

# 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 1<sup>st</sup> each year. Accounts not paid by April 30<sup>th</sup> are delinquent and sent to the HOA attorney for collection.
- Amberwoods is a single-family residence community
- Owners normally cannot: (See Amendments recorded December 8, 2015)
  - be a legal entity, such as a corporation, LLC, or otherwise;
  - own more than 3 Lots in Amberwoods, including the one they are seeking to purchase;
  - have been convicted of sexual offense, sexual battery, sexual abuse, lewd or lascivious behavior; or, a crime of violence within ten years;
  - lease the Lot during the first 24-months of ownership;
  - Tenants may not have convictions for certain crimes.
- Maintain your property:
  - exterior surfaces including roof, 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
  - lawn no taller than 7" (cut 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 Board before starting work (exterior paint, roof, windows, hurricane shutters, TV/internet antenna, fence, rock wall, driveway, pool, hot tub/spa, home addition, porch, free-standing structures, etc.). Submit plans, including drawings, materials, brand names, colors, to the Board by mail or email. (See Restriction 9 Architectural Control). Painting or roofing: Amberwoods' colors are "earth tones": muted browns, tans, warm grays, greens. Architecture Review Board form is on our website <http://amberwoods33433.org/arch-review-board-forms/>.
- Garbage cans, recycling bins stored out of view from street and neighbor's windows.
  - Trash collection: Wednesday, Saturday mornings. Place containers at the curb the evening before, bring in by end of collection day. Trash left after collection is your responsibility to bring back from curb and arrange for separate pickup; call SWS at 561-582-6688.
  - Recycling pickup is Saturday; yellow, blue bins out Friday evening, brought in Saturday PM.
- 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; maximum 2 per year.
- Vehicles must be operable, with current tags; inoperable vehicles must be in the garage. PBC Code Enforcement has the authority to tag inoperative vehicles on private property and have them towed from the premises.
- Parking on paved areas only. Do not block driveways or prevent access by larger emergency and delivery vehicles. It is illegal to park within 20' 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 (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://discover.pbcgov.org/pzb/codeenforcement/Pages/default.aspx>

View and download a copy of the Boca Del Mar and Amberwoods By-Laws and Deed Restrictions on our website at <http://amberwoods33433.org/by-laws-and-restrictions/>.

## Palm Beach County - Residential Property Maintenance

<http://discover.pbcgov.org/pzb/codeenforcement/Pages/Residential-Property-Maintenance.aspx>

There is a simple solution to maintaining good neighborhoods - property owner responsibility. Unfortunately, some people are not responsible property owners. Use the checklist below to evaluate your property. Descriptions of the most common code violations follow. Please review this information and take action to be a responsible property owner.

### Inspect:

- Exterior walls
- Roof structure, including rafters, soffits, fascia
- Roof covering
- Railing on stairs, elevated landings and porches
- Fences (should be in good repair and of legal height)
- Windows and screens

**Repair:** Rotted wood, broken or missing boards, broken or missing windows, siding or shingles and make all exterior parts weather tight, rodent-proof and sound. Exteriors must be resistant to water and be covered with paint, waterproof stain, siding, brick or stone that is in good condition.

### Yard Maintenance

- Trim all hedges in front yard to a height of four feet or less and eight feet or less in the rear or side yards.
- Overgrowth in excess of 18" is a violation of the County's Lot Clearing Ordinance.

### Vehicles

- Vehicles must be in an operable condition, able to move under their own power.
- Keeping unregistered or unlicensed vehicles on residential property is prohibited. However, one vehicle may be kept on the premises which is not currently registered or licensed, provided the vehicle is in a garage or carport.
- County regulations do not allow the parking or storage of vehicles in excess of one ton carrying capacity in a residential district.

### Business Activities

- **Garage Sales** are permitted twice per year, each not exceeding 72 hours.
- **Home businesses** must be properly licensed. No traffic, outside display or storage may occur and the business must be clearly secondary to the use of the property as a home. Additional zoning criteria apply. Call 233-5200 for information.

## Palm Beach County - Common Code Violations

<http://discover.pbcgov.org/pzb/codeenforcement/Pages/Common-Code-Violations.aspx>

**Yard Maintenance Standards/Overgrown Lots:** Yard maintenance is the responsibility of every property owner. Grass height must not exceed 18", whether the property is developed or vacant. Hedges: no greater than 4' in the front yard and 8' in the side and rear yard areas. Complaints must be in writing, and the complainant must be from developed property adjacent to the property being complained about.

**Outdoor Storage:** Outdoor storage of equipment, materials or furnishings is prohibited on residential property. Likewise, indoor furniture, household appliances, auto parts or building materials may not be stored outside.

**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. Before beginning any home improvement project, contact the Building Division at 233-5120 to determine whether permits are required. **[Amberwoods Restrictions require Board approval before making permanent changes to the property.]**

**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.

**Sanitary facilities:** The Property Maintenance Code addresses requirements for the interior and exterior of housing structures, including lighting, ventilation, hot/cold water supply, electrical outlets and safety requirements. It also addresses damage to structures, including broken windows, torn screens, minimum dwelling space requirements, 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 96-9 prohibits the placement of garbage cans and other refuse containers curbside for trash pickup prior to 3:00 p.m. the day before your regularly scheduled pickup. Additionally, the Ordinance requires that all refuse containers be removed from the pickup area the same day collection is made. 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](tel:561-233-5500).

### **Complaints Not Handled by Code Enforcement**

**Air pollution, wells, pools, rodents, vermin, bugs** should be addressed to PBC Health Department at 561-274-3100.

**Loose domestic animals** should be reported to PBC Animal Care and Control at 561-233-1200.

**Garbage or trash** in the right-of-way, call Solid Waste Authority at 561-697-2700 or Southern Waste at 561-582-6688.

**Vagrants, loud music and drug dealing** should be reported to the Sheriff's office at 687-6510, (911 - emergencies only).

**Illegal dumping activities** should be reported to the Sheriff's office at 561-687-6510.