

**DELRAY WEST TOWNHOUSES ASSOCIATION**  
**(ALSO KNOWN AS DELRAY VILLAS PLAT 2)**

**RULES AND REGULATIONS REVISED, 2024**

The following is a summary of **SOME** of our rules and regulations which apply to everyone living in the community.

The list is compiled for those of you who are both new and current residents to our community. A booklet with the set of rules and by-laws should be given to you at the time of your closing or passed on from one homeowner to the next. Should they not be available they can be purchased from the HOA Board (price to be determined). The rules below are those addressed by our Architectural Review Board.

**BUILDING AND PAINTING: (6.1)**

The Architectural Review Board must first approve any changes that affect the exterior of your home. This applies to paint colors (pre-approved color palette available for review), changes to the patio, widening of driveways, Shrub, Tree, Flower Bed Rules and Restrictions (1a), additions, change of structure, etc. Please refer to the form called Application for Addition / Alteration. The Homeowner will submit this application to the Architectural Review Board (ARB) regarding approval for any changes to the exterior of their property. Your licensed and Insured contractor will apply for control permits. Each home must be kept in a clean and neat condition. Failure to comply will result in fines from \$100.00 per day, not exceeding \$1,000.00 per violation. The ARB selects new colors for the development every 5 to 7 years.

**Signature:** \_\_\_\_\_

Buyer /  Occupant

**Date:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

Buyer /  Occupant

**Date:** \_\_\_\_\_

**GARBAGE COLLECTIONS 8.19**

Garbage must be put in garbage containers. Garbage, lawn, and plant clippings go out after 5 PM on Tuesday night for Wednesday morning pickup. The pick up for garbage and recycling bins is Friday after 5 PM for Saturday morning pickup. Trash and other waste shall be screened from view from your neighboring home and the interior roadways except when out for pickup. If storage outside is not possible use the garage. Please refer to page 27 General (D) for more details.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer /  Occupant

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer /  Occupant

**MAINTENANCE PAYMENTS: 1.7**

Maintenance payments are due quarterly on the first of January, April, July, and October. A booklet containing payment coupons will be mailed to each homeowner from the HOA yearly. Please mail your payment to the HOA at the address provided with your coupon book.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer /  Occupant

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer /  Occupant

**PETS: 8.3 (amended 1/2020 to the following)**

No more than (1) dog or (2) cats shall be permitted, provided that the dog when fully mature shall not exceed 25 pounds. All dogs must be on a leash when outside your home. You must pickup after your dog. You are required to present a copy of your dog license and a letter from your vet stating that your dog is up to date with necessary shots. Cats are not permitted to roam the grounds.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer /  Occupant

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer /  Occupant

## Parking 8.11

- Overnight street parking is prohibited including on the swales.
- No more than two cars are permitted to park on the driveway overnight.
- Should there be company, that unit is permitted to park a third car perpendicular to the concrete driveway inside the apron abutting the street.
- During seasonal events, homeowners can request permission from the ARB to allow guests to park two wheels on the swale and two wheels on the street. This is a temporary parking event not to last beyond a day.
- Should a homeowner or occupant cause damage to either the grass or the irrigation system, they will assume all financial costs to repair any damages.
- It is prohibited to block the pedestrian walkway with vehicles.
- Please refer to Section 8.11 of the Bylaws, which prohibits the parking of commercial, recreational, or any type of sport vehicle on the driveway or common areas overnight. Vans and trucks must fit in the garage with door pulled down. No advertisement is allowed to be viewed from the driveway. Vans must have windows on one side of the cargo section.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer /  Occupant

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer /  Occupant

## LOLLIPOP LIGHTS

These lights must be on from dusk to dawn every day. A bulb of at least 60 watts must be used. Should the bulb burnout it must be replaced. All lollipop poles must be painted black. Information for lollipop replacement available through the ARB.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer /  Occupant

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer /  Occupant

**MAILBOXES (8.14)**

All homeowners are responsible to maintain their mailboxes. An Owner shall not replace his/her mailbox without ARB approval. The ARB may specify the style and other physical characteristics of the type of mailbox that may be used in the Subdivision. All lot owners shall have their house number on their mailbox. The ARB may specify the size and font style of the house numbers for the Subdivision.

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Buyer /  Occupant

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Buyer /  Occupant

**SPRINKLER SYSTEM AND LANDSCAPE: (5.1)**

Damage to the common area by a homeowner, including swales, will be repaired/removed at the owner's expense. Any tree, bush or other plantings put in by the present or previous homeowner are the responsibility of the present homeowner. The present homeowner must maintain them or have a private gardener maintain them. The homeowner must seek approval from the board when planting trees and shrubs. As of 2005, it is PROHIBITED to plant fruit trees.

