

General Rules and Regulations

UPDATED JULY 2025

SUMMARY

Villa Flora Owners, their guests, invitees, and/or tenants, are responsible for abiding by the General Rules and Regulations, in addition to the governing documents of the community.

STREETS / PARKING

1. **No** Parking is allowed on the "odd numbered side of the streets" throughout Villa Flora.
2. There is to be **No** Street Parking between the hours of 2:00 AM and 6:00 AM.
3. Please observe posted speed limit signs within the community.
4. There is to be **No** Overnight Parking of commercial vehicles, boats, boat trailers, campers (RV), or trailers, upon any portion of the Development, unless parked within a fully enclosed Dwelling Unit's garage.
5. Parking or driving on the grass anywhere in the Village is expressly prohibited.

GARBAGE/RECYCLING / BULK:

1. Garbage pickup is on Monday and Thursday mornings.
2. Yard waste (landscape material) will be collected on Monday morning AND any Recycling or Bulk pickup is collected on Thursday morning.
3. NOTE: There will be **No** garbage collection on Thanksgiving Day or Christmas Day.
4. Please place garbage containers, recycling bins, yard waste and bulk items curbside for pick-up after 6PM on the evening preceding pick-up.
5. All garbage cans and recycling bins must be properly returned to and stored after scheduled pick-up (same day as collection) in walled-in areas or enclosed garage. At no time may these items be stored where visible from the street or adjoining properties.

SALES AND RENTALS

1. All sales and rentals (including lease renewals) must be approved by the Association.
2. **No** Dwelling Unit may be leased more than twice in any calendar year, and for a period of less than four months.
3. **No** leases are permitted during the first year following the sale/purchase of the Dwelling unit.
4. It is the homeowner's responsibility to furnish the tenant with a copy of the general rules and regulations, as an attachment of the lease application.

ARCHITECTURAL CHANGES

1. Any additions, alterations or modifications to the Dwelling Unit and Lot requires submission, review and approval by the Architectural Control Committee (ACC) of the Association.
2. Please contact the Association's Management Company for a copy of the manual and ACC application.

LANDSCAPE

1. Landscape debris (tree branches, clippings, etc.) is to be placed curbside on Sunday evening, in advance of Monday morning pick-up.
2. Any additions, alterations or modifications to the Lot (front, side or rear yards) require submission, review and approval by the Architectural Control Committee (ACC) of the Association.
3. At no time, under any circumstance, may a Homeowner impede the Association's hired contractor from performing their duties with respect to landscaping and irrigation services upon the Lot unless a waiver has been granted and is on file with the Association.
4. The Association shall maintain and care for all landscaping areas, including Common Areas and Lots (in their entirety). Such maintenance shall be limited to mowing, trimming, pruning, edging, fertilizing and spraying of lawns, trees, and shrubs as defined under the governing documents.
5. The Association, in its sole discretion, shall determine the need for replacement and/or improvement of landscaping, lawns, shrubbery and trees. At no time will living trees, shrubs or plants be removed from a Lot at the expense of the Association.

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

PLEASE KEEP THIS MANUAL WITH YOUR VILLA FLORA HOA GOVERNING DOCUMENTS

Article VIII, By-Laws

Article X (7)

VILLA FLORA AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC.

6. **No** advanced notice by the Association is required to remove dead or diseased plants, trees, or invasive materials from the Development (Common areas & Lots) and the Association is under no obligation to provide replacement plants or trees.
7. When installing, modifying, or adding any landscaping (including artificial turf) upon the Lot, a proposal from the Association's hired irrigation contractor must accompany the ACC submission. The irrigation contractor for the Association is the only authorized contractor to make alterations to the irrigation system, and all related costs associated with the ACC approved landscaping modification are to be paid by the Owner.

IRRIGATION SYSTEM

1. The irrigation system is maintained and controlled by the Association.
2. No Owner, or their tenant, guest, hired contractor, etc. may work on, adjust or tamper with the Association's irrigation system, which includes all irrigation heads throughout the Development (including Lots), pump stations and its equipment, etc. in any way. Restoration costs or damages shall be charged to the offending Owner should the Association identify that any of the above prohibited actions have been taken or made.

PETS:

1. Pet registration forms must be completed and submitted to the management company for the Homeowners Association records.
2. Dogs must be kept on a leash when not on an Owner's property and are not permitted to roam.
3. **No** dogs may be left unattended outside of the Dwelling Unit, regardless of fencing enclosures.
4. Per Palm Beach County Ordinance and adopted within the Villa Flora General Rules and Regulations, pet waste must be immediately cleaned up and disposed of properly.
5. Cats must always remain indoors or within enclosed screen rooms. Cats are not permitted to be kept outdoors or roam freely throughout the community.
6. Per Florida law, Palm Beach County Ordinance and adopted within the Villa Flora General Rules and Regulations, the feeding of stray or wild animals is expressly prohibited.

HURRICANE SHUTTERS

1. Hurricane shutters can **ONLY** be closed (entire house) in response to named storm warnings and must be opened within 14 days after the storm's passing.
2. Hurricane shutters may remain closed **ONLY** at the rear of the home when away for extended periods of time.
3. Hurricane shutters on the front and sides of the home **MUST** remain open unless a named storm warning has been called.
4. It is the obligation of the Owner to contract with or arrange to have someone address the opening and closing of Hurricane shutters in the Owner's absence and under the above conditions.
5. Refer to the ACC Manual regarding installation of new hurricane shutters, impact windows or doors.

GENERAL INFORMATION

1. Owners are responsible for the exterior lights, including pier lights, on their home.
2. Garage doors are to be kept closed except for ingress and egress, or while working within the garage.
3. **No** notices may be posted on mailbox structures or on homes without permission from the Association.
4. **No** Soliciting is allowed.
5. **No** signs of any kind shall be displayed to the public view.
6. **No** permanent storage or shed structures are permitted upon any Lot at any time.
7. Any activities that could cause damage to the turf or irrigation system is expressly prohibited.
8. The use of barbecue grills is not permitted at the front of your residence.
9. **No** nuisances or loud disturbances (barking dogs, loud music, etc.) are permitted.
10. **No** cameras are permitted to be installed above the first-floor height (10') on the side plane of the home and at no time may the FOV (field of view) of the camera extend past property lines or surveil neighboring properties, including common elements.
11. **No** outdoor lighting can be placed or directed to extend illumination over property lines or otherwise be directed towards neighboring properties.

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

PLEASE KEEP THIS MANUAL WITH YOUR VILLA FLORA HOA GOVERNING DOCUMENTS

Article VIII, By-Laws

Article X (7)