

A BRIEF OUTLINE OF THE RULES  
AND REGULATIONS  
FOR PEOPLE LIVING IN THE  
RAINBERRY PARK  
HOMEOWNERS ASSOCIATION

\*\*\*All changes made to the enclosed Rules and Regulations  
are highlighted using bold, italicized lettering throughout this  
document

A RESIDENTIAL COMMUNITY  
BOCA RATON, FLORIDA

Revised/Adopted  
January 1, 2018

**RAINBERRY PARK HOMEOWNERS ASSOCIATION  
RULES & REGULATIONS**

**TABLE OF CONTENTS**

<b><u>SUBJECT</u></b>	<b><u>PAGE NO.</u></b>
Introduction	4
Welcome Message	5
Board of Directors	6
Annual Meeting	6
Property Manager	6
Maintenance Fees	7
Late Fee	7
Insurance	7
Violation of Rules	7
Fineable Offenses	7-8
Enforcement & Penalties	8
Procedure for Sale or Lease	8-9
Guest	10
Parking	10-11
Swimming Pool	11-12-13
Tennis Courts	13
Basketball Court	13

Pets	13-14
Flags-Banners	14
Landscape Rules	14-15
Architectural Control	15-16
Signage	16
Trash & Garbage Pickup	16
Keys	16
Common Area Usage	17
Guest Using Common Facilities	17
Noise	17
Noise Abatement	17
Soliciting	17
Businesses	17
Complaints	17
Useful Phone Numbers	18

## INTRODUCTION

This is a Homeowners Association as opposed to a Condominium. This means that you own the Land on which your unit rests, Fee Simple. As a Homeowner, you are a member of the Homeowners Association. Such membership brings certain obligations, such as timely payment of the fees and you are responsible for your unit's care and maintenance.

The documents of the Association require exterior maintenance such as landscaping, tree trimming, painting, roof cleaning/repairs and other care.

Florida State law requires Homeowners Associations to maintain reserve funds for replacement and repairs of all the elements for which it is responsible.

This booklet has been created as a handy reference and provides only a brief outline of the Community documents. Please refer to the Homeowner Association documents for a complete version of all rules, regulations, policies and guidelines.

It is up to the homeowners and residents to maintain their property to keep up the value of their homes – it is a large investment.

If the resident sees anything suspicious, please call the security and/or the sheriff's office.

## WELCOME

We are pleased you have chosen to live in Rainberry Park. We welcome you to a life-style that may be a most rewarding experience for you and your family.

The Homeowner Association life-style is an integral part of the American scene. People choose this life style for many varied reasons. Here at Rainberry Park you may find the amenities most people seek: Swimming pool, tennis facilities, green grass, trees and flowers.

Like many Homeowner Associations, your community is managed by a Board of Directors. The Board is comprised of residents who seek to improve the quality of life and maintain or increase property values for everyone. The daily operations of Rainberry Park are handled by a Property Manager.

Rainberry Park life-style offers you many benefits, but also requires certain responsibilities of you. YOU have a responsibility to respect your neighbors' rights by your adherence to the community rules and regulations. You also have the right to require the same respect from your neighbor. Rules and regulations providing for the manner in which our common property is used are basic. The Florida Law specifically authorizes restrictions and the courts have commented on their necessity.

*“...inherent in the concept is the principle that to promote the health, happiness and peace of mind of the majority of Homeowners, since they are living in such close proximity and using facilities in common, each Homeowner must give up a certain degree of freedom of choice which he/she might otherwise enjoy in separate, privately owned property.”*

*\*\*\*It is the responsibility of each Homeowner to inform his/her occupants of all rules and regulations. The Homeowner may be held accountable, as well as the occupant, for any violation incurred by the occupant.*

The Board of Directors believes you have a responsibility to become an active member of the community either by serving on the Board or on one of the committees.

This booklet has been prepared to assist you in learning about the community as you are getting settled in your new home. Please keep it as a handy reference.

