Encantada

RULES AND REGULATIONS – Revised 8.14.17

- These Rules and Regulations are in addition to all provisions contained in the documents governing Encantada at Boca Pointe.

- All rules and regulations are for the benefit of all homeowners and must be respected and observed by all homeowners. Homeowners are also responsible in the event that their renters, guests or contractors engage in any activities that violate any rules.

- Violation of any of the rules by a resident, guest, renter, or contractor can result in fines or suspension of certain Common Area use rights and voting rights to the homeowner or tenants in accordance with our documents. Such fines and/or suspensions are determined by the Board of Directors.

- A Committee consisting of three homeowners who are not (or related to) board members is appointed by the Board to hear from the owner(s) reasons why the penalties should not be imposed. Members wishing to be heard should contact the management company. If the Committee does not approve the penalty, it cannot be imposed.

1. GENERAL

a. Homes are for residential use only no business is permitted in home, garage or any exterior area.

b. Owners must notify the management company prior to selling, renting or leasing their property. Notification must be at least 30 days in advance and include the appropriate application form (obtainable online or from the management company), a copy of the agreement of sale or lease agreement, and the required application fee.

c. Owners must provide the management company with a telephone number and Email address where they may be reached.

d. All sound producing systems are to be kept to a volume level that is not disturbing to others

e. Contractors are permitted from 7:00 AM until 6:00 PM, Monday thru Saturday. No contractors are permitted on Sunday or legal holidays. The above restrictions may be modified in case of an emergency, only through Boca Pointe security and or a Board member.

f. All restrictions listed in # 6 above apply. No moving vans or trucks are permitted on Sunday or legal holidays, unless permission is obtained in advance by the management company or board member.

g. ***Soliciting by any homeowner, vendor, contractor or visitor and placement of fliers in mailboxes, driveways or front door are is strictly prohibited***

2. PARKING

a. Parking is prohibited for all vehicles on the EVEN numbered side of any and all streets (drives and courts) at all times. All vehicles must be parked in the proper direction facing the flow of traffic.

b. Commercial vehicles, trailers, campers, boats, or any vehicle, except personal automobiles or SUVs, may not be parked or stored on driveways or roads.

c. Service vehicles performing a service to a particular home are permitted between 8:00 AM and 6:00 PM, Monday through Friday and Saturday from and 9a.m. - 1 p.m.. Emergencies are exempt from the above hours.

d. are prohibited on Sunday and legal holidays, except in an emergency.

e. Parking of vehicles overnight (midnight to 7 am) is not permitted unless prior permission, in writing, is received from the management company.

f. No vehicles are to be parked on the grass, nor shall they be parked so as to block walking on any part of all sidewalks, or blocking fire hydrants, or driveway aprons

3. PETS

The rules of Encantada pertaining to pets consist of Palm Beach County Ordinance 98-22, except that animals will be kept on a leash of a maximum length of eight (8) feet, whenever walked on the common areas**.**

a. All pets and animals shall be restricted to those animals generally considered as household pets, such as dogs, cats or birds, and must be contained upon the premises of respective owners and not allowed to roam freely in the community.

b. Obnoxious animals such as cows, horses, swine, goats, fowl, etc. are specifically prohibited. No pet(s) shall be left unattended or tethered to the outside of the homeowner's structure(s), lawn or trees, bushes, etc. or any common area structure or vegetation. All dogs must be leashed at all times when outside. The leash is not to exceed seven (7) feet.

c. Any animal(s) that molest any passerby, attack other animals, damage and/or trespasses on private property, barks, whines, or howls in an excessive, continuous or untimely fash ion shall be considered to be a public nuisance or danger to the community and the association will request removal of the animal(s). If the homeowner does not comply, the association shall employ legal relief at the Homeowner expense.

d. Pet owners and/or pet walkers must pick up any waste/excrement from the pets anywhere in or about their property or the common areas and disposed of at their own home. The animal waste is not to be put into the storm drains. All pets must be registered with the management company and provide the management company with the animal(s) rabies vaccination certificate.

4. EXTERIOR RENOVATIONS

ALL exterior changes such as painting, landscaping overhaul, windows, doors, etc. must be approved by the Design Review Committee.

The DRC shall establish and maintain design polices which shall ensure that improvements and alterations to properties by owners are consistent with the quality/esthetics standards for ENCANTADA at BOCA POINTE. The object of these standards is to also enhance the value of properties. The Board of Directors at their discretion shall reserve the right at any time to change, alter and/or add to these standards.

5. SPEED LIMIT

The posted speed limit is 15 mph. Speeding violations shall be subject to established fine penalties at the Board and Review Committee's recommendation.

6. PARTIES

An alphabetical list must be given to the access officer at the gatehouse for all Parties, get-togethers, etc. that will have five (5) or more cars at the residence, other than those registered with the Boca Pointe Community Association at that residence.

7. DISTURBANCES

No fireworks of any kind allowed at any time.

8. TRASH

All garbage and trash containers shall be placed between sidewalk and street curb no earlier than 6:00 pm on the evening before pick-up day. All containers and any items not collected must be removed from curb no later than 6:00pm on the day of pick up and stored out of sight.

All fallen palm fronds and bagged cuttings shall be hidden from the street and neighbors until collection time. All tree, plant or bush cuttings done by your landscaper (gardener) must be removed by them the day of the cutting and removed from the premises and Encantada.

Trash is collected according to county schedules. These materials should be placed at the curb in a covered container.

Rules and regulations that are most often overlooked:

1. Submit plans to Design Review Committee for any exterior modification.

2. Submit landscaping plans to Design Review Committee. Exception - the changing of seasonal plants in the same location.

3. Service working hours are 8a.m. - 6p.m. Monday-Friday and 9a.m. - 1 p.m. Saturday_ Emergencies are exempt from the above hours.

4. Trees, plants, shrubbery, etc. shall not encroach on any sidewalk. All hanging growth shall be at least eight (8) feet above the sidewalk.

5. All garbage and trash containers shall be placed between the sidewalk and the street curb no earlier than 6 p.m. on the evening before pick-up day. food residue, cooking waste, etc.--must be-in an enclosed rigid (i.e. plastic) trash container

6. The posted speed limit is 20 miles per hour.

Encantada Is a beautiful place to live. Please follow our rules.