

# Osprey Isles HOA, Inc.

## Rules & Regulations (updated 2/2019)

These Rules & Regulations are summary in nature, please read all of the Community documents to help with compliance

### Automobile, Vehicles And Boats:

Only automobiles, vans for private passenger use with permanent rear seats & side windows, pick-up trucks of 1/2 ton or less and other vehicles manufactured and used as private passenger vehicles, may be parked within the subject property, unless kept within an enclosed garage. All other vehicles require prior approval. In particular and without limitation, without the prior written consent of the HOA, no truck with more than two axles; no vehicle containing commercial lettering or signs on the outside of the vehicle or commercial equipment outside of the vehicle; and no recreational vehicle, camper, trailer, or vehicle other than a private passenger vehicle as specified with the Declaration, and no boat, may be parked or stored outside of a unit overnight.

Automobiles owned by governmental law enforcement agencies are expressly permitted.

All vehicles must be in good condition and repair. Vehicles which do not have a current license plate or which cannot operate on its own power shall be parked for a maximum of 24 hours. No major repairs of any vehicles shall be made on the property.

All vehicles must be painted in a color and manner which is customary for private passenger vehicles, and which is not offensive or distasteful in the reasonable opinion of the Board.

No motorcycle, motorbike, moped, all-terrain vehicle, or other such vehicle is permitted to be operated within the community unless licensed for street use & equipped with appropriate noise muffling equipment so as not to create an annoyance to the residents of the community.

The occupants of any unit may not keep more than two vehicles in the community on a permanent basis without prior written consent of the Board.

### Parking:

No overnight parking on streets, lawns or area other than driveways and garages.

Parking at Osprey Isles is restricted via the Osprey Isles parking policy and is limited to Owners, Tenants, and Guests.

Owners apply for parking decals upon the closing of their homes via their application to the Osprey Isles HOA. Once approved, Sea Breeze Management issues parking decals to the owners.

Landlords apply for parking decals for their tenants upon submission of their tenant application to the Osprey Isles HOA and once approved, Sea Breeze Management issues parking decal to the tenants.

Guests are permitted to park in the areas of Stub Lane and the tennis courts via application and receipt of a physical parking pass from Sea Breeze Management Company. Guests require a parking permit to park in both the areas at Stub Lane and the tennis courts. Permits are good for one (1) week and may be extended one (1) additional week by Sea Breeze Management. Any additional extensions, up to two (2) additional weeks (four (4) weeks total) must be with written Board approval. Owners need to physically obtain the parking passes for their Guests from Sea Breeze Management Company and the guests need to have the parking passes displayed on their vehicles dashboard for the duration of their stay. Guests can be of no more than one (1) month's duration. If "guests" plan to stay for longer than one month living with the owner they are classified as "tenants" and the owner will need to submit a tenant application for them with a lease and all of the other required documentation for tenants to be living on Osprey Isles property.

Owners are not permitted to park in the areas of Stub Lane or the Tennis Courts. Owners may apply for a parking pass to park in these areas by contacting Sea Breeze Management and owners may obtain a parking permit from the Sea Breeze office directly. Owners can apply to Sea Breeze for one additional week after their initial week, anything over that requires Board approval.

Guests and owners parking in the areas of Stub Lane and the Tennis Courts are subject to ticketing and towing without the proper parking pass when the community parking enforcement patrol comes through the neighborhood.

## **No parking on or over sidewalks at any time.**

*Non-compliance with the above rules may result in the offending vehicles being towed at the vehicle owner's expense.*

### **Air Conditioning Units:**

Only central air conditioning units permitted: no window or portable units.

### **Basketball BackBoards:**

No permanently installed basketball backboards are permitted. Portable basketball hoops may not be kept outside overnight or when not in use.

### **Business or Commercial Use:**

No trade, business, profession or other commercial activity shall be conducted by a unit owner or resident of a unit outside the unit or if such non-residential use is otherwise apparent from the exterior of the unit.

### **Clotheslines:**

No clothesline or outside clothes-drying.

### **Common Areas:**

Nothing shall be stored, constructed, placed within or removed from any common area by any owner or resident unless approved by the Board.

### **Driveways:**

All driveways & walkways are to be constructed with concrete, stamped concrete or brick pavers.

### **Exterior Changes, Alterations, and Improvements:**

Owners are required to obtain prior written approval by the Board for any exterior changes, alterations, or improvements to the property and grounds. Owners may obtain, complete, and submit an Architectural Review Committee (ARC) Form from Sea Breeze Management ([www.seabreezecms.com](http://www.seabreezecms.com)), to request review and approval of any exterior changes, alterations, or improvements they wish to make.

### **Fences:**

Fences are not permitted in front of any unit (check Declaration for exact location). Only bronze aluminum rail fences are permitted. Prior Board approval is required for installation. Include a copy of your survey showing proposed fence location.

### **Fishing:**

Fishing in lakes is permitted: catch and release only.

### **Garages:**

No garage shall be permanently enclosed and no portion of a garage shall be converted into a living space or storage area. All garage doors shall remain closed when not in use.

### **Garbage:**

Garbage, recyclables, and landscaping debris may not be placed curbside until after 5:00pm of the evening prior to scheduled pick up. Trash containers must be removed same day as pick up and be stored out of view from the road and neighbors. Trash cans and any landscaping debris must not interfere with the landscaping service. We ask that you use containers with a strong lid to help stop wildlife scattering the contents all over the roads.

The Household & Yard Waste Collection is provided by the City of Palm Beach Gardens via Waste Management.