## **1. BOARD OF DIRECTORS**

The Governing Body is the Board of Directors, comprised of Homeowners. Each volunteer member serves a term and after the term is elected at the Annual Homeowner's meeting. Any person who owns a home is encouraged to run for a seat on the Board. *There are certain requirements that must be met to run for the Board. Those requirements can be found on the new Rainberry Park Website. [www.rainberryparkhoa.com](http://www.rainberryparkhoa.com)* The officers of the Board are elected by members of the Board immediately following the election of the individual Board members. Officers consist of the President, Vice-President, Secretary and Treasurer. The Board meets normally on the third Monday of each month at 7:30 p.m. in the office of Rainberry Park. Notices of the meeting are posted at each entrance.

## **2. ANNUAL MEETING**

The Annual meeting is held in the month of March of each year. All owners are notified *by email or U.S. mail as required by Florida Statutes as the may be amended from time to time.*

## **3. PROPERTY MANAGER**

*A Property Manager is retained by the Board of Directors on a contracted basis with a Property Management Company. The job of the Property Manager is to operate Rainberry Park on a day to day basis. Some of the management duties are:*

- Inspect the property regularly to ensure the buildings and grounds are safe and maintained to the standard set by the Board and Community Documents
- Make sure that the rules and regulations are adhered to by all the residents.
- Interface with all contractors who perform services on the property.
- *Collect the monthly maintenance fees and special assessments on behalf of the Association. (All fees are mailed to or directly taken on the 1<sup>st</sup> of each month, and processed by the Management Company)*
- *All bills of the Association are processed and handled through the accounting department at the Management Company.*
- Generate all monthly and yearly financial statements.
- *Do all reviews of the Rainberry Park rules and regulations with all new owners as well as renters.*
- *Maintains the Rainberry Park Website with new information, forms and updates.*

#### **4. MAINTENANCE FEES**

Annually, owners will receive payment coupons for monthly maintenance fees, common expenses and the reserves as established by the Board of Directors. The maintenance fee payment must be mailed with coupon, in advance of the due date.

Fees are due on the first (1<sup>st</sup>) of each month and late charges are posted on the fifteenth (15<sup>th</sup>) in accordance with Florida Statutes as they may be amended from time to time. By the fifteenth (15<sup>th</sup>) of each month a statement may be mailed to a delinquent account. If an account becomes thirty-five (35) day past due and not brought current, the Board will send those accounts to the attorney, to the point of foreclosure, if necessary.

#### **5. LATE FEE**

The Florida Legislature has voted a common late fee for all Homeowners Associations regardless of what the Associations documents indicate the Florida Statue takes precedence. As of July1st 2007 a late fee of twenty-five (\$25.00) dollars, plus applicable interest may be levied for each month that the maintenance fee has not been paid.

#### **6. INSURANCE**

Rainberry Park Association carries General Liability insurance for the common property, buildings and amenities.

#### **7. VIOLATION OF RULES**

Any breach or violation of the rules and regulations by a resident or his/her guest may be cause for a penalty. Failure to comply with rules may be cause for suspension of the common area and **legal action** against the owner and/or resident through proper judicial channels.

#### **8. FINEABLE OFFENSES**

The following are examples, but not limited to, violations that are subject to fines. All fines may be charged at the rate of one-hundred (\$100.00) dollars per violation, per day, not to exceed one-thousand (\$1,000.00) dollars cumulative for each occurrence. Re-occurrence of the violation may start process again.

- All violations associated to the swimming pool, tennis courts and recreational areas.
- All violations associated with Resale's and Rental rules and regulations.
- All violations associated with Parking and Trash/Garbage Pickup

- All violations associated with Landscaping rules and regulations and not properly submitting request for changes (ARB) before changes are made.
- All violations associated with Pets and Animals

The Board of Directors, at their discretion, can amend these violations to suit the needs and requirements of the Association and will update/republish as needed.

## **9. ENFORCEMENT & PENALTIES**

*Non-compliance shall be presented to the Arbitration Review Committee, which shall hear reasons why a fine(s) should or should not be imposed. A written decision of the Penalty Review Committee shall be mailed to the Owner not later than five business (5) days after the Penalty Review Committee meeting.*

The Penalty Review Committee (if its findings are made against the Owner) may impose a special assessment against the Lot owned by the Owner as follows:

A penalty not in excess of \$100.00 per day per penalty (not to exceed \$1,000.00 per violation.)

