

The Estates of Silverlake
Property Owners' Association

Guidelines Standards
Rules & Regulations

2024

Table of Contents

- #1 Estates of Silverlake Shareholders HOA
- #2 Access to Official Records
- #3 Access to the Estates of Silverlake
- #4 Assessments
- #5 Audits
- #6 Contractor & Subcontractor Work Rules
- #7 Exterior Appearance, Landscape,
Architectural & Maintenance
- #8 Home Ownership, Sales, Transfers, Guests
- #9 Mailboxes
- #10 Nuisances
- #11 Pets
- #12 **Recreational Areas:** Clubhouse, Playground, Swimming
Pool, Park, Community Court, Tennis Court, Pickle Ball
Court, West Portico Pool Area, Lake
- #13 Resolution Committee
- #14 Roadways, Driveways, Aprons, Sidewalks, Swale Areas,
Lakeside **Home Owner Responsibilities**
- #15 Television, Internet, Cable & Antennas
- #16 Trash Pickup
- #17 Violations, Fines, Security, Home Inspections
- #18 Vehicles, Parking, Traffic

#1 Estates of Silverlake Shareholders Property Owners Association

The purposes of the corporation are to maintain a fiduciary relationship and provide management oversight for the commonly owned properties, maintain and improve the quality of life of the residents of the Estates of Silverlake, and maintain architectural control over the community.

- Each property owner is a shareholder in the corporation and shares responsibility for the care of the common properties and for the life of the entire community.
- The Association is not a substitute for interactions between neighbors and residents on interpersonal matters.
- Shareholder interests are protected by a Board of Directors, elected by the community to represent them in overseeing the corporation's activities.
- The Board of Directors, composed of unpaid volunteers elected by the community, normally meets a minimum of once per month to manage corporate activities.
- Shareholders are welcome to attend each meeting and will have opportunities to express their opinions at these monthly meetings.
- The Board of Directors establishes Committees chaired by directors and populated with volunteers from the community to oversee, included but not limited to the following areas: Security, Violation, Landscaping, Lake, Budget, Architecture & Maintenance, Social, Clubhouse, Membership, Nominations and others as needed.
- Each homeowner or lot owner will receive Rules & Regulations. Community Standards which govern community activities, and Covenants, Restrictions, Articles of Incorporation, and Bylaws will be available online for all owners at the management company's website.
- New owners are interviewed by the membership committee at which time they are given an information packet that outlines the expectations and responsibilities to the HOA. Upon review, their signature of understanding and acceptance as a member is required.
- As the elected representatives of the members of the corporation, the Board of Directors is responsible for overseeing the corporation activities and is empowered by the corporate documents to take the necessary actions to fulfill its responsibilities, including determining and levying assessments, maintaining the appearance and functionality of corporate assets, approving new residents, providing violation notices and fines (when necessary) within the community, maintaining architectural control, and other responsibilities as outlined in the governing documents.

Reference Original HOA Community Standards 1-1

#2 Access to Official Records

The official records of the Association are available to any member for review and may be photocopied if desired.

- These records are available online, at CiraNet.com the management company's website portal include a copy of the declaration of covenants and related amendments; a copy of the current rules of the Association, Board of Directors meeting minutes for the last seven years. Association insurance policies; all contracts to which the Association is a party; financial and accounting records, member account information, tax returns and financial statements and similar information.
- Owner's access to this information is through the secure management website with their personal login and password.
- Each member can access online the Covenants and Restrictions and Community Standards at the time of purchase of the Estates of Silverlake property.
- A summary budget online and in print is also provided each December prior to the annual General Meeting.

Reference Original HOA Standards 30-2

#3 Access to the Estates of Silverlake

The Estates of Silverlake residents, their family, guests, and vendors, are controlled at the Gatehouse by Applications by Design, Inc. (ABDI) and the contracted security company. Residents have some control listing information on the ABDI app available to them. The ABDI gate access system website and app give residents the opportunity to post information regarding guest/vendor entrance to the community. Once the system is activated by the administration, the resident can control information and guest list via the ABDI app. This system notifies residents of persons who access the gate in real time.

- Residents may still opt to call the on-duty guard to facilitate guest/vendor entrance.
- Frontline provides guards from 7am to 11pm.
- After these hours, individuals can enter the community at the visitors' gate call box by locating the resident name in the call box roster and following prompts on the screen.
- Residents have personal access pins to this call box which are NEVER to be shared. These pins are for exclusive use by residents ONLY. Please do not use house number, choose a secure series of 4 digits.
- New residents, upon completion of verification of ownership to the Captain of the Guard/Administrator will be issued two "free" barcode passes which allow entrance through residents' gate. The Captain of the Guard will apply the barcode sticker(s) pass to the car.
- Barcode numbers MUST correspond to specific vehicles and exist for that resident's vehicle only.
- Additional bar code stickers can be purchased for owner's additional vehicles at \$20 each.
- Admittance to the community in a vehicle requires a VALID DRIVER'S LICENSE and picture IDENTIFICATION.
- NO ONE is allowed to drive in the community without proper vehicle licensing. This Community Standard is intended to provide community-controlled access without being an obstacle to resident's quality of life.
- Because entry to the Estates of Silverlake is on a by-name basis, garage sales, home-sales, open houses and events of a similar nature which require access by the general public are **not** permitted within the Estates of Silverlake.
- Emergency situations require immediate action and vendors providing services are permitted to enter the Estates of Silverlake outside normal hours. (e.g., electric, water, cable, air conditioning).

Access Devices/Barcode Stickers

- All access devices are for the **Estate of Silverlake Residents only** and must not be given to others not living within the Estates of Silverlake.

#3 Access to the Estates of Silverlake

- Since barcodes correspond to vehicles any changes must be registered. Please notify the Administrator to update all information.

Access to the ABDI system is at www.gateaccess.net or by downloading the “ABDI gate access” on a smartphone or other smart device.

When accessing the website to register:

1. Select “ESL” as the Community Code.
2. Enter the primary phone number you listed with the community as your USERNAME. Please do NOT use special characters such as; dashes, periods or parenthesis. (Example 5615551212).
3. Enter your unique password (The Silverlake office will advise you of your ABDI pin when your ownership information has been recorded by an administrator)

This password (four-digit number) will automatically generate a pin that cannot be changed. Be sure to record your pin. Once logged in, please verify all your personal information is correct. Email the administrator or Property Management Company with any corrections.

Notification/Exceptions

- During the day, package delivery and courier services, UPS, Fed. Ex, etc., are admitted to the Estates of Silverlake on their own schedule.
- Residents with special needs should notify the Estates of Silverlake Security or enter information into ABDI app regarding unique services required.
- **No commercial vehicles** are allowed in the community before 8am.
- If a visitor, including commercial representative, arrives at the Gatehouse and the Gatehouse attendant has no prior notification (i.e., the visitor is not listed on the homeowner's list of persons to be automatically admitted and no prior notice has been given to the Gatehouse attendant of a one-time entry) then the Gatehouse attendant will attempt to make a phone call to the resident's home to request the resident's approval. If the Gatehouse attendant makes contact with the resident and the resident approves, the visitor will be admitted to the Estates of Silverlake. Otherwise, the visitor will be turned away.

Guests/Party Guest

- Residents holding parties should provide the Gatehouse attendant by phone or on the ABDI app the guest list as soon as possible, so that guests can be admitted without delay. Names not on the guest list will not be admitted to the Estates of Silverlake without resident confirmation.
- All residents of the Estates of Silverlake will be held responsible for the costs of any and all damages caused by the actions of their guests while within the Estates of Silverlake.

Reference Original HOA Community Standards 40-6

#4 Assessments

There are four types of assessments that are used to fund the Estates of Silverlake HOA activities.

Common Expense Assessment (created to meet the needs of the budget for HOA annual operations)

Limited Service Assessment (made whenever it is necessary for the Association to provide Limited Service to a specific lot)

Special Assessment (used for unexpected construction, reconstruction, repair or replacement costs that cannot be accommodated within the annual budget, a Special Assessment can be levied. It requires the approval of two-thirds (2/3) of the members voting at a meeting called to approve the Special Assessment.)

