

Polo West Estates
HOMEOWNERS
ASSOCIATION, INC

GUIDE

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Prepared by

Polo West Estates
Board of Directors

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Welcome to Polo West Estates

We look forward to knowing you and hope you will enjoy living in this beautiful community. This guide is designed to help you feel at home in your new community and to answer some immediate questions you may have. You will find that your neighbors range in age from newborns to great grandparents and they come from all over the U.S.A. (even Florida), Canada and several other countries. Most are professionals and live here full-time and a few list Polo West as their winter retreat.

As we revise this booklet in early 2008 we have no empty lots. The last home was completed in early 2007. From 1982 until 1992 PWE was under three successive developer/builders. In February 1992 four model homes and sixty lots were auctioned to a diverse group of builders, investors and homeowners. In June of 2000, the private PWE golf course was sold, and the PWE homeowners no longer have an equity stake in the golf course.

If you have never lived in a Planned Unit Development (PUD) such as Wellington or in a community governed by a mandatory Homeowners Association such as POLO West Estates, you may be somewhat overwhelmed by the stack of documents that contain endless regulations, which you are expected to know and follow. This booklet touches on only a few of the most common rules and regulations, so we strongly urge you to review all of the official documents to avoid unwittingly breaking any regulation that we have not listed. So keep this guide handy and pass it along to the new owners when you sell your house.

Rules and Regulations (ugh!)

So many rules and regulations may seem bothersome at times (even an infringement on your individual rights) but the goal of the PWE HOA is to maintain the standards of excellence on which this community was established. This will not only enhance our enjoyment while living here, but it will protect our property values when we are ready to leave. The PWE HOA took over the reins in 1992. It is the responsibility of your association through its elected Board of Directors, various committees and contracted personnel to maintain the required standards. The HOA must also keep up with state, county and Village of Wellington changes that might require altering our rules. (We may and sometimes do exceed the local regulations i.e. side entry garages, garage door openers, driveway material, quantity of landscaping, etc.). Of course, the HOA tries to be sensitive to the wishes of our residents, but code enforcement is the critical factor in maintaining standards. We have found that many infringements are actually the result of residents not knowing the rules. If you were not given a complete set of documents, ask one of the officers or one of our committee members how to go about getting what you may be missing. Legally, a seller is supposed to furnish the documents to the buyer, so keep your documents up to date, review them regularly and pass

them on when you move. Buyers are required to sign a document acknowledging awareness of and willingness to abide by our governing documents that include the Articles of Incorporation, By-Laws, Declaration of Restrictions, Architectural Review Board Guidelines, and our Rules and Regulations.

We engage a management company to collect our assessments, pay our bills, guide us through state and local regulations, and help us enforce our rules and regulations. (Consult the phone list at the end of this guide). Our Board of Directors contracts directly for our security guards through an outside company.

The Board of Directors meets monthly. Notices of these meetings are posted 48 hours in advance on the bulletin board by the guardhouse. We invite you to attend. The annual meeting is held in February and we urge you to attend because our documents require a quorum. The current law states that at least 30 % of the homeowners must be present in person or by proxy to be able to conduct the Annual meeting. Elections to the Board are conducted at this meeting. There are seven Board members who serve for a one year term and who must run yearly for re-election if they wish to continue serving.

Committees

Committees form the backbone of an organization. They do the research, compile information and present their finding to the board.

Architectural Review Board. This committee reviews new construction plans to ensure that the planning criteria set forth in The POLO West Estates Declaration of Covenants and Restrictions are strictly followed. All changes, modifications, alterations, and improvements to existing homes must also be approved. The ARB may appoint additional committees to assist them.

Legal and Contracts. This committee reviews contracts between HOA and companies supplying ongoing services such as security guards and management to once-in-a-while needs such as street repair, sign painting or cleaning, etc.

Rules and Regulations. This committee reviews and suggests modifications and additions to our rules and regulations.

