IRONWEDGE POA, INC.

22985 Ironwedge Drive, Boca Raton, FL 33433

RULES AND REGULATIONS

Revised February, 2025

TO ALL UNIT OWNERS:

These Rules and Regulations are designed to make living in Ironwedge pleasant and comfortable. And to preserve the beauty of the community and to keep it a competitive choice in the real estate market.

As neighbors, we all have certain rights and obligations to each other. The restrictions we impose upon ourselves are for our mutual benefit.
HOA living can be easily enjoyed by remembering **consideration of others, common sense and good taste.**

With this in mind, and with the objective of maintaining a congenial and dignified residential atmosphere, the Association has prepared these Rules and Regulations as a guideline for all owners, their families, guests and renters, as well as protecting the rights and property of other owners.

Your understanding and full cooperation will be greatly appreciated.

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1. PARKING

Parking is a problem in Ironwedge. As a result, everyone should do their part to keep the roads free of obstruction.

1.1. No parking of vehicles on the street if, first, your garage and driveway are not occupied and, second, there are spaces available at guest/common area parking.

1.2. No parking of vehicles is allowed on the grass. Parking on the grass breaks sprinkler heads. Parking in this area will result in the vehicle being booted and subsequently towed at the owner's expense.

1.3. No parking of vehicles in areas designated as No Parking (yellow lines) or on the white lines at any time. Parking in this area will result in the vehicle being booted and subsequently towed at the owner's expense.

1.4. No blocking of fire hydrants, mail boxes or resident driveways.

1.5. Guest parking is available when friends and family visit.

1.6. Homeowner's commercial vehicles with any exterior writing must be parked in your garage or covered in your driveway at all times.

1.7. No mobile homes, trailers, campers, boats, boat trailers, or other recreational vehicles, or other vehicles or equipment other than private passenger vehicles shall be parked or left standing upon the subdivision property, except for purposes of loading and unloading.

1.8. Motorcycles must be parked in the owner's garage overnight.

1.9. Contractor vehicles may be parked in the street for short periods of time during the day.

1.10. No motor vehicle which cannot operate under its own power shall remain on the subdivision property for more than twenty-four (24) hours.

1.11. No repair of any motor vehicle shall be made on the subdivision property.

1.12. PODS are permitted when moving in or out of Ironwedge. It must be parked in the unit driveway (not on the grass) for no longer than 7 days. The management company should be notified prior to placing the POD.

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2. LEASING

2.1. Renting of rooms in your Ironwedge home is not permitted.

2.2. Units shall not be used for commercial or professional purposes and shall only be used as single-family residences.

2.3. No unit shall be leased more than once in any one calendar year and for a period of time less than six months. The management company must be provided with a copy of the lease prior to the leasing start date.

2.4. If a homeowner's account is delinquent, new tenants will not be approved by the POA until the debt is satisfied.

2.5. If a homeowner's account is delinquent and the unit has existing tenants, all funds from the tenants are to be paid directly to the POA via the management company until the homeowner's debt is satisfied.

3. POOL, HOT TUB, SAUNAS AND GRILL AREAS

3.1. The pool, pool deck area, hot tub, saunas and grill area are open from dawn to dusk and may only be used during that time.

3.2. The pool is accessed by a key (given to you at your closing or available from our property management company for a small fee).

3.3. Pool gates must remain closed at all times for safety reasons and should not be propped open.

3.4. Umbrellas should be closed and tied, furniture placed in the correct spot. Clean up after yourself before you leave.

3.5. Lock the restroom doors and gates when you leave the pool area.

3.6. Children 12 years of age and under must be accompanied by an adult at all times.

3.7. No food or alcohol in the pool area.

3.8. Damage caused to pool furniture, umbrellas, grills and spa will result in the homeowner being fined and billed the repair charges.

3.9. Grills at the pool area are for resident's use only. The burners should be turned off and cleaned after use.

3.10. To host a small party at the pool, submit an application form (available on the Ironwedge portal) to Grant Property Management. The Association Board must approve your application, and a $150 refundable security deposit paid in advance of your party.

