

***Villas on the Green***  
***Rules and Regulations***

**[www.villasonthegreen.net](http://www.villasonthegreen.net)**

**January 2016**

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**A. Use Restrictions (Covenants) - Abbreviated**

- 8 (a) Portable buildings, tents or trailers are prohibited.
  
- 8 (c) Use of dwelling units for trade, business or any type of commercial activity is prohibited.
  
- 8 (e) Clothes poles or clothes drying apparatus are not permitted, unless hidden from views of all streets, roads, golf course and other residences. All garbage and trash cans shall be hidden from view of the street, roadway, or the golf course.
  
- 8 (f) No exterior radio, television or electronic / aerial antennae may be erected or maintained on any Lot (except satellite dishes which need the approval of the Architecture Committee).
  
- 8 (g) No automobiles or other vehicles may be parked or stored upon any non-paved area nor upon any right of way (street, sidewalk, drainage swale). No truck, commercial vehicle, trailer, camper, boat or boat trailer may be parked or stored overnight (dusk to dawn) upon any lot unless within an enclosed garage. The Association shall have the right to have removed any vehicle parked or stored in contravention to the above provision, and the Lot owner shall pay the expenses incurred in such removal.

Note: See Association Rules and Regulations, Page 4, for further explanation and clarification of this Covenant provision.

- 8 (h) Garages are to be used primarily for the storage of an automobile and may not be converted into living areas or offices. (Except with the prior written approval of the Architectural Committee)

- 8 (i) Hurricane and storm shutters, styles and colors require approval by the Architectural Committee.
- 8 (k) No building, fence, wall or other structure shall be erected or maintained on any Lot. No exterior additions, changes or alterations shall be made until plans and specifications are submitted and approved in writing, by the Architectural Committee.
- 8 (m)(2)(a) Each Lot owner shall keep and maintain his/her Lot and all improvements on the Lot in a neat attractive and sanitary condition and shall not permit any debris or unsightly matter thereon (courtyards included).
- 8 (m)(2)(b) No Lot owner shall change the landscaping or paint the exterior of the dwelling unit for which the Association has the responsibility for maintenance. These require written approval of the Association.
- 8 (n) No basketball backboards or any other fixed games or play structures are permitted on a Lot.
- 8(o) No pool, Jacuzzi, hot tub or screen enclosure can be constructed without the prior approval of the Architectural Committee.
- 8 (q) No trees of two inches in diameter and one foot tall , shall be cut or removed without written approval of the Architectural Committee. When such a tree is removed, the owner will replace it with a similar tree of equal value elsewhere on the site. (City Ordinances prevail).
- 8 (r) Window or wall air conditioning units shall not be permitted.
- 8 (s) No mailboxes or paper boxes / receptacles of any kind used for mail delivery shall be erected.

## **B. Homeowner Association Rules and Regulations**

### ***APPLICATION / INTERVIEW REQUIREMENTS***

1. Persons desiring to purchase a residential unit shall submit an application to purchase, a fully executed sales contract and may be charged a n admin fee payable to the Homeowner's Association.
2. Persons desiring to lease a residential unit shall submit an application to rent, a fully executed lease agreement and may be charged a rental fee deposit (refundable upon lease termination) payable to the Homeowners' Association.
3. Both new homeowners and renters shall schedule a meeting with the welcome committee, prior to the move-in date. The purpose of the meeting is to; explain the rules and regulations of the community; acknowledge / sign the rules compliance agreement; welcome the new residents to the community and to answer any questions.

### ***AUTOMOBILES***

1. Car covers are not permitted in the community.
2. All vehicles must contain proper noise reduction devices that will render noise emissions at the lowest possible level.
3. Automobiles shall be maintained in good working condition, with no visible rust, missing paint, body dents and / or missing tires.
4. Automobiles and other vehicles may not be parked or stored in any driveway or common area without tires or resting on a jack or like apparatus.
5. Signs of any kind are not permitted / displayed on any vehicle(s).

6. Non-compliance may result in a fine.
7. Commercial Vehicle Definition (abbreviated): Vehicles meeting one or all of the following criteria: permanent or removable outside lettering, not used for family or personal use, designed for transporting goods or materials, panel vans without side windows other than driver and passenger and manufacturer described as a commercial vehicle.

### **MISCELLANEOUS**

1. Directional signs and speed limit signs shall be observed throughout the community.
2. Nuisances, uses or practices that are a source of annoyance to residents or interfere with peaceful use of the community property are expressly prohibited.
3. No use of drugs, marijuana, alcohol or profane and abusive language by any residents, or guests, will be tolerated. Behavior in this manner is considered a violation of our Rules and Regulations and may be subject to a homeowner fine.

