

**SHERWOOD LAKES HOMEOWNERS ASSOCIATION  
AMENDED RULES & REGULATIONS**

January, 2020

Each homeowner, lessee, and their houseguests and visitors shall adhere to the following Rules and Regulations. The Board of Directors, pursuant to the Florida law, may impose suspension of use rights for recreational privileges, for reasonable periods of time, for violations of these Rules and Regulations, and may in conjunction with such suspensions, fine violators and/or institute legal proceedings against violators.

**I. DISTURBANCE**

No owner, lessee, their guests or visitors shall make or permit any disturbance that will cause a nuisance or annoyance to other residents or interfere with the rights, comforts, or convenience of others or the operation of the Association. There shall be no solicitations permitted by any person, anywhere on or about the Sherwood Lakes property for any cause, charitable, political, civic or for any purpose whatsoever, unless specifically authorized in advance by the Board of Directors.

**II. PETS**

No owner may permit more than two (2) pets to be kept, for any length of time, on the Sherwood Lakes property. Pets are defined as domestic dogs, birds and cats. No other types of animals not listed above are permitted to be kept in any home or on any lot at Sherwood Lakes.

Dogs and cats must have valid tags and current vaccinations for rabies, if required by Palm Beach County.

Pets which are found to be a nuisance, described as any dog, cat or bird which:

- a. habitually barks, whines, howls or causes other objectionable noise resulting in serious annoyance to neighboring residents; or
- b. disturbs the peace by habitually or repeatedly destroying, and/or soiling Association property without proper clean up by the person handling the pet;
- c. chasing of persons, cars, running at large;
- d. displays aggressive tendencies or other behaviors that interferes with the reasonable use and enjoyment of Association common property by others by lunging, biting other animals or people, growling or other threatening behaviors

The owner in whose home the pet is maintained shall be deemed to be committing an act in violation of the Association rules and regulations. Animals creating such nuisances will be reported to Animal Control and the Board may require that the pet be removed from the Sherwood Lakes property within five (5) calendar days of notification of the vote of the Board.

Dogs shall be kept on a leash of no greater than six (6) feet in length and the leash must always be under the control of the owner or person walking the dog. Owners are required to clean up after the pet in order to properly maintain the common areas.

**Under no circumstances shall domestic cats be permitted to roam freely on Association common areas.**

**Feeding of wildlife or strays, including but not limited to ducks, squirrels, raccoons, birds, stray cats, is strictly prohibited as it causes them to congregate in a specific area creating a nuisance as well as a health hazard resulting in defecation on walkways, under hedges and in parking lots; which is also unsightly and unsanitary.**

### **III. TRASH**

**All units, surrounding courtyards, and common properties shall be kept free of trash, garbage, debris, or other personal property. Fenced-in courtyards shall always be maintained in a neat and sanitary condition. All garbage, except newspapers, must be placed in plastic bags and tied securely before placing in the large lane dumpster.**

**All cuttings shall be disposed of properly by placing them on the side of the dumpster without obstructing access to the dumpster. Cuttings must be in sections no larger than four (4) feet and the Association office should be notified any time cuttings are left for pick up. Recyclable items must be placed in the yellow and blue bins. Boxes must be emptied and broken down before being placed in recycling containers. Large objects or bulk items to be disposed of are the responsibility of each resident. Bulk pickup is done on Wednesday's. Please call the HOA office to schedule pick up. Bulk items are to be placed by the dumpster but not directly in front of the dumpster. If bulk items are placed directly in front of the dumpster the garbage truck cannot pick up the dumpster for regular garbage pickup. Bulk items must be out and ready to be picked up by 7:00 a.m. Regular garbage/trash pickup is every Monday, Wednesday and Friday. Recycling is picked up on Monday's.**

### **IV. OUTDOOR GRILLS**

**Outdoor grills or outdoor cooking appliances of any type shall be kept only in the fenced courtyards. Fire pits are permitted providing they are not causing a fire or smoke safety hazard or a nuisance or annoyance with regard to a health issue created by smoke.**

### **V. COURTYARDS, BALCONIES**

**No clothes lines or outside drying areas shall be allowed on the common areas of Sherwood Lakes. Subject to applicable law, as amended from time to time, clothes lines may only be used in the owner's fenced courtyard below the height of the fence.**

**Basketball goals / backboards or any other equipment cannot be affixed to the balcony railings or the exterior of the buildings. Athletic equipment, including but not limited to, portable basketball goals and backboards must be below the fence line and out of sight when not in use.**

**Patio umbrellas and similar equipment shall not, under any circumstances, be erected on the common areas, nor is any other obstruction, installation, structure, i.e. plantings, statutes, etc. whether permanent or temporary, or any other personal property of any kind permitted on the common areas. The foregoing may be erected within the fenced-in courtyards if they are not attached to the fence or the exterior of the building and the use of the equipment does not create a nuisance, disturbance, or annoyance to other residents.**