Emergency Assessment (is used for immediate repairs that cannot be paid from the Common Expense Assessment. An Emergency Assessment requires the approval of the Board of Directors. After such approval the Emergency Assessment is due within thirty (30) days after notifying the members of the Association)

- Assessments are used exclusively to promote the recreation, health, safety and welfare of the residents of the Estates of Silverlake.
- The BOD is responsible for establishing the amount and commencement date for each assessment period, at least thirty (30) days in advance of the commencement date.
- Written notice of the assessment will be sent to every owner.
- Regular assessments are due on the first of January, April, July and October, and will be considered delinquent after the 5th of these months
- A late fee of 5% and interest rate at 10% annum of the assessment is applied.
- If the assessment, interest and late fee are not paid by the last day of January, April, July or October, the HOA has the authority to file a lien against your property.

Reference: Articles of Incorporation, Article VI and Article IX, Section 4.
Original HOA Community Standards 31-1

#5 Audits

The Estates of Silverlake Homeowners' Association financial matters are handled by the Association Treasurer as an officer of the Association and the management company.

- The Treasurer's responsibility with the assistance of the management company's accountants and a Certified Public Accountant who reviews the Association financial records to ensure they meet accepted accounting standards.
- The association Budget Committee, normally chaired by the Treasurer oversees the audit of Home Owner Association activities.
- The committee includes the Treasurer, other directors and other qualified volunteers from within the community.
- The Budget Committee, under the supervision of the Treasurer, will supervise an annual audit of Association records and present a report on its activities at the yearly general meeting.
- Additional volunteers from within the community, with audit experience and the ability to provide unbiased assistance in the audit process, may be added to the committee at the discretion of the Board of Directors.

Reference Original HOA Community Standards 31-5

#6 Contractor & Subcontractor Work Rule

Exterior work by contractors on the Estates of Silverlake property is permitted between 8:00 a.m. and 7:00 p.m. Monday through Saturday, Federal holidays excluded.

- The above portion of this Community Standard is automatically waived during periods of emergencies.
- Many residents prefer to do their own routine maintenance and may only have free time on the weekends. These residents are reminded to use discretion in such noisy activities as carpentry and lawn mowing and, if weekend work is necessary, to minimize the noise impact, especially before 8:00 a.m. and after 5:00 p.m.
- For contractors performing regularly scheduled services (e.g., pool service, yard service, pest control), the homeowner can specify, through the ABDI app, which contractors should be admitted without prior notice.
- DUMPSTER or STORAGE POD – 30 Day Limit – Driveway location for clean out or repairs. Architectural & Maintenance application and approval required.
- Gate security will permit access to the Estates of Silverlake outside of this time period if given prior notification by the concerned resident.
- Violations to this Community Standard may result in a violation notice to the offending homeowner.

Reference Original HOA Community Standards 42-1, “Amendments to Community Standards 3-15-17”

#7 Exterior Appearances, Landscaping, Yard Maintenance Architectural & Maintenance Committee

The Association has responsibility to ensure **ALL** building structures, landscaping and other improvements meet the standards of Estates of Silverlake as is defined in the Governing Documents and approved and then recorded by the Architectural & Maintenance Committee (A&M) and the BOD. In order to protect the reputation and standing of the community it is essential for residents to maintain their property. Standards to appearance of property are intended to support overall upscale community atmosphere.

Exterior Appearance

- All visible exterior surfaces of the house must be kept in a structurally sound and aesthetically attractive manner.
- No surface, including house elements, driveways, sidewalks, etc. should show evidence of mildew, rust or discoloring stains.
- Hurricane shutters visible from the street, may only be closed during hurricane season (June 1st through November 30th.) During off season (December 1st through May 31st) shutters may be closed with prior approval of the A&M Committee.
- All roofs, planters, walls, trim, fascia, entry and garage doors shall be in good repair and properly painted or stained.
- No cooking shall be permitted or stored in the front yard or driveway of any home or lot unless approved by the Board for a special occasion.
- United States, State of Florida or a Flag representing specific branch of US government may be flown in accordance with Florida law.
- **No** "For Sale" or other signage/flag displays or advertising are permitted in any part of the community.
- **Winter Holiday** lighting and decorations shall be permitted to be placed upon the exterior portions of the home commencing on Thanksgiving and shall be move not later than January 15th of the following year. Spring, Summer, Fall exterior holiday decoration are subject "reasonable" display time and must be removed after the holiday.

Landscaping & Yard Maintenance

- Landscaping should be compatible with community and regional standards.
- All landscaping beds must have ground cover (rocks or mulch) at all times.
- Sodded areas must be maintained with minimal weeds and mowed on regular basis, with cuttings removed from walks, driveways, aprons and streets.
- All lawns should be edged, including the perimeter along the sidewalk and along the edge of the street.
- Dwellings, sidewalks, aprons, driveways are to be kept free/clear of rubbish, weeds, underbrush, debris, mildew, rust or discoloring and other unsightly material.
- **No** TEMPORARY fences or barricades are allowed on the lakeside or dry side.

#7 Exterior Appearances, Landscaping, Yard Maintenance Architectural & Maintenance Committee

- Do not water lawns or gardens between 9am and 5pm according to the South Florida Water District (SWWD) Regulations. Be sure to follow all SWWD watering restrictions.
- Turn off timers and sprinkler systems during the rainy season and periods of rain.
- All trees must be trimmed so as to provide at least 10 feet clearance above the street and sidewalk.
- In the interests of water conservation, Xeriscape principles for landscaping and lawn care are encouraged by County Extension Office in West Palm Beach.
- Trees, Palms, Coconuts should be trimmed prior to and during hurricane season.

Architectural & Maintenance Committee

- The A&M Committee has responsibility for approving ALL exterior changes made to properties within the entire community.
- No building, wall, fence or structure of any type, including landscaping, can be initiated prior to A&M review and approval. This includes alterations and repairs (e.g., A/C, fencing, painting, landscaping, windows, etc.)
- Completion of the A&M application form, including applicable samples and/or designs, must be submitted for committee review. **PLEASE** read the application carefully and complete the form as directed.
- Application forms are available online at United Communities website: ciranet.com (Documents/Forms) and also at the Gatehouse.
- The A&M Committee will review the application, will approve/disapprove the request based on community standards and will sign & date the form.
- **No work is to be started until approved.**
- Administrator will notify the resident applicant by email (or by phone) of the outcome and will send an email copy of the signed application (or leave a signed copy at the Gatehouse for pick-up by resident).
- If disapproved, corrections may be made in discussion with committee member(s); final approval remains a decision by A&M Committee and the BOD.
- Residents are responsible to notify Gatehouse Security staff of contractor name or may enter contractor name into the ABDI electronic gate access system for temporary access.
- Resident must report completion of work to the A&M Committee via message to either onsite Administrator or Gatehouse attendant. When work is completed the A&M committee will inspect, approve, and record completion or disapprove and contact the resident with expectations.

Remodeling & Construction

- All major remodeling or construction projects shall have a beginning and ending date and said period is NOT to exceed six (6) months.
- If construction cannot be completed by the approved schedule, the homeowner shall request an extension from the A&M Committee. Construction debris and

#7 Exterior Appearances, Landscaping, Yard Maintenance Architectural & Maintenance Committee

materials must be removed immediately and site dumpsters shall not remain in the community longer than six (6) months in total time.

- Violation of rules can result in a violation notice and/or a fine.

Roofing Materials

- Only roofs of similar material and matching style, concrete/clay tile roofs (barrel “S” tile, slate tile and metal roofs (matching style) will be permitted. Prior approval from A&M Committee is required and colors are available to view in the guardhouse.
- Shingle roofs and Polyurethane foam roofing systems are **PROHIBITED**

Solar Panels

- Permission by application to the Architectural & Maintenance Committee for approval is required, as well as evidence of compliance with all state and local guidelines and permits.

