

**SOUTHPOINTE HOMEOWNER'S ASSOCIATION AT RIVER BRIDGE, INC.**

**RULES AND REGULATIONS**

**Originally issued April 10, 2012**

**Updated Aug. 25, 2012, February 5, 2013, April 23, 2013, and Jan. 23, 2018, April 12, 2019**

These rules and regulations are for the entire Southpointe community. Please realize that the following rules and regulations are for the benefit of all Southpointe homeowners and with your help and cooperation we will accomplish our goal in making Southpointe a wonderful place to live.

1. Quarterly assessments are due and payable on or before the first day of the new quarter. Fifteen days grace period is granted. After the fifteen day grace period a late penalty of \$25 per month will be assessed. Additionally, after the fifteen day grace period interest will accrue at 1.5 percent per month on the unpaid balance from the original due date until the balance is completely paid.
2. Hurricane Shutters:

Hurricane season is June 1st through November 30th.

Bahama type shutters are not permitted.

*Full Time Residents*

Hurricane shutters may be installed following the Weather Bureau's broadcast (radio/TV) of a Hurricane Alert for Palm Beach and adjacent counties. All shutters must be removed within 48 hours following the Weather Bureau's announcement (radio/TV) that the hurricane has passed. {This is a fire marshal requirement.}

*Part Time Residents-Long Term Installations*

This refers to: 1. those not in residence during the entire hurricane season.

2. those who may be away for extended periods of time during the hurricane season.

During the hurricane season you may install your shutters 24 hours prior to you departure. They must be removed immediately upon your return any time prior to November 30, if there are no existing hurricane warnings. All shutters must be removed by November 30.

For those long-term installations, the shutters must:

Match (as close as possible) the exterior color of your house, or

Be painted white, or

Be clear/transparent, and

Meet building codes

3. Parking:
  - a. No Vehicles are permitted to park on the street, except a Lot Owner and the Lot Owner's residents and guests who may park on the street in front of the Lot; the vehicle must be parked facing the direction of traffic. Notwithstanding the above, there shall be no street parking between 1:00 am – 6:00 am.
  - b. Commercial vehicles (any vehicle with advertisements, lettering, ladder racks, toolboxes, etc.) are not permitted to park in the community unless parked in a closed garage.
  - c. Vehicles are not permitted to park on any grassy area.
  - d. No portion of a vehicle parked on a driveway may extend into the street or sidewalk.
4. Storage containers of any kind are not permitted on driveways at any time. Containers used for moving household goods may be temporarily placed on a lot's driveway after the Association's prior written approval for no more than five days.
5. All mailboxes and mailbox posts must be white in color and their appearance must be maintained (free of rust and/or mold, etc.).
6. Leasing of a Lot is prohibited for the first 24 months that the owner of the lot holds a recorded title of that lot as shown in the Palm Beach County, Florida Records.
  - a. No lease shall be for less than 6 months nor for a term of more than 12 months.
  - b. No more than one (1) lease shall commence per lot in any 12 month period. No lease shall have a renewal provision, a renewal being a new lease.
  - c. No subdividing, subleasing or assignment of a lease shall occur, no renting of any portion of a lot shall occur.
7. Modification Forms must be submitted for all modifications to the exterior of the house or property including painting, shutters (except as noted in paragraph 2) enclosing porches, gutters, etc. or changes that are visible from the outside. Effective August 25, 2012, all ARB request forms must be presented with triplicate copies and include actual color swatches. Call the chairman of the ARB committee if you have any questions.
8. Fences are not permitted in Southpointe under any circumstances, unless they surround a pool area. See page 18, Section 3 (b) of the Southpointe documents for more details.

9. Boats and trailers must be garaged and cannot be stored on the driveway or on the street.
10. No signs of any kind are allowed in Southpointe. See page 24, Section 9, of the Southpointe documents for more details.
11. No more than two dogs are permitted per household. Pit bulls, Rottweilers, and other dogs appearing to be menacing are not allowed in Southpointe. Dogs must be leashed and have the proper collar identification. Dogs can be walked only in designated areas as per the River Bridge POA documents. Dogs are not allowed on any other homeowner's property even when leashed. Dog Owners must pick up and dispose of their dog's waste immediately. Violators are subject to a \$100 fine per incident. For more details refer to the River Bridge POA rules and regulations, page 107, and the Southpointe documents page 24, Section 10.
12. Garbage may not be placed outdoors before dusk the night before scheduled pickup and only in lidded garbage cans. Garbage placed outdoors the day of the pickup must also be in lidded garbage cans. Recyclable refuse pickup is on Tuesday and can be left outside no sooner than dusk on Monday. Foliage refuse pickup is on Wednesday and can be left at curb side no sooner than dusk on Tuesday. Bulk pickup is Friday only. See Details for description of bulk pickup on attached memo. See page 22, Section 5, of the Southpointe documents for more details.
13. A clean appearance must be maintained on home exteriors at all times. Rust, mildew, and all other stains must be removed.
14. The landscaper is responsible for all foliage whether builder installed or unit owner installed. Also, unit owners are required to irrigate their property so as to maintain a clean appearance, especially during hot and dry seasons. If additional foliage is planted, the unit owner will be responsible for any and all alterations necessary to the irrigation system in order to maintain the proper irrigation. If you have landscape or irrigation issues contact Southpointe property manager at Century Management Company, (561) 641-1016.
15. There shall be no new fruit trees planted on any residential property or common grounds. Nor shall any existing plantings or fruit bearing plants be replaced once they have died. Fruit trees planted in violation of these rules will be removed at owners' expense and subject to fine.
16. The speed limit in Southpointe is 20 mph.
17. Garage sales are not permitted.

Please make sure that you read and understand both the River bridge POA rules and regulations that you were given in addition to these Southpointe Rules and Regulations.

All violations, if not corrected within ten days, are subject to a penalty as determined by the Southpointe Board of Directors. Violations should be reported to our property manager.

**Below is a list of your Southpointe Board of Directors:**

Howard Reich	President	(561) 375-7473
Steve Selby	Vice President	(561) 956-5364
Leonard Stein	Treasure	(561) 966-6110
Ken Pohle	Secretary	(561) 964-3870
Marilyn Rand	Director	(561) 304-4775
Lois Zahn	Director	(561) 963-7578
Mary Kelly	Director	(813) 523-2035

The A.R.B. Chairperson is Pat Stein, 561-966-6110.

**HOA Property Manager**

Agatha Jenny  
CMC Management  
(561) 641-1016  
2950 Jog Road, Greenacres, FL 33467  
agatha@cmcmanagement.biz