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Buyer /  Occupant

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Buyer /  Occupant

**POOL ETIQUETTE:**

Pool etiquette must be observed by you and your guests. You are responsible to see that all posted pool rules are followed. This is for everyone’s safety and enjoyment. No pets allowed in the pool area. NO DIVING off the cove molding.

Diaper aged children (or adults using diapers) are not permitted in the pool. There is a kiddy pool in the pool house for children.

Please shower before entering the pool. The shower is located outside next to the pump unit. This is a Board of Health regulation. SMOKING IS NOT PERMITTED in the pool area. You may smoke in a designated outside area.

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Buyer /  Occupant

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Buyer /  Occupant

**BOARD OF DIRECTORS:**

Our Board of Directors meets on the fourth Tuesday of each month at 7:30 PM in the Viking Room in Building “B” at the Recreational Complex. These meetings are open to all residents of our plat and we welcome your attendance.

# SHRUBS, TREES, AND FLOWER BEDS

## RULES AND RESTRICTIONS (1a)

If a homeowner is planning to make changes regarding shrubs, trees, and flowerbeds, they must first seek the approval of the Architectural Review Board

**Revised 2020**

### **Shrubs, Flowerbeds And Vegetation:**

1. Height restrictions – no shrub/vegetation should be any higher than 3 feet around the lollipop. Shrubs around air conditioner and trash storage area must be no higher than 4 feet. Shrubs along the side and back of the house are to be higher than 4 feet. All shrubs under windows must be no higher than six inches below the window and have easy access for lawn/home repair and maintenance. No windows are to be blocked by trees or shrubs (fire hazard).
2. Cactus and other plantings need to be cut back to prevent hazards for guests and workers. This includes keeping walkways and driveways clear to allow easy access to your property. Flowerbeds should not exceed 4 feet from the house.
3. The homeowner is responsible for garden/tree maintenance.

### **TREES:**

1. No fruit trees of any kind are to be planted.
2. Tree branches must be no lower than 4 feet. This allows access for movers and grounds people. The height of the tree cannot exceed 25 feet and its coverage area kept reasonable.
3. It is not permitted to plant tree close to the house. The homeowner is responsible for pruning the branches so they do not hang over or onto either housing unit. This includes palm fronds. It is also the homeowner's responsibility to keep the area around the trunk of the tree clear of vegetation.
4. Removal of tree and planting debris is Tuesday evening for Wednesday morning pickup.
5. County code enforcement requires that trees removed must be replaced, however, not necessarily on homeowner's property.

Signature: \_\_\_\_\_

Buyer /  Occupant

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Buyer /  Occupant

Date: \_\_\_\_\_

**DELRAY VILLAS WEST TOWNHOUSES, PLAT II**

**Rules Addendum**

**YARD CUTTINGS TRASH PICK UP**

Regular lawn debris such as leaves and trimmings can go into your regular garbage can, a paper lawn bag, or plastic. Regular Wednesday pick-up includes tree branches and palm fronds that are neatly stacked in 6-foot lengths. Each branch should weigh no more than 50 pounds.

The yard waste limit is 6 cubic yards per week, which is about the size of 3 refrigerators, or 18' long X 3' wide X 3' high. You may have to spread your pick-up out over a period of time to conform and it should be hidden from street view.

FCC will no longer pick up piles that exceed this limit. Piles that exceed this size will be tagged and photographed. The information will be forwarded to the Customer Service Department. It will be your responsibility to arrange for the removal of the pile by calling SWA Customer Service at 561 697-2700. They will give you an estimate at the established contracted rate of \$8 per cubic yard. Upon payment, the material will be removed within 72 hours. Alternatively, you can get an estimate from your commercial landscaper. It is a good idea that when you have a tree trimmed or removed that the fee quoted includes debris removal. Of course, you can bring it to SWA yourself and pay a nominal fee for them to take it. Again, call 561 697-2700 for more info.

There will be regular trash and recycling pick-up on New Year's Day.

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Buyer /  Occupant

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Buyer /  Occupant

# **ADDENDUM TO ARB RULES**

**FOR**

**DELRAY VILLAS, PLAT II**

***AUGUST 24, 2020***

## **Additional rules to the February 2020 Revised Rules.**

1. No storm shutters are to be down (except during a storm) while the home is occupied. (Shutters down while occupied is against fire code and create a dangerous situation.) If you are away for a period of time during Hurricane season the shutters may be put down until you return.
2. No privacy shrub over 5 feet high.
3. No Koi ponds or fountains outside. (Stagnant water breeds mosquitoes)
4. No bird feeders. (They attract rodents and ants)
5. Front window must have a decorative shutter on it.



## Delray Villas Plat II Parking Rules

*Incumbent of Owners to Inform Visitors of These Rules. Rules' Violation Will Be Subjected to Fines.*

### Parking 8.11

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### Daytime and/or Nighttime Apron Parking