Dry Lot & Canal Side

- Hedge, fence, any other structure is limited to a height of **six (6) feet** above the surface of adjacent natural and existing grade.
- All fences must be compatible with the community.
- Boundary hedges for dry lots no higher than **six (6) feet** between adjacent property.
- Boundary hedges or fences may be placed along the rear property line and along the side property line as far forward as the rear of the dwelling.
- No branches, limbs or trash should be discarded on the Canal Banks.

Lakeside

- Hedge, shrub or fence, any other structure is limited to a height of four (4) feet above the surface of adjacent natural and existing grade.
- Trees, bushes, fences may not be planted within 20 feet of the water's edge
- Planting or fencing is permitted along rear property line and forward alongside boundary of property.
- Planting or fencing **CANNOT** extend past the front or rear lines of the adjacent dwelling including the garage AND cannot block views of the lake or exceed height restrictions.
- Each lot's view of the lake cannot be obstructed by neighbor's landscape, fence, or any other device.
- Patios and screen enclosures and dog runs must be a minimum of 20 feet from the water's edge of the lake.
- All fences must be compatible with the community.
- Lakeside exterior or pool fences are limited to 4 feet high BLACK aluminum, must be “see through” and minimum of 20 feet of the water's edge of the lake.

Congress Avenue Homeowners

#7 Exterior Appearances, Landscaping, Yard Maintenance Architectural & Maintenance Committee

- Trees and bushes must be regularly trimmed and maintained so as not to hang over the privacy wall on Congress Avenue.

Reference Original HOA Standards 43-1, 50-1, 60-1 and Amendments 3/25/2017,
“Amendments to Community Standards 3-15-17”
Covenants and Restrictions, Article X, 6,7,8,9,10.
“Rules and Regulations Additions Effective January 16, 2016”

Within this guide further details are included in the following:

#14 Roadways, Driveways, Aprons, Sidewalks, Swale Areas, Lakeside Home Owner responsibilities.

#15 Television Internet, Cable & Antennas

8 Home Ownership, Sales, Transfers Procedures, Guests

The Association requires screening of all new prospective homeowners and/or new residents to maintain a community of congenial residents and ensure the financial ability of each owner/resident to pay assessments. The resident seeking to sell or transfer their property must contact the Management Company or Association Representative to file an application with the HOA for the sale/transfer.

Sales

- The Management Company or Association Representative shall make available a "Seller's Package" containing all of the instructions and forms required at the Gatehouse.
- "For Sale" or Realty Advertising Signs are **NOT Allowed**.
- Open Houses are **NOT Allowed**.
- The Association Representative shall inventory documents presented by the seller to ensure all required items are included in the application, "Notice of Intent to Sell."
- The seller and buyer must comply with HOA requirements and understand the Capital Contribution (sum of 2 current quarters HOA fees) is due at closing.
- The prospective Buyer(s), New Owner(s) and/or Resident(s) shall complete and submit the "Application for Occupancy", "Authorization Form" and a check in the amount of \$550.00 payable to Estates of Silverlake for the application fee, criminal background check, and credit check to the Association Representative from the Management Company.
- The Management Company orders a credit/criminal background check from an approved credit reporting agency and deposits the \$550.00 fee to the Property Management Accountant.
- Information (real estate contract, criminal background, credit reports, along with the complete application including residents' names, picture identification and emergency information) for the upcoming sale is sent to and reviewed by the Membership Committee.
- Upon review and approval of documents the Membership Committee sets up a date with the prospective Buyer(s), New Owner(s) and/or Resident(s) to schedule an interview.
- The Membership Committee will conduct the interview and review HOA rules, requirements, and expectation of living in the community.
- Association Representative will check that the documents are complete and turn them over to the Property Management company for processing an Estoppel letter for the closing agent or title company.
- Once the above expectations are met, the Membership representative who conducts the interview signs and applies Silverlake POA official seal to the "Certificate of Approval" and gives it to the new owners to present at their closing as proof of HOA acceptance into the community. The buyers are required to sign the outline guide sheet of items discussed at the meeting, which is then filed in homeowner's file.
- The President of the Association shall present the sale to the Board of Directors who votes to accept the Buyer(s)

8 Home Ownership, Sales, Transfers Procedures, Guests

- Upon receipt of the Warranty Deed, Voting Certificate and 10-Point Disclosure from the closing agent or title company, the onsite administrator shall consider the file closed and file in the Association Office.
- A Capital Contribution equal to the sum of two (2) current quarterly assessment shall be due to the Association each time to a house is sold.
- A Capital contribution shall not be due upon transfer of title among or between existing first-degree family members.

Transferring Ownership

No Owner may dispose of a residence or any interest therein by lease (NO RENTING). No Owner may dispose of a Lot or any interest therein by sale or gift without the approval of the Association. If any Owner shall acquire his title by gift, the continuance of his ownership of his Lot shall be subject to the approval of the Association.

- If any Owner shall acquire his title by devise or inheritance, the continuance of his ownership of his Lot shall be subject to the approval of the Association. Approval by Association.
- An Owner intending to make a bona fide sale of his Lot or any interest therein shall give to the Association a "Notice of Intent to Sell", in writing which will include the name and address of the intended purchaser.
- If ownership is transferred, the HOA requires the complete form by the owner/giver to the prospective buyer/receiver and an executed copy of the proposed contract.
- An Owner who has obtained his title by gift, devise or inheritance, or by any other manner not heretofore considered, shall give to the Association notice, in writing, of the acquiring of his title, together with such information concerning the Owner as the Association may reasonably require, and a certified copy of the instrument evidencing the Owner's title. (There is no Capital Contribution required on inherited property)
- Failure to give notice of a transaction to the HOA in the event of transferring ownership or possession of a Lot, the Association at its election and without notice may approve or disapprove the transaction of ownership.

Ownership

- A Lot may be used only for residential purposes.
- A corporation, limited partnership, general partnership or limited liability **cannot** own a Lot.
- The Association may disapprove a transfer of ownership of a Lot, upon reasonable good cause.
- No Owner may mortgage his residence nor any interest therein without the approval of the Association, except to an institutional lender. The approval of any other mortgage may be upon the conditions determined by the Association or may be arbitrarily withheld.
- "Maintenance of Community Interests" shall not apply to transfer to or purchase by an institutional lender, which acquired its title as the result of owning a mortgage upon the Lot concerned, and this shall be so whether the title is acquired by deed from the mortgagor or his successor in title or through foreclosure proceedings, nor shall such provisions apply to a transfer, sale or lease by a bank.

8 Home Ownership, Sales, Transfers Procedures, Guests

- Only sales are allowed. NO LEASE BUY BACK purchases are allowed.
- Ownership by Life insurance company or savings and loan association which so acquires its title; shall not such provisions require the approval of purchaser who acquires the title to a residence at a duly advertised public sale with open bidding which is provided by law, such as, but not limited to, execution sale, foreclosure sale, judicial sale or tax sale.
- A sale of a Lot shall include all of its appurtenances and appurtenances may not be sold separate from a residence.
- Any sale or mortgage which is not authorized pursuant to the terms of this Declaration shall be void unless subsequently approved by the Association.

Notice of Lien or Suit

- An Owner shall give notice, in writing, to the Association of every lien upon his Lot other than for permitted mortgages, taxes and special assessments, within five (5) days after the attaching of the lien.
- An Owner shall give notice, in writing, to the Association of every suit or other proceeding which may affect the title to his Lot, such notice to be given in five (5) days after the Owner receives knowledge thereof.
- Failure to comply with this subsection concerning liens will not affect the validity of any judicial sale.

Guest Occupying Lot

- A guest may not reside in a lot for longer than thirty (30) days where the Owner is not present shall be subject to application and approval requirements as if the property was being sold which included the right of the Board of Directors to disapprove the occupancy.

