



3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463

EMERALD LAKE HOMEOWNERS' ASSOCIATION, INC.

RULES AND REGULATIONS

POOL AND CLUBHOUSE

The pool at the front of the community and the clubhouse are **NOT owned by Emerald Lake HOA** and residents are not allowed to use the pool. **The pool in the back of the community is for the Emerald Lake HOA residents.** The pool is not heated, and swimming is allowed from 7AM - 7 PM. You must have a key to enter the pool area. Should you need a pool key, you may purchase one at the GRS office, address above, for \$25.00.

COMMUNITY RESTRICTIONS:

We suggest you read the documents carefully to familiarize yourself with the restrictions of the community. Some common restrictions are listed below.

PARKING RULES

Any vehicle parked curbside, directly on the roadway, directly on the grass, or partially on grass/roadway or in an unauthorized parking area will be booted.

- Any vehicle without a tag, altered tag or with an expired tag, will be booted.
- Any vehicle inoperable due to flat tires, etc., will be booted.
- ALL RESIDENTS MUST HAVE A RESIDENT BARCODE STICKER ON THEIR VEHICLE

The gate is closed from 6PM to 5AM. Residents with barcode will enter through right lane, while visitors are to use the left lane.

Vehicles without a barcode will not be allowed to enter the community.

- Each vehicle will need to be brought to GRS Management for barcode installation by office staff.
- Bring in a copy of your vehicle registration (s) driver's license (s)
- Only one (1) barcode per vehicle.
- Barcodes are non-transferable.
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Please come to the GRS Community Management Office at 3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463, Monday – Friday from 9:00 AM to 5:00 PM to obtain your vehicle sticker. (*You must bring your current driver's license and vehicle registration.*)

For Special Occasions, (i.e., Birthday parties, etc.) Please notify GRS Community Management at residentservices@grsmgt.com at least forty-eight (48) hours in advance with the address and date of the party to avoid booting.

No commercial vehicle, boats, trailers, recreational vehicles, un-registered or inoperable vehicles permitted to be stored in any area other than your closed garage.

No parking in neighbor's driveways. Neighbors may tow any vehicle on their property.

HOLIDAY DECORATIONS

All Holiday decorations of any form must be removed within thirty (30) days after the holiday. (For example, Christmas, Chanukah, Kwanzaa, Halloween, Passover, Easter, etc.)

NO FISHING OR SWIMMING

No fishing, swimming, or boating in any of the lakes and waterways.

GARBAGE AND TRASH

Household trash pick-up is on both **Wednesday** and **Saturday**.

Recycling is on Wednesday.

Bulk & landscape debris pick-up on Saturday

Please place containers on the roadside after 6:00 P.M. evening prior to scheduled pick up, Trash bins/cans must be put away the same day as the day of pick-up. All containers are required to be stored out of sight.

Any large/ bulk pickup on Saturday's must be called in prior by resident of home – **SWA 561-697-2700**

Trash must be put in trash bins, please do not leave plastic bags outside. We do not want trash blowing around the community and in our lakes.

PETS

Only two (2) pets are allowed per home. All pets shall be walked on a leash while on the exterior of home and person walking the pet /Owner shall immediately clean up all matter created by the pet.

LANDSCAPING

Each owner is responsible for maintaining their trees, shrubbery, and grass replacement for their lot. **The Association provides mow and trim maintenance and irrigation only.** Therefore, we ask that each homeowner weeds, fertilizes, and much their trees, shrubbery, and other landscaping on a regular basis.

INSURANCE

Pursuant to the Declaration of Covenants and Restrictions, each homeowner shall carry **blanket all-risk casualty insurance on the lot (s) and structure, including but not limited to, wall, roof, and structure.** Furthermore, each owner shall provide proof of said insurance to the Homeowner's Association or Management Company for the Homeowner's Association on a yearly basis.

Thank you in advance for your cooperation to make our community "A great place to call home."

Contact GRS Community Management at residentsservices@grsmgt.com or (561) 641-8554 for any other questions. You may also go to the GRS website at www.grsmgt.com for further community information and documents.