



BERMUDA ISLES & CYPRESS LAKES AT BOCA RIO HOA
8207 SEVERN DR.
BOCA RATON, FL 33433
(561) 483-9600
WWW.BOCABANYANLAKE.COM

RULES & REGULATIONS

For a more comprehensive treatment concerning the composition, structures, and powers of the Association, please refer /

MAINTENANCE:

Maintenance payments are due on the first of each month and a \$25 late fee is assessed on the 10th, plus interest at the highest rate permissible by law. All accounts that remain unpaid will be turned over to the Association attorney and the delinquent owner will be responsible for all legal fees and costs. Owners are responsible for making sure these payments are paid on time and the account remains current. (Delinquent accounts are automatically turned over to the Association's attorney for collection effort at 90 days delinquency.)

PURCHASE/RENTAL SCREENINGS:

Anyone who wishes to reside on the property must complete an application and comply with all screening requirements. All rentals are required to place a \$500.00 common ground security deposit on file with the HOA and pay a \$500.00 rental fee. The deposit will be refunded upon move out, unless damaged was caused to common area property. The Association has the right to deny any application that does not meet the HOA requirements. No unit may be rented for a period less than six (6) months. Any resident renewing a lease must provide a copy of the new lease to the HOA. The HOA reserves the right to deny the renewal of any lease. No unit may be rented if the owner is delinquent in assessments or in violation of the rules. Subletting is not permitted. (Owners must own for a period of one year before they may lease their unit.)

PARKING:

All units are allowed to use 2 parking spaces, 1 assigned parking space and one guest space on a first come first serve basis. Absolutely no parking on grass or streets. All vehicles must park within designated parking areas. No parking space or any part of the property shall be used for the parking and/or storage of recreation vehicles, mobile homes, campers, trailers, boats, jet skis, commercial, or immobile vehicles. All vehicles must have valid registration. No vehicle shall leak any type of fluid or substance on parking surface. Vehicles in violation of the rules may be towed at the vehicle owner's expense. Households with one automobile registered will receive one permanent guest pass.

Cars parked on grass are subject to a \$75.00 wet check fee and immediate tow off property or booting.

All resident vehicles parked on the property are required to display a parking decal. No more than three decals will be provided for any unit. Two decals will be provided at no charge and the third decal is \$100.00, per year. Decals may be obtained through the HOA office. All overnight guests are required to obtain a temporary parking permit. Vehicles without proper decals are subject to tow at the vehicle owner's expense. If you need a temporary permit after hours or on the weekend, please contact **Security at 561-430-9655.** (Automobiles are required to be registered in the name of the applicant. All others will be addressed by the Board on a case-by-case basis.)

No Motorcycles allowed to be parked or stored in common area or Courtyard. Motorcycles **MUST** be registered and parked in an assigned parking spot or in a guest spot. Car Cover Forms available upon request.



COOPERATION WITH OFFICE STAFF AND SECURITY:

Owners, guests and contractors are required to follow the direction and instructions of staff and security.

GARBAGE:

All garbage must be properly placed in a bag and a container no larger than 96 gallons. Containers are to be placed in the designated areas. All cardboard must be flattened. Recycling containers are designated for specific items. Blue containers are strictly for glass, aluminum and plastic. Yellow containers are for paper, magazines, cardboard, etc. Solid Waste Authority will not pick up recycling that has been commingled. Containers are to be brought back behind fences at the end of the service day. There is absolutely no dumping at the clubhouse. All trash not properly disposed of will subject you to possible fees and/or fines:

Garbage	Monday and Thursday- (bins provided by SWA)
Recycling	Monday - (bins provided by SWA)
Bulk	Thursday
Landscape Debris	Thursday only

Containers may be placed outside no earlier than 5:00pm the night before pick up may come as early as 6:00am. If your garbage is not picked up, if you need recycle containers, or if you have questions regarding your service, please contact SWA directly at 1-866-792-4636 or www.SWA.org

PETS:

No cat, dog, or any other pet shall be allowed to be kept or harbored at the property without prior written approval from the Board of Directors or its designated managing agent. The Board or Agent reserves the right to require any pet to be removed from the property which causes an unreasonable source of annoyance to any owner or tenant. All pets must be walked on a leash, pet owners are required to immediately pick up after the pets and have rabies vaccination shots per County Ordinances. The HOA does not allow aggressive breeds including, but not limited to, Pitbull's, Rottweilers, Dobermans, Chow-Chows, Presa Canarios, Canine Corso's or Mastiffs to be harbored on the property. All pets that exceed 25lbs are required to be muzzled while in the common areas of the property. Failure to properly register your pet or follow pet guidelines may result in the animal being removed from the property. Anyone guest, who visits with a pet that is walked on the common area, must be accompanied by the resident and is subject to the mandatory muzzle requirement if the dog is over 25 pounds.