Single Purpose Committees. We often form a committee to research or seek solutions to a specific problem such as entry lighting or speeding. We encourage residents to volunteer to serve on any of the above committees or any new one that may be formed.

Hearing Committee for Fines (HCF). A committee of at least three members appointed by the Board of Directors and who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. The HCF is charged with reviewing proposed fines and hearing appeals from residents. If the HCF, by majority vote, does not approve a proposed fine or suspension, it may not be imposed.



Palm Beach County

The public school system is county owned and operated with a countywide school board, chief school administrator and offices located in West Palm Beach.

The county also sets codes for new construction, electric, environmental resources management, animal control, etc. and supplies an enormous list of services from Ambulance Emergency Dispatch (911) to Youth Services Bureau. Consult the blue pages of your telephone directory for a complete listing. Permits, licenses, and a variety of tax collections are issued through the county.



The Village of Wellington (established 1996)

Everything found in the Village of Wellington ordinances applies to Polo West Estates unless PWE exceeds their requirements. All of their items also require permission from PWE HOA. Wellington approves concrete driveways, front entry garages and 12 trees of the required height for 1/3 acre properties. PWE requires brick pavers; bomanite, patterned concrete or other stone finishes for driveways, side entry garages and fifteen trees of approved height for 1/3-acre lots. In addition PWE does not approve signs of any type (including real estate), clotheslines, window air conditioners, carports, etc. Wellington will not enforce our rules for us, but they will enforce their rules if we ask them to do so, or if they discover violations. We will continue to seek their help in such areas as roof cleaning. Their rule of maintaining property in an "as new condition" is certainly an acceptable standard for us.

Also, keep in mind that tree removal requires both approval and a permit!

The Village of Wellington has a great web site with information about the community and also important emergency information such as hurricane preparedness. Look it up at <http://www.wellington.fl.gov>



PWE Website

Yes, Polo West Estates has its own website at www.polowestestates.org. Most all of the PWE documents are kept here including this very guide. Our website is also a great tool to look up phone numbers of the board of directors or to get the latest PWE news. And if you missed getting a copy of the periodic PWE Newsletter, all past issues are here as well.

Updating your landscaping? Painting your house? Bought a new car and need a new Transmitter? We also keep those hard-to-find forms on the web. Make sure to also keep your Guest List up-to-date at the guardhouse. It's all here. If you plan to sell your house, check here first for all the required documents you'll need at closing.

Got a problem or complaint? You can contact our Management Company through a link listed on the front page of the website. If you want, you can even report a problem completely anonymously by filling out the form.

One note about important news by email: If you would like to be notified by email of any time-critical PWE information, sign up for access to the residents only portion of the website and we'll put you on the internal update list. Your email address will never be distributed.

Auto Registration



1. Go to Tax Collectors Office (355-2264 / 355-2622) on 3551 South Military Trail, Lake Worth, with:
 - Auto Insurance
 - Auto Title
 - Out of State License & Registration
2. Call for an appointment for Florida Driver's License (681-6333) 571 Military Trail, West Palm Beach

Traffic Rules



Polo West Estates

Speed limits shall be obeyed! The speed limit on all streets is 25 mph unless otherwise posted. Watch for children, pedestrians walking dogs, cyclists, etc. and please be considerate of your neighbors. Guests are required to follow all rules as well and ask your guests to come to your house and not to beep the horn to announce their arrival.

Security Gate



We contract with a security company to provide 24-hour security (in three 8-hour shifts) and this company is responsible for staffing and training of the guards. Keep in mind that while the security company uses a standard set of rules to cover most situations, we have added our own GVC-specific rules and expect strict adherence to them by the guards. Any guard who does not comply (or is found sleeping) will be replaced.

Residents play an important part in how secure our community is – or isn't!

