1.5 Parked Vehicles I
1.6 Skateboards 2
1.7 Tennis/Pickleball Courts 2
2. PETS 2
2.1 Animals and Pets 2
3. BOATS, RECREATIONAL VEHICLES AND COMMERCIAL VEHICLES 3
4. REAL ESTATE 3
4.1 Signs 3
4.2 Open Houses 3
4.3 Permitted Guests 3
4.4 HOA and Condo Applications/Registrations 3
4.5 Rental Advertisements 3
5. GUESTS 4
6. VOLUNTEERS 4
7. USE RESTRICTIONS 4
7.1 Nuisance 4
7.2 No Improper Uses 5
7.3 Leases 5
7.4 Garbage and Trash 5
7.5 Radio Transmission 6
7.6 Clotheslines 6
7.7 Temporary Buildings, Etc 6
7.8 Lakes and Canals 6
7.9 Garages 6
7.10 Drainage or Utility Easements 6
7.11 Additions and Alterations 6
7.12 Increase in Insurance Rates 7
7.13 Mining, Drilling, or Excavation 7
7.14 Maintenance of Property 7
7.15 Subdivision and Partition 7

7.16 Casualty Destruction to Improvements 8
7.17 Common Area 8
7.18 Lake Maintenance Easement 8
7.19 Boats, Recreational Vehicles and Commercial Vehicles 8
7.20 Vehicular Parking 8
7.21 Feeding Birds and Wildlife 9
7.22 Water Supply 9
7.23 Sewage Disposal 9
7.24 Garage Sales 9
7.25 Electric Vehicles 9
7.26 Compliance with Governing Documents 9
7.27 No Implied Waiver 10
7.28 Hurricane Shutters 10

AMENDED AND RESTATED
RULES AND REGULATIONS
OF
HAWTHORNE COMMUNITY ASSOCIATION, INC.

The purpose of the Rules and Regulations for Hawthorne is to supplement, implement, interpret, clarify, and assist in the administration of the Governing Documents. The Declaration and Architectural Guidelines contain additional use restrictions.

It is the Residents' responsibility to read, understand, and abide by all requirements as stated in the Hawthorne Governing Documents, as well as state and federal laws, to avoid penalties and fines for any violations.

Any additions, improvements, or changes to the exterior of your Home, including landscaping, requires the approval of the Architectural Review Committee (ARC).

If in doubt when considering a project, err on the side of caution and submit an ARC request. See the Property Manager for details.

1. COMMON AREA

1.1 Fishing. Fishing is only allowed from shore of the common areas, your own property, or another Owner's property with permission from the respective Owner. There is no common area for the purpose of fishing behind single family homes.

1.2 Golf Carts. Golf carts are not allowed in the Hawthorne Community, unless licensed and street legal.

1.3 Car Covers. Vehicles draped with car covers may not be parked in any driveway or on any common areas.

1.4 Sidewalk Cleaning. Sidewalks will be cleaned at the discretion of the Board and will be included in the annual budget. Any additional cleaning will be the responsibility of the resident and any damage caused by an owner shall be financial responsibility of the owner.

1.5 Parked Vehicles. Motor homes, campers, boats, trailers, commercial vehicles, vehicles with signage and recreational vehicles that do not fit in the garage may not be parked in the driveway or on other common areas. Personal passenger vehicles must be parked in the garage or in the driveway. Vehicles should be registered with the appropriate agency and must be operational, with the exception of an emergency. No on-street parking is permitted for extended periods of time, including overnight. If you are having Guests for a period of time and parking becomes an issue, please contact the Property Manager for alternative arrangements.

1.6 Skateboards. Skateboards are not permitted in the common areas, including sidewalks, amenity parking lots and tennis courts.

1.7 Tennis/Pickleball Courts. No activity other than playing the game of tennis or pickleball is permitted on the courts. No bicycle riding, rollerblading, skateboarding, hockey, etc. is permitted.

