

THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION
SALE OR ALIENATION OF LOT OR RESIDENCE

Previous Owner Name(s) _____ Move-out Date _____

Property Address _____ Lot # _____

NEW OWNER AND OTHER OCCUPANTS

New Owner(s) Names _____

Out-of-area Address _____ Snowbird? ☐

E-mail Address(s) _____

Phone # [indicate home/cell/work] (____) _____

(____) _____ (____) _____

List full names of all occupants (including owner(s)), relationship (including children and ages), and attach a VALID photo IDs of all adults who will reside at the above address.

Full Name:

Age:

Relationship:

1. _____
2. _____
3. _____
4. _____
5. _____

PETS

How Many Pets _____ Kind of Pet, Breeds, Weights, and Ages _____

1. Pet(s) must be kept on a leash at all times while outside the premises. Pets are not allowed to run loose at any time. Pet(s) must not be tied outside of a fenced in yard.
2. Owner is responsible for cleaning up after pet(s) and properly disposing of the waste.
3. Notice can be given for removal of pet from the premises for any reason including but not limited to noise, barking, disturbances, threatening behavior towards other homeowners, their pets, their guests, or employees of the Association

Planned Closing Date: _____ **Move In Date:** _____

HOA ASSOCIATION DOCUMENTS

(Rules, Regulations, Restrictions, Bylaws, Covenants, Conditions)

New Owner hereby acknowledges they have obtained a copy of the following documents, or, that they have or will download a copy of these documents from the HOA website - www.rainberryvillas.com

- Amended and Restated Declarations of Covenants, Conditions and Restrictions
- Amended and Restated Articles of Incorporation
- Amended and Restated Bylaws
- *The Villas of Rainberry Rules and Regulations* (Rules and Regulations)

The Owner further agrees to familiarize themselves with the these documents and will assume responsibility for compliance with all Conditions, Rules, Regulations and Restrictions by any person or person present in the community on their behest or on the behest of any occupant or guest of their property. This includes but is not limited to: their family, relatives, other occupants of their property, visitors, contractors, vendors, service people, caregivers, delivery personnel and tenants.

Owner Signature _____ Date _____ Lot # _____

Print Name _____

Owner Signature _____ Date _____ Lot # _____

Print Name _____

Note: New owners are not permitted to rent their property until after one full year of ownership and once a year has lapsed they may only rent once a year to tenant(s) that have passed a background check. Under no circumstances is a property owner permitted to offer *short-term rentals, including AirBnB, VRBO, etc.* Other restrictions and requirements apply. Please consult the Rainberry Villas HOA Rules and Regulations posted on the Rainberry Villas website.

Owner(s) Initial(s) _____

RAINBERRY LAKE RESIDENT INFORMATION

For Guard and Call Box

Date _____ Effective Date _____ ☐ New Entry ☐ Revision (please circle changed info)

HOMEOWNER'S INFORMATION

Homeowner's Name(s): _____

Rainberry Lake Address: _____

Mailing Address (if different): _____

Owners email address(s) _____

Owner's Phone #: (____) _____ - _____ Alt. Phone #: (____) _____

GUARD'S INFORMATION SYSTEM

Property is: Owner Occupied ☐ Leased ☐ Occupied by other than owner ☐ Relationship _____

Occupants' Information

(1) Name _____ Age _____ Email _____

(2) Name _____ Age _____ Email _____

(3) Name _____ Age _____ Email _____

(4) Name _____ Age _____ Email _____

Phone #: (____) _____ - _____ Alt. Phone #: (____) _____

Permanent Guests / Contractors: (People or Companies granted entry without the guard calling you. Must be FULL-NAMES as they appear on the visitor's driver's license or ID. (maximum 10 names).

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

CALLBOX ENTRY (for property occupants - one entry per property)

Note: Directory Names are all caps, arranged alphabetically – *LAST-NAME_FIRST- NAME*. *When the Directory Name is selected, the Callbox will dial the associated phone number. The Resident may then open the Entrance Gate to admit the visitor. You may have one (1) or two (2) Callbox entries.*

Directory Name: _____

Phone numb: (____) _____ - _____ Phone Owner _____ Cellphone ☐ Landline ☐

Directory Name: _____

Phone numb: (____) _____ - _____ Phone Owner _____ Cellphone ☐ Landline ☐

Frequently Asked Questions

PARKING

HOA Rules and Regulations prohibit parking anywhere on the grass or obstructing any sidewalk within the community. Overnight parking on the street is prohibited and parking on the street during daylight hours is allowed only as a last resort and subject to other restrictions. Therefore, the owner must make provision for parking of any vehicles used by occupants and visitors.

Heavy vehicles, commercially marked vehicles, boats, RVs, and trailers are not permitted to be parked overnight on any driveway or anywhere on the street in the community. Other restrictions apply. Consult the Rainberry Villas HOA Rules and Regulations for more information.

GATE ENTRY RFID TAGS

The Rainberry Lake Entry Gate is operated by a Radio-Frequency-Identification system that consists of a small sticker that is generally placed on the owner's vehicle windshield. New owners must purchase RFID Tags from the HOA at the cost of \$20 each (cash only), and the Tags must be applied to the owner's vehicle(s) by an HOA representative and any attempt to remove or move the tag to another vehicle will result in disabling the tag. To request RFID Tags, the owner must send an email with their name, address and phone number to RFID@rainberryvillas.com.

