

Rules and Regulations

Architectural Committee Guidelines

Boca Greens Homeowners Association

This is a summary of the Rules and Regulations from the Boca Greens Revitalized Declaration of Covenants and Restrictions, Articles of Incorporation, By-Laws, Florida Statutes Homeowner Association Chapter 720, Board Rules and ACC Guidelines. This is a summary and for full content please refer to the appropriate Section of any of the Documents. This Summary does not preclude any lot or dwelling owner from the exact wording in the Documents listed above.

Latest Docs: Revived Declaration and Covenants, Articles of Incorporation, By-Laws recorded 7/18/2012, Certificate of Amendments recorded 12/11/2012, Certificate of Amendments recorded 6/16/2020

All Governing Documents can be downloaded at: Bocagreenshoa.com

Waiver of Rights: The failure of the Association or an Association member to enforce any right, provision, covenant, or condition which may be granted by the Governing Documents shall not constitute a waiver of the right of the Association or member to enforce such right, provision, covenant, or condition in the future.
(Revived Declaration of Covenants and Restrictions, Section 11.6)

Rules and Regulations

All Dwellings and Lots within the BGHOA are governed by Federal Restrictions, Florida Statutes Homeowner Association Chapter 720, Palm Beach County Restrictions, the latest recorded Declaration of Covenants and Restrictions, Articles of Incorporation, By-Laws, Recorded Amendments, Board Rules and ACC Guidelines.

Every record owner is a member of the Boca Greens Homeowner's Association BGHOA with one (1) voting right per Lot. Membership shall be appurtenant to and may not be separated from any lot.

(Revived Declaration of Covenants and Restrictions, Section 4, 4.3)

Failure to follow the requirements of the Declaration of Covenants, By-Laws, and Rules and Regulations of the Association, Board Rules and ACC Guidelines may lead to a violation citation given by the Association or its agents. Failure to take corrective action when given a notice of violation may lead to a monetary fine or other action by the Association to enforce these rules and standards.

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1. ACCESS CONTROL

- The Community is a private gated community into which the Association limits access. Such access shall not be considered as the Association providing Security. *(Revived Declaration of Covenants and Restrictions, Amendment Recorded 12/11/2012, Item 5: Section 8.4.G)*
- Owner, Occupant or Tenant may purchase a transponder for their vehicle for \$30.00 each. This will provide gate access to the front and rear gates without having to go through the guard. The Association Management Company will require the registration of the vehicle and driver's license of the owner.
- Portable transponders for homeowners/tenants that use recreational/government issued vehicles for work. Portable transponders may be also issued to homeowners that are seasonal. Portable transponders are to be deactivated when they are not living in Boca Greens. The fee will be a \$50.00 deposit plus \$30.00 fee and verification of the vehicle. *(Board Rule 9/15/2015)*
- Owner, Occupant or Tenant may purchase a key fob for the rear pedestrian gate on Kimberly for \$30.00 each. There is a limit of 2 per dwelling. The Association Management Company will require the driver's license of the owner, occupant, or tenant.
- Homeowners and/or Tenants can use the WebGuest Mobile App (available at the Apple or Google Play Store – Search WebGuest) to add new guests or vendors/service personnel to their list. This same app can be used to add permanent guests, vendors/service personnel to their list.
- Homeowners and/or Tenants can also call-in guests and vendor/service personnel to the automatic entry system by calling 561-487-3116 and following the prompts.

2. ASSESSMENTS AND LIENS: CHARGES: NEW OWNER CAPITAL CONTRIBUTION .

- The Association has the power to levy and collect assessments against each lot and Owner to provide the necessary funds for proper operation and management of the Community and for the operation of the Association, including both annual assessments for each Lot's share of the common expenses as set forth in the annual budget, and special assessments for any proper common expenses. The Association may also levy Charges against individual Lot(s) and Owner(s) for any amounts, other than for common expenses, which are properly chargeable against such lot and Owner under the Governing Documents. This includes the collection of fines.
- The Association shall have the power to levy and collect a New Owner Capital Contribution in the amount determined annually by the Board of Directors which cannot exceed the cumulative amount of two quarterly assessments, or at the prior year's amount if no such determination is made. The New Owner Capital Contribution shall automatically be applied to any new owner upon the sale or

transfer of a lot to a third party or upon the acquisition of a Lot by a mortgagee upon the foreclosure of its mortgage or similar recorded instrument.

