



HILLSBORO SHORES IMPROVEMENT ASSOCIATION, INC.
Post Office Box 5092 Pompano Beach, Florida 33074-5092

HILLSBORO SHORES IMPROVEMENT ASSOCIATION, INC. 2021 RULES AND REGULATIONS

MEMBERS OF H.S.I.A. ARE PRIVILEGED TO HAVE ACCESS TO THE BEACH PROPERTIES FOR THEIR USE AND ENJOYMENT. THIS IS AN ASSET TO OUR COMMUNITY AND ALL MEMBERS BENEFIT WHEN THE BEACH PROPERTIES, ACCESSWAYS TO THE BEACH GATES, AND BEACH GATES ARE IN GOOD, CLEAN CONDITION. ALL MEMBERS ARE RESPONSIBLE FOR HELPING TO KEEP THE BEACH AND BEACH PROPERTIES IN GOOD CONDITION BY CLEANING UP AFTER THEIR USE OF THE BEACH PROPERTIES, BY REMOVING ANY ITEMS THE MEMBER BRINGS TO THE BEACH PROPERTIES, REMOVING ANY TRASH THE MEMBER CREATES, AND SPRAYING OFF EXCESS SAND AFTER USE OF THE SHOWER SO THAT THE BEACH SAND REMAINS ON THE BEACH PROPERTIES. IN ADDITION, MEMBERS SHOULD NOTIFY THE H.S.I.A. BOARD AND/OR PROPERTY MANAGEMENT COMPANY IF THEY NOTICE ANY PROBLEMS AT THE ACCESSWAYS TO THE BEACH GATES OR ON THE BEACH PROPERTIES, INCLUDING BUT NOT LIMITED TO, VIOLATIONS OF THESE RULES AND REGULATIONS, SHOWERS NOT WORKING PROPERLY OR RUNNING NON-STOP, LIGHTS NOT FUNCTIONING PROPERLY, ETC. PLEASE HELP THE H.S.I.A. BOARD PRESERVE AND PROTECT THIS VALUABLE ASSET FOR GENERATIONS TO COME. WE ALSO ENCOURAGE YOU TO ORGANIZE AND PARTICIPATE IN VOLUNTARY BEACH CLEAN-UPS. EMAIL hillsboroshores@gmail.com TO NOTIFY H.S.I.A.

The following are the rules and regulations for membership in the Hillsboro Shores Improvement Association, Inc., ("H.S.I.A."). Violations may result in revocation of membership in H.S.I.A. and de-activation of beach gate access devices. Please see Rule No. 20.

1. Every Member of the H.S.I.A. is responsible for any violation of these rules and regulations by any of their family members, guests and invitees as well as for the lessees, renters, and tenants of the Member, if any. Members shall be notified of violations in writing and continued violations may result in the suspension of that Member's membership and beach gate access devices.

2. The use of the beach gates, the accessways to the beach gates and the beach properties is limited to Members, their family members, guests and invitees and also to lessees, renters and tenants, provided that Member has complied with rules 14 - 15 herein.
3. Each Member in good standing shall be assigned two (2) beach gate access devices. In order to qualify as a Member in good standing, a prospective Member must show either a deed or a government issued identification card which shows that the resident owns property within the geographic area of H.S.I.A. To remain in good standing Members must also pay their dues and adhere to the Rules and Regulations. Beach gate access devices remain the property of H.S.I.A. and may not be sold, duplicated or transferred. Members must return their beach gate access devices to H.S.I.A. within fourteen (14) days of the sale or transfer of ownership of their property.
4. Members must report lost beach gate access devices as soon as they become aware that their beach gate access device(s) is missing. There is a \$50.00 charge for replacement of each lost beach gate access device.
5. The beach gate and accessways to the beach gates are for access to the beach properties only and may only be used for passive use. No congregating or parties are permitted in the accessways or on the beach properties.
6. When accessing the beach properties through the beach gates, do not prop open the beach gates; do not confuse courtesy with security; do not allow anyone else to enter; request that they use their own fobs.
7. Only non-electric, non-motorized bicycles, scooters, and skateboards are permitted at the beach gates, provided they are properly stored or secured in the bike rack area. The storage of all such devices must not block the entrances. Golf carts and cars are only permitted for drop off or pick up from the beach properties and may not be parked outside or inside the beach gates. Please be courteous to our neighbors and do not park on adjoining properties without permission. Overnight storage of any items is strictly prohibited and any items left at the beach accessways or the beach properties will be removed.
8. H.S.I.A. is not responsible for the theft or vandalism of any property left at the street entrance to the beach gates, in the beach accessways or on the beach properties.
9. Use of the beach gates, the accessways to the beach gates and the beach properties is at your own risk. H.S.I.A. is not responsible for any property damage or personal injury resulting from the use of the beach gates, the accessways to the beach gates or the beach properties. H.S.I.A. is not

responsible for personal property left on any property belonging to H.S.I.A.