Prohibition on Use of Lot as Congregate living Facility

- Use of a lot as a Congregate Living Facility, as defined below, is prohibited. The term "Congregate living Facility" is defined as assisted living facilities; extended congregate care facilities, transitional living facilities, community residential homes, community transitional residences; rehabilitative home care services, boarding home, or home for the aged or any other residential structure, whether or not operated for profit, which undertakes for a period exceeding 24 hours; care, housing, food service, and one or more personal services for persons not related to the owner or administrator by blood or marriage. In addition, this term shall include other residential uses such as dormitories, group homes with a central dining facility, and similar bed-based uses.

Occupancy

- Occupancy is limited to **ONE family**, no more than one family can live together.
- **A Family** is defined as the following: One person or a group of two or more persons, each of whom is related to each of the others by blood, marriage,

8 Home Ownership, Sales, Transfers Procedures, Guests

adoption, OR one unmarried couple and the children of either or both of them who reside together as a single household

- **Occupancy of a Lot by a group of unrelated persons is prohibited.**
- If a Lot is owned by an entity (partnership, living trust) the entity must designate all occupants for the Association in order to obtain Association approval for the occupants; and all occupants must have the relationship to each other as otherwise required above for single family occupancy.
- An Owner is permitted to have live-in housekeepers, nannies, or care givers subject to compliance with the limited number of occupants. If living in the house for more than 30 days, housekeeper, nanny . . . must get approval from BOD background check required.
- If the Associations observes that a Lot is occupied by people other than the Owner, based on change in vehicles, or other observations, the Owner and the guests or occupants shall promptly comply with Association requests for identification and information about the occupancy and family relationship of the occupants.
- In addition to the remedies covered above and contained in the Covenants and Restrictions, violations of this Community Standard will also be handled under the procedures for violations contained in the Estates of Silverlake Standards, Rules & Regulations #17. This includes the possibility of a violation notice and possible fines for each day in which the violation continues.

Reference Original HOA Standards 60-1, 70-1, 70-2, 90-1
Amendment to Article XII, Section 2 (June 22, 2012)

#9 Mailboxes

Mailboxes are installed by and are the property of the Estates of Silverlake Homeowners Association. The location and configuration are determined by the U.S. Postal Service regulations. Installation by the Estates of Silverlake maintenance is done according to the regulations of the U.S. Postal Service. Residents may not add anything else to the mailboxes or posts.

- Postal Service and residents may not move the mailbox.
- The cost to repair damage to mailboxes will be charged to the resident if the damage was the result of the resident, guest of resident or vendor employed by the resident.
- Residents are requested to identify and report to the management company any visitors, vendors or City vehicles or employees who damage any mailbox.
- No decorations are allowed on the mailboxes or posts.
- Residents are required to maintain and clean their mailbox exteriors routinely using water and hand dish detergent.
- Residents are not allowed to paint the mailboxes but are encouraged to report to the management company the need for paint.
- Mailboxes are black in color and are standard.

Reference Original HOA Community Standards 43-2
Amendment to Article XII, Section 2 -March 23, 2010

#10 Nuisances

A nuisance is defined as any act, omission or condition which detracts from or interferes with the use and enjoyment of other residents of Silverlake. Creating or maintaining a nuisance is a violation of Association Community Standards, subject to violation notices and fines as appropriate to the incident. The purpose of this Community Standard is to ensure a quality community of amicable residents, maintaining an equitable balance between the rights of every resident to enjoy their own lifestyle without excessively impinging on the lives of their neighbors or the community at large.

- Nuisances affect the quality of life in the Estates of Silverlake and are a violation of the Estates of Silverlake Community Standards and/or the covenants and restrictions which guide our community.
- Addressing nuisances is the responsibility of the Board of Directors.
- Nuisances should be reported to the management company, a member of the Board of Directors or the Chairperson of the Security Committee by at least three association members; a reporting of a nuisance by three or more members is considered *prima facie* evidence that such a nuisance exists.

Observable nuisances

- Leaving trash at street side, overnight parking violations., etc., should be reported to the management company, a member of the Board of Directors, the Chairperson of the Security Committee.
- The BOD will verify and address the problem.
- A nuisance may be resolved by eliminating the nuisance and giving the offender a violation notice.
- The violation notice will be subject to the imposition of fine, as specified elsewhere in the Community Standards.
- Animal Noise (barking) complaints should be reported directly to the Boynton Beach City animal control authorities, which requires the report to come from three or more residents.

Reference Original HOA Community Standards 80-1

11 Pets

To many families, household pets are an important part of family life. However, irresponsible pet ownership can change the perception of a pet as a family friend to that of a community nuisance. Pet owners must ensure that pets under their care do not become a nuisance within the community.

- Pets are limited to three dogs and/or cats those commonly permitted in residential areas, in both type and number.
- Pets **must be registered** with the HOA (forms available in Gatehouse). The ABDI gate entry app includes a “Manage your pets” section where residents can also list pet information.
- Proof of necessary immunizations is required and must be submitted to the HOA annually.
- Pets must be kept on a fixed, non-retractable leash of no more than 8 feet in length and under the owner's control at all times when outdoors.
- If pets defecate on common properties or neighbors' yards, **the owner will immediately clean up** after the animal. Disposal bags are provided in dispensers in common areas.
- **Pets are NOT permitted** in the following areas: in the pool, on the pool deck, on the tennis/pickleball courts, on the community court/ playground.
- Owners must remain in control of their pets whenever the pet is outdoors and must ensure the pet does not become a nuisance such as being noisy, harming native wildlife, digging, fighting, biting, damaging property, etc.
- Pets taken outside primarily for "toilet" purposes must remain on a leash.
- Noise complaints resulting from barking dogs are handled by the City of Boynton Beach Animal Control. They require the complaint be filed by at least three neighbors. Animal Control can be reached at 561-742-6210.
- If individual homeowners want to have wildlife removed from their property, it will be at their own expense, with the exception of alligators.
- By Boynton Beach City Ordinance, no horses, cows, goats, swine, poultry or fowl are permitted to be kept on any portion of the Estates of Silverlake. While not accurately defined as pets, Muscovy Ducks and other wildlife are present in the community. Residents should not feed Muscovy Ducks or any wildlife.
- Notwithstanding the foregoing, upon request by anyone for an accommodation for an emotional support animal, they will be required to provide reliable information as to their disability and disability-related need for the animal, as well as proof of vaccination and licensure of the animal with the County and approvals shall not be unreasonably delayed or withheld. Upon request by anyone for an accommodation for a service animal, they will be required to provide information that the animal is required because of a disability and identify the work or task the animal has been trained to perform, in addition to providing proof of vaccination and licensure of the animal with the County and approvals shall not be unreasonably delayed or withheld. The foregoing requirements for accommodations may also be extended or expanded upon to the extent permissible under applicable law.

11 Pets

- In regard to an approved emotional support animal or service animal, the animal must be carried or kept on a leash at all times when outside of a home such that it is under the control of its owner or any other person who is walking/carrying it. An owner of an animal or any walker/carrier of it shall immediately pick up and remove any solid animal waste deposited by their animal on common areas. An owner of an animal shall compensate any other person hurt or bitten (or whose pet or animal is hurt or bitten) by his or her animal and shall indemnify and defend (including attorney's fees and costs) the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal on or within the Lot or common areas. An owner of an animal shall also be responsible for any damages caused to the common areas by their animal or by an animal owned by any of their tenants, residents or guests, the cost of which shall be collectible, lienable and foreclosable against such Owner to the same extent as an unpaid Assessment under the Declaration. If an approved emotional support animal or service animal becomes obnoxious or a nuisance by excessive barking, biting, jumping, displaying aggressive behavior or otherwise negatively impacting on the quiet enjoyment to which other residents are entitled, the owner of the animal thereof must cause the problem to be corrected; or, if it is not corrected, the owner of the animal, upon written notice by the Association, will be required to permanently remove the animal from the property.