- No resident decals or transmitters are to be issued to non-residents even if they are relatives or employees.
- Do not leave keys to your home with the guard.
- Keep your visitors/contractor list up-to-date. (A substitute or new guard won't let your new landscaper in, if his name is not on the list)
- Be sure to call or notify the guard if you expect a visitor or contractor and can't be reached by phone (if you are away or outside)
- The security company and PWE have no objection with residents hiring guards for after hours work on or off the premises. We do object, however, if a resident pressures a guard to break the rules – especially as they apply to contractors' work hours.

It is important that we all keep an eye out for anything that doesn't look just right any time of the day or night.

When you are away... Whether you are away for a few days (or in the case of part-time resident for a few months), please inform someone in PWE of your plans and especially leave a phone number where you can be reached. Power outages cause lots of problem and a sudden storm (like hail) can cause a great deal of damage. Lightning strikes are frequent and a fallen tree or a broken window might be too serious to wait for the next visit of your "house sitter" who lives outside PWE.



LAWN SPRINKLERS

Village of Wellington and Palm Beach County ordinances prohibit lawn sprinkling from 9:00 a.m. to 5:00 p.m. This applies to homeowners whose sprinklers are on well or lake pumps as well as those using community water. They also prohibit watering sidewalk areas during the hours that children would be walking or biking to or from school.

Please be thoughtful! Reset timer after power failures and seasonal time changes.

If you do not have a well, you might want to consider the financial advantages of installing one, as the payback period is as little as six months. Make sure it is deep enough to avoid creating rust.

Wellington holds an annual lottery to encourage residents to convert from Village water to a well. The current amount is \$800 towards drilling a well. Check the local paper for details.

South Florida Water Management may impose water use restrictions. These apply to everyone regardless of the source (well, lake, canal) of your water.



BURGLAR ALARMS

You must get an alarm permit for your alarm system if the alarm sounds on the outside of your house. A permit costs \$24 per year and is available from the Sheriff's office. If your alarm is monitored, your company will get the form for you. Otherwise, call 688-3695 for a form. Currently, there is a \$50 fine for the 2nd false alarm and \$250 for the 3rd through 6th false alarms. These rules are being reviewed and might change.



Garage Doors

You are required to keep your garage doors closed except when working outside or using the garage. Please be considerate of your neighbors who might not want to look into an open garage. Remember, too, that there are many non-residents working in PWE during the day and keeping your doors closed is a wise and simple security measure. Plus you help improve the overall appearance of PWE.



Trash Pickup

Garbage containers and yard debris may be placed curbside no earlier than the day before the scheduled pickup. Garbage cans must be stored out of public view.

Current schedule:

Monday Garbage, garden debris, cut palm fronds and tree limbs to 6 feet.

Thursday Recyclables and garbage only. No pickup outside of cans on Thursday

Yellow recycling bin Papers, magazines, flattened cardboard boxes (max. 3'x3')

Blue recycling bin Aluminum cans, foil, pie plates, plastic with #1 or #2 on bottom, glass jars and bottles, drink boxes, milk and juice cartons. No plastic bags or steel cans! No building materials, concrete or hazardous household waste. Call SWA for further details.

Please do not allow your landscaper to leave yard waste at the curb or in the swale any day but Sunday after 5pm or early Monday prior to 9 am. If yard trash is left at the curb any time other than listed it will sit there until the next Monday when Solid waste picks up. Violating this could bring a fine from the HOA and suspension of the landscaper from our PWE.



Cable TV

Comcast Basic TV, HD and High Speed Internet are provided by the HOA and are part of you HOA dues. There are no fees for new home installation and service to the guardhouse is free. Check the comcast.com web site for the current channel listing.

To schedule installation Call 561-655-3842



CONSTRUCTION and other CONTRACTORS

Our rules require that job sites be kept in a clean and orderly condition at all times. No signs, unless required by law, are permitted. Playing of loud music is strictly prohibited. No alcoholic beverages, illegal drugs, or pets are allowed. Each builder must provide his own water and electric service. Meters should be installed at the start of construction and such service should not be borrowed or bought from another homeowner.

