

Amberwoods Homeowners' Association, Inc.

Summary of Amberwoods HOA & Boca Del Mar Restrictions & Palm Beach County Ordinances

- Dues are annual, invoices are mailed in February; payment is due April 1st each year. Accounts not paid by April 30th are delinquent and are sent to the HOA attorney for collection.
 - Maintain your property
 - roof, including trim and fascia
 - exterior surfaces including walls, windows, trim, fascia, garage doors, window trim
 - doors (including garage doors) and windows, without broken panes
 - shutters and awnings securely fastened to your home
 - mechanicals (A/C compressor, pool pump, sprinkler pump)
 - property address numbers on mailbox, house, and visible from the street
 - regular lawn cutting (at least twice a month), irrigation; dead patches of lawn replaced
 - shrubs and hedges trimmed; dead plants replaced
 - trees trimmed and maintained for safety
 - sidewalks, driveways, retaining walls, fences, screen porches and enclosures maintained
 - swimming pools/hot tubs maintained with proper chemicals, complete enclosure.
 - Permanent changes to property must be approved by the Board before starting work (exterior paint, roofing, windows, hurricane shutters, TV/internet antenna, fence, rock wall, driveway, swimming pool, home addition, porches, free-standing structures, etc.). Submit plans, including drawings, materials, brand names, colors, in writing to the Board by mail or email. (See Restriction 9 Architectural Control). If you are considering painting or roofing, Amberwoods' colors are "earth tones": muted browns, tans, warm grays, and greens, based on the natural colors found in dirt, moss, trees and rocks, or from clay earth pigments, such as umber, ochre, and sienna.
 - Garbage cans, recycling bins stored out of view from street and neighbor's windows.
 - Trash collection is Wednesday, Saturday mornings. Place trash receptacles at curb in evening before, bring in by the end of the day of collection. Trash left after collection is your responsibility to bring back from the curb and arrange for separate pickup; call SWS at 561-582-6688.
 - Recycling pickup is Saturday; yellow, blue bins go out Friday evening, are brought in Saturday afternoon.
 - Home, landscape project materials stored out of view from street and neighbors' windows.
 - Toys, bikes, etc. stored out of view from street and neighbors' windows.
 - Garage sales are conducted within garage, not on driveway.
 - Vehicles must be operable, with current tags.
 - Parking on paved areas only. Do not block neighboring driveways or prevent access by larger emergency vehicles and delivery vehicles. Do not park on the street within 25' of a stop sign and/or intersection.
 - Overnight parking of boats, trailers, recreational vehicles, commercial vehicles (with signs and/or greater than ½ ton capacity) outside of garage is not permitted.
 - Commercial activity and home-based business are not permitted.
 - Signs are not permitted; exceptions: "For sale" signs (permitted in window only), security systems.
 - Pets on leash at all times; clean up after them. Ensure fence is adequate to contain your pet.
- (Palm Beach County Code Enforcement <http://www.pbcgov.com/PZB/CodeEnforcement/protect.htm>)

View and download a copy of Boca Del Mar and Amberwoods By-Laws and Deed Restrictions at www.amberwoods33433.org. For a printed copy, send a request to amberwoods33433@gmail.com.

Amendments to the Amberwoods Declarations of Restrictions (Recorded on 12/8/2015):

- **Association Membership.** Each LOT OWNER shall automatically become a member of the ASSOCIATION upon acquiring a fee simple interest in any LOT as provided in this Declaration. The membership shall be appurtenant to and may not be separated from ownership of any LOT.

- **Ownership Limits.** An interest in a LOT, whether in fee, lease, or otherwise, shall not to be transferred to:
 - A person or an entity holding an interest in more than two other LOTS within AMBERWOODS
 - A person convicted of a sexual offense, sexual battery, sexual abuse, lewd or lascivious behavior;
 - A person convicted of a crime of violence not included in any category listed above, within ten years before seeking to obtain an interest in a LOT; or,
 - A non-natural person; except, if that entity's ownership, including but not limited to shares, are owned entirely by one or more residents of a LOT in AMBERWOODS.

