



---

Lee Estates Homeowners Association, PO Box 5410835, Greenacres, FL 33454

Revisions to the "Violation Guidelines" of the 'Rules and Regulations' for Lee Estates HOA, as approved by the Board of Directors in accordance with section H (1) of the Declaration of Protective Covenants.

## **VIOLATION GUIDELINES**

### **Garbage-Trash-Lawn Clippings:**

As per County code, our rules prohibit the placing or storing of any trash (in or out of containers), building materials, auto parts, vegetation, lawn clippings or other debris in front of a home (or in front of the garage, in driveway, at curb or noticeable from the street)\* prior to 6PM the night before the scheduled pick up for that type of trash. All cans, bins, etc. must be removed and stored in compliance with the above no later than 6PM on the night of pick up.

*(\*Lawn trash that is piled neatly behind the front line of the house and not visible from the street, waiting for pick-up day will not be a violation. Lawn trash strewn about that is unsightly will be a violation. Garbage cans and recycle bins must be stored in an area so as not to be visible from the street or neighboring homes.)*

**TUESDAY pick up is for Regular Household trash, landscape trash, recycles and large items**  
**FRIDAY pick up is for Regular Household trash ONLY**

**Please do not place trash out on non pick up days.**

### **Parking: (To include "pods" & dumpsters which have not received temporary approval)**

Our streets are County roads. County code prohibits parking of vehicles on the street. County code also prohibits parking of trucks over 1 ton in the community, except when making deliveries and pickups. In the event that a vehicle has received two or more homeowner complaints, or is deemed to be a hazard, it will be subject to possible towing at the owners' expense.

The documents state that *"In no event shall the number of automobiles parked on a lot outside of the garage located thereon, if any, and forward of the building line, exceed 4 vehicles."*

Pick up trucks and other vehicles sold as 'passenger vehicles', used for commercial purpose and to get one from their home to their place of business are permitted to park in the driveway and the garage. All other commercial vehicles, trucks, trailers, recreational or sports vehicles are prohibited. *The exception that such vehicles may be stored to the rear of the lot or to the side, behind the front line, of the house.* The vehicles must be screened from all other adjoining properties by a 6-foot opaque fence approved by zoning and the architectural committee or stored in the garage.

### **Parking on Lawns and Swales:**

Our documents prohibit any parking of vehicles on the lawns or swales anywhere in the community. *Any parked vehicle which has at least two (2) of it's tires more than double the width of the tire into the lawn or swale area is in violation of this regulation. The vehicle will be tagged by the tow company and removed within 8 hours. Vehicles previously tagged may be towed without additional tagging.*

(Exceptions: Passenger vehicles which are in the process of being washed/waxed or vehicles which are performing a service which requires paring on the lawn. Also see "Block Parties" for additional exceptions.)

***Vehicles in violation will be tagged by the tow company for removal after 8 hours. Previously tagged vehicles may be towed without additional tagging. A daily fine will be issued***

**Fences:**

No chain link, wire or concrete fences shall be installed on any lot, except government approved chain link fences may be installed on the rear property line. ***They must be approved by the Association prior to installation.***

Wooden & PVC fences may be installed ***only after receiving written approval from the Architectural Committee.*** Wood fences must be sealed; stained or painted a color approved by the Committee and must be maintained in good condition.

**Lakes:** *(If your home is on a lake, you need to be aware of your property lines) Your survey will clearly indicate where the property ends in relation to the lake easements and common areas. As a rule of thumb, the Comcast cable box located to the rear of your home is generally located on the property line. It is safe to assume that anything located between the lake and the cable box is in violation and is/are encroaching on the lake easement and HOA common areas.*

Our two lakes are common areas. There is a 20' buffer zone surrounding each lake. It is considered a lake maintenance easement and lake access easement as well. It begins where the individual properties end and runs 20' towards the lake. Additionally, there are two-lake access easements on Priscilla Lane and one on Blueberry Hill Avenue. No structures, plantings, fences etc. are permitted in any of these areas. Additionally, no seawalls, docks or other structures are permitted. Signs indicate that swimming, walking, fishing, boating or any other entry into the lake planting on the lakes is prohibited. ***Fines are posted.***

- 1.) For encroachments prior to November 2004: See legal document regarding easement encroachment by 'lake' property owners. (See also current lake property photos and existing Ariel views)***
- 2.) Any encroachments from November 32, 2004 may be fined and require immediate removal of encroachment(s).***

The Lakes are protected by the Clean Water Act. The EPA, Palm Beach County ERM, South Florida Water Management and the Lake Worth Water District can sue the HOA for any dumping or pollution to the lakes by an individual homeowner.