Penalties shall be paid and postmarked not later than five business (5) days after notice of the assessment of the penalties.

## **10. PROCEDURE FOR SALE OR LEASE**

**An owner must own the house for two (2) years before leasing or renting is permitted.** Any owner who intends to sell or lease their home MUST notify the Board of Directors *by submitting* the proper application form completed by the prospective buyer or lessee a minimum of two weeks prior to closing or lease of property. The completed application must be submitted *with the then current fees* and photo Ids *of all adults and any dogs*. Application forms are available on the Rainberry Park website or at the Management Office located by the pool.

Homeowners may only lease upon approval of the Board of Directors. However, only the following leases will be approved:

1. Lease to single families: “single family” is defined as one parent or two parents with children or stepchildren and legal grandparents of children.
2. An “adult couple” of legal age as recognized by Florida law.



***No lease will be approved if the number of people applying for occupancy would violate state, federal and local law governing occupancy restrictions. The Restrictions for Rainberry Park as they may change from time to time:***

- ***(2) bedroom home- 2 adults and 2 children (Special circumstances can be submitted for Board approval***
- ***(3) bedroom home- 2 adults and 4 children or 3 adults and 3 children (Special circumstances can be submitted for Board approval***

If the application is for a sale, a copy of the contract for sale must be submitted with the application. If the application is for a lease, a copy of the lease must be submitted with the application. At the time application is made, an appointment must be arranged with the Property Manager to review Association Rules and Regulations.

All prospective buyers or lessees must attend a briefing BEFORE moving into the home. At the briefing, the buyer or lessee must acknowledge receipt of *Pertinent Association Documents* and consent to comply with same by signing such agreement. Buyer or Lesser must *provide a copy of a* valid photo I.D. A copy of the signed agreement will be kept on file at the Association's management office or other designated location.

Any owner that is delinquent in Association assessments or violations will be denied approval for rental.

After the sale is complete, a copy of the Warranty Deed must be forwarded to the Association office within 30 days to legally change the Owner of Record files maintained by the Association.

A home may **NOT** be leased more than once in a twelve-month period. Subletting is prohibited. Leases must be for a period of twelve months and must be reviewed yearly by the Association.

Units shall be owned only by actual persons and not by corporations or other business entities. An ownership in trust for a person shall be considered owned by an actual person.

***If an owner fails to correct a rules violation within thirty (30) days of written notice of said violation, said failure shall be grounds to file suit to compel renter eviction from the property. Two (2) violations of rules and regulation, uncorrected, within 30 days, shall DENY the renewal of the lease.***

***Lease Conditions:***

- ***Landscape Responsibility of Gardner***
- ***No Pending Violations***
- ***Trees Trimmed in advance and Lawn mowed and edged***
- ***U.S. Based Landlord or Agent capable of communicating in English***

***Lease Fees:***

- ***\$ For Lease to Association***
- ***\$10.00 minimum for Admin/ Community Amenities***
- ***\$ Gardner***

***Sales: One time Working Capital Contribution upon closing / (2) months maintenance fee as it may change from year to year***

## 11. GUEST

A Guest residing for more than thirty (30) consecutive days *or 60 days continually* in a (12) month period, in the absence of the owner, is considered a tenant and an *application* is required. All appropriate fees and application are then required. Homeowners are subject to fines if a home is found to be leased without proper authorization and documentation. The occupants must vacate the home in five days and may pay all legal costs.

Any Homeowner or approved Lessee that intends on having a guest occupy his/her home while the Owner/Lessee is ***not*** in residence must notify the Board of Directors in writing not less than (15) days in advance of such intended occupancy.

Obtain a Lease application, which must be fully completed by the owner and prospective tenant.

**Pay fees and set appointment with the Briefing Committee to review Association Rules and Regulations as they may change from time to time.**

## 12. PARKING

Any vehicle illegally parked shall be booted or towed away at the owner's expense. Proper notification may be placed on the vehicle concerned, and sufficient time shall be given to remove the vehicle. Repeat offenders will be booted or towed without warning.

