

The Falls Maintenance Association, Inc.

Neighborhood and Architectural Guidelines

This summary of Use Restrictions and Maintenance of individual lots is provided to assist everyone in the care of exterior homes and lots. It does not supersede or replace the Association's governing documents, local, state or federal laws, codes, ordinances, rules or regulations. Please remember to call Management at: 954-839-2684 with ANY questions before any exterior work or other issue, Or, email to: phayden@miamimanagement.com

IMPORTANT:

All exterior modifications to your home must be approved by the Association. This includes painting, landscaping additions, replacements, changes and/or modifications. If you are making ANY change in the exterior of your structure or lot, an application must be submitted prior to any work being allowed.

No parking of any vehicles is permitted overnight on roadways, on the swale, in the cul-de-sac or in the basketball/pool parking lot. Parking of commercial vehicles of any type is prohibited anywhere overnight. Boats and/or trailers must be stored INSIDE garages.

AIR CONDITIONERS:

Window AC units are not permitted.

Landscaping must be used to shield outside "whole-house" units.

ANTENNAS (Satellite Dishes):

An Architectural Application must be submitted with a survey showing location requested for the dish PRIOR to installation. A "Dish" cannot be installed anywhere other than the rear section of the residence.

AWNINGS:

An Architectural Application must be submitted with a sample of the fabric and a copy of the written specifications for approval. Awnings can only be installed at the rear of the home and/or above patio doors.

BASKETBALL HOOPS:

No permanent installations are permitted.

Not permitted in common areas, i.e. cul-de-sacs and should be brought to the resident home stored out of sight when not in use.

BOATS AND RECREATIONAL WATERCRAFT:

Must be stored in garage; cannot be left in water or in public view.

Boat houses or docks are prohibited.

Gas powered watercraft not permitted on lakes.

CLOTHES DRYING:

No permanent clothesline is permitted. Laundry drying can only be done on a portion of a yard which is COMPLETELY screened from view of all persons.

EXTERIOR HOUSE LIGHTS:

All additional light fixtures require architectural approval.

EXTERIOR HOUSE PAINT COLORS:

Must be selected from Board approved color palette available at gatehouse or at the Benjamin Moore store at 108 Weston Road.

Homeowner must submit an Architectural Application for approval prior to painting.

SIMULATED WOOD GRAIN FINISHES – FRONT AND GARAGE DOORS.

An Architectural Application must be submitted accompanied by a sample of the simulated wood grain finish desired prior to any work.

EXTERIOR HOLIDAY LIGHTS/DECORATIONS

May be put up in November and must be removed by the second week of January.

FENCES:

Fencing of any kind is not permitted in front yards. Fencing must be set-back a minimum of 5 feet from the front corners of the structure. On corner lots the fence must be set-back 3 ft from the edge of any sidewalk.

FENCING - DRY LOTS:

Dog-eared, wood shadow box fencing is permitted on dry lots. Architectural application for any such fencing must be made prior to installation. PVC fencing must resemble the shadow box fencing above. No flat type of PVC or wood fencing is permitted. All surfaces must be painted white within 90 days of installation.

FENCING – LAKE LOTS:

Only white aluminum picket fencing is permitted on lake lots.

HURRICANE SHUTTERS

They may be put up or closed when notification by various news and/or County advisories indicates a hurricane or significant storm system may cause property damage. The shutters must be removed and/or opened within 48 hours after the storm has passed, i.e., they cannot remain up for long periods of time prior to an event or thereafter.

LANDSCAPE AND PLANT MATERIAL:

Any tree, hedge or other plant material must be approved prior to installation. The application should include a survey of the lot with the area of planting clearly indicated. Any digging must first be marked by appropriate authority to protect any and all utility lines.

MAILBOXES:

Shall be the existing design and white color ONLY and maintained by the homeowner. Replacements are ordered through the approved vendor: Beautiful Mailboxes Inc., at 954-792-6245.

