

**VILLA FLORA HOMEOWNERS ASSOCIATION, INC.**  
**General Rules and Regulations**

**SUMMARY**

Homeowners and/or their tenants are responsible for seeing that they, their guests and their workers observe these rules.

It is important to register your email address with the management company in order to receive important alerts and notices regarding our community.

**PARKING**

1. No parking is allowed at any time on the odd numbered side of the streets.
2. No street parking allowed between 2:00 AM and 6:00 AM.
3. Please observe the speed limit of 20 MPH within the community.
4. Motor homes, trailers, boats, pickup trucks, trucks or vans over ½ ton, commercial vehicles or motorcycles may not be parked overnight but may be kept in your garage. RVs require prior written approval. Overnight parking of RVs is prohibited.
5. No parking or driving on the grass at any time.

**GARBAGE**

1. Garbage pickup is on Monday and Thursday. In addition, yard waste will be collected on Monday and recycling and bulk pickup is collected on Thursday.
2. There is no garbage collection on Thanksgiving or Christmas Day. The next pickup will be on the regularly scheduled day following the holiday.
3. Garbage containers, recycling bins, yard waste and bulk items may not be left out before sunset or 7:00 PM on the evening prior to pickup.
4. Garbage cans and recycling bins must be properly stored after pickup on the same day as collection and not be visible from the street.
5. Boxes must be flattened.

**SALES AND RENTALS**

1. All sales and rentals must be approved by the Board of Directors. This includes renewal of all leases.
2. Rentals are limited to once per year and must be for a minimum of four (4) months.
3. No leases allowed during the first year after purchase.
4. It is the homeowners responsibility to inform renter of the general rules and regulations.

*Revised July 2021*

### **ARCHITECTURAL CHANGES**

1. Any changes or additions you wish to make to your home require submitting an Architectural Control Committee (ACC) form to the management company for ACC approval.
2. No storage units (PODS), dumpsters or other heavy equipment allowed without prior ACC approval and a security deposit.

### **LANDSCAPE**

1. Landscape debris is picked up Monday through Friday when the crew leaves, around 3:30 PM. Do not put out any cuttings, tree limbs or other landscape materials on weekends until after sunset or 7:00 PM on Sunday.
2. Any changes or additions to your front yard or backyard landscaping requires submitting an Application for Review form to the management company for Landscape Committee review and approval.
3. Standard landscape maintenance is included in your monthly maintenance fee. Homeowners who wish to perform their own landscaping, front and/or back, must sign a waiver and allow inspection and approval of all work.
4. Any plant and tree replacement in backyard, entranceway or walkways (behind the front gates) is the homeowners responsibility and requires prior approval.
5. The HOA does not remove or replace living trees, shrubs or plants.

### **IRRIGATION SYSTEM**

1. The irrigation system is maintained and controlled by the Board of Directors through the Landscape Committee.
2. Homeowners as well as their renters, guests, workers or employees may not change, adjust, or tamper with this system in any way.
3. When installing artificial turf, a proposal for any irrigation alterations must accompany the ACC form. Only the Villa Flora contracted irrigation company is authorized to make any alterations to the irrigation system, which will be at the homeowners expense.

### **PETS**

1. Pet registration forms must be completed and submitted to the management company for the Homeowners Association records.
2. Per Palm Beach County Ordinance and Villa Flora rules, pet waste must be cleaned up immediately and disposed of properly. In addition, pets must always be on a leash and may not run free at any time.
3. Cats must be kept indoors.
4. Per Florida State law and Villa Flora rules, feeding stray or wild animals is prohibited.

### **HURRICANE SHUTTERS**

1. Hurricane shutters can only be used in response to storm warnings and must be removed immediately after the emergency passes.
2. Refer to the ACC Manual regarding installation of new hurricane shutters, impact windows or doors.

### **GENERAL INFORMATION**

1. The Homeowners Association is responsible for changing the light bulbs in the pier lights at the front of your home.
2. Garage doors are to be kept closed except when you are working in the garage.
3. No notices may be posted on mailboxes or on homes without permission from the Board.
4. No commercial business may be conducted in the community.
5. No soliciting is allowed.
6. No signs (For Sale, advertisement, contractor, etc.) are allowed.
7. The Board of Directors meetings are held monthly. A sign with meeting information will be posted at the entrance at least 48 hours prior to meeting. All homeowners are welcome to attend.
8. Any activities that could cause damage to the turf or irrigation system is prohibited.
9. The use of barbecue grills is not allowed in the front of your residence.
10. Unlicensed vehicles are allowed only with the permission of the Board of Directors.
11. No loud disturbances (barking dogs, loud music, etc.) are allowed.
12. No painted, waxed or non-fabric awnings are allowed.

### **NOTE:**

**THIS SUMMARY DOES NOT REPLACE THE ORIGINAL RULES AND REGULATIONS DATED MAY 1991 THAT ARE INCLUDED IN THE DOCUMENTS OF THE ASSOCIATION.**