**Hanging plants may only be installed on the trellises attached to the units not the fences, and no corrugated plastic, aluminum, canvas, fabric coverings, or other alterations to the trellises top or bottom are permitted except for black or dark green colored screening tightly fastened to the bottom portion of the trellis for shade only.**

**Manufactured sunshades will be permitted to hang under the trellis as long as they are not affixed to the buildings or balcony railings.**

**NOTHING may be hung, strung, draped, etc. from balconies.**

**Screen enclosures must be maintained properly and kept in the original condition as it appeared when it was installed and approved by the Board of Directors. Under no circumstances are residents permitted to hang any type of shading or any other material or objects on the exterior of the screen enclosure.**

**Tarps, canvas, lights or clothes are not permitted to be tied to any portion of the exterior of the building, balcony railings, trellises or fences.**

## **VI. VEHICLE APPROVAL**

**Each unit shall be allowed to register and park a maximum of two (2) permitted vehicles (which comply with all requirements of rule VI) in the parking spaces assigned to that unit. All vehicles must be inspected by an HOA agent for compliance in order to receive approval. All vehicles must be registered to a resident of a home within Sherwood Lakes.**

**The following guidelines shall apply with regard to permitted and prohibited vehicles on the property:**

- 1. ONLY passenger automobiles, station wagons, sport utility vehicles and passenger vans (vans which are designed and used solely for personal purposes and for the transportation of persons, not cargo) and pickup trucks which are  $\frac{3}{4}$  ton or smaller, which are used solely for personal purposes and for the transportation of persons, not cargo) may park within the Community.**
- 2. (a) Pickup trucks will be permitted only if they have a professionally designed permanent hardcover (e.g. a tonneau cover), specifically intended to be used for the make and model of the pickup in question by a manufacturer. The permanent hardcover is not to exceed the same height of the cab. No homemade fabric, vinyl, or hard covers of any type are permitted. No exposed toolboxes behind the cab, on the side of the truck, or inside the bed will be permitted.**
- 3. Without limiting the general provisions set forth above, the following types of vehicles WILL NOT be permitted to park within the Sherwood Lakes from 8:00 p.m. - 7a.m. except for emergencies and as provided below:**
  - (a) Commercial vehicles of any type, including, without limitation, any**

vehicle, including permitted vehicles, showing or displaying any commercial, charitable or institutional (e.g., church or school) markings, signs, displays or otherwise indicating a commercial or other non-personal use or a vehicle used for commercial purposes; (the foregoing does not include government issued vehicles for law enforcement officers)

- (b) Vans which are used, in whole or in part, for business or commercial purposes;
  - (c) Absolutely no commercial equipment racks or exposed tool boxes are allowed on permitted vehicles. No ladders, tools, pipes or any other items or debris are permitted on the racks or in open bed pickup trucks between the hours of 8:00 p.m. to 8:00 a.m. Recreational racks (i.e. bicycle, surfboard, kayaks, canoes) are acceptable, but no equipment can be left on racks overnight (8:00 p.m. – 8:00 a.m.)
  - (e) Motorcycles or other two-wheeled motorized vehicles (except when parked inside a unit's fenced courtyard)
  - (e) Limousines or "stretch" limousines
  - (e) Agricultural vehicles
  - (f) Dune buggies or swamp buggies
  - (g) Any trailer or other device transportable by vehicular towing
  - (h) Semis, tractors, or tractor trailers
  - (I) Buses
  - (j) Travel trailers, mobile/motor homes, or mobile/motor houses
  - (k) Boats and boat trailers with or without boats
  - (l) Vehicles which are not fully mechanically operable, leaking engine, transmission, radiator or brake fluid, any broken glass, rusted paint, excessive damage caused by an accident or vandalism or does not have a valid current license plate on the vehicle
  - (m) Recreational vehicles
  - (n) Truck mounted campers attached or detached from the truck chassis
  - (o) Motor vehicles not having any bodies whatever, or incomplete buggies
  - (p) Passenger automobiles that have been converted or modified including but not limited to aftermarket adjustable suspensions
  - (q) Moving trucks (i.e. U-Haul, POD, etc.)
4. All vehicles, prior to approval, must be inspected by the Association for compliance to these requirements in order to obtain a parking decal.
5. **Guests parking**
- (a) Guests shall park only in parking spaces designated for guests
  - (b) If guest will be parking their vehicle overnight the unit resident shall request a temporary parking permit from the Association office
  - (c) Guests with an open bed pickup trucks are not permitted to park on the Association property overnight
  - (d) Any guest with a temporary parking permit may park in the parking space assigned to the unit the guest is visiting provided the parking space is vacant.
  - (e) A temporary parking permit may be requested through the HOA office. A guest pass is limited to 10 business days
  - (f) Any damage caused by the resident's guest to the common areas by a

guest's motor vehicle shall be the responsibility of the guest and the member whom the vehicle is registered

