

DEER POINT HOMEOWNERS' ASSOCIATION
RULES AND REGULATIONS 2024



DEER POINTE HOMEOWNERS' ASSOCIATION BOARD MEMBERS

Shirley Mitchell, **President**
Christa Siciliano, **Vice President & First Secretary**
Eva Manzi, **Treasurer**
Celest Chaitram, **Second Secretary**
Alex Cruz, **Member at Large**

Property Manager: Trident Properties Management – Mike Broderick at 561-994-5850

GARBAGE

Garbage pickup is **Monday** (including bulk trash) and **Thursday** (trash cans only). Garbage should be put out no earlier than 8pm the night prior to pickup. No exceptions! Garbage is to be set out in City of Deerfield Beach issued containers only. No plastic bags are to be left on the ground or grass. **Garbage receptacles are to be taken back inside residences, patios or sheds no later than 8pm the day of pickup and stored out of public sight. Unit number must be placed on receptacles.** Absolutely no chemical related items are to go out, a special pickup must be arranged for items such as paint and gas cans etc.

BULK TRASH

Large bulk items are picked up every Monday, but you should call the City of Deerfield Beach to request pickups of any construction related items. Please set out bulk items on **Sunday night after 8pm**. For additional questions, you may call the City of Deerfield Beach at 954-480-4391. Do not place bulk items in regular trash cans; it will not be taken. **If your bulk trash is not taken by the city, you will need to take it back and wait for the next bulk pick up the following week or call the city to find out why it was not picked up. The City of Deerfield Beach no longer Recycles, the use of Blue Recycling Cans is no longer permitted.**

INSURANCE

All units are **required** to carry Homeowners Insurance.

No personal property is to be stored on common ground. If it is, it will be removed and disposed of (at owner's expense if necessary). The City of Deerfield Beach and the HOA will enforce the regulations, as appropriate.

HURRICANE

If you are leaving town from June to November, it's mandatory to secure your area of all materials that could become a danger to surrounding units as well as your own. If the HOA needs to remove these items due to neglect on your part, you will be charged for all incurred expenses.

PARKING

Each unit has one assigned space in front of the cluster of buildings. There is additional guest parking on the side of the buildings. When Unit owners are out of town, vehicles must be parked in a vacationing owner's spot.

We suggest unit owners provide contact information to the management company in case of an emergency or action required, regarding your vehicle, in your absence. Please call Trident Properties Management at 561-994-5850, Monday through Friday.

Absolutely no parking is permitted on the lawns or on the roadway. No boats, trailers, mobile or motor homes are permitted.

Only Front-End parking is permitted. Do not reverse park.

All vehicles must be registered and have a current license tag. All vehicles must be in operable condition. **Vehicles without a current tag or in inoperable condition will be towed at the owner's expense.**

No storage of vehicles is permitted.

Pick-up truck beds must be free of litter and work-related items, i.e. ladders, buckets, tools etc. Ladders especially cannot be stored in or on top of any vehicles.

If a vehicle is leaking oil or fluid of any kind, it must be repaired before parking it in the community. Car repairs may not be performed on premises, including tune-ups. Oil changes, brake jobs, etc. Allowable car maintenance includes washing and waxing.

NOTE

Residents who own commercial vehicles are not allowed to park them in the community at any time unless they are performing specific work for a homeowner in on of the Deer Pointe's units. **No commercial vehicles are to be parked overnight for any reason.** No panel vans are allowed after 6pm. Vans with full seats and side windows are considered passenger vans.

Commercial vehicles may be defined as any vehicle that:

- Displays the name of a business or other commercial enterprise or employer anywhere on the vehicle.

- Has a chassis with a capacity of ¾ ton or larger (such as flatbed trucks, tow trucks, tractor trailer rigs and the like).
- Carries equipment, tools or materials related to a business which are visible from outside the vehicle, such as ladders, pool supplies, plumbing equipment or construction materials, landscape equipment or materials, etc.
- Panel vans with no windows or passenger seats

Violators of parking and commercial vehicle regulations will be warned once. **Upon the second violation, the violator will be subject to towing or sent to the attorneys at the owner's expense.**

PETS & WILDLIFE

All dogs must be registered with the management company, regardless of weight.

Other than pets grandfathered in as of August 31, 2003, no pets larger than 30 pounds, fully matured, are permitted. This includes visiting dogs.

All new move-ins who own a dog may be asked to show the dog to the Board of Directors before moving in to determine if the weight is within acceptable limits.

Unit owners may have no more than two dogs within the 30-pound weight limit.

Pets shall be walked along the Powerline Road berm and vacant canal areas. Dogs are not to be walked along individual units' grassy areas or back of the units.

No dogs are allowed to be left on the patio or tied to a tree. Dogs barking for an extended amount of time is a nuisance to the community. Please do not leave your dog on the patio while away.

In accordance with City and County ordinances, pet owners are required to clean up excrement from all areas. Do not deposit excrement in another owners' trash can. All dogs must be on a leash when outdoors.

Cats should be kept indoors or on screened patios. They should not roam the community at will.

PLEASE DO NOT FEED THE DUCKS, SQUIRRELS, BIRDS OR ANY WILDLIFE! It is quite costly to remove them from the community once they become overpopulated. In significant numbers, their excrement is unsanitary and attracts rodents.

