



SILVERLAKES

HOMEOWNERS' MANUAL





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DEAR NEIGHBOR

Welcome to SilverLakes, and congratulations on your new home.

The Board of Directors of SilverLakes is committed to creating an exceptional community that will grow more beautiful and cherished as years go by. The board is also committed to providing you with useful information on your new community and city, as well as specific guidelines, which affect both you and all of SilverLakes.

This manual includes information on the following:

- Useful phone numbers and websites
- City Information
- The Florida Quality Development distinction, The drainage system, Clean Sweep Day, Wetlands, and Lakes
- Modification Request Guidelines
- Community Events and more

This is our 2014 revised and updated manual for your convenience.

Please take a few minutes to review these materials, as we think they will be most helpful to you and will ultimately increase your satisfaction with your new home and community.

Best Wishes,

Your SilverLakes Board of Directors



The FLORIDA QUALITY DEVELOPMENT

Important Phone Numbers

Emergency

Police • Fire • Ambulance 911

Pembroke Pines Police

(non-emergency)

(954) 431-2200

Pembroke Pines Fire

(non-emergency)

(954) 435-6700

Miramar Police

(non-emergency)

(954) 602-4000

Miramar Fire

(non-emergency)

(954) 765-4321

SilverLakes Security: FPI

Pembroke Pines:

(954)205-1873

Miramar :

(954)205-1872

Toll Free: 1-800-374-4316

FPI Headquarters: 1-800-827-4300

Poison Control Center

1-800-282-3171

Florida Power & Light

(power outage • new service)

1-800-4-OUTAGE

Broward County Mosquito Control

(954) 765-4062

www.broward.org

When the SilverLakes developer first spotted the lakes and land of SilverLakes by airplane, they looked past the limestone quarry and saw the rough-cut beauty and potential in its abundant lakes and quiet county setting. Later, they also had enough vision to turn SilverLakes into South Florida's only residential Florida Quality Development (FQD). The FQD program was established by the State's Growth Management projects compatible with Florida's unique natural environment.

So in 1987, SilverLakes applied for this rare and binding designation given by the Florida Department of Community Affairs. To qualify, SilverLakes was required to adhere to strict guidelines, meet a comprehensive preservation program, and demonstrate uncommon concern for the environment.

This Seal of Approval certifies that the developer has gone the extra mile to ensure only the finest in residential living. In all, more than 30 agencies, including the Environmental Protection Agency, Corps of Engineers and Department of Natural Resources, were involved in the approval process.

To receive the FQD designation a developer must meet the following criteria:

- Provide all on-site infrastructure such as roads, bridges and street
- Provide a "fair-share" contribution to local government for all off-site impacts such as increased traffic
- Agree that all on-site and off-site improvements will be in place when needed
- Create wetlands and provide for their protection
- Donate and protect historical and archaeological sites
- Protect habitats of endangered or threatened plant and animal species
- Agree not to produce or dispose of hazardous toxic waste
- Minimize development features that would block surface rainwater absorption
- Provide open space and recreational areas
- Include energy-conservation features



The SilverLakes Community
Association Management Company:

Pines Property Management

6941 SW 196th Ave, Suite 27
Pembroke Pines, FL 33322
(954) 438-6570
(954) 438-3951 Fax
www.pinespropertymanagement.com

Area Medical Facilities :

Memorial Hospital West

703 N. Flamingo Road
Pembroke Pines, FL 33028
(954) 436-5000

Memorial Hospital Miramar

1901 SW 172 Ave
Miramar, FL 33029
(954) 538-5000

Joe DiMaggio Children's Hospital

1005 Joe DiMaggio Dr.
Hollywood, FL 33021
(954) 265-5234

Cleveland Clinic

3100 Weston Rd.
Weston, FL 33331 (954) 689-5000

SilverLakes is adhering to these criteria, and many of the Community Association rules and regulations have been created to further the preservation of the lakes, wetlands and animal species as well as to create a development in tune with both man and nature. As you well know, a full 50 percent (or 1,200 acres) of SilverLakes has been set aside as open, natural space.

The following sections on the drainage system, "Clean Sweep" Day and the wetlands and lakes explain some other ways SilverLakes is protecting the environment.

The Drainage System

One of the inherent aspects of Southwest Broward is soil condition and drainage concerns. Houses in this region and at SilverLakes are built upon lime rock, which is an impervious material. This lack of percolation, coupled with the FQD requirements, provides a difficult task for working with the drainage concern. The FQD requires that water run-off be purified in swales before being discharged into the lakes. Thus, all homes have front-yard swales as a method of filtering the water, and homes abutting a waterway have rear yard swales to serve the same purpose.

Each home has its own drainage plan to direct water into these swale areas. Since percolation is practically nonexistent, and since we periodically experience excessive rain, there are times in which water will not dissipate as quickly as desired. For this reason, it is a violation to park in the swale area.