Work hours are limited to Monday through Friday from 7:00 a.m. to 6:00 p.m. and Saturdays from 8:00 a.m. to 3:00 p.m.

No work (this includes all outdoor services—lawn, pool, car detailing, etc) on Sundays, New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving and Christmas Day (or the days on which these Holidays are celebrated) except in the event of acute emergency repairs. This applies to owners/builders also during the construction period.

MAILBOXES



Our standard mailbox is a Country Style Verde Green (SMB-03) and made from cast aluminum they are purchased from Nostalgic Lampposts of Venice Fla. These new boxes are required for all homes in our community. A spare is kept on hand at the guardhouse in case a homeowner has to replace one due to being damaged. The HOA will bill the replacement cost to the property owner. No newspaper tubes, permanent decorations, advertisements or any other attachments may be added to these boxes. All boxes must be properly maintained, including regular cleaning. A few older style boxes were grandfathered in when the new boxes were chosen and will be replaced through attrition.

Landscaping planted around the mailbox may not grow higher than 18" from the bottom of the box. (This is what the Post Office says).

To order a new mailbox, call Nostalgic Lampposts Plus at 813-485-1186 or contact a board member to acquire about the spare in the guardhouse.

GOLF



The Polo West Golf Club was originally a private, member-owned golf club and each PWE homeowner owned an equity share in the course. In June 2000, the course was sold and although PWE still owns the entry road, the owner of the property is supposed to maintain the entrance from South Shore Blvd to the Guard House. This was due to a settlement agreement reached 2004



THE WILD SIDE

There are alligators in the lake and in the canals. If one comes ashore, report this to the wildlife department at 625-5122. Young children and pets should be kept away from the edge of the water. Gators can and do jump five feet or so to grab their prey. **DON'T FEED THEM!!!**

Raccoons, foxes, rats, armadillos, opossums and wild boar also inhabit the area. A hungry bobcat sometimes pays us a visit to hunt for food. They are especially fond of ducks. Snakes, some poisonous, are often found outside around air equipment and behind water heaters in the garage. Fire ant bites can be life threatening to individuals who have an allergic reaction.



THE GREAT OUTDOORS

Roofs: The Board of Directors adopted the Following rules regarding the cleaning of Roofs in 2004.

If it is dirty and requires a violation notice then you will have 14 days to have it cleaned. If the second notice is required then after 7 more days the violation if not corrected by the time frame will be turned over to the fining committee. (see hearing committee page 3)

The rainy season, the burning season nor being a seasonal resident is no cause to not have your roof cleaned when it is dirty. If you are a part time resident and receive a notice about cleaning your roof, please make arrangements to have it cleaned even if you are not here.

In our experience lighter colored roofs need cleaning more often than darker roofs.

Sprinklers: Well, canal and lake water can stain sidewalks, driveways and house sides. (A filter system will prevent this.) Chlorine will remove mildew, but not rust stains. There are, however, some commercial products that do this very well. Driveways will need cleaning two - three times a year. Pavers should be resealed (after cleaning) about every two years. PWE cleans our sidewalks about every 18 months and it is the responsibility of the homeowner to have it cleaned between these times and to remove heavy rust stains.

Sprinkler heads should be checked monthly. Grass must be cut away from "pop-ups" regularly. Over-watering increases insect, fungus, and mildew problems and is actually harmful to some plants and shrubs that are more drought tolerant.

Feed: All trees, shrubs and grass must be fertilized (each with its own type) 3 - 4 times a year. The sand under your plantings is virtually nutrition free! Acid loving plants such as ixoras and azaleas need special attention to offset the lime from discarded cement used during construction and from the concrete around the foundation that leaches lime into the

sand.

Lawns: Lawns and landscaping need a regular program of pest and fungus control as well as weeding and trimming. Some professional lawn services have trained technicians who can do all of the above for you. Before you select a service, be certain they are qualified to do all the services you will need. Mowing and trimming are a small part of the total job.