1.8 Use of Clubhouse by Residents. No private parties, meetings, or events may be held at the community clubhouses without prior permission of the Board of Directors; this does not include events sponsored by the Social Committee. Use of the clubhouses, which does not include the use of the pool deck, swimming pool or related facilities, requires that an Exclusive Use of Clubhouse Application be completed. This

Application may be obtained from the property manager. Fees associated with the use of the clubhouse are outlined on the Application. See the Application for all details regarding the exclusive use process.

No other common area amenities, including pools, pool decks, fitness centers and tennis/pickleball courts, may be rented or cordoned off for private use. (Approved at the November 17, 2022 Board Meeting)

2. PETS

2.1 Animals and Pets

No Owner is permitted to keep a domestic pet (i.e., dogs, cats, and birds) without the prior written permission of the Board for each pet. A pet registration form is required to be completed by each resident prior to residency or if a pet is added to the residence. However, under no circumstances will any dog whose breed is noted for its viciousness or ill-temper, in particular, the "Pit Bull" (as hereinafter defined), Presa Canario, or any crossbreeds of such breeds, be permitted on any portion of the Property. A "Pit Bull" is defined as any dog that is an American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, or any dog displaying a majority of the physical traits of any one (1) or more of the above breeds, or any dog exhibiting those distinguishing characteristics which substantially conform to the standards established by the American Kennel Club or United Kennel Club for any of the above breeds. No exotic pet or any animal of any kind which has venom or poisonous defense or capture mechanisms, or if let loose would constitute vermin, shall be allowed on any portion of the Property. Trained seeing-eye dogs will be permitted for those persons holding certificates of blindness and necessity. Other animals will be permitted if such animals serve as physical aids to handicapped persons and such animals have been trained or provided by an agency or service qualified to provide such animals. The guide or assistance animal will be kept in direct custody of the assisted person or the qualified person training the animal at all times when on the Property and the animal shall wear and be controlled by a harness or orange-colored leash and collar. Pets may not be kept, bred or maintained for any commercial purpose. Any pet must be temporarily caged, carried or kept on a leash when outside of a Home. No pet shall be kept outside a Home or on any lanai, unless someone is present in the Home. No dogs will be curbed in any landscaped area or close to any walk, but only in special areas designated by the Association, if any, provided this statement shall not require the Association to designate any such area. An Owner shall immediately pick up and remove any solid animal waste deposited by his or her pet The Owner shall compensate any person hurt or bitten by his or her pet and shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal within the Property. If a dog or any other animal becomes obnoxious to other Owners by barking or otherwise, the Owner thereof must cause the problem to be corrected; or, if it is not corrected, the Owner, upon written notice by the Association, will be required to permanently remove the animal from the Property.

3. BOATS, RECREATIONAL VEHICLES AND COMMERCIAL VEHICLES

No trailer, boat, commercial vehicle, camper, motorcycle, or other vehicle, other than four-wheel passenger automobiles and other four-wheel passenger vehicles determined acceptable by the ARC, shall be permitted on or in any portion of Hawthorne unless fully enclosed in the garage. Vehicles must be registered with the appropriate agency and must be operational, with the exception of an emergency.

4. REAL ESTATE

4.1 Signs. All real estate yard signs must comply with the following specifications: Tan-colored 24"x18" sign with dark brown lettering supported by two (2) 4"x4" dark brown posts, one on each side (example can be provided by Property Manager). An additional 6" sales status banner may be added below the main sign. Signs may only be displayed when the Home is being actively marketed and removed from the property at the time of closing.

No other sign, display or advertisement may be displayed within the Community without prior written approval of the ARC. An Owner may display a security sign, provided by a contractor for security services, as permitted by the Act.

4.2 Open Houses. Open houses will be allowed 12 noon to 4:00 pm on Saturday and Sundays. Property owners/listing agents must register the open house with the gate keeper to allow entry to anyone attending the open house. Open house registration forms must be submitted to the Property Manager and guardhouse at least 24 hours in advance of the event.

4.3 Permitted Guests. It is the responsibility of the property owner/listing agent to notify the Property Manager and gate keeper, in advance, to grant permission for the potential buyer/lessee, appraiser, surveyor, and home inspector to access the Community.

