Villa Portofino WEST
Homestead, FL
PROPERTY OWNER'S ASSOCIATION

No alterations of any kind may be made to any part of the common or limited common elements**. Any alterations, additions, or improvements whatsoever which changes the appearance of any building, landscaping or common elements must be requested, in writing, by submitting an Architectural Modification Request Form (ACC) to the management office for approval from the Architectural Committee prior to any changes.**

Villa Portofino West POA reserves the right to order any outdoor furniture or grills deemed to be unsightly removed from the property at any time.

HURRICANE SHUTTERS: Temporary hurricane shutters are those which are always not fully operational, but which require the installation of closings of some portion thereof to make them ready for use. The only hurricane shutters permitted in our community are the ones that the property came with (please maintain in good condition and stored in the designated place where they came with and store in the garage). An ACC form must be submitted for the installation on Accordions.

All panels or accordion shutters may be installed and/or closed no earlier than 72 hours prior to the declaration of a "Hurricane Warning" and must be removed no later than 48 hours after the hurricane has left the area.

ISSUE #1

TRASH AND RECYCLE PICK UP: Garbage and recycle bins must be out of sight and/or removed from view after picking up day. Place them inside your garage or back yard. **THEY CANNOT BE LEFT IN FRONT/SIDE OF THE UNIT.**

Trash is picked up twice a week and the pick-up days are Mondays and Thursdays. Residents are required to place their garbage and recycle bins at the curve of their driveways, not blocking access to any driveway.

Garbage, recycle and bulk must be put out not earlier than 6:00 pm the evening before collection day; it must be always out of sight except for the collection days.

Your garbage and recycle bins **must always be kept clean and odorless. Rodent and/or smell problems are NOT permitted to be a disturbing issue with your neighbors, always be courteous.**

CHRISTMAS AND SEASONAL DECORATIONS: We have revised the dates for the seasonal decorations. Seasonal decorations should not be installed earlier than the dates listed below:

- Halloween: October 1st of the current year – removed by October 31st of current year.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE | BOARD & COUNSEL REVIEW

Sec. i (p. 9): 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:
TRASH AND RECYCLE PICK UP: Garbage and recycle bins must be out of sight and/or removed from view after picking up day. Place them inside your garage or back yard. THEY CANNOT BE LEFT IN FRONT/SIDE OF THE UNIT.

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.