Ouch! A number of lovely plants may be poisonous to pets and people. If you are not familiar with all of your plants, ask your gardener to identify them. You may want to visit Mounts Botanical Gardens on Military Trail in West Palm Beach and view their "poison garden" (fenced). This is also a good place to visit before you purchase new plants. You will be able to see what those "cute little" nursery plants will grow up to be! Our twelve month growing season turns some of those nice house plants you had up north into invasive monsters when you plant them in your yard! Ficus plants top this list.

Changes: If you wish to change your landscaping by removing and/or adding trees or shrubs, check with the ARB before you change anything. Some trees and shrubs are prohibited and others may not be suitable for other reasons (location, space, etc.) A permit from the Village of Wellington may also be required.

ASSESSMENTS

Regular quarterly assessments are due the first day of January, April, July and October. A late fee of \$25.00 will be charged if payment is not made by the end of the month in which they are due. A monthly finance charge of 18% per annum is charged for all unpaid bills. If an assessment remains unpaid for 60 days it will be turned over to our attorney's for collection and additional legal processing fees will be imposed. After 90 days the lawyer will begin the placement of a lien on the property. All legal fees incurred in the collection process will be the responsibility of the homeowner.

These payments cover our budgeted expenses and include scheduled amounts to be paid into our reserve funds. Resurfacing our roads, currently projected to cost about \$175,000.00+, is the major capital improvement necessitating reserve funds. Without these funds that accumulate gradually over several years, we would have to levy "special" assessments each time a "special project" arose.

Students, Scouts, Community Service

Students, scouts and others who need to fulfill their Community Service Requirements should contact the President of the Board to discuss various operations we have available every year.

RULES AND REGULATIONS

Polo West Estates HOMEOWNERS ASSOCIATION, INC.

These Rules and Regulations shall be in effect until amended by the Board of Directors (the "Board") of the Greenview Cove Homeowners Association, Inc. and shall apply to and be binding upon all Property Owners. The Owners shall, at all times, obey said Rules and Regulations and shall be responsible for seeing that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and other persons over whom they exercise control and/or supervision. Violations of these Rules and Regulations may subject the violator and a Property Owner to any and all remedies available to the Association and/or Property Owners pursuant to the Association's legal documents and Florida law.

Violations may be remedied by the Association by injunction or other legal means and the Association shall be entitled to recover in such actions: any and all court fees and costs incurred by it, together with reasonable attorney's fees, against a responsible Property Owner and any person violating the Rules and Regulations or the Association's legal documents and any of the Exhibits attached thereto.

The Board of Directors may, from time to time, adopt, repeal or amend previously adopted Rules and Regulations governing the details of the operation, use, maintenance, management, and control of the property at Greenview Cove and of any facilities or services made available to the Property Owners. Any waivers, consents, or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered a waiver, consent or approval of identical or similar situations unless in writing by the Board of Directors.

Note: Items marked with the symbol  are taken in whole or in part from the Declaration of Restrictions.

1. The streets and the guardhouse within Greenview Cove are private. They are maintained, controlled and regulated by the Association through assessments paid by the Lot Owners. Speed limits shall be obeyed. The speed limit on all streets is 25 mph unless otherwise posted.
2. Cul-de-sacs shall not be used in any manner other than to facilitate the free flow of vehicular traffic. Any other use shall be a violation unless prior written approval is obtained from the Board or through the Management Company.

3. Vehicle and Garage regulations:

3.1. Other than someone providing a service to a unit (landscapers, pool service, Comcast or some other essential need, there shall be no parking of vehicles along the streets or in the swale areas except while moving into a Dwelling Unit. In the event of a large party, parking arrangements must be worked out with neighbors and may not block essential services. Parking in the swale areas or street for an extended amount of time may be cause for a fine by the HOA or a towing company may remove the vehicle at the homeowner's expense. It is also a violation of the Village of Wellington to park across the sidewalk.

