

Welcome to Coco Wood Lakes!

We're happy to welcome you to your new home in **Coco Wood Lakes (CWL)**, an active adult (55+) community with 393 single-family homes. Most homes have 2–3 bedrooms and a 1–2 car garage.

What's in this Welcome Packet:

This packet contains a subjective outline of the community's Rules and Regulations to help you settle in. A complete copy of the CWL Rules, Regulations, and Architectural Standards and Guidelines also included. Please refer to Coco Wood Lakes (CWL) website for all up-to-date forms and documents. If you have questions about the community or HOA policies, that is the perfect place to start.

Community Highlights

The **Clubhouse** offers a wide range of amenities:

- Temperature-controlled Pool and Hot Tub
- Fitness Center
- Billiards, Library, multipurpose Room
- Saunas, Shuffleboard, Pickleball courts
- Auditorium
- Property Management Office on-site

The community is professionally managed by **First Service Residential**.

To stay in the loop, make sure the office has your updated email address—we send regular email blasts and a monthly newsletter with all the latest updates and events. Community info can also be found posted in the Clubhouse or Channel 1075 on Comcast.

Governance & Activities

- CWL is overseen by a **7-member volunteer Board of Directors**, all residents.
- Their goal is to **maintain property values** and **keep fees low**.

- Our **Entertainment Committee** organizes quality events, live shows, and club activities.
- We are a Pet Friendly community with no weight or size limits. Domestic pets only.

IMPORTANT CONTACT INFORMATION

CWL: 6269 W Atlantic Avenue, Delray Beach, FL 33484

Property Manager: 561-495-1133 Christina Hurst

www.cocowoodmgr@fsresidential.com Office Hours: Monday-Friday 8:00 am to 5:00 pm
Closed 1:00-2:00 for lunch

After Hours Phone: 866-378-1099

Community website: www.cocowoodlakes.com is where you will find:

- All Governing Documents & Bylaws
 - Rules & Regulations
 - Architectural Review Committee (ARC) Rules & Application
- Financials
- Board Meeting Agendas & Minutes
- Forms
- Community Channel Info
- Board of Directors Info
- Blue Stream Cable & Internet
- Reserve Study
- Newsletters

Water - PBC Water Utilities 561-740-4600

Electric - FPL (<https://www.fpl.com/fpl-app/my-account/connect/start-service-info>)

Internet – Blue Stream 561-264-2880

Cable – before 9/30/25 contact Comcast/Xfinity, as of 10/1/25 contact Blue Stream

Trash - Solid Waste Authority of PBC (<https://www.swa.org/>)

Homestead & Portability Info - <https://www.pbcpa.gov/index.htm>

Lake Water Levels: Lake Worth Drainage District 561-498-5363 www.lwdd.net

Fire/Rescue Department: 911

Palm Beach County Sheriff (non-emergency) 561-688-3000

AUDITORIUM RENTAL – Residents may reserve the Auditorium for private functions. Residents must be in attendance for the entire event. Please find application at www.cocowoodlakes.com or see Property Manager for more details.

BOARD MEETINGS: Held the 4th Tuesday of each month at 7:00pm in the Auditorium. Residents are encouraged to come in person or join via Zoom.



CLUBHOUSE & AMENITIES

The **Coco Wood Lakes Clubhouse** is the heart of the community, offering a wide array of amenities for residents and their guests:

- Large, temperature-controlled **swimming pool** and **hot tub**
- Fully equipped **fitness center** (cardio, free weights, and resistance machines)
- **Billiards room** with table tennis
- **Library** and **multi-purpose room**
- **Saunas, shuffleboard, pickleball courts**, and a spacious **Auditorium**



Hours of Operation:

Open daily from **6:00 AM to 11:00 PM** (Pool area open **Dawn to Dusk**)



Access:

Entry to the Clubhouse and amenities requires a **key fob**. Residents should accompany their guests.



Important Notes:

- The fitness center is for individuals **18 and older only**
- There are **no lifeguards or supervisory staff** on duty at the pool
- Use of **all amenities is at your own risk**
- Please follow posted **rules and guidelines** for all amenities

ELECTRONIC VOTING - Residents may elect to sign-up for Electronic Voting via Get Quorum.

EXTERIOR CHANGES OR MODIFICATIONS - ARC Request must be submitted and approved prior to commencement of any work. Please refer to the Architectural Review Committee Guidelines for a complete breakdown of all requirements.

HOA QUARTERLY PAYMENT - Includes Clubhouse and Amenities, basic Cable and high-speed fiber Internet.