Reference Original HOA Community Standards 45-1, 60-1

#12 Recreational Areas

Clubhouse, Playground, Swimming Pool, Park, Community Court, Tennis Court, Pickle Ball Court, West Portico Area, Lake

Recreational Areas are provided as amenities for residents in good standing from **dawn to dusk** unless otherwise indicated. Privileges of use can be extended to residents' guests in agreement with specific stipulations to per area use. There is **NO SMOKING**, **NO PETS**, and **NO WHEELED VEHICLES** in any of the recreational areas. People using common areas must clean up after use and return all equipment to its proper place. Indiscreet and illegal activities or behaviors are prohibited in recreational areas. Specific age restrictions and adult supervision of children are listed. Non-motorize vehicles ridden to recreational areas must be parked in the bike rack/parking lot.

Clubhouse The Clubhouse is available for use by residents of the Estates of Silverlake for either community or private functions. Each homeowner shares responsibility for maintaining the security of the Clubhouse and its contents.

- Residents may use from 8am to 10pm
- Children under 18 must be supervised by an adult.
- The Clubhouse is restricted to social activities sponsored by residents, their immediate families and houseguests.
- Guests must be accompanied by a resident when using the Clubhouse.
- Guests wearing wet bathing attire, wet clothing, or wet feet are **not allowed** in the Clubhouse.
- The Clubhouse can be rented for private use or parties.
- Clubhouse rental includes permission to use the Clubhouse parking area but **does not** include use of the tennis courts, pool, pool area, community court, playground, park area, or other common ground unless otherwise specified in rental agreement.
- The Clubhouse, kitchen and all equipment used will be left in a clean condition. All refuse must be removed to outside trash barrels.
- The parking lot capacity is twenty-three (23) vehicles.
- No commercial, fraternal, religious or political purposes or activities are permitted.
- The renter has full financial responsibility for any and all damages that might occur in conjunction with use.
- Rental applications (available at Gatehouse) must be submitted no later than 2 weeks prior to the event and should include a guest list.
- The Clubhouse will be kept locked at all times but can be entered by signing out the key by leaving a driver's license at the Gatehouse.
- **NO** two wheeled bicycles, skateboards, hoverboards, rollerblades or skates are allowed inside the clubhouse.

Playground The Playground Equipment is **ONLY** available for use by children ages 5 - 12 who are directly supervised by adults.

- No personal or private equipment may be used in these areas.
- The playground is **NOT** for rent.
- **NO** two-wheel bicycles, skateboards, hoverboards, rollerblades or skates are allowed in this area.

#12 Recreational Areas

Clubhouse, Playground, Swimming Pool, Park, Community Court, Tennis Court, Pickle Ball Court, West Portico Area, Lake

- NO PETS are permitted in the area.

Swimming Pool The swimming pool is available to homeowners/residents/their immediate families and house guests. There is no lifeguard. Swim at your own risk.

- The pool is available for use from dawn to dusk.
- Children under the age of 16 must be supervised by an adult.
- The Pool is not for rent and not available for private parties
- There is no staff for daily maintenance or clean-up, so when leaving, pool users are required to straighten up their pool furniture, clean up after themselves and leave the pool in a neat and clean condition.
- Guests must be accompanied by a resident when using the pool.
- Conventional swimming attire is required.
- All persons using the pool must shower prior to entering the pool.
- No diving or jumping into the pool.
- No large inflatables (e.g. balls, toys) are allowed in the pool.
- All personal items must be removed from the pool and pool areas after use.
- No ball playing on the pool deck
- Personal radios can be used with headphones to avoid disturbing other pool users.
- Beverages are allowed under the porticos on the East and West side of the pool deck.
- NO GLASS IS ALLOW ON THE POOL DECK.
- Persons with skin infections or bandages may not use the pool.
- Infants in diapers must wear rubberized pants or swim diapers.
- Persons in swimming attire must use the side doors to the bathrooms rather than entering through the clubhouse.
- Before leaving, persons using the pool must clean up their area and return pool furniture to its original position.
- Smoking/vaping poolside is prohibited.
- Pets are not allowed in the pool or pool area, the deck or the porticos.
- NO two wheeled bicycles, skateboards, hoverboards, rollerblades or skates are allowed in the pool or pool deck area.

Park (west of the clubhouse) The park area is available for social entertainment for residents and their guests.

- Children under the age of 12 must be supervised by an adult.
- Rental applications (available at Gatehouse) must be submitted no later than 2 weeks prior to the event and should include a guest list.
- A certificate of insurance will be required of vendors and a \$50 non-refundable check is required if using the Clubhouse water.
- The renter has full financial responsibility for any and all damages that might occur in conjunction with use.

Community Court (adjacent area to playground) The Community Court is open to resident adult use and adult supervised children

- Open from dawn to dusk.
- Children under the age of 16 must be supervised by adult.

#12 Recreational Areas

Clubhouse, Playground, Swimming Pool, Park, Community Court, Tennis Court, Pickle Ball Court, West Portico Area, Lake

- This area is NOT for rent.
- No two-wheel bicycles, skateboards, hoverboards, rollerblades or skates are allowed in this area.
- NO PETS are permitted in the area.

Tennis Court There are two tennis courts available for community use: one for tennis and one for tennis or pickleball. There is no specific and immediate maintenance staff for these common areas, resident using the courts are responsible for clearing the courts, disposing of any refuse, and leaving the area neat and ready for the next users.

- The Tennis Court is available from **8am to dusk**.
- The use of these courts is restricted to homeowners, residents, their immediate families and guests.
- Players are expected to share court time and control noise.
- Guests including nonresident instructors must be accompanied by a resident when using the courts.
- Children under 12 must be accompanied by an adult.
- Tennis shoes are required.
- Playing time is limited to one hour when others are waiting.
- Use of the tennis courts for activities other than tennis is prohibited.
- No personal property is to be installed or left on courts.
- The courts are not for rent nor are to be used for personal parties.
- No glass containers are allowed in these areas.
- No bicycles, rollerblades, scooters, skateboards, hoverboards, pogo sticks, or other vehicles are allowed on the courts.
- No pets are allowed on any courts.

Pickle Ball Court One tennis court is adapted for pickleball allowing for two (2) pickleball courts. There is no specific and immediate maintenance staff for these common areas, resident using the courts are responsible for clearing the courts, disposing of any refuse, and leaving the area neat and ready for the next users

- The Pickle Ball Court is available from **8am to dusk**.
- The use of these courts is restricted to homeowners, residents, their immediate families and guests.
- Players are expected to share court time and control noise.
- Guests including nonresident instructors must be accompanied by a resident when using the courts.
- Children under 12 must be accompanied by an adult.
- Tennis shoes are required.
- Playing time is limited to one hour when others are waiting.
- The courts are not for rent nor are to be used for personal parties.
- Use of pickle ball/tennis court for alternate activities is prohibited.
- No glass containers are allowed in these areas.

#12 Recreational Areas

Clubhouse, Playground, Swimming Pool, Park, Community Court, Tennis Court, Pickle Ball Court, West Portico Area, Lake

- **NO** two wheeled bicycles, skateboards, hoverboards, rollerblades or skates are allowed on playground, tennis, and pickle ball courts.
- No pets are allowed on any courts.

West Portico Pool Area The west pool portico area is available for rental. Refer to rental rules outlined in Clubhouse. Rental application is required.

Lake The lake is over 40 feet deep in places and is directly linked to the aquifer which provides fresh water for the entire region. The lake is an eco-system and home to numerous species of wildlife that can be injurious to people. The lake has extremely steep drop-offs (45° or more) near the shoreline and it is not safe to wade or swim in the lake.