4.4 HOA and Condo Applications/Registrations. It is the responsibility of the property owner/listing agent to ensure potential buyers/lessees are provided all Governing Documents, disclosures, applications and registrations.

4.5 Rental Advertisements. Pursuant to the Declaration and these Use Restrictions, no Home shall be leased for a term of less than one (1) month and no Home may be leased more than three (3) times in any 12-month period. Additionally, only the entire Home may be leased; separate rooms within the same Home may not be separately leased. Finally, the lease of any Home on a time-share basis is prohibited. Accordingly, no Owner nor anyone on their behalf, shall publish or cause to be published any advertisement, notice, solicitation or communication of any type in any form of media, including but not limited to television, radio, internet website, newspaper, magazine, or trade publication, that indicates or suggests that:

4.5.1 A Home may be leased for any period of less than one (1) month;

4.5.2 A Home may be leased more than three (3) times in any 12-month period;

4.5.3 Anything less than the entire Home may be leased;

4.5.4 Separate rooms within a Home may be leased separately; or

4.5.5 A Home may be leased on a time-share basis.

Publication of daily or weekly rates for rental of a Home shall constitute a violation of this restriction unless accompanied by a specific disclaimer noting the above-stated leasing regulations.

5. GUESTS

Family members, friends, and business associates using Homes while the Owner is away must complete the Guest Registration Form and submit it to the Property Manager to ensure gate access is approved. The Association shall have the right to terminate the Guests' stay upon default by the Guest in observing any of the provisions of the Governing Documents, including any other agreement, document or instrument governing the Parcel.

6. VOLUNTEERS

There are a number of opportunities to volunteer in a community governed by a set of Covenants including membership on the Board of Directors and membership on a variety of Committees. Any member of the Board or Committee who violates these Covenants will be removed from their volunteer role at the discretion of the Board.

7. USE RESTRICTIONS

7.1 Nuisance. Subject to allowances for reasonable construction activities, no obnoxious or offensive activity shall be carried on, in or about the Parcels or in or about any Improvements, or on any portion of Hawthorne, nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to any Owner. No use or practice shall be allowed in or around the Parcels which is a source of annoyance to Owners or occupants of Homes or which interferes with the peaceful possession, or proper use of the Parcels or the surrounding areas. No loud noises or noxious odors shall be permitted in any Improvements or Homes. Without limiting the generality of any of the foregoing provisions, no horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), noisy or smoky vehicles, large power equipment or large power tools, unlicensed off-road motor vehicles or any

items which may unreasonably interfere with television or radio reception of any Owner shall be located, used or placed on any Parcel, or exposed to the view of other Owners without the prior written approval of the ARC.

7.2 **No Improper Uses.** No improper, offensive, hazardous or unlawful use shall be made of any Parcel or the Home thereon nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to any person using any portion of the Property. The Property will be subject to, and the Association and each Owner will conform to and observe, all laws, statutes, ordinances, rules and regulations of the United States of America, the State of Florida, the County, and any and all other governmental and public authorities and boards or officers of the same relating to such Property and any Improvements thereon or the use thereof. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereover relating to any Parcel or Home shall be corrected by, and at the sole expense of the Owner of such Parcel.

7.3 **Leases.** No portion of a Home (other than an entire Home) may be rented and the lease or sale of any Home on a time-share basis is prohibited. All leases shall provide that the Association shall have the right to terminate the lease upon default by the Tenant in observing any of the provisions of the Declaration, the Articles, the Bylaws, these Use Restrictions, or of any other agreement, document or instrument governing the Parcels. No Home shall be leased for a term of less than one (1) month and no Home may be leased more than three (3) times in any calendar year. A copy of the lease must be provided to the Association prior to commencement of the lease. The Owner of a leased Home shall be jointly and severally liable with his or her Tenant to the Association to pay any claim for injury or damage to property caused by the negligence of the Tenant. Every lease shall be subordinated to any lien filed by the Association whether before or after such lease was entered into.

