

BANYANS AT BROKEN SOUND HOMEOWNERS ASSOCIATION, INC.

c/o Campbell Property Management

1215 East Hillsboro Boulevard

Deerfield Beach, FL 33441

954-427-8770 Fax 954-427-6692

Dear Banyans Homeowners,

We would like to welcome you to the Banyans. Below is a list of the most common rules that are an issue in the community but please keep in mind that this is in not a complete list of the rules that you are subject to. If you do not have a copy of the documents for the Banyans, please make sure that you request a set of the documents which can be mailed or emailed to you. Contact information is at the end of this letter. You have a legal obligation to have these documents and to abide by them.

1. Per the City of Boca Raton, Trash pick-up is on Tuesdays and Fridays unless changed due to a holiday. Trash cannot be placed at the curb until 7:00 p.m. the night before the scheduled pick up. Trash must be contained in the trash can with the lid closed. Trash bags cannot be placed at the curb unless placed for bulk trash pick-up which is on Fridays. Minor yard waste (cuttings) must be put in clear plastic bags for pick-up on Fridays ONLY. If you have a private gardening service, they must remove yard waste and not leave it for pick-up by the City. Bulk trash pick-up is any large trash items like landscaping debris that you personally cut (not debris left behind by your hired landscaper or handyman which they must remove themselves), furniture, or other large items that will not fit in the trash can. Recycling is on Fridays. All trash cans and recycling bins must be stored out of sight the same day as the trash pick-up.
2. Overnight street parking is prohibited between 2:00 a.m. and 6:00 a.m. Parking vehicles with the car extending into the street is not allowed. Parking perpendicular at the end of the driveway is not allowed. Parking on the lawn is not permitted.
3. The use of car covers is not permitted.
4. Motorcycles must be housed in the garage.
5. Flower pots and other decorative items are not allowed in the front of the house or where they are visible from the street. No signs are allowed with the exception of alarm monitoring signs which must be located near the garage.

6. Dogs are required to be on a leash at all times. Dog excrement must be picked up and properly disposed of. There are dog waste stations containing bags for your convenience throughout the community.
7. Dogs are **not permitted** in the pool area.
8. All holiday decorations must be removed within 5 days after the holiday. The exception is holiday lights installed in November or December which can remain until the end of January.
9. Residents using the umbrellas at the pool area should close them when leaving in order to extend the life of the umbrellas. Residents should not leave any trash at the pool except in the trash bins.
10. There is no smoking allowed in the pool area or parking lot.
11. Extended parking of vehicles in the pool parking lot overnight is prohibited unless advance permission is given by the property manager or HOA Board member.
12. Any changes to the exterior of your home such as new roof, windows, garage door, front door, hurricane shutters, coach lights on the front of the house, new landscaping, tree removals, solar lights, solar panels, etc. all require prior written approval from the Banyans and BSMA. This Architectural Review Board (ARB) application must be requested, completed, and signed by the property owner and submitted to the property manager in order for the acceptance procedure to be initiated.
13. Speeding and stop sign running is a violation of the rules of the Banyans and the traffic laws of the City of Boca Raton, both of which will be strictly enforced by security and the Boca Raton Police. There are many young families with children, bicycle riders, runners and many residents that frequently walk the streets in the community. Please slow down before an accident happens. There are no sidewalks in the Banyans so residents must share the roads with vehicles.
14. It is each homeowner's responsibility to maintain the landscaping and irrigation in their back yard. Please make sure that you keep your yard in a neat and orderly manner as stated in the documents. It is the homeowner's responsibility to replace any dead or dying plant material in their front yards. It is each homeowner's responsibility to make sure that the irrigation in the front yard is run on a regular basis to assure proper care for the plant material and grass.
15. Repairs to the pavers in the driveways is the responsibility of the homeowner. As the oak trees that were planted by the original developer have matured, the roots have caused the pavers to lift. You are responsible to have the pavers reset as needed to keep your driveway in a proper and safe condition.

16. Contractors/workers at your home cannot start work any earlier than 7:00 a.m. and must leave by 6:00 p.m. Monday through Saturday. There are no service people allowed in the community on Sundays unless there is an emergency.
17. Loud music and barking dogs will not be tolerated. We have zero lot lines and must all be considerate of the rights of our neighbors to enjoy quiet.
18. In the event that a resident (or their renter) receives a first "Violation of the HOA rules" letter they are to immediately correct the violation as noted in the letter. Should second letters (and beyond) referring to the infraction be sent it will require a resident to appear at the Hearing Committee meeting customarily held on the third Monday of the month at 6:00 p.m. in the clubhouse. Non-correction of the issue and/or disregarding of these letters may also result in fines that can ultimately lead to liens placed on the property. Note: Liens are not arbitrarily put in place but are instituted per the laws of the State of Florida.
19. The payment of the quarterly maintenance assessments for the Banyans are due on the first day of the quarter and late as of the 15th day. Late fees are then applied. Failure to pay your maintenance will result in your account being turned over to the Association's attorney for collection. The collection process results in more fees charged to your account and your gate transponders will be deactivated and your Hotwire cable and internet service will be suspended until payment in full is made.

Thank you for your time in reviewing this information and complying with all the rules. If you need immediate attention my email address DBedusa@campbellproperty.com or my office number is 954-427-8770. Your immediate attention to this all the above is appreciated.

Sincerely,

Dawn Bedusa, CAM
Property Manager
For the Board of Directors