- NO WADING OR SWIMMING is allowed.
- Sailboats, rowboats, pedal boats, canoes & paddle boards are allowed. ONLY electric/battery operated motors are allowed.
- GAS powered motors are NOT ALLOWED.
- All Florida State fishing regulations apply.
- Only "catch and release" fishing is allowed. Any Fish caught must be released back into the lake.
- Fishing is for RESIDENTS ONLY or for personal guests accompanied by a resident.
- Dry lot owners have access to the lake shoreline adjacent to the Clubhouse & Courts, and Park areas ONLY.
- Trespassing across private, lakeside, backyards/properties is prohibited.
- The lake is sprayed monthly and stocked annually with native fish when necessary.
- All of the storm drains within the Silverlake development empty into the lake.
- Residents should be aware that any pollutants which enter the storm sewers from the roadway, swale or residential areas immediately affect lake water quality.
- The lake is a part of the South Florida water management system and is connected by an exit weir located at the southeast end of the lake to the canal system operated by the South Florida Water Management District (SFWMD). Directors of ESHOA pay special attention to maintaining the health of our lake.

Reference Original HOA Community Standards 40-1, 40-2, 40-3, 40-4

#13 Resolution Committee

Occasionally disagreements occur between homeowners, particularly where they may perceive that the rights or intentions of one conflict with those of another, and where the existing Community Standards do not specify a clear course of action. To help homeowners resolve these disagreements without going to the trouble or expense of arbitration or other legalistic solutions, the **Board will do the following**:

- Create, at the request of those involved in a disagreement, to convene **the Problem Resolution Committee (PRC)** which consists of 3 neutral residents selected by the president of the Board of Directors.
- Direct the PRC to hear both sides of the problem, do research if necessary and assist by making recommendations to the participants and the BOD.
- Review the recommendations which are advisory only. The Committee has no power to enforce its recommendations on the parties involved.
- Announce the decision and resolve to the parties involved.
- Not all problems are solvable and solutions may not satisfy all of the residents.

Reference Original HOA Community Standards 25-1
Articles of Incorporation, Article 10 "Restrictions"

#14 Roadways, Driveway Aprons, Sidewalks, Swale Areas, Dry & Lake Side Home Owner Responsibilities

The maintenance and operation of the common areas is the responsibility of the Association and is a common expense, except the sidewalk, driveway apron and swale area in front and/or side of each lot, which is the responsibility of the homeowner to maintain. It is a violation to fail to maintain these areas.

- Tree limb clearance over the roadway and sidewalk (including Congress Avenue side) is a minimum of ten feet above ground.
- All changes to ground cover, shrubbery or trees require the approval of the Architectural Review Committee and the City of Boynton Beach.
- Trees in the swale area which have root systems which damage the adjacent road/sidewalk is a violation of the Boynton Beach City Ordinance may be removed by the HOA at the owner's expense.
- Failing to correct deficiencies can result in the Association invoking Limited Service (having repairs made and billed to the homeowner)
- ALL homeowners must remove fruit: coconuts, mangoes, avocados, etc. from their trees at the onset of a hurricane watch.

Roadways

- HOA has the authority, when necessary, to carry out the removal of trees that are causing damage to roads and sidewalks.
- According to Boynton Beach City Ordinance, roadway and driveway marker buttons are restricted to a height of no more than 3½ inches and a width of no greater than 8 inches. They must have a flat or rounded top (the pyramid style is illegal) and be placed no less than five feet apart.

Sidewalk and Driveway Apron

- Sidewalks and driveway aprons must be maintained free of mildew, rust and stains.
- Concrete may be the natural color.
- Sidewalks and driveway aprons may be coated only with approved coating specifically designed for exterior horizontal concrete surfaces.
- Submission of the Architectural and Maintenance Review Application for approval is necessary, any deviation from the specific color pallet cited below will result in a violation.
- The HOA **approves** the following product and **color**.
 - Behr Premium Floor Coatings
 - Interior/Exterior
 - Concrete & Garage
 - SELF-PRIMING 1-PART EPOXY
 - CUSTOM COLOR using WHITE BASE/NO 900 is registered at Home Depot paint desk. Estates of Silverlake (#22320659596) reference color match YHD20-9473. Custom Color sample tab available in Gate House Custom Color must be a match

#14 Roadways, Driveway Aprons, Sidewalks, Swale Areas, Dry & Lake Side Home Owner Responsibilities

Swale Areas

- No new planting is allowed in the swale area. Original plants/trees installed by prior owners/developers are not to be replaced in the swale.
- Care, planting, trimming and replacement of shrubbery and trees on private property is the responsibility of the homeowner.

Lake

- A twenty-foot border around the entire perimeter of the lake is designated as a utility easement which is for access solely to service providers.
- Although this area is part of lake residents' backyards and is private property, no planting in this twenty-foot area is allowed.
- Lake residents and those lake users should pay attention to lake conditions especially: shoreline erosion, wildlife changes, and water conditions. Concerns should be reported to the management company.
- The Lake Committee monitors lake conditions and the lake is serviced monthly by a Lake Management Company.
- Residents seeking to make changes to lake front backyards must get approval and coordinate with Architectural & Maintenance Committee. Some changes may require City of Boynton Beach permit and approval.
- Homeowners, by Florida State Law, must not pollute the lake by directly or indirectly discarding lawn clippings/debris, pet waste, other fish or plants, pesticides, oils or other pollutants including pool water into the lake or the community storm drains (all of which drain directly into the lake).
- Sailboats, unpowered row- or pedal-boats, canoes, kayaks, paddle boards, or small boats powered by electric motors are allowed on the lake, but cannot be docked or stored on the lake or lake easement. Any and all shall be stored, inconspicuously, out of view from the street and "obvious" lake view.
- Lake residents are to remove any and all tree limbs and palm fronds from the shoreline as they fall.

Reference Original HOA Community Standards 40-5, 40-3, 43-1
Amendment, Article XII, Section 2 -March 23, 2010

#15 Television, Internet, Cable & Antennas

Cable & Internet Service

Effective May 1, 2023, the Estates of Silverlake negotiated a contract with **Xfinity (Comcast) Corporation**. This service is included in resident HOA fees.

- Popular TV Package
- 3X1 HD Digital Receivers with the voice remote
- HBO
- Connect more high-speed internet (with download speeds up to 200 mbps wireless Gateway
- 1 wireless Gateway
- 20 hrs. access to cloud DVR
- Courtesy service in common areas -Clubhouse

Television

- For local TV reception the Association provides cable service for the entire community.
- To encourage competition in information technologies, the National Telecommunications Act of 1996 mandates that a homeowner association permit residents to receive local TV broadcasts and has access to satellite TV signals using an antenna of one meter (slightly more than 39") or less diameter. Although a homeowner association can regulate appearance and placement of UHF/NHF antennas for local broadcast and satellite antennas which are one meter or less in diameter, it cannot prohibit the residents from receiving local satellite TV broadcasts nor impose solutions which have excessive cost.
- The Estate of Silverlake rules and procedures for TV broadcast reception are intended to allow full local reception as well as access to satellite transmissions without unduly intruding on community appearance or the rights of adjacent homeowners.
- If a homeowner so desires, the homeowner can install a UHF and/or VHF antenna in the attic space. The Association provides basic cable service, and an indoor or attic-mounted UHF and/or VHF antenna may also be used.
- Exterior satellite antenna locations depend upon having a direct view of the satellite, so there may be differing requirements for each lot within Silverlake.
- Careful planning is needed when siting a satellite antenna and an **Architectural & Maintenance** approval request is required.
- The Association **will not require that a neighbor trim or remove landscaping** in order for a homeowner to install a satellite antenna.
- No ham radio antennas or satellite receiving antennas larger than one meter in diameter are permitted in Silverlake.
- No external antenna is required or permitted for local UHF or VHF reception.
- All Boynton Beach City requirements must be met, including a building permit when required.

#15 Television, Internet, Cable & Antennas

- Approval is needed from the **Architectural & Maintenance Review Committee** **before installing any exterior device.**
- The antenna should be installed within a few feet of ground level, making it possible to be shielded by appropriate landscaping. In no case can the antenna be installed so that it protrudes above the roofline;
- The preferred location (dependent upon adequate signal reception) is in a utility area such as near irrigation or swimming pool pumps and equipment, where it can be shielded from view.
- Unless the manufacturer specifically prohibits it, the antenna reflector is to be painted the same color as the house.
- If the requestor later changes signal providers and it is necessary to alter the antenna's position or orientation, a new approval will be necessary.

