Bellasera Homeowners Association, Inc.

c/o Campbell Property Management
9897 Lake Worth Road, Suite 304, Lake Worth, FL 33467
Telephone: (561) 432-2703

Rules, Regulations & Common Violations

Dear Owners and Residents,

The HOA Documents contain specific guidelines and rules designed to maintain the overall community aesthetic. In order to uphold these standards, it becomes necessary to issue violations to owners and tenants who are not following the rules set forth in the Documents – which can result in a monetary fine if not corrected! Please refer to your Association Documents for complete details. The following is a list of some of the ***"Common Violations",*** which warrant a violation letter:

Vehicle Restrictions:
Vehicles must be parked in the garage or driveway of your home. They may not be parked over the sidewalk, on the roadway or in the grass, including vacant lots. This is a danger to small children. Non-compliance may result in a tow at the expense of the owner. Residents are not permitted to park their vehicles in any community parking lots.

Commercial vehicles, boats, trailers, and recreational vehicles are prohibited from being parked in the community unless within an enclosed garage at all times. Vehicles cannot display commercial lettering or equipment. Exceptions are commercial vehicles that are actively servicing a home (AC Repair, Plumber, etc.) during their time of service only. Portable Storage (PODS) require association approval.

Pet Restrictions:
All pets shall be walked on a leash, and the person walking the pet shall clean up all matter created by the pet. "Outside Cats" are not permitted. No pet or animal shall be "tied out" on the exterior of the Home or in the Common Areas, or left unattended in a yard or patio. Dog stations are located along Bauer Road and Whitcombe Drive, and also at the mailbox area.

Waste Collection:
Garbage must be placed out for collection in proper trash containers, not bags. Trash containers and recycle bins shall not be placed to the curb for collection no earlier than 6:00 pm on the day preceding the next pick-up. Receptacles must be stored away on the same day of pick up. Please be a good neighbor, and properly store your trash containers and recycling bins out of view. Collection is provided by WastePro USA (561) 688-8912.

Your Collection Days Are:
Wednesday- Trash & Recycling and Yard Waste & Bulk Trash Pickup
Saturday – only trash

ACC/Architectural Control Committee:
All modifications to the exterior of any home require an application and the approval of the ACC. This includes, but is not limited to; Satellite Dishes, Fences, Pools, Patio Pavers, Driveways, Lighting and Landscaping.

Pressure Cleaning
Must be done within 30 days of being requested to do so; roof, driveway, sidewalk & valley curb.

Leases:
All home rentals require HOA approval for all residents 18 years of age or older. Guests staying longer than 30 days also need HOA approval. No more than two (2) Leases per 12 months. No Air B&B's, no transient leases, no room rentals, etc.

Portable Basketball Hoops / Sports & Playground Equipment:
Portable basketball hoops may not be stored outside the unit when not in use. Basketball play is limited to the driveway, and may not include the street. All other sports or playground equipment installations require the approval of the Board of Directors.