

THE COLONY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION INC.
Rules & Regulations: Revised 9/2024

In living as neighbors, we have obligations that we owe to other Homeowners. These rules and regulations are for the mutual benefit of everyone living at The Colony of Boynton Beach, This in turns protect the property values and enhances the overall environment of T.C.H.O.A

A fine of \$100 per violation against any member or any member's tenant, guest, or invitee for the failure of the owner of the parcel or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. A fine may be levied by the board for each day of a continuing violation up to \$1000, with a single notice and opportunity for hearing. In any action to recover a fine, the prevailing party is entitled to reasonable attorney fees and costs from the non- prevailing party as determined by the Court.

1. Each homeowner has a duty to maintain and repair their property as needed. Any visible damage or aging of any part of the home must be repaired or replaced. Homeowners are responsible for cleaning and maintaining their Mail Boxes. Homeowners are responsible for obtaining any required permits and must submit a copy to the HOA prior to starting any project that requires a permit from the County.

2. Before any changes or improvements can be made to the outside of your home, you must first submit an ACC form available on our website at www.colonyatbb.com or by request and must be submitted to the Property manager for approval. Changes requiring prior approval include painting, adding/changing driveways, landscaping, fences, patios, pools or any other type of structural modification or alterations.

3. Trash receptacles can be placed on curb after 5:00pm the evening prior to the pick-up day. (Wednesday and Saturday) Vegetation trash should only to be left out on Friday evening, No other days is permitted. No vegetation trash or any other trash should not be placed in the Storm Drains. Fines for trash receptacles will be imposed on a resident for leaving garbage receptacles at the curb or end of the driveway more than 24 hours before or 24 hours after the designated garbage collection day or time. Trash receptacles must not be visible from the front of the homes when stored.

4. Owners **MUST** pick up any droppings deposited by their animals while on common property or the property of others. (No animals in the clubhouse pool, Jacuzzi, Tennis Courts or Basketball Court). Fishing should only be conducted in the designated areas as posted. If you fish, in the Lake/Pond it is only for catch and immediate release. All resident should be aware that the homes on the Lake/Pond should be afforded the same amount of privacy as the homes without Lake/Pond view. Please inform your guests and refrain from walking behind homes, this practice can make residents feel uncomfortable.

5. Children **under15 years of age** are not permitted to use the pool /Jacuzzi, Gym equipment's without proper adult supervision. The Pool and Jacuzzi is open from **Dawn to Dusk "State Law"**. Gym is closed at **10pm** the alarm sets automatically the resident will be responsible for the Sheriff fine for false alarm.

6. All lawns must be trimmed and edged and free of weeds, dead grassed must be replaced. Edging in front yard must be trimmed to a height of four feet or less and eight feet or less in rear and side yards. No cutting of Lawns before 8.am and no commercial vehicles Lawn services on Sundays.

7. Resident must not leave holiday decorations (including lights) on their property longer than the HOA allows. If the decorations has been up for more than one week after the HOA has sent the resident a notice of the violation then a fine will follow.

8. Parking on lawns or any part of common areas grass though out the community is prohibited. There may be times during certain community projects that residents are granted permission to park in/on common areas until the project is completed. No parking on the streets after midnight vehicles will be booted or towed. Residents are reminded that there is a posted **Speed Limit of 20 mph** please remind your guest not to speed in the community be mindful that there are Adults / Children walking and riding bikes in the community. No unregistered motorized or electrical recreational vehicles should be driven on the streets of the community, example: Golf Carts, 4x4 Motor Bikes, and Scooters.

9. Do **NOT** feed the wild animals Peacocks, Ducks, Iguanas or Feral Cats in the community. This practice will bring other undesirable example: Rats, Raccoons, Skunks or other pest.

10. The entrance Gate is operated by an Application system called Cell Gate. All residents will receive a pdf file via email with instructions on how to use the system. Homeowners are responsible for any damages caused to the Gates or Arms by their guest or themselves, **Minimum charge is \$600, tailgating is not allowed.**

11. No parking on the roadway **12am to 6am** vehicles maybe booted or towed at owner's expense. Parking passes are available from property manager to park by the Tennis Court overnight, plan in advance for the passes.

12. No vehicle repairs or maintenance is allowed on properties except in your garage. Unregistered vehicles must be kept in your garage. If your vehicle was in an accident and have major visual physical damage it must be kept in your garage or removed from the property. Vehicles should not hang over in the concrete drainage /roadway from your driveways.

13. Hurricane Protection (shutters) should not be closed for a period longer than **4 weeks** after a Hurricane watch. Hurricane Protection (shutters) should not be used as a security feature while home is not in use. Basketball hoops should be stored in garage or on the side of property zero lot side.

14. All homes are required to have at least 3 palm trees in the front single double or triple palm. If a Palm tree is dead it must be replaced with another palm tree with approval from the ACC.

15. No House for sale signs or for rent signs or any other signs displays or advertisements shall be maintained or permitted on any part of the Common Area or on any parcel or in any dwelling.

A fine of \$100 per violation may be leveled by the Board and up to \$1000 for a continued single violation for any resident who refuse to follow the Rules and Regulations for the Community.

Received _____ Date: _____

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