Reference Original HOA Standards 43-4, 50-1

#16 Trash Pick up

The City of Boynton Beach provides two trash pickups each week, on Tuesday and Friday mornings throughout the year, except for Christmas and Thanksgiving. Residents can place items for pickup at curbside the evening before the scheduled pickup day. Effective 2019, the city of Boynton Beach will add \$50 surcharge to utility bills for those customers who, for example, put their garbage out too early or don't store in proper containers. The city provided containers and recycling bins should be retrieved from curbside as soon as possible after the trash has been picked up. City provided containers and recycling bins must be stored out of sight from the street or lakeside, either inside or behind suitable concealing shrubbery or fencing.

- **Monday** evening City provided containers and recycling bins for pickup can be placed at curbside beginning at 6:00 p.m. and must be retrieved from curbside as soon as possible, no later than 6:00 p.m. on Tuesday evening.
- The Tuesday pickup is for kitchen and household garbage and recycling materials.
- **Thursday** evening, City provided containers can be placed at curbside beginning at 6:00 p.m., **residents may** place lawn waste in bags or containers no earlier than 3:00p.m. Tree limbs must be cut to 6' lengths or shorter. City provided containers must be retrieved as soon as possible, but no later than 6:00 p.m. on Friday evening.
- The Friday pickup is for household garbage, lawn & garden debris, and other large (bulk) items. Do not mix debris. Keep like items together. City will not pick up comingled debris.
- Any material which is not taken by the trash pickup must be stored by the homeowner out of sight until the next pickup day.
- **Lawn care or maintenance contractors are responsible for clearing away their own debris.** No City provided container or lawn waste is to be at curbside except during times stated above. Residents must keep lawn and garden clippings, fallen palm branches, etc. out of sight until the time stated above for placing material at curbside.
- **Contractors are required to remove their own trash.** Homeowners who hire a contractor who leaves material at the curb outside the authorized hours for city pickup can receive violation notices and fines. Contractors who regularly violate this standard may be prohibited from entering or doing work in the Estates of Silverlake.
- Residents who habitually violate this Community Standard will be cited for a violation by HOA. Each day the violation exists will be a separate violation, subject to fines as per the Estates of Silverlake Standards & Rules.

Reference Original HOA Community Standards 41-1

City of Boynton Beach <https://www.boynton-beach.org/government/departments>

#17 Violations, Fines, Security and Home Inspection

The Community Standards implement provisions of state and local statutes and of the HOA Covenants and Restrictions. The requirement to establish these Community Standards carries with it the need to enforce the standards when residents disregard them, either intentionally or unintentionally. Any resident has the ability to bring violation of Community Standards to the attention of the Board of Directors. Violations are formally recorded by the property manager and reported to the Board of Directors. Violations observed must be documented. The Property Management Company and Violations Committee manages the violation program. The Chairperson of the Security Committee receives all reports of violations from the community-at-large or members of the Board of Directors.

Any member of the Community can report Community Standard violations to a Board member or Security Committee member. If a Board Member records the violation, the information will be passed to the head of the Security Committee for action.

- The Property Management Company will provide written notice to the homeowner along with notification of the fine, if any.
- Within ten (10) days of receiving a notice of violation, homeowners who disagree with a violation notice can request a hearing by the Violations Committee, Community Standard 99-1.

- Violations

#1 Courtesy Notice - 30 days to cure & notify management, no fine

#2 Notice-15 days to cure or fine will be levied

#3 Notice/Intent to Fine-14 days to cure (Also notified of Appeals

Committee Hearing Date to refute fine, if owner is “no show” fine is levied.

Committee decides of evidence to refute fine and reports to the BOD “fine or no fine.”

- **Fine is \$100 a day until cured up to a maximum of either \$1,000.00 or the highest amount allowed by Florida Statute 720.305 as it may be amended time to time, whichever is greater.**
- Each day that a violation exists may be considered a separate occurrence/violation.
- Any fine levied against an Owner shall be treated the same as an assessment, may be basis of a lien against the Owner’s Lot and shall be collectable, lienable and foreclosable to the same extent as an unpaid assessment under the Association’s governing documents and Florida Statute 720, as it may be amended from time to time. The fines and suspensions provided for herein shall not be construed to be an exclusive remedy of the Association and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled.

#17 Violations, Fines, Security and Home Inspection

Update Violation Procedures (September 22, BOD meeting the directors unanimously voted, NOTICE TO RESIDENTS sent email 10/14/2021 from United Community)
Upgrade violation procedures to include, but not limited to **GARBAGE/DEBRIS, PARKING, and VENDOR SIGNS ON OVERNIGHT VEHICLES.**

- **First** notice **WARNING**
- **Second** notice within a **3-month period** results in up to \$100 **FINE**.
- Resident is notified to appear before the Appeals Committee to seek adjudication.
- Additional offenses within the 3-month period will result in additional fines and adjudication proceedings.

Home Inspection program

- HOA Standard 43-3 explains minimum standards of lawn care, landscaping and exterior home appearance.
- When standards are disregarded, either intentionally or unintentionally, a notice of violation will be issued.
- Home Inspections are done regularly.
- Each owner acknowledges that the Association has the right to encroach upon easement over his/her home and/or lot for the purpose of insuring compliance with the requirements of the By-Laws and Rules and Regulations. Residents will be given notice prior to an inspection.
- Violations more than eighteen (18) months old are not used when determining the amount of the fine.
- All information will stay in the HOA records for consideration in the event of complaints of habitual violations.
- Residents who disagree with a violation notice have the option of following the procedures covered in Community Standard 99-1.

Violations Review Rights and Procedures

Homeowners who wish to contest a violation notice or fine, which they have received according to Florida Statute 720.305 have the right to do so according to specific procedures. The statute establishes a committee of three members of the community, none of whom can be on the Board of Directors to function as a hearing for resident appeals. This Appeals (Grievance/Resolution) Committee reviews information, including statements from the author of the violation and from the contesting homeowner, and then determines whether the fine should be disallowed.

- If the Violations Committee decides the fine is inequitable it will be removed, and the violation which created the fine will be removed from the homeowner's record. (As a result, violations for which the fine was disapproved will not be counted in the calculation of the amount of any subsequent fine.)
- The Board of Directors will select a three-person Appeals Committee. None of the committee members can be Board members.

#17 Violations, Fines, Security and Home Inspection

- If a homeowner wants to contest a violation notice and fine which has been received, the homeowner must contact the Appeals Committee within 10 days of the date of the original notice and request reconsideration.
- The Appeals Committee will consider the homeowner's request in a manner suitable to the specific violation notice, and will then give an opinion as to whether the fine is justified or not.

Reference Original HOA Community Standards 41-1, 42-1, 44-1, 44-3, 45-1, 80-1-2, 90-1, 99-1. Covenants and Restrictions, Article IX, paragraph 3. "Rules and Regulations Additions Effective January 16, 2016.

#18 Vehicles, Parking & Traffic

To maintain the community appearance, all parking must be on paved areas. There is no parking on grassed areas, swales, roadway islands. Parking limits and protocols must be followed. The streets within the community are narrow and there must be adequate room for emergency vehicles to pass. Streets are used by vehicles, bicycles, roller-bladers, hoverboards, scooters, golf carts, electric scooters, pedestrians and other users. **Overnight on-street parking is prohibited and daytime parking requires special consideration for other vehicles.**

- All vehicles within the Estates of Silverlake must have a private vehicle license plate with a current valid registration sticker displayed.
- Vehicles cannot be parked in a way which would block other vehicles or pedestrian traffic.
- Care must be taken that the roadway and sidewalk are not blocked.
- Parking which blocks mailbox access and/or driveway access is prohibited.
- No overnight on-street parking is allowed.
- Vehicles may not park on grassy areas, swales, driveway aprons, traffic islands and curves marked by **yellow lines** at any time.
- Vehicles parked in a driveway must not block the sidewalk from pedestrian use.
- For temporary overnight parking when there is insufficient space in the homeowner's driveway or garage, residents may park their vehicles in the Clubhouse parking lot. The homeowner must first fill out a permit form which is available from the Gatehouse attendant. Once recorded and approved by the Gatehouse attendant the form is placed visibly on the dashboard.
- Parking of boat trailers, recreational vehicles and commercial vehicles outside of garages is prohibited.
- Vehicles which are damaged, undriveable or which lack a current registration may not be parked in the open for extended periods of time, regardless of the status of the license and registration.
- Abandoned, undriveable or illegally parked vehicles, including trailers, are subject to being towed.
- Details on recovery of towed vehicles are available from the Gatehouse attendant.
- **A commercial vehicle** includes trucks or other vehicles which are used or intended to be used for obvious commercial purposes NOT for resident person effects. Commercial vehicles especially those used by licensed contractors are expected to carry a company name or logo on the vehicle.