In the event that an Owner is delinquent in the payment of his or her Assessments, the Association has the right to require such Owner's Tenant, if any, by written notice to such Tenant, to pay directly to the Association the rental fees ("Rent") due for such Parcel. The Association shall then deduct the delinquent Assessments for the Parcel from the Rent and forward the balance of the Rent to the Owner. All leases entered into by an Owner shall be deemed to automatically incorporate this provision and all Owners hereby appoint the Association its agent for such

purpose.

7.4 **Garbage and Trash.** Each Owner shall regularly pick up all garbage, trash, refuse or rubbish around his or her Parcel, and no Owner or resident shall place or dump any garbage, trash, refuse or other materials on any other portions of Hawthorne, including any Common Area or any property contiguous to Hawthorne. Garbage, trash, refuse or rubbish that is required to be placed at the front of a Parcel in order to be collected may be placed and kept at the curb after 5:00 p.m. on the day before the scheduled day of collection, but not sooner, and any trash facilities must be removed on the collection day after the pick-up. All garbage, trash, refuse or rubbish must be placed in appropriate trash facilities or bags. All containers, dumpsters and other trash collection facilities shall be approved by the Association. All containers, dumpsters or garbage facilities shall be stored inside the garage or screened from view on the Parcel and kept in a clean and sanitary condition. No noxious or offensive odors shall be permitted.

7.5 **Radio Transmission.** No ham radios or radio transmission equipment shall be operated or permitted to be operated within Hawthorne without the prior written consent of the Association.

7.6 Clotheslines. No clothesline or clothes drying which is visible from outside a Parcel shall be undertaken or permitted on any portion of Hawthorne.

7.7 Temporary Buildings, Etc. No tents, trailers, shacks or other temporary buildings or structures shall be constructed or otherwise placed within Hawthorne except in connection with construction, development, leasing or sales activities permitted under the Declaration or with the prior written consent of the Association. No temporary structure may be used as a residence.

7.8 Lakes and Canals. Owners shall not be permitted to operate any watercraft upon lakes and canals located within Hawthorne, if any. No docks shall be constructed within or adjacent to a lake or canal, if any. Owners are prohibited from using the lakes and canals, if any, for irrigation purposes. No swimming is permitted in the lakes and canals, if any.

7.9 Garages. No garage shall be erected which is separate from the Home. No garage shall be permanently enclosed so as to make such garage unusable by an automobile, and no portion of a garage originally intended for the parking of an automobile shall be converted into a living space or storage space and no garage opening shall have a screen covering without the consent of the Association. All garage doors shall remain closed when vehicles are not entering or leaving the garage.

7.10 Drainage or Utility Easements. No structures, trees or shrubs shall be placed on any drainage or utility easements, without the prior written consent of the Association.

7.11 Additions and Alterations. No Home shall be enlarged by any addition thereto or to any part_ thereof, and no Owner shall make any improvement, addition, or alteration to the exterior of his or her Home, including, without limitation, the painting, staining, or varnishing of the exterior of the Home, without the prior written approval of the ARC as set forth in the Declaration and Guidelines.

7.12 Increase in Insurance Rates. No Owner may engage in any action which may reasonably be expected to result in an increase in the rate of any insurance policy or policies covering or with respect to any portion of the Property not owned by such Owner.

7.13 Mining, Drilling, or Excavation. There shall be no mining, quarrying or drilling for minerals, oil, gas or otherwise ("Mining Activity") undertaken on the Property. Activities of

the Association in dredging, excavating or maintaining drainage or other facilities or easements shall not be deemed Mining Activities nor will the installation of wells or pumps for sprinkler systems as set forth below in compliance with applicable governmental requirements be deemed a Mining Activity.

