

**LIBRARY COMMONS HOMEOWNER ASSOCIATION
RULES & REGULATIONS
Vesta Property Mgmt. c/o Trak Management
757 Park of Commerce Drive #118
Boca Raton Florida 33487 Phone: 561-245-4444**

NON-PAYMENT OF ASSESSMENTS:	<p>Assessments are due the 1st of each quarter and considered late if received after the 15th. (January, April, July, and October)</p> <p>Article 18.18 Non-Payment of Assessments. If any Assessment is not paid within fifteen (15) days (or such other period of time established by the Board) after the due date, a late fee of \$25.00 per month (or such greater amount established by the Board), together with interest in an amount equal to the maximum rate allowable by law (or such lesser rate established by the Board), per annum, beginning from the due date until paid in full, may be levied. The late fee shall compensate Association for administrative costs, loss of use of money, and accounting expenses. Association may, at any time thereafter, bring an action at law against the Owner personally obligated to pay the same, and/or foreclose the lien against the Home, or both. Association shall not be required to bring such an action if it believes that the best interests of Association would not be served by doing so.</p>
GARAGES:	All garage doors shall remain closed when not in use. Article 15.17 page 16
STORAGE:	The personal property of any resident shall be kept inside except for patio furniture and accessories, and must be neat in appearance, in good condition, and not unsightly. Article 15.30 page 18
GARBAGE & TRASH:	Garbage & Trash shall be placed outside after 5:00 P.M. on the day before the scheduled day of collection and brought inside the same day of collection. All trash containers shall be stored inside the home or, placed behind a landscaped area as approved by the HOA. Article 15.18 page 16
VEHICLE PARKING:	As set forth in the Library Commons documents, parking: No Vehicle or similar vehicles used in business for the purpose of transporting goods, equipment and the like, or any trucks or vans which are larger than on (1) ton shall be parked in Library Commons, except during the period of delivery. Recreation vehicles, personal street vans, personal trucks of one (1) ton) capacity or smaller, or personal vehicles that can be appropriately parked within standard size parking stalls, may be parked in Library commons. Article 15.4 PG. 14
PAINTING AND PRESSURE WASHING:	All home surfaces including house walls, roofs, and pavers must be maintained in good condition and kept clean. Faded awnings are to be restored or replaced. Article 15.29 pg 17 and Article 15.33 page 18.
PETS:	<p>There is a maximum of 2 dogs per home. A pet must not be an unreasonable nuisance or annoyance to other residents. Dogs may not be outside of a fenced in area without supervision.</p> <p>All pets must be leashed when off property and all solid animal waste be immediately picked up & removed. Boca Raton pet laws are enforced. Pit</p>

	Bulls are not allowed.
POOL AREA:	Pool hours are from dawn to dusk. Place your pool furniture upright, and close umbrellas before leaving the pool. Please turn off pool cabana lights before leaving. Pets are not allowed at the pool deck.
POOL PARTIES:	An application must be obtained to hold a pool party. A refundable rental deposit of \$100 dollars is required and a Non-refundable fee of \$50 dollars. Damage to pool furniture, furnishings and other items associated with the cabana pool deck area will be charged back to the applicant. Parking shall only be allowed in designated parking spots. Street parking is prohibited.
LANDSCAPING:	Cuttings from homes may not be placed in common areas. Cuttings should be placed in plastic bags for sanitation pick up in individual trash cans. Landscaping maintenance of common areas will be determined by the association. Individual home owner signs are not permitted for common area plants.
ARB Forms:	<p>You must file an ARB form for any exterior work to your home Including Landscaping, painting, external repairs and roof. No common area work allowed without Board approval. Contractors must be licensed and insured, and to include liability insurance with the association listed as the certificate holder.</p> <p>REMEMBER: For a complete list of Rules, refer to the Library Commons Documents. Please be advised that you, as the homeowner, are responsible for forwarding a copy of the approved ARB application to your contractor, and not the Association.</p> <p>Completed ARB forms must be sent to: VESTA Property Services 757 Park of Commerce Drive #118 Boca Raton, Florida 33487 JDernos@vestaproperty!prvices,,COM</p>

The association Board of Directors, in accordance with the documents and Florida Statutes 720, has adopted and are responsible for enforcing the Rules and Regulations that govern the activities of homeowners and the maintenance of homes within the community. The Rules and Regulations are designed to maintain long term appearance of all homes and to maintain overall property values.

Persons violating our Rules & Regulations may be fined.