

RULES AND REGULATIONS

Silverleaf Homeowners Association

Rule Enforcement

- Unit owners, their guest, family, or lessees, are liable to the Association for all costs, or attorney fees in order to enforce the rules.
- If, after written notice by the Board of a continuing violation, and if, the violation is not corrected; the Association may impose a \$100.00 fine, revoke a leasing privilege or take further legal action to remedy the violations.

Moving Hours

- Moving hours are between 8:00AM and 6:00 PM Monday-Saturday, only.

Vehicle Parking During Move

- Do not drive on the grass while unloading vehicle. If you park on the grass and damage irrigation you will be responsible for the cost.

Vehicle Parking

- All vehicles must be parked on driveway and cannot obstruct sidewalks.
- No commercial writing on a vehicle if the vehicle will be parked overnight.
- No boats, trailers, motor homes, etc. are allowed, Unless in an enclosed garage.
- No parking in the pool area unless using the pool. (no overnight parking)

Vehicle Speed

- Do not exceed the posted 25 miles per hour (MPH) speed limit.

Vehicle Repairs

- No owner shall conduct or permit to be conducted repairs (except in an emergency) or restorations of any motor vehicle except in a garage with the doors thereto closed at all times.

Trash

- Recycle by placing items in the appropriate yellow or blue bins.
- Break down cardboard boxes and place in the recycling bin.
- Garbage is picked up on Monday's and Thursday's.
- Bulk pick-up is Thursday.
- Trash Cans and Bins may be placed by the curb after 6 PM the night before pickup
- All trash cans and bins must be out of sight and put away by 9AM on the day after pickup.
- Failure to follow guide lines may result in a fine.

Pets

- A total of 3 pets are permitted
- No pit bull terrier, pit bull terrier mix, or any other dog of mean or violent temperament, or which otherwise evidences such temperament.
- Proof of dog or cat registration, vaccinations must be provided upon request
- Pets shall not be permitted in pool area.
- Each pet owner shall walk their dog on a leash and clean up after them.
- If a dog or any other animal becomes obnoxious to owners by barking or otherwise, the owner shall remedy the problem or upon written notice from the Association, or will be required to relocate the pet.

Recreation Area Keys

- Contact the J & L Property Management to obtain a key. The key will open the pool.
- A \$100.00 check made out to Silverleaf HOA is required
- Member must be current with all HOA dues in order to obtain a key.

Recreation Area – Pool

- Open from 8:00AM until dusk.
- Rules are posted and strictly enforced for residents and guests.
- Children using the pool and clubhouse facilities under the age of 13 must be accompanied by a resident who is at least 18 years old.
- Bicycles, skateboards, and rollerblades are not allowed on the pool deck.
- A resident must be at least 18 years old go us the pool facilities and may be accompanied by no more than (3) three guests.
- Children in diapers must wear disposable diapers and plastic pants. Protective under garments must be worn by incontinent adults using the pool.
- As per FL law, you MUST shower before entering the pool.
- No balls, toys, floats, (except by infants), etc. allowed in the pool or on the pool deck.
- Use radios, tape players, or CD players with headphones.
- No food, coolers, glassware allowed outside the covered area
- No smoking unless in the designated area.

Grills

- Grills are open to residents and their guests from 8:00AM to dusk.
- Grills may be operated by a resident at least 18 years old.

Use of Unit

- No business, service, maintenance, or repair for the public is allowed.
- No owners shall make or permit any disturbing noises by any person, nor do or permit anything by such persons that will interfere with the rights, comforts, or convenience of other owners. No owners shall play upon or suffer to be played upon, any musical instrument, or operate or suffer to be operated, a phonograph, television, radio or sound amplifier, on his/her, in such manner as to disturb or annoy other owners of Silverleaf.

Unit Modifications

- **Modifications and Alterations:** If an owner wishes to make any modifications, installations, or additions lot the owner shall submit an Architectural request to the Association with all necessary paper work prior to any changes.
- **Making changes without an approval may result in the modification having to be removed and a fine.**
- **An Arc form must be filled out prior to any change:** All alterations approved by the Board of Directors will be kept in the unit owners permanent file for their protection along with a copy to be retained by the unit owner to be kept with their governing documents. The modification request approval must include plans and specifications which are sufficient in scope and detail for Board review. No alteration may be approved including electrical, plumbing or other system which could cause an adverse effect on common elements or any portion of the property without such plans prepared by a licensed architect.
- **Inspections:** when the modification has been approved by the Board and during construction, the Board and or its representative shall be allowed to inspect the jobsite to determine whether any work being performed is in accord with the work originally proposed before the Board.
 - **Licensed and Insured Contractor:** A licensed and insured contractor must be used for any maintenance, repair, replacement, alteration or improvement of the unit or common elements as well as any permits necessary as per the Palm Beach County Building Code. The contractors must provide management with a copy of his/her contractor's license and a certificate of insurance for Workman's Compensation and Liability with Silverleaf HOA named as Co-insured. This information must be on file in our management's office prior to approval of work.
- **Work Hours:** The Unit Owner shall only be permitted to have work performed at their unit Monday – Saturday between the hours of 8:00AM – 5:00PM excluding legal holidays. Exceptions may be made in emergency situations by the Board of Directors.

No Time-Sharing

- No, time sharing plan (as defined in Chapter 721 Florida Statutes), or any similar plan of fragmented or interval ownership of Dwellings shall be permitted.

Signs, Flags and Banners

- Any For sale or for rent signs will be limited to one sign posted in window not to exceed 24x18 inches. No open house signs.
- A 4.5 x 6 foot flag representing America or Florida or Armed Forces may be displayed.
- One two sided decorative house flag or one two sided decorative garden flag not to exceed 29" wide x 44" long in good condition, good taste and not unsightly may be displayed.

Holiday Decorations

- No Christmas decorations may be put up prior to Thanksgiving and must be removed by January 15th of the next calendar year.

Grass

- Grass and planting areas, trees, shrubs and mulch/ground cover shall be maintained in “First class condition”
- Lawns shall be maintained not to exceed 4 inches in height.
- No weeds or bare spots.
- Bushes trimmed.
- Grass and planting areas, trees, shrubs and mulch/ground cover shall be maintained in “First class condition”

Fences

- No fence may be erected without prior approval from the Board.
- Fencing must be black or dark bronze aluminum picket at all lakefront lots.

Firearms

- The discharge of firearms within the Property is prohibited.
- The term “firearms” includes B-B guns, pellet guns and other firearms of all types and sizes.