NOISE NUISANCE

No loud or disturbing noises are permitted after 11 pm. Outdoor parties must be moved inside after that time. In addition, pets may not be left outside for long periods of time to bark, howl, squawk, etc.

PARKING ON COMMON AREAS:

On-street parking, parking across sidewalks, parking on lawns, swales or common areas, including overnight parking, is prohibited.

No parking of any vehicles is permitted overnight on roadways, on the swale, in the cul-de-sac or in the basketball/pool parking lot. Parking of commercial vehicles of any type is prohibited anywhere overnight. Boats and/or trailers must be stored INSIDE garages. Please see attached 2/2/22 Resolution regarding pickup trucks.

PETS

No more than two "household" pets per residence. Pets must be on a leash at all times when not fenced in, must not be allowed to defecate on other neighbors' properties, may not be allowed to cause a nuisance (i.e., barking, squawking, etc.) and must be picked up afterwards or be subject to a fine of \$100 per occurrence.

RENTAL HOMES

Contact Miami Management for applicable rental restrictions.

TRASH CONTAINERS:

All trash or recycle containers must be kept inside of the garage except for the times allowed for pickup service. Trash and/or recycle containers may not be put out sooner than 4pm the night before pickup and must be returned to garages no later than 10pm on the day of pick-up.

SPEED LIMITS:

The posted speed limits are 30 MPH on Falls Boulevard and 15 MPH within each of the four neighborhoods. Please adhere to the speed limits to help protect everyone. Be advised that BSO conducts periodic radar traffic control within the community.

GOVERNING DOCUMENTS:

“The Falls Neighborhood Documents” form the basis for this summary. Each homeowner and/or their tenants should read and understand them. Again, any questions should be made to Miami Management at: 954-839-2684 or via email either to: phayden@miamimanagement.com .

THE FALLS MAINTENANCE ASSOCIATION, INC.

c/o Miami Management Inc.
1145 Sawgrass Corporate Pkwy
954-846.7545

Pickup Truck Variance – Effective 2/2/2022

At the duly noticed Board Meeting that took place on February 2, 2022, the Board, by majority vote, elected to create a variance for the overnight parking of pickup trucks throughout the neighborhood. This variance was created per the Association's Governing Documents (Articles VII Sections 12 and 24).

Pickup trucks are expressly permitted within The Falls Maintenance Association provided they meet all of the requirements included below:

1. Be a light motor vehicle with an open-top, rear cargo area.
2. Have a net weight (curb weight) that must be less than 6,000 pounds.
3. Have no more than two axles.
4. Have no more than two tires per axle.
5. Tire size must conform to sizes that were factory available for the standard Make, Model, and Year of the vehicle. No tires that are larger or smaller are acceptable.
6. Must not have any modification to raise or lower the ride height when compared to a standard model of the vehicle. This includes factory, dealer, or any other provided or installed modifications.
7. Camper tops, bed caps, toppers, and/or shells must be approved by the Association prior to being installed on the vehicle. Tonneau covers do not apply to this requirement.
8. No storage box or other aftermarket items can be installed in the rear cargo area of the vehicle.
9. No visible overnight storage of any materials (including trash or debris) in the rear cargo area of the vehicle.
10. Must have the original hard or soft factory installed tailgate.
11. Must conform to the restrictions on commercial vehicles as defined in Article VII Section 12. The use of a Tonneau cover does not change whether or not the vehicle is classified as a "commercial vehicle".
12. The entire vehicle must fit within the driveway (cannot obstruct sidewalks).
13. Must comply with all rules and regulations set forth in the Association's Governing Documents.

This variance and its restrictions do not apply to a vehicle parked within a closed garage. This variance supersedes any previous variance for pickup trucks. Any vehicle granted a variance prior to this variance is not subject to the requirements set herein. Any penalty imposed prior to this variance is not subject to appeal as this variance (and its requirements) are effective from 2/2/2022 and will remain effective until the variance is modified.