### **PARKING**

Given an increase in residential theft, illegal parking, illegal activity and vandalism in the community, it is incumbent that we are able to identify and account for vehicles parked within the community. We need to do everything possible to ensure the safety of our residents and our community.

Some residents are explicit about not wanting other residents or non-residents to park in their driveway while they are away while others don't mind. To accommodate owners, written permission needs to be granted for another resident or non-resident to park in your driveway.

Residents with more vehicles than can be parked in their driveway/ garage must make alternate parking arrangements outside of Villas on the Green for any extra vehicles.

1. Trucks, commercial vehicles, motor homes, campers, boats, or boat trailers may not be parked or stored overnight in driveways (Overnight is defined as from dusk to dawn), emergencies excepted.
2. Overnight parking of any resident vehicle is strictly prohibited in the common areas, from dusk to dawn including parking spaces at the pool area.
3. Short-duration guest parking (maximum of two (2) weeks, unless excepted in writing by the Board of Directors), is permitted in the parking area at the pool, provided that an information sheet is placed in a visible location on the dashboard of the parked car, so that it can be read from outside the car. The information sheet shall include the following information:
  - a. Name of the vehicle owner/driver and license plate number
  - b. Name and address of the resident being visited.
  - c. The dates of the visit (not to exceed two (2) weeks except with prior written approval of the Board of Directors).

**PLEASE NOTE:**

Illegally parked resident and / or guest vehicles without information on the dashboard parked at the pool area may be subject to towing, at the vehicle owner or host resident's expense.

Campbell Property Management  
Attention: Lori Schmidt ([lschmidt@campbellproperty.com](mailto:lschmidt@campbellproperty.com))  
1215 E. Hillsboro Blvd.  
Deerfield Beach, FL 33441  
Phone: 954-427-8770

## ***PETS***

1. A maximum of two (2) pets (canine or feline) are permitted in a residential unit.
2. The maximum weight of a pet may not exceed 25 pounds at full maturity. An exception to the pet weight restriction will be granted for pets that meet service animal qualifications such as; proof of training; certification and registration.
3. Per the City of Deerfield Beach ordinance, dogs shall be kept on a leash when outside the homeowner residence.
4. Pet owners are required to pick up pet litter and dispose of it properly. Failure to comply may result in a municipal fine.

## ***POOL***

1. Residents and their guests, please comply with the rules posted at the pool.
2. Prior to exiting the pool area, please close the umbrellas and be considerate to the next user by neatly replace the chairs / loungers in their proper position.
3. Residents are responsible for their guests' conduct.
4. Leaving the gate unlocked, giving keys to non-residents promotes vandalism to pool property. When applicable, vandalism will be prosecuted to the allowable extent of the law. Vandalism is also a violation of our Rules & Regulations and may result in a fine and / or damages to the homeowner, where applicable.
5. The pool is for the use of residents and guests only. if homeowners want to have more than four pool guests at any given time , prior Board written approval (liability and homeowner access) is required.
6. Children must be accompanied and supervised by the resident host.

## ***RESIDENCE RENTALS***

Residential units are currently available for rent with annual or short-term periods. Rental unit duration, until further notice, is driven by market rental conditions, homeowner / tenant requirements along with specific tenant requirements e.g. financial information or security deposits.

## ***RESIDENCES***

Screened lanais and courtyard areas may not be used as storage areas.

## ***TRASH MANAGEMENT***

1. Dumpsters, for remodeling, renovation or disaster debris, are permitted for a period not to exceed thirty (30) days except with written approval for a longer duration by the Board of Directors.
2. Trash and recycling containers may be placed near the road / swale the night before pickup schedule below. However, emptied containers should be removed in a timely fashion.
3. The current pickup schedule is as follows:  
**Monday – Trash containers (Tan), bulk trash and vegetation**  
**Thursday – Trash container (Tan) and recycling containers (blue)**
4. Please refrain for placing any renovation, trimmings, clippings or debris for pick-up after the Monday bulk pickup other than the prior day of normal pick-up. Placing debris out too early will result in an unsightly condition for neighbors. Unless addressed, it will remain there for the community to see until the next normal Monday bulk pick up. If homeowners have debris requiring a pick-up in between the published days, wish to pay for a special pick up or have a very large amount of bulk debris on a specific date other than a Monday, please contact Recycling & Trash pick-up @ 954 480-4391. The landscape crew or the association will not remove it.