- **Leasing Limitation.** A LOT shall not be leased during the first twenty-four months that the LOT OWNER holds record title of the LOT as shown in the Public Records of Palm Beach County, Florida; however, this prohibition shall not apply to a LOT:
 - Acquired by the LOT OWNER before the effective date of this provision;
 - Which is the second or third LOT contemporaneously owned by the LOT OWNER, who is a natural person, and for the twenty-four months immediately before acquisition of the second or third LOT, the LOT OWNER continuously maintained a valid real property tax homestead exemption for a LOT with the Palm Beach County Property Appraiser;
 - Whose LOT OWNER is a natural person and obtained title to the LOT by inheritance or devise;
 - Whose title transferred to the LOT OWNER while the LOT was subject to a lease agreement and as a condition of the transfer of title the LOT OWNER took title subject to the lease, but only until the end of the approved lease term at which time the twenty-four month prohibition on leasing set forth above shall commence;
 - Whose LOT OWNER is experiencing a significant financial hardship that was not of the LOT OWNER's creation, and the factual circumstances of the hardship were not known and could not have been known by the LOT OWNER before contracting for purchase of the LOT and the ASSOCIATION provides written approval of the hardship exemption.

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Common Palm Beach County Code Violations

If you are experiencing a problem, many can be resolved by reporting them to Palm Beach County Code Enforcement or other county agencies which, in many cases, have more authority than the homeowners association. The code enforcement number is 561-233-5500.

The following information is from the web site of the Palm Beach County Planning Zoning and Building Department.
<http://www.pbcgov.com/PZB/CodeEnforcement/protect.htm>

Building without a permit: A permit must be obtained for structures including pre-fabricated structures such as sheds, gazebos, fences, satellite dishes, reroofing, room additions, pouring concrete slabs, and any other structures including gas, electrical, plumbing or mechanical systems. Permits are also needed to move, remove or demolish any structures.

Building too close to property lines: The Zoning Code requires minimum setbacks from property lines for all buildings according to the zoning of the property in question. Contact the Zoning Division office for specifics.

Overgrown lots: County ordinance prohibits accumulations of waste, yard trash, or rubble and debris, uncultivated vegetation greater than 7 inches in height on developed property. Complaints must be in writing, and the complainant must be from developed property adjacent to the property being complained about.

Inoperative vehicles: Inoperative vehicles may not be stored on residential property. Additionally, all vehicles on residential property must be properly licensed, with an exception for one such unlicensed vehicle, so long as it is stored in the side or rear yard, screened from view. Code Enforcement has the authority to tag inoperative vehicles on private property and have them towed from the premises.

Recreational and commercial vehicles: Boats, trailers, campers and other such vehicles cannot be stored between the street and the housing structure. They may be stored behind the front setback of the residence, in the side or rear yard areas, provided they are screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height (ULDC Article 6). One commercial vehicle may be parked on residential property provided it does not exceed the following requirements: vehicle is registered and licensed; used by a resident of the premises; gross weight, including load, does not exceed 12,500 pounds; height does not exceed 9 feet, including any load, bed or box; and total vehicle length does not exceed 26 feet (ULDC Article 6). [Note: Amberwoods Restrictions prohibit all overnight parking of boats, trailers, campers and other recreational or commercial vehicles.]

Sanitary facilities: The Property Maintenance Code addresses the requirements for the interior and exterior of housing structures, including lighting, ventilation, hot and cold water supply, electrical outlets and safety requirements. It also addresses damage to structures, including broken windows, torn screens, minimum dwelling space requirements and unsafe structures.

Trash, debris and other materials: Residential property may not be used for open storage of inoperative motor vehicles, vehicle parts, appliances, building materials, garbage, waste, trash and debris. It is the responsibility of the owner or occupant to keep the premises free from all such materials (Property Maintenance Code).

Garbage can regulations: County ordinance prohibits placement of household garbage or garbage receptacles for pick-up before 3:00 pm the day prior to regularly scheduled pick-ups. Further, garbage receptacles must be removed from the front of the property on the day of pick-up. These restrictions do not apply to yard waste resulting from the maintenance of residential properties.

Filing Complaints: If you wish to file a complaint, you may do so by phone or in person any week day between 8:30 a.m. and 5:00 p.m. The Code Enforcement Division offices are located at 2300 N. Jog Road, 2nd floor, West Palm Beach, FL 33411. The phone number is 561-233-5500.

Complaints Not Handled by Code Enforcement

Air pollution, wells, pools, rodents, vermin, bugs should be addressed to the Health Department at 837-5900.

Loose domestic animals should be reported to the Animal Care and Control Division at 233-1200.

Garbage or trash in the right-of-way, call Solid Waste Authority at 697-2700.

Vagrants, loud music and drug dealing should be reported to the Sheriff's office at 688-3000, or 911 (emergencies only).

Illegal dumping activities should be called to the attention of the Sheriff's office at 688-3000.