

Westridge FAQ - Rules and Regulation Guidelines – April 2024

1. What is the Architectural Review Committee and how does it work?

Any change to the exterior of your home requires approval from the architectural committee. The Architectural Review Committee, or ARB Committee, is a group of homeowners who have volunteered to review the plans a homeowner provides for any project that has to do with an exterior change of their homes. This is to ensure the plans conform to the association standards and documents. This includes painting, changing the windows or doors, landscaping, putting in screened porches, gazebos, pergolas, roof replacements, Tiki huts, and changing the driveway pavers. The ARB also ensures that homeowners have the necessary permits and insurance to protect the Association.

The Architectural Guidelines are as follows:

No building, fence or other structure or improvement of any nature shall be erected, placed, or altered on any Lot until the construction plans and specifications and a plan showing the location of the structure and the landscaping as may be required by the Architectural Control Board have been approved, in writing, by the Architectural Control Board named below. Each building, wall, fence or other structure or improvement of any nature, together with the landscaping shall be erected, placed, or altered upon the premises only in accordance with the plans, specifications, and plot plan so approved. Refusal of approval of plans, specifications, and plot plan or any one of them, may be based upon any ground, including purely aesthetic grounds. Any change in the exterior appearance of any building, wall, fence or other structure or improvements, and any change in the landscaping, shall be deemed an alteration requiring approval. The Architectural Control Board, which shall consist of three (3) members, who need not be members of the Association, shall have the power to promulgate such rules and regulations as it deems necessary to carry out the provisions and intent of this paragraph.

2. What is the Fining Committee and how does it work?

The Fine Committee, or Hearing Committee, is a group of homeowners who have volunteered to review all files that been brought to the Board (after 2 attempts to have the homeowner resolve the issue) and have a hearing with the homeowner to decide whether the homeowner should be fined \$100 per day up to \$1,000 per occurrence or not per Florida Statute.

3. If I have a question related to the association, who should I contact?

You should contact our management company. Their address and phone number follow:

GRS Community Management
3900 Woodlake Blvd Suite 309
Lake Worth, FL 33463
561-641-8554
residentservices@grsmgt.com

4. Where do I send my quarterly payments to?

Please send payments to the management company or you can make payments online at www.grsmgt.com or you can set up automatic payments. Email the property manager for instructions.

5. How often does the Board meet and how can I participate?

The Board meets every other month. Board meeting dates will be posted on our website and posted on the bulletin board. All homeowners are welcome to attend the meetings and participate during the open forum.

6. What is the process I need to follow if I have a service supplier that comes regularly, and I want them to have clearance at the gatehouse so that they do not have to call me every time they come?

You will need to leave the names of these vendors or suppliers on your “permanent list” and the gatehouse will not have to call you when they come in. Examples of these suppliers would be your landscapers, pool service, cleaning personnel, etc.

7. If I am having a party and inviting a number of guests, what do I need to do?

The homeowner (adult) needs to call the gate and provide them with the names of your guests. This will facilitate their entrance and avoid the gatehouse having to call the homeowner for every guest that comes.

8. I am having a party and am expecting a number of guests. They will not all fit on my driveway, where should they park if they are not allowed to park on the street?

“Temporary” (no more than 8 hours) parking on the street is allowed for special occasions.

9. Does Westridge have a website and how do I get on?

Westridge has a website which is www.grsmgt.com

10. How can I get a transponder to get into the gate?

A new community information form needs to be turned in and a sticker will be issued. The guardhouse has the transponders for your car. You can call the guardhouse at: 954-423-1471.

11. If I change my car, do I need to advise the management company or gatehouse?

Yes, a new sticker needs to be purchased with each new vehicle.

12. Are golf carts allowed on the property?

Yes, however, drivers must follow traffic rules and drivers must carry valid driver licenses. Homeowners need to carry an insurance policy of \$1 million dollars to cover any type of liability. Any unregistered (without TAG) golf cart needs to be stored inside the garage of the home.

13. What are some of the basic guidelines to be aware of in Westridge so that I can avoid being fined?

- Roofs need to be clean
- Driveways need to be clean
- Landscaping needs to be kept up and well-manicured. Over grown hedges, “grassy” driveways, dead plants or trees should be taken care of.
- Garbage and Recycle bins should be only left out the night before collection and taken back after collection.
- **Garbage and Recycle bins should be placed in a location that cannot be seen by neighbors or from the street.**
- Boats and Boat Trailers are not allowed to be parked in the driveway. Temporary (maximum 2 days) usage of these is allowed.
- Trailers and Motor Homes are not allowed to be parked in the driveways or roads.
- Parking on the street overnight is prohibited.
- Parking on the swale is prohibited. This causes damage which the association needs to repair.
- Parking by a fire hydrant is not permitted and subject to being towed.
- Bulk trash is picked up once a month. Items for bulk trash should be placed out no sooner than 2 days before collection.

- In the case of a hurricane approaching, ALL furniture and loose items must be taken inside to avoid them turning into projectiles and damaging property or individuals.
- Pitbulls are NOT allowed in Westridge per the Bylaws.
- ALL DOGS MUST BE LEASHED WHILE OUTSIDE it is the law in Broward County.

14. Are vendors permitted on weekends?

o Beginning May 1, 2024:

- Westridge no longer allows any vendors or contractors to work outside your home on weekends. This includes the lawncare previously allowed on Saturdays during the summer months. Moving forward, ALL outside work and landscaping maintenance must be performed Monday to Friday only. Included in this new rule are legal holidays. **NOTE:** Please do not schedule vendors on days deemed legal holidays.
- Vendors performing limited work that is contained inside of your home and is quiet in nature will be permitted on weekends. Examples of this include floor polishing, interior painting, interior plumbing, and services such as pet grooming.
- Interior construction will not be permitted on weekends. Examples of this include demolition, carpentry or tile work involving saws, and other noise producing projects.
- **NOTE:** For any vendor to be admitted on a weekend the process is to email the property manager prior to 5:00 PM on Tuesday preceding the weekend. On or before Thursday, approval or denial will be emailed to the requestor. If approved, the homeowner will receive confirmation and the vendor will be entered on a list with the guard for entry. If this protocol is not followed, vendors will be turned away at the gate. Management will not be on call during the weekend to accommodate last-minute approvals for vendors. Security will not be allowed to admit vendors without approval. Any requests that are not replied to, for any reason, do not constitute an approval.
- Of course, as in the past, vendors coming to perform (true) emergency work will be permitted.

NEW OWNERS PLEASE CONTACT PROPERTY MANAGER ASAP:

Please provide management with a copy of the deed and closing statement to your new home to update their files, as well as any address or contact information changes during ownership.