No mechanical repairs, except those of an emergency nature, shall be permitted anywhere on the grounds. Damage to parking area by the owner of the vehicle that caused said damage shall pay for roadway due to repairs/faulty vehicle equipment.

No parking on any grass areas is permitted at anytime of the day or night. ***If vehicles are parked in these areas, they are subject to a 1<sup>st</sup> warning notice only. After that, the same car can be booted or towed at the owner's expense and or a fine.***

A speed limit of twenty (20) miles per hour shall be maintained within the Association grounds.

NO OVERNIGHT PARKING ON ANY STREET IS PERMITTED. Vehicles left on the street may be booted or towed between midnight and 6am.

***All vehicles must display a current tag and registration and be in decent operational condition. Any vehicle parked within any parking area without said legal and current registration may be considered illegally parked and subject to towing.***

Parking in the common areas for more than twenty-four (24) hours requires a parking pass that can be obtained from the Association or Management office between the hours of 9:00 am to 5:00 pm, Monday through Friday. The parking pass must be displayed on the dashboard of vehicle or else it may be considered illegally parked and

subject to towing at the owner's expense. Cars parked at the pool, in any one spot, for more than 24 hours are subject to booting or towing at owner's expense.

***Any homeowner requiring use of the pool parking lot on a regular over-night basis must fill out a parking registration form that will be updated on a regular basis and monitored by our night time security guard.***

Vehicles parked on the driveways of each homeowner must have all four wheels on the driveway and not have any part of the vehicle protruding into the street. No covered or rusty vehicles (tarp, canvas etc.) are to be parked in the driveway.

No vehicle other than passenger automobiles, unloaded pick-up trucks, vans and SUV's that are primarily for passenger use and motorcycles, may be parked in Rainberry Park. No vehicles of any kind with any SIGNAGE (except law enforcement) are permitted. No vehicles containing tools incl. ladders or work-related equipment/materials are permitted unless same are hidden from view. No boats or watercrafts, trailers, campers or commercial trucks are permitted. No gunning of motorcycles. *No Hot Rods or noisy vehicles.*

*No work done on vehicles on driveway or in street/ only in garages*

*No vehicles that drip fluid may park on the street or in the pool parking lot.*

*No Storage / Auto Covers or Trailers of any kind*

*16 Hour limit for Recreational Vehicles/ must have approval certificate from office*

***\*\*Guest must comply with all vehicle Rules and Regulations.***

All booting or towing will be at owner's expense and any penalty cost is in addition.

## **RECREATION AREAS**

All recreation areas are used at participant's own risk and Association will not be responsible for any injury or accident resulting from their use.

DELINQUENT property owners and/or their renters are NOT allowed to use any Recreational areas. Dome rentals are only available for residents in GOOD standing

### **13. SWIMMING POOL**

The swimming pool is for your recreation and enjoyment. Your enjoyment of the pool areas may be greatly increased by observance of the pool rules. Please be considerate of other owners when inviting a guest to swim in the pool. Teens between 14 and 18 years of age are limited to (3) guests only at the pool or tennis court. Owners/Renters are responsible for their guest/s..

Pool hours are posted at the bulletin board.

***\*\*Pool gates must be kept locked at all times. The key FOB is to be used by the owner/resident only.***

Any person intentionally leaving the pool gate open or open to an unauthorized person may be subject to a fine and loss of pool privileges for up to 90 days.

***NO DIVING OR JUMPING INTO THE POOL. Use of the pool is at your own risk. Parents/adults over 18, please be responsible for your children's activities while in or around the pool or dome area.***

Everyone must shower before entering the pools or the spa and must wear appropriate swimwear or be subject to a fine.

Food and beverages are not allowed in the pool area. Glass containers of any kind are PROHIBITED in the pool and dome area. No alcoholic beverages are permitted in any area of the pool or its surroundings.

Private lessons (i.e. scuba diving, swimming) are prohibited.