POOL/SPA/FITNESS CENTER:

Pool hours are from dawn to dusk. Anyone under the age of 16 must be accompanied by an adult.

No diving, rafts, running, bicycles, skateboards or unsafe behavior. Absolutely no food or beverages other than water on pool deck. (Food and beverages are permitted under the covered sitting area of the pool at the table area.) No glass, alcohol, smoking or narcotics allowed in or around pool/spa area. Bathers must shower before entering pool. Proper swimming attire must be worn. Guests must be accompanied by a resident. No misuse of pool equipment or furniture. Anyone under the age of 16 is not permitted in the spa. For liability reasons, there is a limit of three (3) kids allowed at the pool area, per an adult.

Fitness Center is open 24 Hours a Day. Anyone under the age of 16 must be accompanied by an adult. Anyone under the age of 13 is not allowed in the gym area or allowed to use the equipment. Children are not to play on gym equipment. Absolutely no equipment shall be vandalized or removed from the center. Gym equipment, sauna, steam room and showers shall be turned off when not in use. Parents are to monitor children while in the tot playroom. All toys must be put away neatly.

Only one key will be issued to the owner of the unit. All owners are required to supply their tenants with a key. If a key is lost or stolen a replacement key may be purchased from the office for a fee of \$25.00. Keys will be deactivated for units



over 30 days delinquent on assessments or for any expired leases. If a resident continuously violates these rules, the privilege may be revoked. All residents must accompany their guests. These premises are under 24-hour video surveillance.

CLUBHOUSE/THEATER/TIKI ROOM:

These facilities may be rented by residents only. Maximum rental time is 6 hours and facilities must be cleaned and vacated by midnight. Maximum number of guests (including children) is 25. An application for these facilities may be obtained through the management office or HOA website. Units behind on assessments or residents with expired leases will not be allowed to rent the facilities. Smoking or narcotics are prohibited in these areas. Please refer to the rental contracts for a complete list of rules and fees.

ARCHITECTURAL MODIFICATIONS:

No building, fence, wall screen, enclosure, exterior finish, sign, or other structure of any kind either attached to or separated and apart from any unit/lot, shall be constructed, erected, built, placed, or maintained upon the property without prior written approval from the Review Board. All modifications/changes must be performed by licensed and insured professionals.

OWNER MAINTENANCE OBLIGATION:

Each owner shall maintain, at their expense, the interior of the dwelling, and all doors (except the exterior surface thereof), windows, glass, screens, electric panels, electric wiring, electric outlets and fixtures, heaters, hot water heaters, appliances, drains, plumbing fixtures and connections, and all air conditioning equipment. Additionally, each owner must maintain that portion of the roof not maintained by the HOA in accordance with Article VI.

All guests must be accompanied by the homeowner or resident they are visiting when they are on the common areas of the Association.

MOVING INSTRUCTIONS:

No moving after 8:00pm. No moving trucks or vehicles may be parked on the grass. Furniture, bulk items and boxes may only be disposed of in accordance with the trash rules and regulations. Moving trucks may not be parked in the community overnight, unless prior written approval is obtained from the HOA.

GENERAL RULES:

Unit owners will be liable for any damages or actions done by themselves, renters, guests, or children.

Alcohol is not permitted on the common area of the Association.

Groups may not congregate on common area without the approval of the Association.

New mailbox locks may be purchased from the office for a fee of \$40.00 money order or cashier's check. If a unit is rented the tenant must have a current lease on file with the HOA. Residents requesting change of lock must show picture ID reflecting name and address of unit. Please allow up to 1 week for lock change. The form to have your mailbox lock changed may be obtained at the HOA office or HOA website.

No antennas, aerials, or satellite dishes of any kind shall be placed upon the roof or the common exterior of any unit.