(Revived Declaration of Covenants and Restrictions, Section 5 and Amendment 06/16/2020 Item 5)

- Transponder, internet and cable service and voting rights may be suspended if 90 days delinquent.

(Florida Statute 720.305 Obligations of members; remedies at law or in equity; levy of fines and suspension of use rights.)

3. ARCHITECTURAL CONTROL COMMITTEE GUIDELINES.

The following constitute architectural guidelines for the Community applicable to Owners and Occupants, which are in addition to any other guidelines or restrictions contained elsewhere in the Declaration. The existence of a guideline or restriction does not obviate the need for ACC approval, which still does exist. The absence of a guideline or restriction does not mean that an alteration or improvement is allowed, but simply that the ACC has discretion on the matter. Which may or may not be documented in writing by the ACC in written form or architectural guidelines outside of the Declaration.

(Revived Declaration of Covenants and Restrictions, Section 7.13)

Prior to any exterior modification, the Owner must submit an ACC Request for approval. The request provides instructions and additional material required for the alteration. The ACC committee has 30 days from the date of receipt to review and provide preliminary approval, final approval or deny the request based on the guidelines provided in this Summary and on the ACC form. Completion of a modification that does not coincide with the ACC guidelines at the time, will be required to be removed at the Owners expense.

No structure (whether part of a residence) fences, walls, swimming pools, exterior lighting, or any other improvement, shall be constructed or allowed upon any Lot; no alteration, addition, changing or remodeling to the exteriors of any Dwelling Structure or other structure on a Lot shall be made: and no landscaping or removal of landscaping shall be added or altered on a Lot (collectively a "Modification"); without the Owner first obtaining the prior written approval of the Architectural Control Committee (ACC) or a fine may be imposed.

(Revived Declaration of Covenants and Restrictions, Section 7.1)

ACC approval is not required for changes or alterations not visible from the outside of the Lot, modifications to the irrigation system of a Lot or antennae and satellite dishes protected by federal law.

(Revived Declaration of Covenants and Restrictions, Section 7.1.A)

No individual shall pump water from any Water Management Tract, whether for irrigation or otherwise, other than the Association and Boca Greens Country Club.
(Revived Declaration of Covenants and Restrictions, Section 8.16)

ACC Guidelines are listed below and full details on the ACC Request Form.

Failure to submit a request for approval may result in a fine.

(Board Rule 10/20/2015)

Architectural Guidelines Per the latest approved ACC Request Form

– Note the absence of a guideline does not mean it is an allowed alteration

Some items require a Permit and \$1000.00 Refundable Deposit.

a. Painting (Dwellings, Driveways, Sidewalks)

Boca Greens has an approved Color Palette which can be viewed in the following locations

- Boca Greens Property Management Offices at 20283 SR7, Suite 219, Boca Raton.
- Sherwin Williams at 10075 Yamato Road, Boca Raton.
- Sidewalks – Only Approved Color is Bombay

b. Landscaping

- No Trees or bushes can be planted in the Swale
- Tree and Stump Removal
- Set-back requirements from Property lines
- Fruit Trees only in rear of Property
- See ACC Form for Tree Restrictions (types, location and set back)
- Only Hedge Plants are Clusia, Cherry Hedge, or Podocarpus (can be planted on the side or rear of the lot)

c. Hurricane Protection

- Windows and Doors
- Shutters (Accordion or Panels)