3.2. No vehicle that cannot operate on its own power shall remain within Polo west Estates for more than twenty-four (24) hours. No repair of any vehicle (except for temporary, emergency repair) shall be performed within Polo west Estates.



3.3. No motorcycle, scooter, bicycle, wagon, carriage, shopping cart, chair, bench, table, toy or other article of personal property shall be parked, placed or permitted to stand for any period of time within Polo West Estates, unless such articles are in the Lot Owner's garage and in the case of motorized articles, have been previously approved by the Board of Directors.

3.4. No trucks, boats, trailers, recreational vehicles, commercial vehicles or for hire vehicles shall be permitted to be parked, stored or kept on lots or in driveways as defined in Article VII of the Declaration of Restrictions of the Polo West Estates and Wellington P.U.D. The above and all other types of vehicle listed in the Declaration must be stored in a fully enclosed garage or must be kept outside of Polo West Estates.

No duel wheel trucks are allowed unless stored in the garage.



3.5. Garage doors must be closed unless work is being done in the garage or outside in the yard.



3.6. Golf Carts

The HOA requires that residents register their golf carts with security. Golf cart owners will need to fill out a vehicle registration form available at the guardhouse. Once completed and submitted golf carts owners will be provided with two sets of reflective

numbers that represent the owner's lot number. A set of numbers must be affixed in a visible location on the rear and front of the cart.

Security is required to stop all golf carts entering the community. If the driver is a resident and has not previously registered their cart the security guard must record their name and

Address for HOA to follow-up and provide that resident with the vehicle registration form to be completed and returned to the guard house. When the form is returned it will be forwarded to a member of the HOA who will then issue the decals to the resident.

4. Open House Regulations:


In all cases, the guard will distribute a map with directions to the house and you are required to use the Polo West Estates authorized "Open House" signs to be placed at the house driveway during the open house. No signs may be posted on the property or Common Areas. Generic open house signs are the only ones permitted. No name of the Real Estate Company shall be displayed on any sign.

4.1. Broker Open Houses must adhere to the following regulations:

- 4.1.1. Brokers must present credentials to the Guard at the gate.
- 4.1.2. Brokers must state which unit they are visiting.
- 4.1.3. Guards will have the authority to question adequacy of credentials.

4.2. Open Houses to the General Public must satisfy the following requirements:

- 4.2.1. Broker or Owner must be in attendance at the property.
- 4.2.2. Guards must be notified in advance as to time and address.
- 4.2.3. Guard must check with Broker or Owner for each entry.

5. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted, posted or affixed in, on or upon any part of the Common Areas, lots, or dwelling units without written permission of the Board of Directors. The foregoing includes signs, posters, advertisements or circulars upon the Common Areas and distributing advertisements or circulars to Dwelling Units within Polo West Estates. 

6. There shall be no vending, peddling, or soliciting orders for sale or distribution of any merchandise, devices, services, periodicals, books, pamphlets or other matter in Polo West Estates. There shall be no garage sales, yard sales, or the like.

Note: The restriction on vending does not apply to children who live in the cove and who support organizations such as boy/girl scouts, school functions, etc.

7. Neither the Common Areas nor subdivision lots shall be used for any type of business or commercial purpose that will generate any pedestrian and/or vehicular traffic.


8. No Common Areas shall be obstructed, abused, defaced, or littered by an Owner, their Lessees and/or Guests, agents, servants, employees, or other invites. Common Areas shall be used only for passage, if so designed and for maintenance of community

standards.