4. PETS

4.1. All dogs/pets must be on a leash at all times.

4.2. Clean up after your dog because it is unsanitary for the dog waste to be left sitting on the street or lawns. Dog waste receptacles and bags are located around the community for your use in cleaning up after your pet.

4.3. No more than 2 pets allowed in any unit. Outdoor cats are not allowed.

5. GARBAGE, BULK TRASH AND RECYCLES

5.1. Garbage and recyclables are collected Monday mornings.

5.2. Garbage, Organic Debris and Bulk Trash are collected Thursday mornings.

5.3. Garbage and recyclables are not picked up on Christmas Day and Thanksgiving Day. The next pick up day is the following Monday or Thursday.

5.4. Do not place garbage cans and recycle bins outside your townhouse before 6:00PM the night before collection day.

5.5. Organic debris must be arranged in neat piles or placed in yard bags.

5.6. Do not put dog waste in your or your neighbors' recycle bins. The Waste Management company does not appreciate it and neither does your neighbor.

5.7. Do not put construction debris out to be picked up. It is up to the homeowner to dispose of the debris.

5.8. All garbage and trash containers and oil and gas tanks must be kept in an area as to render the contents hidden from view from adjoining properties.

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6. APPEARANCE & MAINTENANCE

6.1. Homeowner is responsible to keep and maintain their unit in good order, condition and repair and to perform promptly all maintenance and repair work as to keep it in a good state of repair and in conformity with the aesthetic standards required by the Association. For example, the following are the responsibility of the homeowner:

- Mold cleaned off the buildings
- Overgrown shrubs/plants on the homeowners property trimmed
- Rotted wood or fascia replaced, primed and painted

6.2. Each homeowner shall not allow anything whatsoever to be thrown or fall from the windows, doors, terraces and/or porches. No sweepings or other substances shall be permitted to escape to the exterior of the dwelling unit from the windows, doors, balconies and/or porches.

6.3. All parts of the Subdivision shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage shall be allowed to accumulate or any fire hazard allowed to exist.

6.4. No fence shall be erected, maintained or permitted upon a Dwelling Unit or any portion of the Subdivision without the prior written approval of the Association.

6.5. Hurricane shutters are only permitted to be closed during the hurricane season (June 1st - November 30th). Temporary shutters should be installed within one week prior to the hurricane season and removed no later than one week after.

7. SIGNS

7.1. No sign, advertisement, notice, or other lettering shall be exhibited, inscribed, painted or affixed by any dwelling unit owner on any part of the outside or inside of the dwelling. Small construction and sales signs used to advertise the property during construction and/or sales period are permitted.

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8. NUISANCES

8.1. No dwelling unit owner shall make or permit any disturbing noises that would disturb or annoy other occupants any place upon the subdivision.

8.2. No dwelling unit owner shall play music, radio or TV that would disturb or annoy other occupants of the subdivision.

8.3. No motorized or battery operated vehicles are permitted on the grass/planted areas of Ironwedge. The only exceptions are HOA-authorized maintenance vehicles or devices required for individuals with mobility impairments, as defined by the Americans with Disabilities Act (ADA). If someone claims an ADA exception, the appropriate paperwork must be on file with the management company. The HOA will not be held liable for injuries, damages, or incidents resulting from violations of this policy.

9. DAMAGES

9.1. No homeowner shall in any way maintain, modify or disrupt any common areas for which the Association has the responsibility.

9.2. Damage to common areas , including , but not limited to , the landscaped areas and the recreational and community facilities , caused by any dwelling unit owner, their children or their guests or invitees or renters shall be the sole responsibility of such dwelling unit owner.

9.3. Damage to driveways, common areas, parking spaces and roads caused by any vehicles being used by a dwelling unit owner, their children, guests, invitees or renters shall be the sole responsibility of such dwelling unit owner.

For more details, please refer to the Ironwedge Documents.pdf under the Governing Documents folder on the Ironwedge portal.