d. Driveways

- Pavers
- Poured Concrete
- Stamped

e. Roof

- Concrete S-Style
- Concrete Flat Tile

f. Non-Hurricane Windows and Doors

g. Screen Enclosures

- Pool Patio
- Patio
- Front Door/Porch

h. Pool Addition/Resurfacing/Renovation

- New Pool
- Pool Renovation
- Resurfacing existing Pool
- i. Concrete Patio Slab/Pavers – (rear of property)**
 - New Installation
 - Expansion of Existing
 - Must not expand beyond the side footprint of the house
- j. Fences**
 - See ACC form for acceptable designs
 - 4 Feet or 5 Feet in Height only
 - Rear of the lot only
 - Must follow the pool and patio slab
 - Cannot fence in the lot/property
- k. Temporary Structures**
 - Temporary Basketball Net – Must be stored away when not in use
 - Children's Playground Equipment – Rear of Property, See ACC form if permit is required
- l. Mailboxes**
 - Only the approved design
 - Homeowner is responsible for Maintenance and Repair and Replacement
- m. Flagpoles**
- n. Gutters**
 - New
 - Replacement
- o. New Additions or New Home Construction**
 - See the ACC form for all the required Information
 - Must be harmonious to the Community
 - Garages must be attached to the dwelling
 - Carports are not allowed
 - Garage Conversions not Permitted (*Revived Declaration of Covenants and Restrictions, Section 8, 8.12*)
- p. Solar Panels**
 - Pool
 - Hot Water
 - Home
- q. Home Generator/Propane Tank**
- r. Trellis**
 - Applies to homes with an existing Trellis.
- s. Privacy Fences**
 - Applies to homes with existing Privacy Fences from the Original Builder Design
- t. PODS**
 - Approval within 2 business days
 - Approval to Enter Community

- Can only be on premise for 3 days including drop off and pickup
- Must be stored off premise
- Must be removed if a hurricane is approaching
- Street Parking passes will be issued if required

u. Construction Dumpster

- Approval within 2 business days
- Approval to Enter Community
- Can only be on premise for duration of renovation
- Must be emptied when full
- Must be removed if a hurricane is approaching
- Street Parking passes will be issued if required

4. BACK GATE

- Access is 24x7 to Residents with Transponders
- Exit does not require a Transponder

(Board Rule 6/26/2018)

5. BUSINESS ACTIVITY

- No business or commercial activity or enterprise of any kind shall be allowed or conducted on the lot or within the dwelling
- Exceptions are as follows:
 - Any business that qualifies as a home occupation under the applicable zoning code shall be permitted. However, a day care or childcare facility or operation shall not be permitted, irrespective of whether same is a home occupation.
 - The business of operation of the Association.

(Revived Declaration of Covenants and Restrictions, Section 8.7.A)

6. CAR COVERS

- Not permitted

(Revived Declaration of Covenants and Restrictions, Section 8.4.A)

7. COMMUNITY BUSINESS HOURS

- Boca Greens Business Hours for Contractors and Moving Companies is Monday – Saturday from 8 a.m. to 6 p.m. Contractors and Moving Companies are not allowed access outside of these hours or at any time during the 6 Holidays recognized by the HOA (see item 15 Holidays).

Exception:

- Small package delivery companies such as UPS, USPS, FEDEX, Amazon, Instacart can make deliveries 24x7.

(Board Rule 11/24/2020)

8. EMERGENCY ACCESS FOR CONTRACTORS

- Emergency Contractors (plumbers, electricians, water clean-up companies) outside of regular Business Hours due to Homeowner Emergency can gain access by the Homeowner contacting the Property Manager or a Board Member to call the guard to allow access.

(Board Rule 11/24/2020)

9. FINES

- Fines may be levied against Homeowner, Tenants, Guests and Invitees
- The association may levy reasonable fines.
- A fine may not exceed \$100.00 per violation per day against any member or any member's tenant, guest, or invitee for the failure of the owner of the parcel or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, rules and guidelines of the association unless otherwise provided in the governing documents.
- A fine may be levied by the board for each day of a continuing violation, with a single notice and opportunity for hearing, except that the fine may not exceed \$1000.00 in the aggregate unless otherwise provided in the governing documents.
- A fine of less than \$1000.00 may not become a lien against a parcel.
- Transponder, internet and cable service and voting rights may be suspended if 90 days delinquent.