Clean Sweep Day for Household Wastes

This is a day set aside once each year for the collection of household-generated hazardous and toxic wastes from the residences within SilverLakes. Substances such as paint, pesticides, solvents, batteries and old leaning solutions can be dropped-off at the convenient local collection location by state-licensed hazardous waste collectors. Take advantage and properly dispose of your hazardous waste. Never dispose of hazardous waste in drainage basins. The schedule for Clean Sweep Events can be found at: www.broward.org/WasteAndRecycling

Wetlands and Lakes

Many of the wetland marshes and islands have been carefully planted by hand, and are designed to “cleanse” the lakes and encourage sustainable fish populations. The lakes here are also clean and clear, and to keep them that way only boats with non-combustion engines are allowed, such as sailboats, windsurfers, canoes, rowboats, paddleboats and electric motor boats. Self or electrically propelled boats are allowed, whereas gas powered boats are not. Vessels cannot exceed 18 feet in length. Swimmers can enjoy the clear lakes, but they swim at their own risk and should avoid the fragile wetland areas. Alligators and snakes may be found within the lakes, as is the case throughout Florida.

Boats on their trailers of any size are not permitted to be stored on any outdoor residential property. Boats that meet the criteria of 18 feet and under without a gas powered motor are allowed to be docked in the water and at the water's edge as long as there is no trailer present. Larger, unapproved watercraft / boats with trailers must fit entirely into the homeowner's garage allowing the door to close fully.

Attention lake lot owners: The shore is sprayed on a regular maintenance schedule to eradicate invasive plant species from wetlands. Lake lot owners have the obligation to remove dead plants and other debris from the water's edge.

Community Association

To ensure a clean and attractive environment for all residents, SilverLakes Community Association Inc. is responsible for maintaining preserved areas, wetlands and the common areas. Pine Property Management, Inc. monitors and enforces these responsibilities. These areas include boardwalks, biking and hiking trails, the private community park and its swimming pool, bath house, playground, recreational facilities and picnic areas, the beach, landscaping along main streets, entrance features and more.

In addition, the Association is responsible for upholding the requirements necessary to maintain SilverLakes' Quality Development (FQD) status. This includes monitoring pesticide, herbicide, chemical and fertilizer use. The Association also controls and removes all invasive exotic plants (i.e.: Cattails, Melaleuca, Brazilian Peppers, and Australian Pines) from the wetlands as required to maintain the overall health of the wetlands



City Offices

Miramar

2300 Civic Center Place
Miramar, FL 33025
City Hall
(954) 602-4357
www.ci.miramar.fl.us

Departments

Building (954) 602-3200
Planning & Zoning (954) 602-3264
City Clerk (954) 602-3011
Code Compliance (954) 602-3174
Parks and Recreation (954) 602-6137

Additional numbers can be found at:
www.ci.miramar.fl.us

Miramar Utilities

(954) 602-4357
<http://www.ci.miramar.fl.us/utilities>

Trash Collection

(954) 967-4200
www.wasteprousa.com

South Broward

Drainage District

6591 SW 160th Avenue
Davie, FL 33331
(954) 680-3337
<http://www.sbdd.org>

Miramar-Pembroke Pines

Chamber of Commerce

10100 Pines Blvd, 4th Floor
Pembroke Pines, FL 33026
(954) 432 - 9808
www.miramarpembrokepines.org

Broward County Public Schools

www.browardschools.com



City Offices

Pembroke Pines

10100 Pines Boulevard
Pembroke Pines, FL 33026
City Hall
(954) 435-6500
www.ppines.com

Departments:

Building & Zoning (954) 435-6502
City Clerk (954) 435-6501
Code Enforcement (954) 431-4466
Parks and Recreation (954) 435-6520

Additional numbers can be found at:
www.ppines.com

Pembroke Pines Utilities

(954) 450-6900
<http://www.ppines.com>

Trash Collection:

(954) 967-4200
www.wasteprousa.com

South Broward

Drainage District
6591 SW 160th Avenue
Davie, FL 33331
(954) 680-3337
<http://www.sbdd.org>

Miramar-Pembroke Pines

Chamber of Commerce
10100 Pines Blvd, 4th Floor
Pembroke Pines, FL 33026
(954) 432-9808
www.miramarpembrokeppines.org

Broward County Public Schools
www.browardschools.com

The Association is also responsible for SilverLakes' night time and weekend roving security. SilverLakes provides 24-hour roving security. Non-emergencies or suspicious activities should be reported to FPI Security in Pembroke Pines at (954) 205-1873 or Miramar at (954) 205-1872.

Another important function of the Association is assuring the architectural integrity of SilverLakes. To ensure the standards are upheld, SilverLakes has provided a "Declaration of Protective Covenants, Conditions, Easements and Restrictions" for the SilverLakes community (hereafter referred to as the "Protective Covenants"). SilverLakes Docs are located on the Homeowners page of www.SilverLakes.net. Sub Association docs are located on the Directors page, under each individual sub association.

