

Pradera Homeowners Association, Inc.

c/o Hawk-Eye Management, LLC.
1800 NW Corporate Blvd, Suite 200
Boca Raton, FL. 33431
561-392-1600
info@hawkeyefla.com



Dear New Neighbor,

On behalf of the Pradera Homeowners Association, the Board of Directors would like to introduce ourselves and welcome you and your family to our neighborhood. We are pleased that you have selected Pradera as your home. If you have any questions or require information following a review of the enclosed material, please contact our Community Association Manager Lauren Dale with Hawk-Eye Management at 561-392-1600 EXT 721 or customer service at 561-392-1600

Enclosed in your welcome packet you will find:

- Important Information
- Homeowner information update (to be filled out and turned in to Hawk-Eye)
- Board Member Listing and Management Company Information
- Pradera Homeowners Association Rules and Regulations
- Information on accessing the Community Website and Payment Portal.

We look forward to getting to know you and hope you enjoy our neighborhood as much as we do.

Sincerely,

Board of Directors for
Pradera Homeowners Association, Inc.

Important Information

Trash/Trash Cans

The City of Boca Raton has issued all lots a trash can which is the only approved container for trash.

- Place vegetative waste and City approved trash/recycling containers at the curb NO EARLIER than 6pm of the day before collection (no other containers permitted).
- Remove all containers NO LATER than 6 pm of the day of collection.
- All containers must be in the garage or stored out of sight and cannot be visible.
- For specific trash and vegetative waste pick up days, see the City of Boca website.

Source: <http://www.ci.boca-raton.fl.us/pages/sanitation/automated-collection-service-information>

1. If you have any pets please keep them on a leash and pick up after them and dispose of the waste properly.
2. Any changes to the outside of your house needs to be approved by the Architectural Review Board (ARB). You can contact Lauren Dale at Hawk-Eye Management, our management company, to request the application.
info@hawkeyefla.com or 561-392-1600
 - a. You can contact CustomerService@HawkEyefla.com at Hawk-Eye Management with any questions you may have.
3. Comcast Basic Cable is included with your homeowners association dues. Please contact Comcast at 1800-934-6489. You will just have to give your home address and let them know Pradera has a bulk cable contract.
4. ADT Security Systems is also included in your homeowners association dues. Please contact ADT at 561-404-0338
5. If the previous owner did not inform you of the pool code, a pool code can be provided from Hawk-Eye's management office.
6. Our Board of Director's meetings are usually held at 7:00 PM on the third Thursday of the month and takes place via zoom. The time, date and address

where the meeting is held will be posted at the front entrance as you enter the community 48 hours in advance.

7. Please review the Pool Rules that are posted conspicuously on the pool grounds.

a. The address of the pool is 6906 Pradera Drive, Boca Raton, FL 33433

8. See Rules and Regulation regarding parking your vehicles.

9. Your property needs to be kept in compliance with the Declaration of Covenants and Restrictions, Bylaws, and Rules and Regulations.

a. Most common infractions are dirty roofs, sidewalks and driveways, overgrown shrubs and trees, rust on fences, cars in driveways without current tags and flat tires, broken fences, and un-manicured lawns

b. If you are not in compliance, then you will be notified to rectify the violation and fined in accordance with the By-laws.

10. You need to submit a copy of your warranty deed to Hawk-Eye Management, LLC.

If you are renting, please submit a copy of your lease to Hawk-Eye Management LLC

11. A copy of the Rules and Regulations is attached

17. Pradera has an online portal that gives homeowners access to their account and association documents. On that portal you can make payments, see payment history, submit service requests and access all forms.

For the community portal sign up: Please contact Hawk-Eye Management at info@hawkeyefla.com

Pradera Homeowners Association, Inc.
Board of Directors
2022-2023

NAME	TITLE
Laurie Edgar	President
Peter Bonitaibus	Vice President
Devin Gladstone	Treasurer
Jeff Robins	Director
Cindy Birkner	Director
Edward Lynch	Secretary
Arni Scharf	Director

Lauren Dale- Property Manager- Ldale@hawkeyefla.com
or you may call her at 561-631-9721

Customer Service- 561-392-1600

HOMEOWNER INFORMATION UPDATE

RETURN FORM TO:

Hawk-Eye Management, LLC.
1800 NW Corporate Blvd, Suite 200
Boca Raton, Florida 33431
(561) 392-1608 FAX – OR – info@hawkeyefla.com
(561) 392-1600 Phone

The Association is compiling information to update the Association's membership roster. Please provide all of the information below so we can update the internal records in your Association account. **IF YOU LEASE YOUR HOME, YOU MUST PROVIDE HAWK-EYE MANAGEMENT TENANT INFORMATION.**

Note: Unless authorized at the bottom of this form, this information will be used for internal Association use only. Please fill out ALL of the *spaces as provided.

- * Owner Name 1: _____
- * Owner Name 2: _____
- * Address: _____
- * Home Phone Number: _____
- * Cell Phone Number 1: _____
- * Cell Phone Number 2: _____
- * Email Address 1: _____
- * Email Address 2: _____
- * Emergency Contact Name: _____ Phone Number: _____
- * Alternate Mailing Address: _____
(if not living at the above address): _____

Florida Statutes require that we get your permission to share certain information with the other members of the Association for a website (if applicable); or in the event the Association publishes a community directory. However, please note Florida Statutes allow the Association to share phone numbers along with resident names and addresses with the other residents unless you opt out of sharing your phone number by checking the following choice.

Check here to opt out of sharing your phone number: Yes, I opt out. _____

I authorize the sharing of my email address(s):

YES ____ NO ____

Please sign to authorize your above preferences. Authorized Signature: _____