(Florida Statute 720.305 Obligations of members; remedies at law or in equity; levy of fines and suspension of use rights.)

10. FISHING

- No fishing is allowed on the Common Area along Kimberly Boulevard. No boat or other type of waterborne vehicle shall be permitted in any of the Water Management Tracts, except in connection with maintenance of the Tracts.

(Revived Declaration of Covenants and Restrictions, Section 8.16)

11. FLAGS

- Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.

(Florida Statute 720.304 (2) (a) Right of owners to peaceably assemble; display of flag; SLAPP suits prohibited)

- Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an

easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

(Florida Statute 720.304 (2)(b) Right of owners to peaceably assemble; display of flag; SLAPP suits prohibited)

- No Decorative signs are permitted - also see signs

12. GARAGES

- Garages shall be used for storage of automobiles, other motor vehicles or other typical use of garages.
- No garage may be used as a living space
- Garage doors shall always be kept closed except when otherwise necessary for ingress and egress.

(Revived Declaration of Covenants and Restrictions, Section 8.12)

13. GOLF CARTS

- Must be parked in the garage. If left out for more than 5 days, contact will be made to the homeowner and a \$100.00 fine will be levied.

(Board Rule 10/20/2015)

14. HOLIDAY LIGHTING

- Holiday Lighting can go up after Thanksgiving and must be taken down by January 15 of the following year.

(Board Rule 7/20/2015)

15. HOLIDAYS

- Vendors are not allowed access on any HOA recognized Holiday.

The six (6) HOA recognized Holidays are:

New Year's Day (1st Day of the New Year)

Memorial Day (last Monday of May)

Independence Day (4th of July)

Labor Day (1st Monday of September)

Thanksgiving Day (4th Thursday of November)

Christmas Day (25th day of December)

(Board Rule 10/15/2013)

16. HURRICANE SHUTTERS

- Hurricane Shutters or Protective Window Coverings can only be put up or closed 5 Days before a Hurricane Watch and must be removed within 10 days after the storm passes.

(Board Rule 11/24/2020)

17. LANDSCAPING

- Homeowners are required to trim their trees and remove any fruit/coconuts during the months of April - June each year in preparation for Hurricane Season.

(Board Rule 11/24/2020)

18. MAINTENANCE BY OWNERS.

Each Owner is responsible, at their own expense, for the maintenance, repair, and replacement of the following Properties:

- The entirety of his Lot and Dwelling Structure.
- The following portions of the Common Area: Any sidewalks, swales, landscaped areas and driveways, that surround a lot extending down to the paved right-of-way, and in the rear of the Lot, down to the lakes or golf course.
- Each Owner must perform promptly all maintenance, repairs and replacement for which the Owner is responsible, which are necessary to ensure good and quality condition, and/or which if not performed would affect any of the Properties, including any Lot(s) belonging to any other Owner(s).

(Revived Declaration of Covenants and Restrictions, Section 6.1 - 6.4)

- No Owner shall make any alteration, additions, or improvements to any exterior portion of their lot, dwelling or the Common Area, without the approval of the Architectural Control Committee (ACC) or they may be subject to a fine.

(Revived Declaration of Covenants and Restrictions, Section 7.1 and Board Rule 10/20/2015)

19. OCCUPANCY of LOTS/DWELLING

- Occupancy is for residence purposes by Owners, tenants, family members, guests, and employees.
- Only entire lots/dwellings may be sold, leased or otherwise transferred.
- There is no minimum or maximum age for occupancy.

(Revived Declaration of Covenants and Restrictions, Section 8.1 and 8.2)

20. OTHER LOT/DWELLING

- Window Air Conditioner Units are not allowed on any dwelling
- Garages must be attached to the Dwelling
- No Carports allowed on any lot
- Only the Association approved Mailbox is permitted. Repair and Maintenance is at the Owners expense. See ACC Request for details.