#### **VII. SIGNS (SIGNBOARDS)**

No signs of any kind may be displayed on any exterior of the unit, on the exterior of the fenced courtyard, or in the glass doors of the unit, or on any of the common areas except:

- (a) Any owner may display a sign of reasonable size provided by a Contractor for security services within 10 feet of any entrance to the home; and
- (b) Signs displaying the name of the resident or
- (c) Signs warning of bad dogs, which may be attached to the fence or the gate surrounding the unit
- (d) Permitted signs may not, under any circumstances, exceed seventy-two (72) square inches in size
- (e) Signs regarding patio and yard sale are permitted only on weekends

#### **VIII. HOLIDAY DECORATIONS**

Holiday decorations are permitted but only on the interior and exterior of the dwelling and within the interior of the fenced in courtyard.

- (a) Holiday decorations are not permitted in, on, or over the common areas (including the sidewalk)
- (b) Holiday decorations may not be put up more than 30 calendar days prior to the holiday for which the decorations are being displayed.
- (c) All holiday decorations must be removed no later than 14 calendar days after the conclusion of the holiday for which the decorations were displayed

#### **IX. SECURITY DEVICES**

- 1. Security lights are only permitted to be attached to the fences surrounding the courtyards. All such installations must comply with local building codes and the lights shall not be directed in such a way as to create any nuisance or annoyance to neighboring property owners or to drivers on adjacent roadways. Security lights may contain a maximum of two (2) bulbs not to exceed one hundred fifty (150) watts per bulb.
- 2. Security alarms may be installed in individual units or on vehicles parked in the community. However, the alarm siren must be set so that it will not sound for a period of more than ten (10) minutes.

#### **X. SHEDS**

Storage sheds may be erected within the fenced in courtyards under the following conditions:

- (a) Written approval of the Board is obtained prior to construction or installation. Approval to be conditioned upon the submission for detailed plans and specifications and compliance with city codes and ordinances.
- (b) The roof of the shed satisfies the architectural requirements of the Association as amended from time to time.

**XI. ROOF**

Access to the roof shall be strictly limited to those persons requiring access for the purpose of performing necessary maintenance to the roof, fixtures on the roof, or portions of the property which can only be accessed from the roof. No residents may access the roof without notifying the office.

All residents must inform the office in advance before any contractors go on the roofs to service an air conditioner. If it is an emergency at night or on a weekend, please leave a message on the answering machine. All contractors installing new air conditioner units must provide the Association proof of valid insurance, occupational license, workman's compensation, and a permit from the City of Greenacres. The use of unlicensed contractors is strictly prohibited. Only licensed contractors by the City of Greenacres or, as appropriate, by the State of Florida are permitted.

**XII. EXTERIOR MAINTENANCE**

Consistent with the prohibition against repairs, alterations, additions, replacements, painting or any other damages or maintenance to the exteriors of the dwelling units as set forth in Article III (B) of the Declaration, the owners are also prohibited from altering, adding to, replacing, painting or in any other way changing the appearance of the fences or any structure within the fence which is visible from outside the fence.

Only curtains, drapes, and blinds may be hung in any window. Blankets, paper, foil, cardboard or other items that are not commercially sold as window coverings are not permitted to be used.

**XIII. INTERIOR MAINTENANCE**

Remodeling/renovating of the interior of the units will only be permitted between the hours of 8:00 a.m. to 8:00 p.m. Monday through Saturday. No work is permitted on Sunday. The foregoing does not include interior painting.

Contractors must obtain disposal containers for all construction debris. Under no circumstances are contractors/owners permitted to utilize association dumpsters. Containers (dumpsters) will be permitted to be placed in parking lots for no longer than five (5) consecutive calendar days and are to be placed only in a guest spot.

**XIV. HURRICANE SHUTTERS**

The following hurricane shutter specifications must be followed for all windows and doors of all homes:

- (a) Shutters must be the following color: Bronze
- (b) Shutters must be one of the following styles:
  - a. Accordion
  - b. Removable metal shutters
- (c) Shutters must comply with the applicable building codes.

A homeowner must apply for Board approval prior to installing permanently mounted shutters.

All hurricane shutters for the windows and sliding glass doors must be opened (if they are permanently affixed retractable shutters) or removed and stored when there is not

a hurricane if they are a panel shutter system.