Furthermore, all storm drains empty into our lakes. ***For this reason, any homeowner dumping anything directly into the lakes, driveways, streets or common areas, will be given a violation and a complaint will be filed with the proper government agency(s). These items include, but are not limited to: (Oil, antifreeze, gasoline, muriatic acid, chlorine, etc.)***

The lake plants in the posted areas are required by Palm Beach County ERM. ***Destruction, alteration, walking through or fishing in the planted areas is a violation and will also result in criminal charges. No leniency will be afforded any lake violations.***

**Nuisances:** *(Palm Beach County limits noise levels to 50 decibels at the property line of each home and the exterior of any vehicle)*

***"No noxious or offensive activity shall be carried out upon any lot, nor shall anything be done on any lot, which may be or may become an annoyance or nuisance to the neighborhood."***

This shall include, but not be limited to loud music, excessive street parking, unrestrained animals, vandalism and other antisocial behavior.

Vehicles displaying loud music (or excessive engine noise) whether parked or in route through the community will result in a violation. ***Any loud offensive noise or music is a violation. Vehicle stereos must not be audible outside of the vehicle. Music from a home should not be audible beyond the property limits of the home. These will be considered a violation.***

## **NO Business is permitted at any home or property:**

*“no portion of the property, or any lot, shall be used for other than single family residential purposes”* No commercial or sales activities, including but not limited to ‘garage sales’ or like activities, shall be allowed.

Homeowners running a business where the home is used to repair vehicles (other than minor repairs on their own vehicle\*) for hire, to build furniture for resale, or as a showroom or storeroom for products that will be offered for sale are in violation and will be given a notice on their first violation.

*(\* Such repairs are permitted in the garage only. Repairs made outside of the garage may be violated in accordance with the documents)*

*Automobile repairs such as oil changes, tire repair, changing of spark plugs, brakes, batteries, windshield wipers, gas and air filters are permitted if they are performed in the garage of the home. No repairs are to be performed in the driveway or on the street.*

*Major automobile repairs (not listed above) may not be performed in the community.*

## **Vandalism & Littering:**

Are crimes and will be prosecuted to the full extent of the law.

*Homeowners will be held responsible for any vandalism or littering by members of their family, their guests, renters, family members of renters and the guests of renters.*

Note: There are security cameras located throughout the community.

## **Lawns & Homes:**

It is the responsibility of every homeowner to maintain the exterior of their homes and properties in a manner which will not cause loss of property or property value to any other member of the Association or its common areas. This holds for the use of common areas as well.

**Trees**, shrubs, hedges, flowering plants and foliage must be kept maintained in a neat manner. They must be kept free of dead branches, over growth, excessive weeds, disease and infestation.

No homeowners landscaping may encroach upon any adjoining lots or common areas.

All shrubs and hedges in front of the home must be kept neatly trimmed to no greater than a height of 3’, clean and neat.

All shrubs and hedges, which border an adjoining lot or common area, or otherwise located on any property or common area, must be kept trimmed to no greater than a height of 8’, clean and neatly trimmed.

All palm trees, trees and ornamentals must be kept trimmed of excessive dead limbs and fronds, seed pods, etc.

As stated in “Lakes”, all properties adjoining the lakes must not allow any plants, trees, landscaping, etc. to extend beyond their property lines.

**Driveways** and sidewalks *must be kept free of stains due to oil, grease, paint, mold, mildew, rust. Driveways and sidewalks must be kept free from grass or weeds growing in on or in them. Grass and sod should be edged and not be growing onto the sidewalks or driveways.*

**Walls**, doors, fences and roofs must not be excessively stained or damaged.

**Broken**, cracked, smashed or damaged windows must be replaced with original (or better than materials). Except during a hurricane or natural disaster, ply-wood-cardboard or any other opaque material may not be used on any window or other opening to any home. *Any materials installed prior to a hurricane for the purpose of protecting the home (this includes but is not limited to hurricane shutters) must be removed within 72 hours after the winds have dropped to below tropical storm force.*

**Paint** applied to the exterior of any home, driveway, fence or sidewalk *whether it is the original color or not, must be approved by the architectural committee before the painting has been started.*

**Gutters**, down-spouts, trellises and any other cosmetic addition to the home must be maintained and repaired as needed.