- Alarms - All burglar alarms or security systems installed must have a device that automatically disconnects the sound or light after fifteen (15) continuous minutes.
- Docks or Boat Houses or Similar Structures are not permitted on any lot, Water Management Tract or Common Area.
- Antennae and Satellite Dishes – Only Antennae and Satellite Dishes protected by federal law are permitted. The location can only be within the dwelling structure. The ACC must give prior approval for location.

(Revived Declaration of Covenants and Restrictions, Section 7.13 and Amendment dated 12/11/2012, Section 7.13)

21. PEDESTRIAN GATE – West on Kimberly

- Hours for Entry and Exit is 5 a.m. – 10 p.m., 7 Days a week
- Two (2) Key fobs per household
- Cost \$30.00 each. \$100.00 replacement cost

22. PARKING

- Parking on the Street – prohibited 12:00 a.m. (Midnight) to 7 a.m.
- Exception with a pass (cars only) that is good for up to 3 days
- Parking over sidewalks is not permitted except for a Moving Van
- Parking on the grass whether the Homeowners Lot or Common Area is not permitted.
- Parking on the Even Side of Street: July – December
- Parking on the Odd Side of Street: January – June
- No Truck Parking or Prohibited Vehicles in Street or Driveways from 12:00 a.m. (Midnight) to 7 a.m. or subject to towing. (See Items 29 and 32)

(Revived Declaration of Covenants and Restrictions, Section 8.4,D,7)

23. PERMANENT GUEST LIST

- Permanent Guest List Limited to 15 entries

(Board Rule 1/23/2018)

24. PETS AND ANIMALS

Owners, Tenants and Guests are permitted to have pets and animals as a privilege as follows:

- Animals and Pets are restricted to cats, dogs, birds in cages, fish, reptiles, rabbits' hamsters, gerbils and guinea pigs kept in terrariums or cages
- Each Dwelling Structure shall be limited to a total of not more than two (2) dogs, two (2) cats or one of each.
- No pet or animal shall be bred or kept for commercial purposes

- When outside the Dwelling Structure, all dogs and cats must be accompanied by an attendant who shall have such dog/cat firmly held by collar and leash, which leash may not extend more than 8 feet in length. No cats or dogs shall be permitted to run at large outside the lot.
- The owner/custodian of each animal and pet or individual walking the same, is required to clean up after the pet/animal.
- The owner/custodian of the animal or pet shall remove his or her animal or pet from the Community when such animal or pet emits excessive noise that it is heard outside the lot.
- The pet/animal owner of the lot involved is strictly liable for damages caused by the pet/animal to the properties.
- Any pet/animal owner's privileges to have a pet/animal reside in the Community shall be revoked if the pet/animal shall create or become a nuisance
- No aggressive breeds of dogs are allowed on the property, including, but not limited to Pit Bulls, Pit Bull Breeds, or Pit Bull Mixes or any other aggressive or dangerous breed of dog as identified by either Palm Beach County or Boca Raton Animal Care and Control.
- Exception: The provision of this Section 8.3 shall yield where necessary to meet the needs of handicapped persons pursuant to fair housing laws.

(Revived Declaration of Covenants and Restrictions, Section 8.3 and Amendment Recorded 12/11/2012, Item 4: Section 8.3a Subparagraph 7)

25. RENTAL/LEASING OF DWELLING

- No Owner may lease his or her lot during the first twelve (12) months of ownership
- No Lease shall be more than once (1) in a 12-month period
- Only the entire Dwelling Structure may be rented.
- The renting of rooms is prohibited
- Subletting is prohibited
- The Association Management Company shall be notified not less than 15 days prior to the commencement of occupancy of the lease.
- Refundable deposit of \$1000.00 is required from the Owner to offset damage to common areas and/or unpaid fine, assessment or other charge.
- No leases will be approved if Owner is delinquent of any payments or violations.
- Leasing Applications is available on www.tenentev.com, CODE 6194, \$250.00 application fee

(Revived Declaration of Covenants and Restrictions, Section 8.14 and Amendment Recorded 12/11/2012, Item 1)

26. ROOF TARPS

- Must be removed within 30 days unless an ACC request has been submitted for new Roof. Owner gets 3 months to replace the roof.

