

Poinciana Place Town Homes Association

Rules and Regulations

Adopted May 10, 2022

1. Failure to observe any of the Association Rules is considered a violation and may be subject to fines of up to \$100.00 per occurrence or \$100.00 per day for a continuing violation with no maximum. The Association may pursue a lien for unpaid fines totaling \$1,000.00 or more. If obtained, the Association may pursue foreclosure to obtain payment of its lien.
2. Trash should be put out no sooner than evening before pickup. Use of SWA-supplied Garbage cans is mandatory. Trash cans must be stored out of sight no later than the evening of the pick-up day. Trash cans may not be stored outside the unit unless screened from sight by a method that has received architectural committee approval. Bulk items and yard debris may be placed the night before the SWA approved pickup day according to SWA rules only.
3. Sunbathing furniture may not be left unattended on front lawns.
4. Pools, hot tubs, Jacuzzis, and outdoor kitchens are not permitted in the community.
5. Drones may not be flown anywhere in community.
6. Playground or sports equipment (including basketball hoops) are not permitted anywhere outside.
7. Use of the community pool is allowed from dawn to dusk. Users swim at their own risk. No smoking, diving, or glassware is allowed at the pool or pool deck. Scuba tanks and weight belts are not permitted in the pool.
8. The installation of a satellite dish to receive television content requires an ACC application and approval as to the location and manner of the installation.
9. No unit shall house more than two four-legged pets. Only dogs and housecat four-legged pets are permitted.
10. Pets may not run free. County ordinance and our governing documents require anyone walking a pet to pick up and dispose of any solid waste left by the animal. Violations of this ordinance may result in enforcement by the County and the Association.
11. No overnight (11:00 PM to 6:00 AM) parking on our roadways.
12. Unregistered vehicles or vehicles without valid license plates may not be parked or stored in the community other than in your garage.
13. Community (off-street) parking spaces are for the use of residents and visitors on a first-come, first-served basis. Only the licensed vehicles of owners, tenants, or registered house guests, previously registered with the Association, may be parked for more than 72 hours. Other vehicles remaining in a community parking space for more than 72 hours may be towed at owner expense.
14. Parking is never permitted on the grass in the Community.
15. No "Business" vehicles (as defined in the Declaration) or recreational vehicles (including boat trailers) shall be parked anywhere in the community from 8:00 PM to 6:00 AM.
16. Repairs to the asphalt shingles, underlayment, plywood, and flashing of the original roofs (that portion of the roof constructed upon the wooden roof trusses) are the responsibility of the Association. Repairs to other roof areas, underlying trusses, skylights, solar tubes, and solar panels are the responsibility of the owner. Leaks at roof penetrations of skylights, solar tubes, and solar panels are the responsibility of the owner.

17. To preserve our long-term warranty for our roofs, the Association's roofer must complete all roofing repairs. When an active leak is identified, the Association's roofer will be dispatched to investigate and provide a quote for repairs. When satisfied with the proposal, the Board will authorize the repair. If the leak is determined to be the responsibility of the owner, the Association will obtain payment for the repair from the owner in advance.
18. Exterior holiday decorations and displays may not be displayed more than two weeks before the holiday and must be removed within two weeks of the holiday. For the Winter holidays, decorations may be displayed from Thanksgiving until January 7th.
19. Units may not be leased until the owner has held title for at least 24 consecutive months. All leases or rentals of a unit must be for a term of not less than 12 months and be for the exclusive use of the entire unit. Prior to occupancy by a tenant the owner must submit a completed application signed by both owner and prospective tenant. A complete copy of the lease or rental agreement must be submitted along with the completed application and the required fees. The application must be reviewed and approved prior to occupancy.
20. Residents have the right to peaceful enjoyment of their home. It is the law. Owners are responsible for the behavior of their guests and/or tenants. Loud or disruptive noise especially between the hours of 11:00 PM and 7:00 AM and any other behavior that constitutes an annoyance or nuisance is not permitted. Residents are encouraged to work out differences over peaceful enjoyment with each other. Enforcement of the law is the purview of the Sheriff not the Association.
21. Owners are responsible for the maintenance and repair of the community standard mailbox. Should replacement become necessary an ACC request must be filed. How and where to purchase an acceptable community standard mailbox will be contained in the response.
22. Personal property must be stored in an area not visible from the street. Bar-B-Que grills and appropriate lawn furniture may only be left outside on the rear patio of the unit. An owner's personal property must not interfere with routine landscape maintenance.
23. Political, business, and real estate signs are not permitted to be displayed from within the windows, on the buildings, or outside on the grounds of the units, nor anywhere in the common areas, except in connection with the sale of a unit as provided in Declaration of Restrictions, Article XII, Section 8.
24. No building, outbuilding, garage, fence, wall, retaining wall, or other structure of any kind shall be erected, constructed, placed or maintained on the property, nor shall any alteration, addition, changing, repairing, remodeling, or adding to the exterior thereof or to the landscaping be made, unless prior to the commencement of any construction Owner shall have first obtained approval in writing by the Architectural Control Committee.
25. No fence may be erected, installed or maintained within the Association's community; provided, however, that the foregoing restriction shall not apply to those fences that exist as of the date of the recording of this amendment, shall not apply to those fences as may be required by any law, code or ordinance and shall not apply to those privacy screens and fences in the Privacy Area as may be approved by Architectural Control Committee. The Privacy Area is defined as the paved area directly behind the center of the unit.
26. Outdoor clothes drying is not permitted.
27. No trade or business shall be conducted upon or within, nor any commercial use made of, any residential Unit; provided, however, that the use of a portion of the Unit for a home office which does not generate any additional vehicular traffic within the community is permitted.
28. Units must be clean and sanitary with no accumulated rubbish, refuse, or garbage and no fire hazards.

29. No television or radio masts, towers, poles, antennas, aerials, or appurtenances may be erected, constructed, or maintained except as may be specifically overridden by federal law.
30. Hurricane/Storm Protection may only be installed and/or closed following the issuance of a storm "watch" for Palm Beach County. Hurricane/Storm Protection may only remain installed and/or closed while a watch or a more severe weather condition is in effect. Hurricane/Storm Protection may not be left up/closed absent the existence of currently effective watch or more severe weather storm condition alert. If an Owner or other resident is leaving the Unit for vacation or other extended period, arrangements must be made to have the Hurricane/Storm Protection installed and/or closed, as may be required, should a warning be issued while the Owner or other resident is away. Units may not be shuttered in advance of the watch. Hurricane/Storm Protection must be opened/removed not later than five (5) days after the watch or more severe storm weather condition alert has been lifted for Palm Beach County. The Board of Directors, in its sole discretion, may adopt guidelines from time to time that authorize Owners to close their Hurricane/Storm Protection for additional periods of time.
31. All owners must complete a community Census Form when requested and inform management of any changes to the required information that may subsequently occur.
32. New residents residing in any unit for more than one month must complete an application and be interviewed by representatives of the Board.