

CERTIFICATE OF ADOPTION OF THE
ARCHITECTURAL GUIDELINES AND RULES AND REGULATIONS
FOR BOCA FONTANA HOMEOWNERS' ASSOCIATION, INC.

WHEREAS, the Declaration of Covenants and Restrictions for Boca Fontana Homeowners Association, Inc. has been duly recorded in the Public Records of Palm Beach County, Florida in official record book 4306, Page 0233 as amended in official record book 4357, page 0684; and

WHEREAS, at a duly called meeting conducted on November 14, 2023, the Board of Directors passed the Architectural Guidelines and Rules and Regulations set forth herein, pursuant to the provisions of said Declaration.

NOW, THEREFORE, the undersigned hereby certify that the following Architectural Guidelines and Rules and Regulations are a true and correct copy of the Architectural Guidelines and Rules and Regulations as approved by the Board of Directors.

Maintenance

- Each unit is restricted to residential use as a single-family unit.
- Your home and Property must be well maintained with manicured lawns.
- Trees and hedges must always be trimmed and maintained in a neat fashion.
- No improper, offensive, or unlawful use shall be made of any unit. All laws, zoning ordinances, and regulations of assigned governing agencies must be followed.
- No items are to be stored outside of your home. Excluding garden hoses.

Air Conditioners and Attic Fans

- Window or wall unit air conditioners are not allowed.
- Air compressors must be screened from view.
- Attic fans are permitted if installed toward the rear portion of the roof.

Antennas

- NO roof antennas are allowed.
- Licensed amateur radio antennas and satellite dishes are permitted with prior approval of the association.

Awnings and Shutters

- Awnings are not permitted, except for those in Casa Sul Lago.
- Accordion shutters and roll-up shutters must be aluminum and colored to match the walls of the home.
- Bahama shutters and metal awnings are not allowed.
- Temporary storm panels must be metal with the track painted to match the house or trim.
- Homeowners traveling during Hurricane season (May-November) for an extended period, may submit an architectural request for approval to keep their shutters closed.
- Hurricane shutters may be put up 72 hours in advance of a storm and must be taken down 48 hours after the storm has passed. Unless prior association permission was granted. The association will take into consideration the severity of the storm when issuing any type of violations for infractions to these rules.

Businesses

- No trade or business shall be conducted in any unit.
- Trucks or vehicles with logos or service signs are not permitted.
- Business signs or logos must be removed, covered with a magnetic mat that matches the color of your vehicle, or must be parked in the garage.

Clubhouse/Pool Areas

- There are two clubhouses in Boca Fontana.
- The East clubhouse is for families with children. Children under 12 must always be supervised by an adult.
- The West Clubhouse is for adults only.
- NO PETS are allowed in the pool areas or sport courts.
- Pool Hours are from dawn to dusk. There is no lifeguard, people using the pools must do so at their own risk.
- The clubhouse may be rented for parties (Maximum 40 people) and a fee of \$150, plus a \$150 deposit must be received prior to the clubhouse being reserved.
- Clubhouse keys are available for pick up 48 hours prior to your rental and must be picked up at the management office. Management office hours are Monday-Friday, from 8:30-4:30.
- If there is excessive parking on the grass by your guests, your security deposit will be forfeited.

Dues

- Monthly assessments are due on the first of each month.
- Payments that aren't received by the 30th of the month shall be subject to a \$25 late fee for each month that a balance is carried.

Garage Sales

- Homeowners are permitted up to (2) garage sales per year.
- The association must be notified no less than 5 days in advance.

Garbage

- Trash, recycling, and foliage are collected by Solid Waste Authority. [www. Swa.org](http://www.Swa.org)
- Refrain from leaving refuse curbside prior to 6 PM on the evening before pick-up. Violators will be subject to a \$50 fine.
- Garbage containers must always be covered.
- Plastic bags should not be set out until the day of scheduled pick up to avoid animals from tearing the bags.
- Garbage containers and bins must be stored out of view on the same day as pickup.
- If waste is placed on a storm drain by a homeowner or a landscaper, there will be a \$100 fine levied.

Generators

- Portable, gasoline or propane-powered generators may be used in emergency situations only. ARB form is not required.
- Generators must be disconnected and stored inside within 24 hours after power has been restored.
- Storing gasoline or empty gasoline containers outside is prohibited.

Lawns and Landscaping

- All homes and landscaping must be kept in a well-maintained condition.
- Dead foliage must be removed from all trees and shrubs.
- All concrete walkways, driveways, sidewalks, and paved surfaces must maintain a straight edge delineation between the turf and the said appurtenant.
- Dead grass must be re-sodded within 30 days of dying. Lawns must be kept weed-free.
- All tree rings, landscape beds, hedge lines, and driveways/walkways/sidewalks must be

kept weed-free.

- Homeowners living in Casa Sul Lago and Patio Homes have their lawn maintenance provided by the maintenance association.

Mailboxes

- All mailboxes must be uniform in design and color including the address numbers. Mailboxes must be upright and free of damage and fading.
- Vehicles should not park within 30 feet of any mailbox.

Parking

- Your neighbors appreciate your cooperation in parking your vehicles in your garage or on your driveway.
- No boats, trailers, trucks or vans- larger than $\frac{3}{4}$ ton are allowed to be parked on the property.
- No commercial vehicles are allowed to be parked on the property.
- Vehicle repairs and maintenance are not allowed on the property.
- No parking is allowed on common grass areas.
- Any vehicle in violation will be towed or booted at the owner's expense.
- No overnight parking is allowed at the clubhouse without approval.