Shutters may be closed or installed upon the issuance of a tropical storm or hurricane watch or warning by the National Weather Service or such other governmental or quasi-governmental agency. Hurricane shutters must be removed and stored, or opened, within ten (10) calendar days after the tropical storm or hurricane is no longer deemed a threat to the area which includes Sherwood Lakes HOA.

**XV. RESIDENTIAL OCCUPANCY**

No unit shall be used or occupied for any purpose other than as a residence. While owners may work online for work purposes, under no circumstances may any unit be used for any business purpose which would cause a level of noise, odor, traffic, deliveries or pickups, parking, debris or other activity inconsistent with residential use.

**XVI. TEMPORARY STRUCTURES**

No structure of any type, for any purpose, whether permanent or temporary, shall be constructed, erected or placed upon the common areas of the Sherwood Lakes HOA.

**XVII. NUISANCES AND UNLAWFUL ACTIVITIES**

No nuisances shall be allowed on the property, nor shall any use or practice be allowed which is the source of annoyance to residents or occupants of units or which interferes with the peaceful possession or proper use of the property by its residents or occupants.

No improper, offensive, hazardous or unlawful use shall be made of the property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction there over shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereover, relating to any portion of the property, shall be corrected by, and at the sole expense of, the party obligated to maintain or repair such portion of the property, as elsewhere herein set forth. Notwithstanding the foregoing and any provisions of the Declaration, the Articles of Incorporation or by-laws, the Association shall not be liable to any person(s) for its failure to enforce the provisions of this Section.

**XVIII. ANTENNAS, AERIALS, ETC.**

Subject to applicable governmental restrictions as amended from time to time, direct satellite dishes may be permitted, not to exceed 39.37" in diameter, and installed subject to a location approved by the Association which receives the reception to the satellite signal. Notwithstanding the foregoing, under no circumstances will the satellite dish be permitted on the roof.

**XIX. RECREATION AREAS**

1. The recreational facilities are for the exclusive use of the residents and their guests. Only persons with a working Sherwood Lakes key fob may enter the recreational areas.
2. Guests must always be accompanied by a Sherwood Lakes owner when at the recreational facilities.
3. Tennis courts, racquetball courts and basketball courts may only be used for their intended purpose and for one (1) hour if other people are waiting

## **XX. LAKES**

No swimming is permitted in the lakes at any time. Additionally, no water craft of any type, whether powered or unpowered, are permitted in lakes at any time. Fishing is permissible from the shore and those fishing must catch and release the fish.

## **XXI. POOL RULES**

### **THERE IS NO LIFEGUARD ON DUTY** **USE OF THE POOL IS AT YOUR OWN RISK**

1. Persons entering the pool area must have Sherwood Lakes HOA issued key fob. Lost fobs can be replaced at a cost of \$50.00.
2. Anyone listening to a radio, iPod, iPad, laptop or other device must do so using headphones or earbuds and the volume must be such that other persons cannot hear what is being played on such devices. Use of the speaker on telephone is prohibited by the pool.
3. All swimmers must shower before entering the pool (no soap or shampoo is allowed).
4. Swimmers must wear proper bathing attire (only attire marketed as swimming attire).
5. Those who are not strong swimmers and who might be at risk of drowning must be accompanied by someone who is able to swim and assist them if the need arises.
6. Floatation devices are permitted based upon the bathing load. The exception is that water wings may be used by those who are not strong swimmers.
7. No running, pushing or shoving is permitted in or out of the pool.
8. No jumping or diving into the pool. Diving could cause neck injuries and jumping into the pool may splash those sunbathing poolside.
9. No glass containers are allowed in the pool or pool area. Beverages must be in either cans or plastic containers.
10. No alcoholic beverages allowed in or around the pool.
11. No food is permitted in the pool area.
12. Smoking is prohibited in the pool area.
13. No pets are allowed on the pool deck or in the swimming pools.
14. Any person who is incontinent must wear appropriate waterproof clothing when entering or being carried into the pool.
15. The HOA Office may close the pool due to weather conditions or for unforeseen



circumstances. Everyone must leave the pool area at that time.

16. No bicycles, skateboards, roller skates or roller blades allowed in the pool area.

17. Due to insurance liability issues, parties or large gatherings are not permitted inside the pool enclosure.

## **XXII. TENNIS COURT REGULATIONS**

1. Tennis court use is limited to owners, tenants, and their guests.
2. All owners wishing to play tennis must obtain access via key fob. \$50.00 will be charged for tennis court fob replacement.
3. A unit owner must accompany all guests playing tennis.
4. Tennis courts may only be used for their intended purpose.
5. Children under the age of 16 must be accompanied by their parents/guardians.

## **XXIII. PARKING LOT REGULATIONS**

1. Parking areas are strictly for ingress and egress of vehicle's and pedestrians.

## **XXIV. LEASING – See Article VII of the Declaration**