Children under twelve (12) years of age must be accompanied by an adult eighteen (18) years old or older at all times. This person is designated as responsible for their safety and behavior. ***Teens age 14 years thru 17 years may have no more than 3 guests at one time.***

Non-toilet trained children or people in diapers are not allowed in the large pool. A wading pool is available for those that use swim diapers.

No animals of any kind are permitted in or around the pool area, pool spa, or in the tennis/basketball courts and dome areas.

Large floating objects such as boats and balls are not allowed in the pool on weekends. Swimming aids attached to the body are permitted.

Chairs and lounges are not to be removed from the pool area under any circumstances.

Any person using sunscreen lotions, suntan oils, etc. must spread a protective covering on chairs and lounges before use.

Radios, tape players, etc. are allowed in the pool area only if played at a level which does not disturb other residents.

Cigarette ashes, cigarette butts and all other litter must be placed in the proper receptacles.

No running, pranks, roller skates, skateboards, bicycle riding, ball playing or other activities that may be harmful to others are allowed in or near the pool area.

Contamination of the pool by fecal material may result in the closing, draining and cleaning of the pool (and the attendant pumps and filters) as may be required by county ordinances. The cost of such remedial procedures, as well as the cost of refilling the pool, may be charged as a special assessment against the responsible homeowner.

Lavatories may be used only in accordance with their intended purposes and must be left in the same condition in which they were found.

PERSONS IN VIOLATION OF ANY OF THE FOREGOING MAY BE EJECTED FROM THE POOL AREA AND BE SUBJECT TO A FINE, SUSPENSION AND OTHER REMEDIES SET FORTH IN OUR GOVERNING DOCUMENTS AND THE COUNTY ORDINANCE.

## **14. TENNIS COURTS**

Only registered homeowners and guest may use the courts.

The courts are for playing tennis. Proper attire and footwear is required. No skateboards, roller blades, bicycles, hockey or other activities are allowed.

No animals of any kind are permitted in, or on, the tennis courts.

Gates to be closed at all times. Please clean up after play.

Court hours: 8:00A.M. to dusk.

*Guests must be accompanied by a Homeowner when using the Tennis Court*

## **15. BASKETBALL COURT**

The basketball court located near the tennis court is available to homeowners only. Basketball court hours: 8:00A.M. to dusk. *Guests must be accompanied by a homeowner older than 18 years of age while using our facilities.*

## **16. PETS**

**All dogs must be registered with the association.** They must be kept on a leash and under positive control in any public portions and/or common areas of Rainberry Park. Owners are responsible for cleanup of fecal material that occurs on the common grounds. Owners shall indemnify the Association and hold it harmless against any loss or liability of any kind whatsoever arising from or growing out of having any pet.

*Please use our new Doggie stations to acquire bags, and place the used bags in the metal receptacle at the bottom of the doggie station.*

Should a pet defecate anywhere upon the Common Areas, the owner, or the person in charge of that pet, must immediately remove and dispose of the excrement in a sanitary manner with the use of a “pooper-scooper” or another appropriate tool. No fecal material may be placed in common area/recreation area trash containers. *Any person seen not picking up after their animal will be subject to \$100.00 fine per occurrence.*

If any household pet is found to be a nuisance or annoyance to other residents (noise, odor, etc. and in violation of the county ordinance any two neighbors can file a complaint with Palm Beach County. (Forms are available at the office).

Pets can be a source of irritation to your neighbors if you do not follow the community regulations regarding pets; therefore, the Association absolutely requires that you adhere to these rules:

- A. Any pet not properly supervised or loose on the property, may be turned over to Animal Control/Palm Beach County.
- B. Pets must be under positive control when outside the living unit. Control is deemed to mean on a leash and being handled by a person of such size and age to have authority and capability over the animal.
- C. ***The homeowner is responsible for ensuring that his/her pet does not disturb any other resident by noise (barking), odor, running loose or waste materials not picked up.***
- D. The homeowner is responsible for any damage or injury the pet may cause.
- E. The Palm Beach County Health Department prohibits pets in or around pool areas and the playground.
- F. NO PIT BULLS (CLASSIFIED EVEN WITH 1% PIT BULL MIX) PERMITTED BY ANY HOMEOWNER, LESSEE, OR GUEST.