7.14 Maintenance of Property. The Property and Improvements thereon shall be kept in a good, safe, clean, neat and attractive condition, and all Improvements thereon shall be maintained in a finished, painted and attractive condition. No weeds, underbrush or other unsightly growth shall be permitted to grow or remain upon any portion of the Property, no refuse or unsightly objects shall be allowed to be placed or permitted to remain anywhere thereon, and no grass on said Property shall be permitted to grow to a height in excess of four inches (4") for improved property and ten inches (10") for unimproved property. During construction of a Home or other Improvement upon any portion of the Property, the Owner thereof shall be required to maintain said property in a clean condition and, to provide receptacles for the disposal of trash and rubbish as well as other construction debris. All such construction debris, refuse, unsightly objects and waste on a portion of the Property must be removed within thirty (30) days after the completion of construction of the Improvement on such portion of the Property, as evidenced by issuance of a certificate of occupancy, if applicable.

Upon the failure of an Owner(s) to (i) maintain the portion of the Property and any Improvement thereon which such party is responsible to maintain in accordance with the requirements of the Declaration and to the satisfaction of the Association and (ii) correct such deficiencies within fifteen (15) days of written notice by the Association, unless a longer period is authorized by the Association, the Association may enter upon such portion of the Property and make such corrections as may be necessary. The cost of such corrections shall be paid by the Owner who is required to perform such maintenance. If any Owner(s) fails to make payment within fifteen (15) days after requested to do so by the Association, then the payment requested shall be collected as an Individual Expense Assessment from such Owner and the Association shall be entitled to lien rights upon such Parcel requiring such maintenance in accordance with the provisions of the Declaration.

7.15 Subdivision and Partition. No Parcel on the Property shall be subdivided.

7.16 Casualty Destruction to Improvements. In the event a Home(s) and/or other Improvement(s) upon a Parcel(s) is damaged or destroyed by casualty, hazard or other loss then, within a reasonable period of time after such incident, the Owner(s) thereof shall either commence to rebuild or repair the damaged Home(s) or Improvement(s) upon obtaining ARC approval, if required hereunder, diligently continuing such rebuilding or repairing activities to completion or, upon a determination by the Owner(s) thereof that the Home(s) or Improvement(s) will not be repaired or replaced, promptly clear the damaged Home(s) or Improvement(s) and grass over and landscape such Parcel(s) as applicable, in a sightly manner consistent with Association's plan for beautification of Hawthorne. Any damaged or destroyed Home(s) and other Improvements shall only be repaired or replaced with Home(s) and other Improvements of a similar size and type as those damaged or destroyed and without substantial alteration from what existed prior to the damage or destruction, unless the prior written approval of the ARC is obtained.

7.17 Common Area. Nothing shall be stored and/or constructed within or removed from any Common Area, except with the prior written approval of the Association.

7.18 Lake Maintenance Easement. Any Improvement on a Parcel which is placed within a Lake Maintenance Easement, if any, shall be removed, if required by the Association. The

cost of such removal shall be paid by such Owner(s) as an Individual Expense Assessment.

7.19 Boats, Recreational Vehicles and Commercial Vehicles. No trailer, boat, camper, or other vehicle, other than four-wheel passenger automobiles and other four-wheel passenger vehicles determined acceptable by the Board, shall be permitted on any portion of Hawthorne unless fully enclosed in the garage, except for trucks furnishing goods and services during the daylight hours and except as the Association may designate for such use by appropriate rules and regulations. Motorcycles are permitted on the Property, however, they are restricted to being parked in the garage only. In addition, the Board shall adopt rules and regulations from time to time regulating and limiting the size, weight, type and place and manner of operation of vehicles in Hawthorne.

7.20 Vehicular Parking. No person, firm or corporation shall park or cause to be parked any vehicle on any portion of the Property other than in driveways or other specifically designated parking areas, if any, located on the Property. The foregoing, however, shall not: (i) apply to Owners who have construction in progress on their particular Parcel; (ii) prohibit routine deliveries by tradesman or the use of trucks or Commercial vans in making service calls and short term visits.; (iii) apply to a situation where a vehicle becomes disabled and, as a result of an emergency, is required to be parked within Hawthorne until it can be towed away; and (iv) apply to vehicles used in connection with construction, development or sales activities permitted under the Declaration.