Garage Doors

- When possible, cars should be parked within garages with the doors closed.
- All garage doors must be closed overnight.

Parking Restrictions

#18 Vehicles, Parking & Traffic

- **Daytime parking at the Clubhouse** is reserved for those using the common areas or visitors/workers at the Gatehouse. This area is reserved for HOA business and use.
- Parking is allowed on the lake side of Cranbrook Drive and on the east sides of Cranbrook Court and Cranbrook Place, except there is no parking on the portion of Cranbrook Court that is less than two lanes wide.
- There is no parking on, near or adjacent to any of the islands within Silverlake.
- Resident's guests and employees must park their vehicles in their own driveway and if this is not possible, the vehicles must be parked in front of the owner's residence.

Boats, Recreational Vehicles, Commercial Vehicles, Golf Carts, Motorized Vehicles

- Driveways, parking lots or other open areas may not be used as habitual parking places for boats/trailers, recreational vehicles or commercial vehicles.
- The term "recreational vehicle" includes motor homes, campers and trailers of all types.
- The term "commercial vehicle" includes trucks or other vehicles which are used or intended to be used for obvious commercial purposes.
- It is occasionally necessary to bring boats or motor homes into the community for minor maintenance or to load or unload when traveling exceptions apply on an occasional (not habitual) use basis.
- "Occasional Basis" is considered to be no more than approximately one trip *every* sixty (60) days.
- Small recreational vehicles and trailered boats may remain overnight when a resident is beginning or ending a trip.
- The recreational vehicle or boat and trailer must be clean and in good condition and temporarily parked in the resident's driveway such that it does not block the sidewalk from pedestrian traffic.
- Large motor homes belonging to residents may remain in Silverlake for up to 48 hours while being equipped or unloaded before or after a trip.
- The motor home must be clean and in good condition and parked in the resident's driveway such that it does not block the sidewalk from pedestrian traffic. The resident must provide prior notice to an administrator, Captain of the guard or the chair of Security Committee, with the notification to include expected date/time of arrival and departure.
- Any and all motorized vehicles, golf carts, scooters, go-carts, etc. that are not insured nor licensed **are prohibited** on the streets and sidewalks within Silverlake.

#18 Vehicles, Parking & Traffic

Visitors Recreational Vehicle Parking

- Visitors who intend to occupy their motor home while visiting a Silverlake resident may request permission from the BOD to park their motor home in the resident's driveway if this can be done without blocking the sidewalk, or in the parking lot adjacent to the west side of the clubhouse.
- Visitors may not bring boats or recreational vehicles to Silverlake if the intent is to *leave* them in the community overnight.
- With prior permission, they may remain for up to seven (7) days while visiting Silverlake residents.
- Visitors using this privilege do not have the authority to use the clubhouse, pool area or lake without being accompanied by their host.
- Visitors must also ensure that their activities do not create a nuisance within the community, and should be aware that excessive noise, partying, excessive generator noise, etc., could result in violation notices to the host, which could include financial penalties. In addition, any reported violations may result in withdrawal of the parking privileges.
- Only one motor home at a time is allowed to use the clubhouse parking lot, and if, in the opinion of the BOD, the motor home presence has caused a nuisance, the privilege can be withdrawn at any time.
- The host should request permission (in advance of the arrival) from the BOD for this privilege, identifying the type of motor home, date of arrival, date of departure and names of occupants.

Commercial and contractor vehicle temporary parking

- A commercial vehicle is one with a company name or logo on the side, or which is used to carry other than the resident and his/her personal effects.
- Cranbrook Drive - Parking is allowed on the lakeside of Cranbrook Drive.
- Cranbrook Court and Cranbrook Place - Parking is allowed on the east side of the street, except on the portions of Cranbrook Court which are less than two lanes.
- Contractor vehicles which use equipment connected to their vehicle may temporarily park directly in front of the work area while work is ongoing.
- Vendor service vehicles & contractor vehicles must observe all parking and traffic rules and try to **park their vehicles in the least disruptive** to traffic as possible.
- Commercial vehicles, boats, boat trailers and recreational vehicles, including campers and motor homes, may not be habitually parked in Silverlake except in residents' garages.

Vehicle Traffic

- Safety is of paramount concern.
- **Local speed limit is 20 mph.**
- Residents, administrators, and other concerned bystanders are encouraged to report to the Management company, BOD, and/or the guards with evidence of

#18 Vehicles, Parking & Traffic

observations of offender (pictures, frequency, license plate number, color and make of car, description of speeder, date and time of occurrence and, if possible, the driver/homeowner involved).

- Police have the authority to stop speeding vehicles and record the details of the occurrence, including the name and address of the driver and the license number of the vehicle.
- The Boynton Beach City Police may make spot checks within Silverlake, including the use of radar speed guns.
- Vehicles which exceed the locally imposed speed limit are reported to the Association for action and may result in violation/fine.
- **NO PASSING** of other moving vehicles is permitted within the community.

Enforcement

Parking requirements are enforced using the procedures described in "Violations . . ." section of the guidelines which relate to Community Standard 90-1, including applicable warnings and fines. In addition to these enforcement methods, gatehouse attendants may report all violations of parking standards. Individuals caught speeding are subject to the same standard of observation and fine. Each date that a violation exists may be considered to be a separate occurrence.

- City, County and State driving and parking regulations may also apply.
- Improperly parked vehicles are subject to being towed.
- Speeding may be measured by radar gun or other reliable means of recording.
- A resident will receive a letter from the Management Company notifying them of the occurrence related to their nonresident or vendor.
- A resident is held responsible by the BOD for their guests and/or vendors violations.
- In the event a non-resident receives a total of three such notices within a 12-month period, the nonresident will not be permitted entry into Silverlake for a period of 3 months following the third violation.
- The violator will have the capability of appealing the "Denied Entry" decision to the Appeals Committee.
- The non-resident provisions pertain to all visitor, including commercial vehicles.
- For commercial entities, three violations by the entity, whether or not in the same specific vehicle or by the same driver, will result in entry being prohibited.
- Persons observing the incident should report it to the Management Company, and/or the Captain of the Guard.
- As with speeding, non-residents who violate Silverlake traffic standards three times within 12 months may be barred from entry into the community for a period of three months, the decision to be made by the Board of Directors.

All vehicles parked within Silverlake contrary to the provisions contained herein or the provisions of the Declaration shall be subject to being towed in accordance with Section

#18 Vehicles, Parking & Traffic

715.07, Florida Statutes. as amended from time to time, at the expense of the owner of the vehicle, but not until after the Association has placed a warning notice on the vehicle (or delivered such notice to the vehicle owner) and a minimum of twenty-four (24) hours has passed. This notice and minimum time requirement shall not apply to instances where the Board of Directors has determined that the vehicle poses an active risk to property or life safety, in instances of an emergency, where the vehicle is blocking ingress and egress, where the vehicle is interfering with the work of contractors or where the same vehicle has previously been parked in violation of the Governing Documents, in which cases the vehicle may be towed immediately. Towing shall not be the exclusive remedy of the Association.

Reference Original HOA Standards 44-1, 44-2, 90-1