There is also a system called OpenPath that enables a resident to open the Entry Gate using their cellphone however this system is only to be used when the resident is traveling in a vehicle other than their own, e.g., rental, taxi, loaner or friend's vehicle. OpenPath@rainberryvillas.com

Note that residents that have their cell phone number(s) programmed in the callbox may call themselves to open the gate. Callbox@rainberryvillas.com

Persons forcing the Entry Gates or Tailgating another vehicle will be fined or arrested.

HOA MONTHLY PAYMENT

Rainberry Villas property owners are required to pay a monthly HOA fee. New owners should contact the Rainberry Villas HOA Accounting Office to request a Payment Coupon Book or arrange for automatic payment of their monthly fee.

Oxygen Association Services, LLC (open 9am-5pm normal business days)
361 E. Hillsboro Blvd.
Deerfield Beach, FL 33483
Attn:
(561) 999-9701 Fax: (561) 999-9703

Frequently Asked Questions Answered (continued)

AFTER HOURS VISITORS & DELIVERIES

The Guard House is open 365 days a year, from 8am to 8pm. Visitors and Deliveries must check in with the guard and be called through. Visitors arriving outside of these hours must use the Call Box. Instructions for operating the Call Box may be downloaded / printed from the website

www.rainberryvillas.com under *Rainberry Villas HOA Documents and Forms*.

DO NOT ATTEMPT TO ADMIT LARGE TRUCKS OR VEHICLES PULLING TRAILERS THROUGH THE CALLBOX. THESE VEHICLES MUST ONLY ENTER WHEN THE GUARD IS ON DUTY.

SWIMMING POOLS, TENNIS COURTS, BASKETBALL COURT

The south (main) Swimming Pool and Spa are open every day from 8am to dusk (unless otherwise posted). The tennis courts and basketball court are open 8am to dusk. Tennis Courts are accessible with a key. The new owner should have obtain a key from the seller. If not, please consult the website www.rainberryvillas.com under 'Living in the Villas'.

The pool and tennis court parking lots are NOT to be used for vehicle parking, except when using those facilities (no overnight parking). Violators will be towed at their expense.

Also, please read and follow the rules posted at these facilities.

LAKE DOCKS

Docks are for the exclusive use of the property owner's to which they are assigned. Please stay off the docks. Please consult the website for more information on docks, boating in Rainberry Lake, public boat-ramps, and storage (parking) of trailers and boats.

TRASH COLLECTION

Household Trash and Recycle are picked up on Tuesdays. Household Trash and Bulk Trash are picked up on Fridays. Residents must not put anything at the curb before the afternoon on the day before a scheduled pickup, and must return the empty receptacles to a non-visible location (in garage or behind a wall or fence) by the end of the day of pickup. Trash left out on the wrong day will result in a fine from the City of Delray. Please consult the website www.rainberryvillas.com for more information about holidays, trash-receptacles and items that may be disposed.

Frequently Asked Questions Answered (continued)

IRRIGATION SYSTEM

The Villas of Rainberry HOA owns the irrigation system throughout the community, both surrounding and within your property boundaries. Only the HOA's Irrigation Contractor is authorized to perform modifications or maintenance to the system. Therefore, before performing any landscape or construction work that involves digging on the property, you must contact the HOA Director of Landscaping. This includes new plantings, fences, patios, walks, driveways or buried electrical and plumbing.

The Director of Landscaping may be reached via email at landscaping@rainberryvillas.com or by leaving a telephone message requesting a callback at (561) 469-0005.

Our goal is to ensure an orderly workflow within the community.

Failure to coordinate with the HOA Director of Landscaping may necessitate removing the unauthorized features, disconnection from the community irrigation system or charges for corrective maintenance to the irrigation system.

WEBSITE and NEWSLETTERS

The Villas of Rainberry maintains a website – www.rainberryvillas.com - that is essentially a *Handbook for Living in Rainberry Lake*. On the website, you will find sections such as *Welcome New Residents* and *Who Do I Contact About _____*? The website also includes *What's New* and a *Calendar* of HOA activity and information about the community amenities. Please consult the website if you have any questions about living in Rainberry Lake.

The HOA also periodically sends out email *newsletters* or *bulletins* announcing important information for residents of the community. In most cases new residents will automatically be subscribed, but if for some reason you are not, please consult the website for instructions on *how to subscribe*.

RESOLUTION OF BOARD OF DIRECTORS FOR
VILLAS OF RAINBERRY HOMEOWNER'S ASSOCIATION, INC.

Rule governing policy by which association official records are to be retained as required by Florida Statute § 720.303(4)(c).

RESOLVED, that it is the policy of Villas of Rainberry Homeowner's Association, Inc., ("Association"), that the official records of the Association as defined by Florida Statute § 720.303(4)(a), as now in effect or as amended in the future, shall be retained for the period of time as required by the Florida Statutes as now in effect or as amended in the future.

BE IT FURTHER RESOLVED, that the Association shall post on its website in electronic format that can be downloaded on a mobile device by members of the Association, all records as required by Florida Statute § 720.303(4)(b) as now in effect or as amended in the future, behind a password protected secure area of the Association's website, (Rainberryvillas.com). The Association will provide the user name and password to a member of the Association upon electronic or written request delivered by the member to an officer of the Association. All other e-records shall be made available to a member of the Association upon written request by the member and be provided according to Florida Statute for a request for Official Records.

Adopted by Vilas of Rainberry HOA 1/19/26

Thank you for your cooperation and welcome!

Villas of Rainberry HOA