No person, firm or corporation shall maintain or repair any vehicle (including, but not limited to, four-wheel passenger automobiles) upon any portion of the Property except within a closed garage and totally isolated from public view; provided, however, the Association may make, or cause to be made, such repairs if necessary in regard to vehicles used in connection with construction, sales or management at Hawthorne. Vehicles which are missing one or more wheels, have one or more deflated tires, are not in an operating condition, or do not have current valid license plates shall not remain upon any portion of the Property, except within a wholly enclosed garage fully shielded from view, for more than two (2) consecutive days. No Owner or his or her Family members, Guests, Invitees or Tenants or their Family members, Guests, or Invitees shall be permitted to keep any vehicle on the Property which is deemed to be a nuisance by the Association.

7.21 Feeding Birds and Wildlife. Feeding birds and wildlife within Hawthorne is not allowed in an effort to keep rodents and other undesirable animals away from the homes. Storage containers remaining outside of the lanai and bird feeders containing seed are not permitted, as they attract rodents.

7.22 Water Supply. No individual water supply system for drinking purposes or household use shall be permitted on any Parcel, including for irrigation or sprinkler purposes.

7.23 Sewage Disposal. No individual sewage disposal system shall be permitted on the Property.

7.24 **Garage Sales.** No garage, estate, or similar onsite sales shall be permitted on any Parcel or any other area in Hawthorne unless approved in writing by the Board.

7.25 Electric Vehicles. All powered vehicles capable of exceeding *5* miles per hour are prohibited from use on the Hawthorne property unless they are licensed, registered, and insured. Specifically, any motorcycle, moped, or motorized scooter used in Hawthorne may only be driven by a licensed driver, and must be registered and insured in accordance with Florida law. Specifically exempted from this regulation are electric personal assistive mobility devices as defined under Florida Statute, Section 316.003(83); and any other bona-fide "assistive technology

devices" as defined in Florida Statute, Section 427.802(1); and any special mobile equipment as defined under Florida Statute, Section 316.003(48) provided that such equipment may not be operated in a manner that creates a traffic hazard, or which poses a threat of harm to the user of such equipment.

7.26 Compliance with Governing ·Documents. Each Owner and their Family members, Guests, Invitees, and Tenants and their Family members, Guests and Invitees shall be bound by and abide by the Governing Documents. The conduct of the foregoing parties shall be considered to be the conduct of the Owner responsible for, or connected in any manner with, such individual's presence within Hawthorne. Such Owner shall be liable to the Association and shall pay the cost of any maintenance, repair or replacement of any real or personal property located on the Common Area rendered necessary by his or her act, neglect or carelessness, or by that of any other of the foregoing parties as an Individual Expense Assessment.

7.26.1 Surveillance Cameras. The following persons are authorized to view content on the cameras: the Property Manager, President of the Board and the Vice-President. The camera footage will be used to surveil questionable incidents that have occurred in the coverage areas. The persons authorized above may ask others to observe portions of the footage if they feel it may aid in the investigation. (Amended to include on September 19, 2023 Board of Directors Meeting)

7.27 No Implied Waiver. The failure of the Association to object to a Owner's or other party's failure to comply with the covenants or restrictions contained herein or any other Governing Document (including the rules now or hereafter promulgated) shall in no event be deemed a waiver by the Association, or of any other party having an interest in the Property of its right to object to same and to seek compliance in accordance with the provisions of the Governing Documents.

7.28 Hurricane Shutters. The Association is not responsible for the installation or removal of hurricane shutters in the event of a hurricane threat and Owners are solely responsible for the installation and removal of shutters. Each Owner who plans to be absent from his or her Home during the hurricane season must prepare his or her Parcel prior to such Owner's departure by (a) removing all furniture, potted plants and other movable objects from his or her porch, balcony or patio, if any; (b) designating a responsible firm or individual satisfactory to the Association to install and remove hurricane shutters in accordance with the requirements of the Governing Documents, including Article 3.8 of the Declaration; and (c) designating a responsible firm or individual satisfactory to the Association to care for the Home should the Home suffer hurricane damage. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters pursuant to the Declaration. Standards for new shutters and other forms of hurricane protection is set forth in Article 17 of the Guidelines.