***THE ASSOCIATION MAY TAKE ALL NECESSARY LEGAL ACTION TO FORCE REMOVAL OR EXPULSION OF PETS IN VIOLATION OF THESE FORGOING RESTRICTIONS. PET OWNERS MAY BE HELD LIABLE FOR ANY LEGAL FEES OR COURT COSTS INCURRED BY THE ASSOCIATION IN CONNECTION WITH SUCH LEGAL ACTION. PET OWNERS WILL ALSO BE SUBJECT TO PENALTY.***

## **17. FLAGS-BANNERS**

No Flags or Banners of National Origin, Political Briefing or Religious affiliation may be displayed at anytime. The only acceptable flags are, the American Flag, Army, Navy, Air Force, Marine Corps, Coast Guard, POW-MIA and banners relating to **seasonal** events (i.e. Fourth of July, Birthdays, etc.).

The flag or banner not larger than 4 ½ by 6 ft must be attached to a pole no longer than twenty (20) feet and it must be attached to the wall or face of the home.

## **18. LANDSCAPE RULES**

The shrubs, trees, grass, flowers, fertilizing, insect control and cleanup of the common property are the responsibility of the Association's landscape contractor. Plantings and flowers planted by the owner remain the owner's responsibility for proper care. Grass must be edged on the street side of every home by the homeowner or his/her landscape company. Grass should be maintained not to exceed four (4) inches in length on an ongoing basis. Trees and Palms must be trimmed at all times. A working irrigation system must be in use as appropriate to provide adequate coverage. All lawn services are to be performed after 8:00 a.m. Monday through Friday and after 9:00 a.m. Saturday and Sunday. A/C units must be shielded by plants if visible from the street.

A front yard shall contain at least 50% sod or a different design to be approved. Planting areas may not show more than 50% of the mulch material. Any exceptions must be approved by the ARB. Front yards should not contain cactus, Spanish Bayonets or any dangerous plants. Bedding material must be approved (**in writing**) by the Architectural Review Board (ARB).

The Architectural Review Board (ARB) must approve removal of any trees. All trees removed will be subject to the Palm Beach County ordinances. A certain number of trees are required in each yard by the county. Homeowners may research the number of trees required through the original landscape plan when Rainberry Park received their certificate of occupancy.

## **19. ARCHITECTURAL CONTROL**

All renovations and alterations to a homeowner's property must be submitted to the Association's Architectural Review Board. Forms may be obtained from the Management Company or Rainberry Park office located by the pool. Approval by the ARB might take 10 days; it does not take into consideration county building codes. County permits, if required, are the sole responsibility of the homeowner and must be obtained prior to the commencement of work.

***Any covering or storage structure placed on a property without ARB authorization is a violation and will be treated with a Fine or additional Legal action.***

### **A REMINDER TO ALL RAINBERRY PARK RESIDENTS**

- Additions or alterations that you plan to make to the exterior of your property must be approved in advance by the Architectural Review Committee. Items include, but are not limited to:
- Painting of your home or fence. Garage doors must be in trim or body color.
- Driveway resurfacing.
- Installation of roof replacement, screen enclosure, fence, fountains or other.
- Landscaping such as hedge installation, planting of large trees, new design; (small improvements such as annual flower planting do not need approval)
- Satellite dish installation & other antenna devices
- ***No BBQ in the front of the house. Should your home be totally visible from 2 directions facing the street, you will need to put up a fence or cover your BBQ grill when not in use and keep the outside area clean and neat at all times.***
- All homeowners wishing to install hurricane shutters or protective Roll-ups are required to obtain permission from the Board of Directors.

- *No transmitting or receiving aerial or antenna shall be attached to, or hung from, the exterior, or the roof of any home that can be seen from the front of the house.*
- All Holiday decorations can only be displayed from Nov.15 – Jan.15
- Under no circumstances can hurricane shutters be visible from the street from Dec.1 until May 31

## **20. SIGNAGE**

Only one “For Sale” sign is permitted to be displayed on a regulation (hangman type) sign holder. Garage sales are only permitted on the day of the garage sale.

