

THE SHORES AT BOCA RATON HOME OWNERS ASSOCIATION RULES & REGULATIONS

USE RESTRICTIONS AND GENERAL GUIDELINES

PETS

No more than two household pets may be kept on the premises provided they are not bred for commercial purposes and they do not become a nuisance or annoyance to any neighbor by reason of excessive noise or otherwise. They must be registered on the new homeowners' form when moving into the COMMUNITY. Homeowners are responsible to clean-up any animal excretions including on the front area of their own property. Pets should not be allowed on other homeowners' property except for swale strip along sidewalk. All pets must be kept on a leash when not in the home or in a fully enclosed rear yard. Household pets shall mean dogs, cats and other animals expressly permitted by the Association.

WILDLIFE

Feeding wildlife is not permitted by association rules and forbidden by county law.

LAKE

Boats should not be used in any of the lakes on the property. Fishing in the lakes is not permitted. People are discouraged from walking for recreational purposes along the common area behind other homeowners' property. Littoral zone (lake) planting may not be trimmed or removed or disturbed by homeowners.

VEGETATION

Vegetable gardening is only permitted on enclosed patios. Artificial plantings are not permitted.

SIGNS

No signs are allowed except an alarm notice which may be mounted within 10 feet of house.

LAUNDRY

Laundry may not be displayed on any part of a lot that is visible to the COMMUNITY.

GARAGE

Garage doors must be kept closed at all times except when in actual use and during limited periods when the garage is being cleaned or during other activities which reasonably require the doors to be open.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. FIREWORKS (p. 3): Trash container restriction violates HB 1203 statutory protections.

Statutory / Legal Reference: Fla. Stat. § 720.305(2)(a)

Statutory Comparison: HB 1203 explicitly prohibits homeowners associations from imposing fines or suspensions for leaving garbage receptacles at the curb or out of an enclosure within 24 hours before or after the designated collection time.

CURRENT WORDING IN DOCUMENT:

FIREWORKS FIREWORKS ARE NOT PERMITTED GARBAGE Garbage and recyclables MUST NOT be placed by curb before 5 PM of the day before pick up. Landscape debris and yard waste may be put out any time on the day before scheduled yard waste pickup. All containers must be brought into the garage on the same day of pick up. July 29, 2015 THE SHORES AT BOCA RATON HOME OWNERS ASSOCIATION RULES & REGULATIONS

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided, however, that pursuant to Fla. Stat. § 720.305(2)(a), no fine or suspension may be levied against an owner for leaving garbage or recycling receptacles at the curb or outside an enclosure within 24 hours before or 24 hours after the scheduled collection time.

ISSUE #1

FIREWORKS

FIREWORKS ARE NOT PERMITTED

GARBAGE

Garbage and recyclables MUST NOT be placed by curb before 5 PM of the day before pick up. Landscape debris and yard waste may be put out any time on the day before scheduled yard waste pickup. All containers must be brought into the garage on the same day of pick up.