Roles and Responsibilities Under Section 7.26.1

CAMERA UTILIZATION FOR HAWTHORNE COMMUNITY

A joint effort between the Hawthorne Facilities Committee and Community Safety and Watch Committee were pleased to inform all residents in February 2023 that the video camera surveillance system was completed and fully operational. The camera system has greatly enhanced the community security protecting our facilities/amenities and the safety of persons legally using our Facilities.

The video monitoring system does NOT record audio. It is motion activated and has a limited running feed (storage capacity) for viewing for evidentiary purposes after a violation and or criminal incident occurs.

In compliance with Florida requirements, there are signs clearly posted in our amenity areas on property. Hopefully, incidents of theft and vandalism will be alleviated, and future prosecution of violators will be made possible through our Property Management Company and Lee County Sheriff's office if indicated.

WHO CAN REPORT AN INCIDENT/CONCERN?

Any resident, Board Member, or Committee Volunteer can report a concern DIRECTLY to the Property Management Company by contacting Cambridge Property Services at 239-249-7000, After- hours and Weekends Emergency number is the same 239-249-7000 press 9 for assistance. Our current Property Manager is Heather Keel, she can be reached by telephone or e-mail at heatherk@cambridgeswfl.com . The Board of Directors has delegated the Property Manager to be the Primary Contact person regarding any and all concerns.

RESPONSIBILITIES:

Property Manager:

- Regularly view videos to assess access and security.
- Respond to gather Video data after an incident is reported.
- Determines when to involve the Board of Directors.
- Determines when to involve the Lee County Sheriff's Office.
- Liaison for Hawthorne Community and any Police Involvement.
- Make recommendations to the Board of Directors if an action plan is indicated.
- If an incident is determined a Compliance Issue, detailed information will be compiled to the Board first, then the Compliance Committee if warranted.
- Determines if an incident can be handled by contacting the resident and handles the situation informally.
- May be contacted by the Lee County Sheriff's Office to assist with a Criminal Incident and will act on behalf of the Board.

President and Vice President:

- As part of the Rules and Regulations Article 7.26.1 these individuals are authorized to view content on the cameras: The Property Manager, President of the Board and the Vice President of the Board. The Camera footage will be used to evaluate questionable incidents that occur in the coverage areas. The persons authorized may be asked to observe portion (s) of the video footage if they feel it may aid in the investigation. This proposed amendment was added on 9-19-23.

Board Members:

- At the Discretion of the Property Manager, they may involve all the Board Members in gathering more information, and in consultation to determine an action plan in moving forward.

CAMERA MAINTENANCE:

- The Property Manager will view cameras on a regular basis to make sure all cameras are functional.
- Positioning and cleaning of cameras will be completed at the request of the Property Manager.
- If a power outage occurs and the cameras need to be “re-booted” at the main equipment centers that job will be completed at the request of the Property Manager.
- Executive Electronics is the Vendor used to Install the Cameras and shall remain a resource as necessary 239-597-9012.

AMENITIES UNDER SECURITY SURVEILLANCE COVERAGE

- Both Clubhouses
- Both Fitness Rooms
- Both Pool Areas
- Both Parking Lots
- Tennis/Pickleball Courts
- Gate Entrances Main and Old 41 (ENVERA CAMERAS ONLY)

The cameras have been viewed on a regular basis since February 2023 as incidents have occurred. In moving forward, The Board of Directors and Property Management Company agree to collaborate where indicated with the Lee County Sheriff's Office. Throughout this process Hawthorne Community has developed these guidelines in collaboration with members assigned to Hawthorne as part of Lee County’s Neighborhood Watch personnel through the Sheriff's office.

These guidelines and responsibilities were developed to provide residents with a more comprehensive perspective of utilization of cameras.

AS A REMINDER ALL INCIDENT REPORTS GO DIRECTLY TO THE PROPERTY MANAGER.