No other advertising signage of any kind is permitted.

## **21. TRASH AND GARBAGE PICKUP**

Trash, waste, and garbage are to be placed in garbage containers or garbage bags tied securely so that wind or animals cannot spread the items. Currently garbage is collected on Monday and Thursday, recycling on Thursday. Newspapers, magazines, flattened corrugated boxes, catalogs and phone books shall be placed in the yellow containers. Aluminum (beverage cans, foil and pie plates) glass, plastic drinking bottles, milk and juice cartons should be placed in the blue containers. ALL VEGETATION IS COLLECTED ON MONDAY. *For Bulk Pick-up on Monday, such as stoves, refrigerators etc. please call Solid Waste Authority at 561-697-2700 to give them your address.*

County rules state that material may be placed curbside after 5:00 P.M. the night before pickup and empty containers must be recovered the day of pickup. The days of pickup are subject to change. If a change occurs, you will be notified.

Garbage containers must be placed in a location that is not visible from the street when not set out for pickup.

## **22. KEY FOBS**

Each owner in good standing received a key FOB to the common area facilities when the home was purchased. This key FOB may give you access to swimming pools and tennis courts. If you are not an original purchaser, you should obtain the FOB from the seller. Each owner is responsible for the FOB. Replacement FOBs cost \$50.00 and are available from the Rainberry Park office. Please make the check out to Rainberry Park; no cash will be taken.

## **23. COMMON AREA USAGE**

Common areas such as landscaped and grassy areas, recreations areas and others shall be used for the purpose intended. No articles belonging to the homeowner shall be



left unattended in such areas temporarily, or otherwise. Misuse of common areas, resulting in damages, may result in a fine and replacement of damaged goods or property at the owner's expense. **NO SKATE BOARDING ON THE STREETS *and NO USE OF DIRT BIKES OR MOTOR SCOOTERS AS WELL.***

## **24. A GUEST USING COMMON FACILITIES**

*The registered owner must accompany a guest. All guests, including their vehicle and pet, visiting Rainberry Park for more than 72 hours, must be registered with the Property Manager.*

## **25. NOISE**

In order to ensure health, happiness and peace of mind, no resident shall cause or allow any noise at any time in their home or in the limited common areas that shall disturb or annoy another resident. *This rule is directed to, but not limited to the following; music, stereos, televisions, people noise, mechanical noises and pet noises. No gunning of cars or motorcycles.*

## **26. NOISE ABATEMENT**

The volume on Radios, Stereos, Amplifiers and Television sets are to be turned down to a minimum (non-disturbing) level between the hours of 10:00 P.M. and 8:00 A.M.

## **27. SOLICITING**

Soliciting is not allowed. Report any solicitor to the Property Manager or to the Sheriff's Department immediately.

## **28. BUSINESSES**

Absolutely no business is permitted to be conducted from any residence.

## **29. COMPLAINTS**

It is preferable that residents can work out their problems amicably between themselves; however, if any resident feels uncomfortable or unable to deal with the problem, they should contact the Property Manager. All complaints need to be specific (time, day, person, car tag etc.) should be directed to the Management Company, in writing.

### ***Useful Phone Numbers***

Rainberry Park Office ..... 561-477-8507

Rainberry Security 7pm – 3am ..561-405-5631

Emergency Only.....911

Fire.....911

Sheriff Dept-Non Emergency..... 561-995-2800  
561-688-3400

Animal Control.....561-276-1344

FPL.....561-994-8227

Mosquito Control..... 561-642-8775

Poison Control.....800-222-1222

Waste/Recycle... .....866-SWA Info  
www.swa.org

Bulk Pick-up . . . . .561-697-2700

Water Dept.....561-278-5135

**Replacement cost for these Rules and Regulations is \$ 20 per copy.**

**An electronic version can be sent by e-mail at no charge or you can find them on the  
“Legal Page” of the Rainberry Park Website.**

***www.rainberryparkhoa.com***