*Damaged and unsightly exterior items including, but not limited to those indicated above, must be repaired, removed or replaced immediately.*

**Lawns/swales** must be kept cut and edged.

**Homeowners may receive a warning for the following:**

*Lawns/swales which appear to be un-cared for or has excessive weeds*  
*Sidewalks or driveways overgrown with grass*  
*Lawns/swales with visible dead, brown or dying spots or patches*

**Homeowners will receive a violation notice for the following:**

*Piles of dirt, mulch, trash from plantings or construction*  
*Lawns with visible dead areas, areas of dirt/sand, diseased, infested lawns, lawns which are impacting the health of a neighboring lawn or common area*  
*Lawns where the landscaping includes large areas of stone, mulch, pavers, concrete or rock which has not been approved and is visible from the street.*

**Block Parties and Overflow Parking:**

The Board of Directors must issue prior written approval if you would like to:

- 1) *Obstruct, hamper or otherwise block the regular flow of traffic on any street in the community where any member of the community will be denied access.*
- 2) *Use the common area swale on Chestnut Hill drive from the park north or the common area swale along the park on Lake George Place and Priscilla Lanes for parking of excess vehicles for a party or other event.*
- 3) *Use one of our parks for a private event or function.*

Failure to obtain authorization could result in fines, towing and possible sheriff's response

## **Parties-Groups –Visitors:**

While it is understandable that everyone has occasional visitors, the following restrictions will apply:

- 1) There is no room on our streets to parallel-park (parking cars along side of one another). For emergency vehicles and the comfort of your neighbors, cars parallel-parking and/or blocking streets or driveways will be towed and the homeowner may receive a fine. ***Vehicles parallel parked will be towed without notice. A photo will be taken before the vehicle is towed.***
- 2) Parties must be confined to the interior of the home and the rear yard only. ***It is a violation of Palm Beach County statutes to have guests drinking alcoholic beverages in front of the home, in the street or in our common areas.***
- 3) ***Parties where activities, excess noise, drinking, etc. are conducted in the front yard or on the street will result in the summoning of the sheriff's office and a will receive a fine.***
- 4) ***Damage to common areas or other homeowner's property by guests and family members will be charged to the homeowner whose family members or guests caused the damage.***
- 5) ***Homeowners holding a party or gathering are required to clean up the area.***
- 6) ***Not everyone around you is attending your party. Excessive noise, shouting, music or other nuisance may result in a fine and a visit from the sheriff. (This is especially true when the noise can be heard on the next street.)***
- 7) ***11:00 PM is considered a reasonable hour to take what's left of your party indoors, unless you can be quiet.***

## **Block Parties and Overflow Parking:**

The Board of Directors must issue prior written approval if you would like to:

- 4) ***Obstruct, hamper or otherwise block the regular flow of traffic on any street in the community where any member of the community will be denied access.***
- 5) ***Use the common area swale on Chestnut Hill drive from the park north or the common area swale along the park on Lake George Place and Priscilla Lanes for parking of excess vehicles for a party or other event.***
- 6) ***Use one of our parks for a private event or function.***

Failure to obtain authorization could result in fines, towing and possible sheriff's response

## **New Owner-Renter Interviews:**

The HOA requires that all prospective owner and renters be interviewed prior to taking possession, or moving into the home so that they are familiar with the rules and regulations of the community prior to moving in.

All homeowners are members of the Association. While renters are not members of the HOA, they are subject to the same rules and regulations as Homeowners and their families. Failure to interview is an architectural violation.

### **Past dues- Fines-Collections and Rental units:**

The documents allow the Association to place a lien on any property that has back dues. Fines are considered as dues by our documents and can be lined as well. The Association will pursue all unpaid dues and fines through its; attorney up to and including foreclosure on the property. Florida law allows the Association to file in court to claim any monthly rental paid to any homeowner past due in their dues. Additionally, the Association may evict a renter if the homeowner has not kept their dues paid.

### **Past dues- Fines-Collections and Rental units:**

Failure to obtain an Architectural approval is a violation and will be fined. Failure to correct a violation will result in fines.

### **Summation:**

The Rules and Regulations are an addendum to the Associations Governing Documents. The intent of these rules and regulations are to aid the Association, its members and directors in the day to day functioning of the community.

They are provided for in the documents for this purpose and are subject to action as provided for in the documents.

Any homeowner receiving a violation notice, fine or other document regarding violations has 15 days to appeal the violation before the Board. Should you send a written request to appeal or discuss a violation, time will be scheduled for you at its next scheduled meeting. To appeal to the Board or discuss other business, you will need to write to the board by mail or to our email at [board@chestnuthillhoa.org](mailto:board@chestnuthillhoa.org) to request you be placed in our agenda for discussion at the meeting.

If you are unable to attend the meeting, you can write to the Board as above and request a written response to your written appeal. The Board will address your letter and respond after the meeting.

Failure to respond to a violation notice will be taken as acceptance to pay all fines and fees associated with the notice. Should you receive a fine, they are due as payable to the Association the month following their issuance.

Lee Estates Homeowners Association  
Board of Directors

***Revised JUNE 2019***