CONSTRUCTION

All construction work within the community is allowed **ONLY** Monday through Friday from 8am to 6pm, Saturday from 9am to 5pm. Sundays and Holidays are not permitted.

PARTIES & ENTERTAINING GUESTS

While Entertaining Guests, kindly take the party into your unit by 11:00 PM. We adhere to the City of Deerfield Beach's noise control ordinance. In the event that excessive noise continues, the board urges you to call the police at 954-764-4357.

APPLICATION FEES

Homeowners and renters will be charged a \$200 application fee. This application fee encompasses a background check, criminal history report and credit check. All potential homeowners and tenants will need to grant authorization and pay the application fee to be considered. Any changes in a renewal lease such as additional individuals moving into the unit may require the submission of a new application.

Anyone over 18 years of age will need to fill out an application and present identification. If you have any questions, please contact Trident Properties Management 561-994-5850.

Homeowners must reside in their respective unit for the first year of ownership to be eligible for rental.

GENERAL RULES & REGULATIONS

Trident Properties bills the HOA for community violations. The HOA enforces violation letters with the following fines to all homeowners who are not in compliance with the rules and regulations:

- \$50 Fine – First Offense
- \$100 – Second Offense
- \$500 – Third Offense

If you are renting your unit to another party, we recommend sharing this information with your tenants as you, the owner will receive the violations and the fines will go onto your account for collection along with respective attorney fees incurred.

All new residents must complete a “Move-In Package” prior to occupying a unit. This package should be given to new owners at closing and to tenants prior to leasing a unit. If you have questions, please call Trident Properties Management 561-994-5850.

No “For Sale” or “For Rent” signs are to be posted anywhere in the community, including within the unit or vehicle windows.

Children under the age of 12 unaccompanied by parent/s or guardian/s are allowed in the pool. Jumping over the pool walls or gates and squeezing between the bars are prohibited. Parent/s of children found doing so may be subjected to fines. EVERYONE needs to shower before entering the pool. The Pool Hours are Dawn to Dusk. This is a Health Department Law and will be enforced.

Community speed limit is 15 mph. Any violation will be subjected to fines.

No bikes, scooters, professional diving gear or skateboards are allowed in the pool area. They should be left to the outside of the gate, next to the storage room.

Satellite dishes are to be installed in or near the rear of units (preferably at roof level). They are not to be located on the front (street side) of the buildings. Dish or cable wires must be white. ARB must approve location of installations. All inoperable dishes must be removed from the buildings.

All roof repairs are the responsibility of the individual owners. All roofs should be cleaned when requested by the HOA (every 12-18 months, Metal and Tile roofs only, not flat roofs).

Owners of townhomes (co-joined flat roofs) should expect to replace their roofs every ten years. When one townhome roof needs replacement, the co-joined roof must be replaced at the same time by the same contractor.

If a unit has termites, carpenter ants or other insect infestation, all units in that quad must be treated at the same time at each owner's expense.

Screened/security doors over unit front doors must be kept closed at all times or the owner will be asked to remove them. These doors must also be ARB approved.

Any structural changes/improvements/additions/landscaping/planting that affect the exterior of the unit or impinge on common property **must receive approval from the Architectural Review Board (arm). NO DUMPSTERS OR PORT-A-POTTIES INSIDE THE COMMUNITY.**

In addition, the owner prior to commencement of work must secure appropriate City of Deerfield beach approvals and permits for all structural and electrical changes. The ARB has issued a set of guidelines. These guidelines are available from the property management company at the time an ARM approval form is requested.

Front porches are not to be used for storage. No baby carriages, toys, skateboards, bicycles, tools, fishing poles, shoes, construction supplies etc. Hoses must be coiled neatly on holder. Decorative items and plants ONLY are allowed. After one warning, stored items will be permanently removed.

Personal plantings must be neatly trimmed. Overgrown plantings will be trimmed or removed by the HOA after one warning. Also, no barbecues, furniture, ladders, toys, bikes or any other personal belongings are to be left on common ground at the back, sides or fronts of units or pen areas.

Old televisions are no longer eligible for bulk pick up (only flat screens are accepted). Residents need to make arrangements with the City of Deerfield Beach to pick up such items.

No tires, paint cans or car batteries are to be put out as garbage; nor are they to be kept on common ground. Contractors need to clean up completely after doing the job. They cannot be left on community property.

Small cardboard boxes and Styrofoam are to be broken down and placed inside trash cans, NOT left on the curb.

Residents must be aware of and obey Architectural Review Board (ARB) guidelines.

Personal items may not be left on common ground.

No plants or vines are allowed to grow on the exterior of the buildings. No fruit Trees, or Fruit Plants of any kind are permitted. Tomato plants and Herb plants are prohibited as these invite rodents. We pay a company (The Bugman) to feed the Rodent Boxes on a monthly basis, we do not want to invite rodents in and defeat the purpose of the expense.

Front porch lights should be white or yellow. Other colors can be used during Holiday seasons only.

Outdoor Christmas decoration/lights must be taken down no later than January 15 of the New Year. If you want lights on your patio, please buy lights specific to that area.

We appreciate all of our Residents for following the Rules and Regulations at Deer Pointe.

Thank You,
Board of Directors