Non-Lake Lots \$585.06 per quarter

Lake Lots \$607.06 per quarter

KEY FOBS - Key Fobs are used for entry into the Clubhouse and Pool area. You should obtain Key Fobs from previous owner. Please see Property Manager to purchase additional Key Fobs for \$25 each.

LANDSCAPING – Residents are responsible for all landscaping and exterior maintenance of their home and lot. (refer to Rules & Regulations for additional information)

LEASING RESIDENCE – Leasing is allowed with Board of Director approval. Sub-leasing is not permitted. Refer to Rules & Regulations for additional information.

PARKING - No parking on lawns or swales and must not block the sidewalk. Refer to Rules & Regulations for additional information.

PETS - CWL is a pet-friendly community. All pets must be on a leash when outdoors. Residents must abide by all Palm Beach County laws regarding the picking up and proper disposal of all pet waste.

RESIDENT PORTAL - Hosted by CWL Property Management company, First Service Residential. Account information and login instructions will be emailed to you within ten (10) day after receipt of your Closing Documents. Please see Property Manager for any questions regarding your Resident Portal or signing up for Click Pay.

SOLICITING – No Soliciting Signs are posted at all main entrances to streets within CWL. If a solicitor knocks on your door, please inform them that soliciting is not allowed in CWL.

Contact the Palm Beach County Sheriff's Department at (561) 688-3000 and press 4 or call 911. Inform the dispatcher that our OAN number is 82945 and that our community is posted.

TRASH - Trash is picked up on Monday and Thursday as follows:

- Trash & Yard Waste: Monday
- Trash, Recyclables & Bulk: Thursday
 - Each household shall have a large trash can, a Blue bin for recycling glass, plastic & aluminum and a Yellow bin for newspaper and cardboard
 - Replacement recycle bins may be obtained from Solid Waste Authority of Palm Beach County 561-640-4000 or 866-792-4636

VOTING CERTIFICATE - Each home is entitled to one (1) vote. If more than one (1) person is on the title, a Voting Certificate is required and must be on file for your vote to count. Annual Meeting/Election is held in February.

POST CLOSING

- **At Closing** - Make sure to get all unit keys, garage door openers and Clubhouse fobs from previous owner.
- **After Closing** – ASAP via email or drop off please deliver a copy of your Closing Document/Settlement Statement to the Property Manager.
- **Homestead & Portability** – Owner should contact Palm Beach County Property Appraiser - <https://www.pbcpa.gov/index.htm>

Samples of current Forms & Documents attached. Refer to the CWL website for the most up-to-date Forms & Documents.

ARC Guidelines
ARC Application
Blue Stream Brochure
Current Newsletter
Online Voting Consent Form
Permission to Share Information Form
Rules & Regulations
Upcoming Events
Voting Certificate Form

In completing and executing this application, Buyer(s) present to the Coco Wood Lakes Association, Inc. that the purpose of this property is as follows:

- ☐ Permanent Residence ☐ Seasonal Residence
☐ Investment/Resale/Leasing

Buyer(s) acknowledge and understand the following: (check all boxes)

☐ If Buyer(s) wish to lease their residence in this Community, Buyer(s) understand that they can do so after approval of the Board of Directors. (Buyer(s) understand that sub-leasing is not permitted. Accordingly, Buyer(s) hereby agree-to on behalf of all persons who will occupy the unit, and their guests, will abide by all restrictions contained in the By-Laws and all other By-Laws, Rules & Regulations or Restrictions which may in the future be imposed by the Board of Directors. Buyer(s) understand that all updated Association Documents, Rules & Regulations, Forms etc. can be found on the CWL website www.cocowoodlakes.com.

☐ Yes

☐ No

☐ All the information received and/or discussed during the Orientation Interview was understood and Buyer(s) will abide by all restrictions contained in the Documents, By-Laws, Rules & Regulations or Restrictions which may in the future be imposed by the Board of Directors. Buyer(s) have received a copy of the current Coco Wood Lakes (CWL) Rules and Regulations and understand that all updated documents can be found on the CWL website www.cocowoodlakes.com.

☐ Buyer(s) have received, understand and agree to the current CWL Community Architectural Review Committee (ARC) guidelines. Updated guidelines can be found on the CWL website www.cocowoodlakes.com.

☐ Buyer(s) have read, understand and agree to abide by these and all Rules and Regulations in this Community. All information Buyer(s) have provided is accurate.

☐ I/We have executed and fully understand the foregoing Application this
_____ day of _____, 20____.

NEW BUYER(S)

PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE

DATE

CWL REPRESENTATIVE:

PRINT NAME

SIGNATURE

DATE