Garbage collection : Monday & Thursday

Recycling collection: Monday

Yard Waste collection: Thursday

Bulk waste collection: Friday

- Please remove large appliance doors - it's the law!
- If there is a large amount of debris please call several days in advance to advise the collection company this will ensure all the debris is picked up.

Customer Service: Waste Management (800) 824-8472 and Palm Beach Gardens Public Works 561-804-7026

### **Lakes and Canals:**

No swimming or boating is permitted. Do not deposit or dump any garbage or refuse in any lake or canal.

### **Landscaping:**

Any material modifications, additions or substitutions thereof, must be approved by the Board prior to installation or removal or you may be required to restore the area back at your cost. Osprey Isles performs the landscaping of the grounds, which includes the front, sides & backs of the units. Landscaping includes mowing, edging, fertilization, weed control of the lawns and monthly hedge and flower bed maintenance and pest control of ornamentals. All dead or diseased sod, plants, trees or flowers shall be promptly replaced by the unit owner along with removal of excessive weeds, underbrush or unsightly growth. No artificial grass, plants or other vegetation shall be placed outside of a unit without approval from the association. Simply put - please do NOT make any changes without submitting an ARC Form and obtaining Board approval.

Please see the Osprey Isles Minimum Landscape Standards sheet for further information.

### **Leases:**

All leases of a unit must be in writing and shall be delivered to the association prior to occupancy. No lease shall be for a period of less than 6 months without consent of the association.

### **Mailboxes:**

Owners are responsible for the upkeep and maintenance of their mailbox. All mailboxes are to remain the same as to height, location, color and design as originally installed.

### **Maintenance:**

All homes are to be maintained in first class condition and good working order. The exterior of each home shall be kept clean, neat & in an attractive manner. All roofs, walls, fences, sidewalks, mailboxes and driveways on a lot shall be kept clean & free of debris & cracks, damaged and/or eroding areas on same shall be repaired, replaced, painted &/or resurfaced as necessary.

**Please do not touch or change common area property including, but not limited to gates, lighting, irrigation, etc., unless you have approval from the Board to help volunteer with community maintenance. Any and all issues noted should be promptly reported to the management company.**

### **Occupancy:**

No unit shall be permanently occupied by more than two persons for each bedroom in the unit. Temporary Guests can be of no more than one (1) month's duration. If "guests" plan to stay for longer than one month living with the owner they are classified as "tenants" and the owner will need to submit a tenant application for them with a lease and all of the other required documentation for tenants to be living on Osprey Isles property. In addition, temporary guests are prohibited from creating an unreasonable source of noise or annoyance to other residents.

### **Outside Antennas and Flag Poles:**

No antennas, dishes or devices are permitted which are visible from the exterior of a unit without consent of the association, except for digital satellite dishes not to exceed 18" in diameter which are located in the rear of the unit & not visible from adjoining streets. Flag poles are permitted with association approval.

### **Painting:**

The Board has revised the Osprey Isles Paint Policy. Please go to [www.seabreezecms.com](http://www.seabreezecms.com) to review the new paint policy. If you wish to paint, please submit an ARC form and follow the directions. Please do not paint without approval; it is expensive to have to re-paint if the color is not approved.

### **Pets:**

No animals, livestock or poultry permitted except for domestic pets. As regards cats and dogs, only 2 such pets are permitted in any unit except upon written consent from the association.

Pit bull terriers are not permitted without the consent of the association, which may grant or withhold that permission at their sole discretion. No dog shall be kept outside of a unit, or in any screened-in porch or patio, unless someone is present in the unit to supervise the dog.

All pets must be carried or leashed when outside of a unit or fenced-in area. Pets must not become a nuisance or annoyance to other residents. Residents must immediately pick up and remove any solid animal waste from their pet. No commercial

breeding is permitted. The association may require any pet to be immediately & permanently removed from the property for any violations.

**Portable Buildings:**

No portable, storage, temporary or accessory building or shed or tents shall be erected, constructed or located upon any lot for storage or otherwise without prior written consent from the association.

**Roofs for Porches, Patios or Additions:**

Any roof or ceiling on any porch, patio or other addition to any unit must be approved by the association prior to installation.

**Signs:**

No signs, except for "Beware of Dog" or similar, or security/alarm signs, are to be placed on any portion of the property without prior written consent of the association. If this rule is violated the association shall have the right to remove such sign without notice to owner and the removal shall not be deemed a trespass and the association shall not be liable to the owner for the removal or for any damage or loss to the sign.

**Solar Collectors:**

Solar collectors are permitted, provided that the association has the right to approve the type and location.

**Swimming Pools:**

No above ground pools, spas or the like shall be installed or placed on any lot without written consent of the association.

**Window Treatment:**

Window treatments shall consist of drapery, blinds, shutters, decorative panels or other tasteful window coverings. No newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding 90 days after an owner or tenant first moves into a unit or when permanent window treatments are being cleaned or repaired.

**Gate System:**

When you have visitors they will dial your code from the entry gate, it will ring through to the telephone number that you have provided us with. If you wish to let your visitors in press number nine (9) on your telephone and then hang up. You can use any number, such as home, work or cell number.

The telephone number we will program into the system for you will be: \_\_\_\_\_

**Email Address:**

Please provide your email address and sign and date if you would like to receive emails related to Association business or Association related updates.

Yes, please provide your email address: \_\_\_\_\_

No

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Signature of Buyer/Renter acknowledged understanding and agreement to comply with the above rules for Osprey Isles HOA, Inc.**

\_\_\_\_\_  
Buyer/Renter/Resident Signature

\_\_\_\_\_  
Buyer/Renter/Resident Signature

\_\_\_\_\_  
Buyer/Renter/Resident Printed Name

\_\_\_\_\_  
Buyer/Renter/Resident Printed Name