9. No Owner or Occupant shall direct, supervise or in any other manner assert any control over any of the employees of the Association or its Management Company or Security Staff except in matters pertaining to immediate security or access to their own dwelling.
10. No visitors shall be permitted in Polo West Estates unless, upon telephone inquiry from the Gatehouse, specific permission is received from the Owner or Occupant allowing the visitor to enter. Visitors must proceed directly to the Resident's Unit. Residents, who expect a guest, should call the Gatehouse in advance, if possible, in order to expedite admission. Residents shall not permit visitors to use the resident's name to enter Polo West Estates for the purpose of touring through the subdivision.
11. Commercial vehicles (in support of construction, maintenance or repair) are allowed in Polo West Estates only between 7:00 a.m. and 6:00 p.m. on weekdays and Saturdays between 8:00 a.m. and 3:00 p.m. No commercial construction, maintenance or repair work shall be permitted on Sundays, New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving and Christmas Day (or the days on which these Holidays are celebrated) except in the event of acute emergency repairs.
12. Boarding of pets and animals shall be restricted to those pets and animals generally considered as household pets (such as dogs, cats, or small birds) and must be contained by the Regulations pertaining to such containment and cleanliness (see Regulation 13). Farm animals such as cows, horses, swine, goats, fowl, and others are specifically prohibited.
Notwithstanding the above provisions, no pets or animals that constitute a nuisance to surrounding Property Owners shall be kept on property subject to these restrictions. Barking dogs or loud Birds shall not be left outside of the residents and must be kept inside at all times. Be respectful of your neighbors please. Any violation of these rules can bring a find by the Village of Wellington and Polo West Estates HOA.
13. Pet owners must curb their pets and are responsible for immediate cleanup of their pet's wastes. Droppings are to be picked up and properly disposed of by the pet owner. Pets must be kept on a leash at all times when out of the owner or occupant's dwelling unit.







14. Temporary Structures

14.1. Tents and accessory building require board approval. No garage or other outbuilding or tent shall be used as a temporary or permanent residence. 

14.2. Placement of all play equipment must have the prior written approval of the Polo West Estates Homeowners Association Board of Directors.

Portable play equipment must be removed from obvious eyesight when not in actual use.

15. All garbage and trash containers must be placed in sight-screened, walled-in, or fenced in areas such that they shall not be readily visible from any adjacent street or lot, unless on the night before and day of scheduled garbage pickup. In addition, the Association may require adequate landscaping to be installed around those facilities maintained by the Owner. 
16. Fences: In addition to the golf course, canal and lake setback minimums reflected in the Articles of Incorporation, effective March 15, 1997, all future fence requests will adhere to the following criteria: 
 - 16.1. Must be aluminum picket with maximum height of five (5) feet.
 - 16.2. Must be setback at least three (3) feet from property lines and fifteen (15) from the front corner of the house.
 - 16.3. Must be landscaped on outside with hedge material
 - 16.4. Must be white, bronze or green.
17. All grass, trees, and landscaping are to be adequately maintained by the Lot Owner, to the water's edge or street pavement as stated in Article 7 # J of the Polo West Estates Declaration of Restrictions of the Community. Failure to maintain the aesthetic standards may result in the Homeowner Association's providing of these services at the Owner's expense. 
18. Landscaping
 - 18.1. All initial landscaping, construction, and building exteriors require prior written approval of the Architectural Review Board or the Board of Directors. All changes in and/or additions to and/or deletions from approved landscaping or construction, require prior written approval by the ARB or the Board of Directors. All landscaping must be maintained in accordance with the standards established by the ARB. 
 - 18.2. The Association, through its Architectural Review Board, shall have the right to require a Construction Damage and Landscape Compliance Deposit of up to \$5,000.00, from any and all lot owners and/or contractors for any new, additions, or remodeling construction that requires a building permit from the appropriate governmental authority, including the Village of Wellington. Notwithstanding the foregoing, the Association shall have the right, at its discretion, to require a Construction Damage and Landscaping Compliance Deposit of not less than \$1,000.00, for the construction or remodeling of any accessory structures, i.e. a pool or gazebo, and/or minor additions and improvements to an existing home.
19. Garbage/Trash: No garbage, trash containers, rubbish, recycling bins, or landscaping

debris shall be visible from the street of any lot, allowed to accumulate on any lot, or otherwise be placed out for collection earlier than a day prior to the day of the scheduled pickup, and removed no later than the day of pickup. No garbage, trash containers, rubbish, recycling bins, or landscaping debris shall be allowed to become a nuisance to any surrounding lot or property owner. The failure to comply with this rule and regulation