Architectural and Construction Changes

If you plan to make any exterior modifications to your home or lot (including, but not limited to adding a room, pool, patio, fence, dock, satellite dish, driveway, seawall, exterior painting, or landscaping), please review the Protective Covenants along with the guidelines and abbreviated "Use Restrictions" in Article XII.

The Protective Covenants specify that homeowners must comply with requirements and seek prior approval from the Modifications Committee (MC) for alterations and changes to their homes and property. Of course, restrictions do not apply to interior changes, as owners may remodel, paint or re-do the interiors of their home at their own discretion.

Cable Service

Basic Cable, offered through Comcast, is included in your quarterly assessment. Our cable provider also has a wide selection of premium channels. Call Pines Property Management at (954) 438-6570 for cable contact information. Channel 97 is our official SilverLakes information channel. Tune in to find useful information.

Posting Signs

To keep SilverLakes looking clean and uncluttered, the SilverLakes Community Association Board of Directors approved rules concerning real estate signage. Effective July 15, 1995, signage for a home "for sale" or "for rent" is not permitted. This includes signage installed on the exterior of a home as well as in a window.

Signage that is posted for a one day only to promote a garage or yard sale (or similar function) is allowed if it is posted on the homeowner's property, and not on SilverLakes common area. City permits are required for yard sales and can be acquired through City Hall. Our SilverLakes Community-Wide Garage Sale is held once a year . Dates will be posted on the SilverLakes website, Ripples and on Channel 97.

Who to contact regarding the community newsletter and events

SilverLakes is very fortunate to have its own "Ripples" community newsletter, website, facebook page and community television station, Channel 97.

The Ripples newsletter will arrive at your home quarterly and features information and events for SilverLakes.

SilverLakes residents can enjoy an annual Easter Egg Hunt, Pumpkin Patch, outdoor Family Movie Night, as well as exercise classes, monthly contests and more.

Contact:

SilverLakes Director of Community Affairs
email: silverlakes.ripples@gmail.com

www.SilverLakes.net
[www.facebook/SilverLakesHOA](https://www.facebook.com/SilverLakesHOA)



Broward County
Animal Control Shelter
(954) 359-1313

Broward County
Humane Society
2070 Griffin Road
Fort Lauderdale, FL 33312
(954) 989-3977

*Vaccination Clinic available

www.humanebroward.com

Wildlife Care Center
3200 SW 4th Ave
Fort Lauderdale, FL 33315
(954) 524-4302
www.wildcare.org

Pooches in Pines
**Volunteer Organization in
conjunction with the
Pembroke Pines Police Dept for
lost/found pets**
(954) 431-2200
www.poochesinpines.com



SILVERLAKES

COMMUNITY ASSOCIATION, INC.

Community Standards & Modifications Committee Guidelines

If you are interested in making modifications to the exterior of your home, please review The Community Standards and Modification Guidelines before submitting the modification form (a copy of your survey must accompany the modification form) to Pines Property Management. The Modification Committee will review this request. You must receive approval before the modification is started. It is also the homeowner's responsibility to obtain all the necessary government agency permits prior to making the modification. (Examples: City of Miramar or City of Pembroke Pines and the South Broward Drainage District, where applicable)

Please show the nature, kind, shape, color, size, materials and location of the modification, addition, or alteration being done to your home on your survey.

The modification form can be downloaded on the Homeowners page at www.SilverLakes.net and mailed or faxed to;

Pines Property Management, Inc.
6941 SW 196th Ave, Suite 27
Pembroke Pines, FL 33332
Tel: (954) 438-6570 Fax (954) 438-3951

The Community Standards and Modification Guidelines can be downloaded from the Homeowners page at www.SilverLakes.net



The Declaration of Protective Covenants,
Conditions, Easements & Restrictions
can for found
on the SilverLakes Homeowners page of
www.SilverLakes.net

An abbreviated list of "Use Restrictions"
can be found in Article XII



SILVERLAKES

BOARD OF DIRECTORS

The Board consist of seven (7) members selected by two (2) year terms representing various groups of subdivisions.

The Board of Directors meets quarterly.

The dates and times for our meetings will be posted on the SilverLakes website at www.SilverLakes.net and on the SilverLakes Community Television Channel 97.

The agenda for Board of Directors meetings will be posted on the home page of www.SilverLakes.net a few days before each meeting.

We invite you to become involved in your community by attending your sub-division homeowner's association meetings and events.

“Welcome to SilverLakes,
a community established in 1990
by people dedicated to ensuring a future
where families appreciate
the benefits of open space.....
parks, lakes, wetlands and tree-lined streets.”

- SilverLakes Board of Directors