(Board Rule 10/20/2015)

27. SIGNS

- No signs of any type shall be maintained, kept or permitted on any of the properties, including Lot (interior or exterior and vehicles) such that they may be viewed by the common area or other lots.

Exceptions are as follows:

- Signs on commercial vehicles in the Community during regular business hours or in an emergency.
- Official notices of the Association
- Vehicle bumper stickers or parking decals which do not indicate a lot for sale or rent.
- One security sticker and one handicapped sticker which can be affixed only to the window and not to exceed 3 inches x 5 inches.

(Revived Declaration of Covenants and Restrictions, Section 8.6)

- Any parcel owner may display a sign of reasonable size provided by a contractor for security services within 10 feet of any entrance to the home.

(Florida Statue, Chapter 720.304, (6))

28. SOLICITATION

- No business solicitation shall be permitted unless for a charitable organization.

(Revived Declaration of Covenants and Restrictions, Section 8.9)

29. TOWING/ILLEGAL PARKING

- **This applies during the hours of 12 a.m. (Midnight) to 7 a.m., 7 days a week**
- This does not apply to cars parked on the street with a Boca Greens valid parking pass which is good for 3 days.
- Two (2) warnings issued to a car owner without a pass and then towed. Car owner, not property owner, is responsible for the costs incurred.

(Board Rule 10/23/2018)

- Trucks and Prohibited Vehicles are towed immediately whether on the street or in a driveway.
- Pick-up Trucks and Prohibited Vehicles (see Item 32) must be garaged.
- Applies to Parking over Sidewalks, Parking on the wrong side of street and/or on the Grass. Verbal warnings are given during the day.
- *(Revived Declaration of Covenants and Restrictions, Section 8.4,E)*

- Remedy of Towing. If upon the Association's provision of that notice required by Section 715.07, Florida Statutes and applicable County Ordinances, as amended from time to time, an offending vehicle owner does not remove a prohibited or improperly parked vehicle from the Properties, the Association shall have the power and right to have the vehicle towed away at the vehicle owner's expense

(Revived Declaration of Covenants and Restrictions, Section 8.4 and Board Rule 11/24/2020)

30. TRANSPONDERS

- Issued Monday – Friday (excluding Holidays) between 9 am – 12:30 pm at the Property Management Office.
- Proof of Residence, Current Driver's License and Current Car Registration Required.
- Cost per Transponder \$30.00 each
- All bills must be current to be issued a transponder
(Board Rule 2/21/2017)
- Must be a resident to obtain a transponder
(Board Rule 11/21/2017)

31. TRASH PICK-UP AND GARBAGE STORAGE

No rubbish, trash, garbage, or other waste shall be kept or permitted in the Community except in containers

- Palm Beach County Solid Waste Authority Garbage collection is 2 days per week
- Cans can be put curbside after 3 p.m. the day before the day of collection
- Monday is landscape clippings and garbage pickup. Maximum limit is 6 cubic yards.
- No landscape material or any other items shall block the sloped curb or any of the storm drains at any time.
- No landscape cuttings/yard waste are permitted to be curbside before 3 p.m. Sunday, except the Royal Palm fronds. Must be less than 6 cubic yards measured by L x W x H/27 – measured in feet. Must be able to be hand loaded. All other landscape debris must be kept on the side of the house until 3 p.m. Sunday or subject to a fine.
- Any landscape waste not collected by Palm Beach SWA will be removed by Boca Greens HOA at the Owners expense.
- Thursday is Bulk pickup, recycling, and garbage pickup
- All Garbage cans and Recycling bins must be removed and stored out of site by midnight the day of collection.

(Revived Declaration of Covenants and Restrictions, Section 8.8 and Palm Beach County Ordinance 2019-022)

32. VEHICLES AND PARKING

- No Commercial Trucks allowed after 6:00 pm Monday – Saturday and never on Sunday.
- Security Company patrols and will tow illegally parked vehicles at owners' expense.
- Prohibited Vehicles or Items anywhere on the property except within the garage of a dwelling structure with the garage door closed.