shall constitute a violation hereof. After three (3) days notice to the lot owner to cease and desist such existing and future violations, the Association shall, in addition to all other available remedies, cause the immediate collection and removal of all garbage, trash containers, rubbish, recycling bins, or landscaping debris from the violating lot without further notice, and shall assess the violating lot owner a service charge of \$ 150.00, per removal, plus the cost of collection, including administrative fees. The service charge

shall be treated as an assessment subject to the same provisions for the collection of assessments, including the filing of a Claim of Lien, as otherwise provided in the Association's governing documents. 📄

20. Fines: In addition to all other remedies available pursuant to the Association's restrictions, covenants, or applicable Florida Statutes, the Association may suspend, for a reasonable period of time, the rights of a member or a member's tenants, guests, or invitees, or both, to use common areas and facilities and may levy reasonable fines, not to

Exceed \$1,000 per violation, against any member or any tenant, guest, or invitee. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, except that no such fine shall exceed \$1,000 in the aggregate unless otherwise provided in the governing documents.

- 20.1. A fine or suspension may not be imposed without notice of at least 14 days to the person sought to be fined or suspended and an opportunity for a hearing before the Hearing Committee for Fines.
- 20.2. All legal fees incurred in the enforcement of our regulations will be the responsibility of the offending homeowner.

21. The Board of Directors has the right to amend, supplement, and/or modify these Rules and Regulations and to make such other rules and regulations as in its judgment may, from time to time, be necessary for the safety and cleanliness, preservation of good order, aesthetic enhancement and efficient operation of Greenview Cove.
22. The facilities of the Association are for the exclusive use of Lot Owners, lessees, resident houseguests, and guests accompanied by a Lot Owner. Any damage to buildings, Gates or other Common areas or equipment caused by an Owner, resident or their guests shall be repaired at the expense of the Lot Owner.
23. In the event of any conflict between these provisions and the Association Documents, the Association Documents shall control.

24. The Board of Directors shall interpret these Rules and Regulations and the restrictions set forth in the Association Documents.
25. THESE RULES AND REGULATIONS have been promulgated and approved by the Board of Directors of Greenview Cove Homeowners Association, Inc. They have been established to provide maximum health and safety standards for all owners, guests, and lessees, to ensure the privacy and to protect the investments of all lot owners, and shall be enforced, as deemed necessary by the Board of Directors.



IMPORTANT TELEPHONE NUMBERS

COUNTY SERVICES

Emergency - Police, Fire, Rescue, & Ambulance	911
Sheriff's Office (Non-Emergency)	753-8547
Poison Control	800-282-3171
Auto Registrations, Title, & Tag	355-2622
Drivers' Licenses	681-6333
Animal Control	233-1200
Homestead Exemption (Apply before March 1)	790-6001
Voter Registration	355-2650
Wildlife Alert	625-5122

HOSPITALS (Local)

Palms West	793-3300
Wellington Regional	798-8500

UTILITIES

Telephone – AT&T	888-757-6500
Telephone Repair	877-737-2478
Electric - Florida Power & Light	697-8000
Public Works	791-4003
Water Services	791-4037
Cable TV -Comcast	655-3842

MANAGEMENT

Associated Property Management	588-7210
GVC Guard Gate	798-4330
Solid Waste Authority	697-2700

SCHOOLS

Elementary - (Grade K - 5) New Horizons	795-4966
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Polo West HOA Guide

Elementary - (Grade K - 5) Binks Forest	792-5250
Middle - (Grade 6 - 8) Wellington Landings	795-4975
Middle - (Grade 6 - 8) Polo Park	333-5500
High School - (Grade 9 - 12) Wellington Community	795-4900

WELLINGTON

Village of Wellington	791-4000
Post Office	795-5492
Library www.pbclibrary.org/	790-6070