

GRAND OAKS RULES & REGULATIONS

1. **ARCHITECTURAL CONTROL:** No exterior addition, change or alteration can be made until plans and specifications showing pertinent data have been submitted and approved in writing by the Architectural Review Board of Grand Oaks and the Architectural Review Board of the Broken Sound Master Association. The mandatory “ARB” package is available through the Master Association office. Failure on the part of a homeowner to comply with existing ARB requirements will be in violation of the documents,
2. **GRAND OAKS MAINTENANCE COMMITTEE:** Please be advised that our maintenance committee does make quarterly inspections of the community and will send out reminder letters when there are roofs that need cleaning, irrigation may not be working and landscaping is browning, if there is noticeable need for driveway power washing, or other appearance items that fall below community standards. Further please be advised that homeowners are responsible for correcting loose roof tiles and coconuts on trees that can become projectile hazards during storms.
3. **GARAGE DOORS:** Garage doors should remain closed at all times, due to security and an aesthetic appearance.
4. **PARKING:** “No trucks or commercial vehicles, campers, mobile homes, motor homes, boats, house trailers, boat trailers, or trailers of every other description shall be permitted to be parked or to be stored at any place on any Lot, except only during the period of approved construction on said Lot, and except that they may be stored within garages. The term “commercial vehicle” shall include all automobiles, trucks and vehicular equipment, including station wagons, which bear signs or have printed some reference to any commercial undertaking or enterprise, or vehicles of more than six feet (6’) in height. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up delivery, and other commercial services. There is NO overnight street parking permitted anywhere in the community.
5. **PETS:** The City of Boca ordinances require that all dogs must be kept on a leash when walking within the community and are not permitted to roam free in the streets, lake bank area, or in the common areas. The ordinance also states that any person walking a dog or cat shall remove any defecation upon private property not owned by the individual, including and not limited sidewalks and common swales. Grand Oaks strives to observe these ordinances for the benefit of all homeowners.
6. **RENTAL RESTRICTIONS:** Any unit that is to be leased or rented must receive prior approval by the Association. Units may be rented only one time during the period of one year with a minimum term of three months. Approval or disapproval shall be given by the Board of Directors of the Association within thirty (30) days from the receipt of all the information requested and given to the Board in connection with the proposed lease.

7. **SIGNS:** No signage of any kind is permitted to be displayed on any property or window.
8. **TRASH AND RECYCLING COLLECTION:** The following is the schedule for Grand Oaks: Tuesday & Friday – Regular trash collection
Friday – Recycling & Regular trash
Trash should be bagged and tied in plastic bags and placed inside rigid plastic containers with a lid. Trash should be placed at the curbside AFTER DUSK the night before pick up OR early morning of the scheduled pick up. Also, please note that the City of Boca Raton provides bulk pick up on Friday's. Holidays may alter the regular schedule, check the local paper or internet.
9. **SPEEDING:** Please observe the (25mph) posted speed limit within our community.

Grand Oaks POA Fine Schedule

Adopted September 13th, 2022

Amended November 15th, 2022

Overnight Parking

No overnight parking is permitted between the hours of 2:00 am and 6:00 am.

1st Offence: Written Warning

2nd Offence: \$25

3rd or More Offences: \$75 each offense. Must be within a 6-month time period of the first offense.

Garbage Cans-Recycle Bins/ Bulk Items

Garbage cans and recycle bins must be removed from the swale within 12 hours of collection. In addition, cans and recycle bins must be stored where they cannot be seen from the street.

1st Offence: Written Warning

2nd or More Offences: \$25 per occurrence

Landscape Debris

Landscape debris must be removed by your personal landscaper at each visit. Landscape debris may only be placed curbside at 6:00 pm the night before collection day, which is on every Friday.

1st Offence: Written Warning

2nd Offences: \$25 per occurrence

3rd or More Offences: \$75 each offense.