Prohibited Vehicles are as follows:

- Trucks, including pick-up trucks whether a camper top is added, whether the truck is covered or uncovered, and whether with a bed top or without.
- Motorcycles, dirt bikes or two-wheeled motorized vehicles
- Mopeds and other self-powered bicycles
- Agriculture vehicles, dune buggies, swamp buggies and all terrain or off-road vehicles
- Any trailer or other device transportable by vehicular towing
- Semis, tractors, or tractor trailers
- Buses, limousines, travel trailers or vans (see exceptions below)
- Commercial vehicles other than during Community business hours
- Vehicles which are an eyesore
- Motorcycle delivery wagons
- Campers
- Recreational vehicles
- Mobile homes or mobile houses
- Truck mounted campers attached or detached from the truck chassis
- Motor homes or motor houses without bodies whatsoever or incomplete bodies
- Passenger vehicles that have been converted or modified to a different type of vehicle
- Vehicles that are noisy, unsightly or Junkers
- Vans, unless an exception applies
- No vehicles with flat tires or missing tires
- Boat or Boat Trailers or other such motor vehicles
- Vehicles with a cover on it.
- No Vehicles with signs or logos unless during regular business hours
- Classifications shall come from the most current N.A.D.A Official Used Car Guide

Exceptions to Prohibited Vehicles Above:

- Moving Vans for the purpose of loading and unloading during regular business hours defined as Monday – Saturday, 8:00 am – 5 p.m.

- Vehicles, regardless of classification necessary for the maintenance and care or protection of the properties during regular business hours and only for the period during which the maintenance, care or protection is provided.
- Service and Delivery Vehicles for the period to render the service.
- Vehicles for Handicap persons as defined by the Fair Housing Law
- Police and Emergency Vehicles
- Certain Vans that are two axle and is not a commercial vehicle. They shall contain windows on the rear and both sides adjacent to the first row of seating and one set of windows on each side beyond the widows adjacent to the first row of seating.

Additional Regulations:

- No repairs, including changing of oil, shall be permitted.
- You may wash, wax and change a flat tire
- No unregistered vehicles. All vehicles must be in working order and not on blocks, jacks or ramps
- No motor vehicle, including moving vans, shall park on the grass or swale
- Racing engines and loud exhausts are prohibited
- No vehicle shall be parked that it blocks any sidewalk, except for otherwise necessary by moving vans for only loading or unloading
- No street parking between 12:00 a.m. Midnight to 7:00 a.m. 7 days a week or subject to towing.
- No moped, go-ped, go-cart, motorized scooter, powered bicycle or similar items shall be operated or driven anywhere within the Community, but same may be transported by trailer or operated by foot power. The foregoing prohibition shall not apply to golf carts or to motorcycles.
- Remedy of Towing. If upon the Association's provision of that notice required by Section 715.07, Florida Statutes and applicable County Ordinances, as amended from time to time, an offending vehicle owner does not remove a prohibited or improperly parked vehicle from the Properties, the Association shall have the power and right to have the vehicle towed away at the vehicle owner's expense

(Revived Declaration of Covenants and Restrictions, Section 8.4 and Board Rule 11/24/2020)

33. VIOLATIONS

- The Property Management Company makes regular and scheduled trips throughout the Boca Greens Community to ensure that the Common Areas and all Homeowner Lots and Dwellings are kept in good quality condition per the Associations Governing Documents, ACC Guidelines and any rules approved by the Board are observed. The Property Management Company is authorized to

issue violation notices for instances of noncompliance. Fines may be levied in accordance with Florida Law

34. YARD DEBRIS – Tree Fronds

- Can be put at the curb after 3 p.m. the day prior to collection. Yard Debris and tree fronds must be stored on the side of the house until it can be put at the curb or taken with your landscaper. Royal Palm Fronds are exempt. (See Trash Pick-up Item 31 for more detailed information)
- No landscape material or any other items shall block the sloped curb or any of the Street drains at any time.

(Board Rule 6/16/2015)