10. Vandalism, trespassing, or destruction of H.S.I.A. property is not permitted. No person shall remove any property, landscaping or furnishings belonging to H.S.I.A. without the written permission of H.S.I.A. A Member is responsible for the costs of repair for any vandalism, and removal or destruction of property of H.S.I.A., including but not limited to, the beach properties, the accessways to the beach gates, the beach gates, the beach gate access devices, and destruction of landscaping caused by the Member, the family of the Member, guests or invitees of the Member, and lessees, renters or tenants of the Member, if any. In addition to repair and/or replacement costs incurred by H.S.I.A., the Member will be responsible for investigative costs, locksmith fees and I.T. fees for surveillance. Members consent to being videotaped; signs are posted. Members are reminded that any destruction to sand dunes, picking of sea oats, sea grapes and other protective plants is prohibited by Chapter 161, Section 242 of Florida law.

11. There shall be no disturbance of the peace permitted in the geographic area of H.S.I.A. and/or in the beach properties, the accessways to the beach gates and the beach gates. Members are reminded that they must comply with City, County and Federal laws and codes.

12. Members should be aware that animal control ordinances of both the City of Pompano Beach and Broward County apply and require that every person shall keep their dog(s) on a leash when outside the home. Thus, Members must keep their dogs on leashes when on H.S.I.A. property and in beach gate areas. Members shall be responsible for cleaning up after their dog(s) or other pets, and proper disposal of any waste caused by their dog(s) or other pets.

13. A Member may not share his or her membership and beach gate access devices with other Members, non-residents and non-members who would otherwise be eligible for membership in H.S.I.A., other than guests or invitees of the Member or registered tenants/lessees of the Member.

14. A Member of Class A, Class B or Class D who leases or rents their property shall so notify the Secretary of H.S.I.A. or the property manager within seven (7) days of entering into any lease for their Property of the name, contact information, and dates of lease/tenancy for the Lessee/Renter/Tenant and state whether or not the Lessee/Renter/Tenant has been given the beach gate access devices of the Member. Failure to notify H.S.I.A. may result in the deactivation of the beach gate access devices and termination of membership in H.S.I.A. of that Member. Please see the H.S.I.A. By-Laws and Articles.

15. Any rental or lease of the property of a Member shall be in compliance with all applicable city, county, state, federal statutes, ordinances, rules and regulations.

16. Non-members may not attend H.S.I.A. events, except at the Board's discretion.

17. Annual dues must be paid within 30 days of the date of notice or by the due date on the dues form. Beach gate access devices will be de-activated at the Board's discretion if that year's annual dues are not timely paid. Once a beach gate access device has been de-activated, a fee will be charged to re-instate each beach gate access device.

18. The annual dues must be paid by an eligible property owner according to the By-Laws. The Board, in its sole discretion, may agree in writing to accept the annual dues from a tenant, renter, property manager and/or lessee of an eligible property, upon receipt of a written request from an eligible owner.

19. No smoking, drinking or illegal substances are permitted on H.S.I.A. property.

20. Failure to comply with Rule No. 14 above and the 2021 Membership Form's Notification Requirement (No. 5) (HSIA By-Laws Article 12.5 to 12.10) may result in suspension of membership. The Member must also notify H.S.I.A when the lease of a property of a Member terminates and state whether the Member has regained possession of their beach gate access devices. **Following notification in writing, from HSIA or HSIA's property management company, of three confirmed incidents of non-compliance with the notification requirement of the Rules, or violations of any of these Rules and Regulations, the Member's beach gate access devices will be deactivated for the remainder of the calendar year.** By paying dues and maintaining membership in HSIA the member acknowledges and agrees to abide by the Rules and Regulations. Please notify HSIA and return the beach gate access devices if you do not agree to abide by the Rules and Regulations.

HSIA Board of Directors
hillsboroshores@gmail.com