Pets

- All pets must be leashed.
- You must pick up and clean up after your pets. There are pet stations throughout the community with waste bags and receptacles to dispose of waste.
- Homeowners are responsible for any violations incurred by their pets.
- No pets are permitted within recreation or pool areas.
- Boca Fontana HOA does not condone or endorse the TNR or Feral Cats Program.

Sheds

- Sheds are approved on an individual basis.
- Sheds cannot be within view. They must be screened from view.

Signs

- Signs of any kind are not permitted anywhere on your house or property.
- Temporary garage sale signs must be removed the same day.

Architectural Committee

- Architectural reviews can take up to 30 days. Homeowners who require a prompter review may pay a rush fee of \$100 and the application will be reviewed within 7 days of receipt.
- Any changes or additions to your house, patio, fence, or other structures must be approved by the Architectural Committee before any work can begin. This includes painting the same color as the current and replacing the roof with the same material.
- All exterior changes or modifications to your home or property must be approved by the association and work may not begin until approval is granted.
- The management company will provide you with the necessary forms which must be completed in full and returned to the management company.

Pools

- No above-ground pools or spas are permitted with the exception of an inflatable pool for infants.

Paint

- All houses in Boca Fontana are to be painted according to the approved colors. Contact the management company for the approved colors.
- There are separate color selections from brown and gray roofs.
- Colors can be seen online at Sherwin-williams.com or at the local Sherwin-Williams store on Yamato Road, just west of 441.
- If you choose Sherwin Williams, let them know that you are a Boca Fontana Homeowner, and a discount should be applied.
- All roof flashing must match the trim color of your home.
- Your house, trim, and garage door must be always painted and maintained in good condition.
- All back and side doors must be painted the color of your trim.
- Front doors may be painted a different color than the trim or walls. Prior approval is necessary.
- Garage Doors may be painted a different color than your house trim or walls. Prior approval is necessary.
- The committee may require a 2'x2' sample be painted on the home prior to reviewing the request.

Roofs

- As with the rest of the home, the roof is to be kept clean and well-maintained.
- If you are replacing a section of roof shingles, you must use the same material and color as the existing shingles.
- Owners may replace their roofs with three-dimensional Shingles, metal, or barrel tiles. Approval will be done on an individual basis.
- No flat roofs of any kind except for screened enclosures.

Gutters

- Gutters must match the trim of your home.
- Downspouts must match the house color or the trim color directly behind the downspout.
- Downspouts need to blend in with the home.

Fences and Hedges

- Wood fences may be of cypress or cedar natural finish.
- Wood board on board or shadow box style fences are permitted.
- Composite-type wood fences are permitted but must conform to the same standards and colors as wood fences.
- Chain link fences must be of green or black-coated vinyl.
- All fences must be erected with the finished side facing out.
- Fences can be a maximum of four feet tall on lake property.
- Fences can be a maximum of six feet tall on the sides and rear of the home if not on lake property.
- White or tan PVC fencing is allowed up to 6 feet (except on lake property)
- Lake fencing must be iron-craft style in aluminum or PVC. They may be bronze, black, or white.
- All fences must be maintained, cleaned, painted, or stained if needed, and kept in good condition at all times.
- Fences must be the same material and color wherever used on your property.

- Hedges are to be a maximum of 4 feet directly facing the lake, and 6 feet on the side and rear of your home.
- Hedges in the front of the home cannot exceed 4 feet in height.

Driveways and Sidewalks

- Driveways and sidewalks must be kept clean.
- If you are replacing your driveway, brick pavers, or stamped concrete is allowed. The color must complement the house color. Approval from the architectural committee is required. Cement strips, blacktops, or runners are not permitted.
- If you wish to stain/paint your driveway, the color must compliment your house color and must be approved by the Architectural Committee. The walkway leading to the front door must be stained/painted to match the driveway as well.

Doors, Screens, and Lights

- Doors must be painted to match the trim of your home or, may also be wood stained to complement the color of your home.
- Screen enclosures must be aluminum and match the trim of your home.
- All exterior light fixtures must be maintained and kept in good working order.
- Porch lights and garage-mounted lights must match in style and color.
- All lamp posts are to be turned on every night, from dusk to dawn.
- Light posts are to be black in color.

MISC

- Glass front doors may be permitted; prior association approval is necessary.
- No car tarps are allowed.
- Tarps on your home or roof are permitted for no longer than 14 days without prior written approval.
- Moving/storage pod containers may be used and placed in your driveway only after receiving approval and for no longer than 10 days.
- No skateboards, rollerblades, bikes, or scooters are allowed on the sport courts. Owners will incur expenses for any damage that was caused.
- Temporary bounce houses or other party structures are permitted on your property for no longer than 24 hours prior to a party and must be removed within 24 hours after the party. Notice must be given to the association no less than 3 business days prior to erecting any party structure on your property.
- No trees, plantings, structures, or fencing is allowed within 20 feet of the embankment of the lakes.

Violations

- Violation and deed walk inspections are performed monthly.
- Any violation or non-compliance with Boca Fontana Rules and Regulations shall be noted and owners will receive a letter notifying them of the issues and be given the first notice of 30 days to cure the violations.
- Pursuant to State Statute and the Associations by laws, any violations not corrected may incur a fine of \$100 per each day of infraction up to a maximum of \$1000.