Owners/Residents may not install anything on common area (fence, walls, balcony railing, etc.) without prior written approval from the HOA. Personal items may not be stored in common areas.

Balconies may not be used for storage of non-patio items.

Proper hurricane protection is required. Owner may not affix plywood or other non-permanent hurricane protection that required nails or screws to be drive int the building walls.



Owners/Residents must maintain the landscaping within the courtyard away from the roof, building surfaces, and fence. Any landscaping located inside the courtyard that causes damage to the common area must be immediately removed from the property at the unit owner's expense.

No signs of any kind shall be displayed for public view on any lot or unit without prior written approval from the Board of Directors.

Outdoor clothesline and outdoor clothes drying are prohibited on the property.

Storage pods are not permitted unless prior written approval is obtained from the HOA.

No owner/tenant of any unit may conduct or carry on any trade, business, profession, or other type of commercial activity within the unit or otherwise on the property.

No resident of any unit shall cause or permit unreasonable or obnoxious noises or odors to emanate from, or cause or permit any nuisances or immoral or illegal activities upon the unit or property.

No automobile repairs or maintenance may be performed on the property.

All tenants are required to deal directly with the owner of the property for all matters concerning the unit and use of the facilities.

Violation of these rules may result in fines or fees assessed to the resident in accordance with FL Statute 720 or termination of the lease agreement.

I have read and understand the rules and regulations of the HOA. I understand that should these rules be violated I may be subject to fines, suspension of amenities use and or non-renewal of my lease.

Unit # _____

Date: _____

Owner/Tenant

Owner/Tenant

*** Upon closing a copy of the Warranty Deed must be sent to the HOA to confirm proof of sale***

Unit cannot not be transferred until the deed is received.

Rules and Regulations Revised on May 9th, 2022, at Board of Directors Meeting



BERMUDA ISLES AND CYPRESS LAKES AND BOCA RIO HOA

INFORMATION FOR PROPER GARBAGE DISPOSAL

Homeowners/Lesseees: It is your requirement as a member of the Homeowners Association to comply with all Covenants and Restrictions and Rules and Regulations while residing on the property.

It is important to abide by these guidelines to ensure that we maintain our property values.

- GARBAGE COLLECTION DAYS ARE MONDAY AND THURSDAY.
- RECYCLING COLLECTION ONLY ON MONDAY. YARD WASTE IS ONLY ON THURSDAY.
- ALL GARBAGE MUST BE PLACED IN A BAG AND IN A CONTAINER NO LARGER THAN 50 GALLONS.
- ALL CONTAINERS MUST BE MARKED WITH YOUR UNIT NUMBER.
- GARBAGE THAT IS NOT PROPERLY PLACED IN CONTAINERS WILL RECEIVE A \$25.00 FEE FROM THE HOA.
- GARBAGE MAY BE PLACED OUTSIDE THE NIGHT BEFORE PICK UP AFTER 6 P OR THE MORNING OF PICK UP.
- IF YOUR GARBAGE IS NOT PICKED UP FOR ANY REASON IT IS THE RESPONSIBILITY OF THE RESIDENT TO COLLECT THE GARBAGE AND CONTACT SWA AT 866-792-4636.
- ALL GARBAGE CONTAINERS MUST BE STORED WITHIN THE COURTYARD.
- ALL CONTAINERS MUST BE BROUGHT BACK IN BEHIND YOUR FENCE ON THE SAME DAY OF SERVICE.
- ALL CARDBOARD MUST BE FLATTENED AND PLACED NEXT TO YOUR CONTAINER.
- ALL BULK ITEMS MUST BE PLACED ON THE DESIGNATED CONCRETE SLAB WITHIN YOUR PARKING AREA. PLEASE VISIT WWW.SWA.ORG FOR INFORMATION ON DISPOSAL OF BULK ITEMS.
- RECYCLING MATERIAL MUST BE PLACED IN THE APPROPRIATE RECYCLING BIN FOR PICK UP. GLASS, METAL AND PLASTICS MUST BE PLACED IN THE BLUE RECYCLING BIN. PAPER, CARDBOARD, BOOKS, MAGAZINES, ETC. MUST BE PLACED IN THE YELLOW RECYCLING BIN. MIXING RECYCLING MATERIAL WILL RESULT IN A VIOLATION AND THE SWA WILL NOT PICK UP THE RECYCLING.