

Woodlands of Palm Springs Homeowners Association

Rules & Regulations

INTRODUCTION:

The Woodlands of Palm Springs is a communal planned community incorporating individually owned property and common property. When a family chooses to live in a planned community they must forfeit some of their individuality for the common good and value of the community at large. In this way the community retains its resale value and its visual appeal by having each building retain an identical look and each building remain in good repair. The rules and regulations which follow are part of the Woodlands of Palm Springs Homeowners Association's Declaration of Covenants, Conditions, and Restrictions and By-Laws.

1. No nuisance shall be permitted to disturb other unit owners or renters. This includes noise from stereos, televisions or audio equipment, as well as, noise from individuals, from family disputes or parties.
2. No more than two pets are allowed per unit. The term pets means cats or dogs. No pet shall weigh more than 40 pounds. Dogs must be leashed at all times. Owners are required to pick up after their pets.
3. Household trash or garbage must be placed in plastic bags and thrown in the dumpsters provided on every street. Please flatten all boxes before disposing in the dumpsters.
4. Bulk trash such as refrigerators, furniture, appliances, as well as, garden clippings must be brought to the bulk trash dump area by the tennis court. Each homeowner or renter is responsible for taking their bulk trash to the dump area.
5. Old fencing must be taken to the bulk trash dump area and the unit owner is responsible for obtaining a removal permit from the Town of Palm Springs by calling 965-4010.
6. Barbecue grills and similar devices can be used in courtyard areas only.

7. No clothes or similar items may be hung on balconies or fencing to dry and clotheslines are only permitted inside the courtyard fence and below the fence height so they cannot be seen.
8. Bicycles, toys and other clutter cannot be left outside and unattended at anytime. Parents of community children are responsible for their children's toys and clutter.
9. Owners and renters are not permitted to work on their cars, vans, trucks, or motorcycles in the parking lots at the Woodlands. This includes changing the oil, fixing brakes or any mechanical problem in which the vehicle must be disassembled in any way. You may change your battery or tires.
10. Commercial vehicles, which include large trucks with greater than a 3/4 ton capacity and/or having dual axles, flatbed trucks, dump trucks, panel trucks, etc., are not permitted to park in the Woodlands at any time.
11. Boats, boat trailers or the combination are not permitted to be parked, at any time, in the Woodlands. Buses and motorhomes are not allowed to park in the Woodlands at any time.
12. Any motor vehicle which cannot operate under its own power cannot be parked in the Woodlands at any time and any vehicle without a current registration cannot be parked in the Woodlands at any time.
13. All vehicles must be equipped with mufflers in good working order to eliminate noise pollution.
14. All motor vehicles including motorcycles must be parked in a lined parking space, not on the grass or the sidewalk in front of townhouses.
15. Two bedroom unit owners or renters are permitted two parking spaces. Three bedroom unit owners or renters are permitted three parking spaces. Parking spaces are not assigned and no one has ownership or control of the parking spaces directly in front of their unit.

16. No signs, including "For Rent" or "For Sale" signs or "Realtor" signs, are allowed to be displayed on the townhouse buildings or fences without the prior written approval of the Association as to the size, type and placement of said sign. Approved signs are available from the property manager. A deposit on the sign will be charged and refunded to you upon the return of the sign in good condition.
17. No radio or television antennae or other electronic devices are permitted anywhere on the townhouse buildings. Each buildings equipped with cable TV and it is the unit owner's or renter's responsibility to order and pay for cable TV service.
18. Damage caused to any part of the Woodlands common property by any unit owner or unit owner's family member, tenant, guest, visitor, or invitee, is the responsibility of that unit owner.
19. The exterior appearance of the townhouse unit must be maintained, at all times, in an "as new" condition uniform in appearance with other townhouse units. Roofs, fences, gates, concrete patios, stucco, bricks and the like shall be maintained free of debris, stains, mold or other discoloration inconsistent with the natural weathering of the product. These surfaces may require periodic cleaning, painting or repairs to maintain an acceptable appearance. Rotted, worn, broken or other wise damaged exterior elements, including screens and windows, shall be replaced as required. Trees, bushes and shrubs shall be maintained in a healthy vigorous condition free of deadwood or diseased parts and shall be trimmed so that the townhouse unit is at all times clearly visible and not hidden. Any owner who does not timely comply with the Woodlands' request to maintain the appearance of his townhouse unit will be subject to violation fines.
20. Keys to the racquetball and tennis courts may be obtained from the property manager

21. You are responsible for maintaining the area within (approximately) 18 inches of your courtyard fence. All areas outside these boundaries are common areas of the Woodlands.

22. The Board of Directors of the Woodlands of Palm Springs Homeowners Association has the power to enforce all of these rules and they will. The Woodlands policy is to give the offender a first warning and then begin a process of fining. In some cases the Palm Springs Police may be called as well. These are not designed to restrict living conditions or cause a division between owners and renters. The official rules and language are written and recorded in the Palm Beach County Courthouse. You may obtain a copy by contacting management.