# SUN VALLEY HOMEOWNERS ASSOCIATION, INC.

**c/o Carolina Management Services, Inc.**
**P.O. Box 740425**
**Boynton Beach, FL 33474**
**Phone: 561-968-2182**

## NEW RESIDENT INFORMATION FORM

NAME OF PURCHASER/LESSEE _____

NAME OF CO-PURCHASER/LESSEE _____

CURRENT ADDRESS_____

PURCHASE/LEASE ADDRESS_____

PURCHASER/LESSEE HOME PHONE_____

PURCHASER/LESSEE CELL PHONE_____

PURCHASER/LESSEE BUSINESS PHONE_____

EMAIL ADDRESS_____

LIST ALL REGULAR OCCUPANTS AND RELATIONSHIP

| NAME | RELATIONSHIP |
|---|---|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

**VEHICLES TO BE PARKED ON ASSOCIATION PROPERTY**

Note: Vehicles including all trucks, commercial vehicles, vehicles with commercial advertising, and any other unauthorized vehicles that do not comply with restrictions below in Rules & Regulations must be parked in the garage.

MAKE: _____ MAKE: _____

MODEL: _____ MODEL: _____

YEAR: _____ YEAR: _____

PLATE: _____ PLATE: _____

**SALE/LEASE INFORMATION**

SALE CLOSING DATE: _____MORTGAGE CO: _____

LEASE TERM: ___One Year ___Two Years _____(Other)

START DATE_____to_____(End of Lease Term)

## ACKNOWLEDGEMENT

**I acknowledge that I have read this document and affirm that all information provided is accurate. I also acknowledge that I have received, read, and agree to abide by the Rules and Regulations of the Sun Valley Homeowners Association.**

**I also understand that I am personally responsible for my actions and those of my guests or invitees. Any damages or injunctive relief for failure to comply with these provisions now may be brought against any tenant leasing a home as well as against the owner of the home.**

**I understand that I am subject to all the documents of the Sun Valley Homeowners Association which include its Covenants, Articles, By-laws, Rules and Regulations, and ARC Guidelines. Failure to comply with any provisions may result in a fine being imposed as outlined in Florida Statute 720. Copies of the Declaration, Covenants, Articles, By-laws, Rules and Regulations, and ARC Guidelines. All items are available to you, please contact management for a copy.**

_____

OWNER_____PURCHASER/LESSEE_____

OWNER_____PURCHASER/LESSEE_____

**Notes:**

1. **A copy of the Lease/Sales contract must accompany this form.**
2. **All persons listed on the sales contract, or the lease contract must sign this form.**
3. **A copy of all applicants Driver's License over the age of 18.**
4. **$100.00 Application fee payable to Carolina Management Services.**

Submit all completed forms to:

**Sun Valley Homeowners Association**

**c/o Carolina Management Services, Inc.**

**P.O Box 740425**

**Boynton Beach, FL 33474**

**SUN VALLEY HOMEOWNER**

**ASSOCIATION RULES AND REGULATIONS**

Amended August 8th, 2019

## RETENTION PONDS AND PERIPHERIES

The intent of these rules is to enable all homeowners to enjoy the use of the Retention Ponds and their peripheries in SUN VALLEY and at the same time provide those homeowners whose homes are situated on retention ponds to have the privacy and quiet to which they are entitled.

1. Retention ponds and their peripheries that are contiguous to homes may only be used by the homeowners that are adjacent to them. These homeowners may only use the area immediately behind their properties. Homeowners whose properties do not back onto a retention pond are free to use the retention ponds that are not surrounded by homes.
2. No Boats are permitted in any retention pond to avoid damage to the shorelines.
3. Storage of any craft or other items is not permitted in any retention pond or the periphery of any retention pond. Such items must be stored on the homeowner's property out of view from the street and/or neighbors.
4. Fishing in retention ponds with lines and hooks is permitted by homeowners and their guests. Net fishing is NOT allowed.
5. Littering, including but not limited to fruits such as coconuts and mangoes, and vegetation, is forbidden in retention ponds or retention pond peripheries.
6. Illegal activities in the retention ponds, retention pond peripheries, or any common area in SUN VALLEY is strictly forbidden.
7. Swimming in the retention ponds is not permitted.
8. Residents may not destroy or disturb in any way any plant life growing in or around the retention ponds.
9. No landscaping or structure is allowed within SUN VALLEY common area and easement surrounding or along each retention pond and canal. Owners will be required to remove any such encumbrances at any time at their expense.
10. Before any retention pond irrigation system is to be installed, replaced, or repaired that involves disturbing the Dredge sox, the Board of Directors or its designee must be contacted to coordinate any such work with our retention pond maintenance company to prevent damage of any Dredge sox installation. Any damage to the Dredge sox installation will be repaired and/or replaced at the cost and expense of homeowner responsible.

## TELEVISION ANTENNAS AND SATELLITE RECEIVERS

1. Installation of a dish antenna larger than one meter is not allowed in SUN VALLEY.
2. External television antennas larger than one meter in diameter or diagonal measurement are not allowed in SUN VALLEY.
3. Satellite receivers are allowed in SUN VALLEY if they are substantially shielded from view from the street and/or neighbors by appropriate fencing or foliage if this does not prevent reception of an acceptable quality signal or impose unreasonable expense or delay.

## LAUNDRY

1. Hanging laundry is permitted in SUN VALLEY if the laundry is shielded from view from the street and/or neighbors by appropriate fencing and/or foliage.

## GARAGE SALES

1. A maximum of two garage sales may be held by an induvial lot/residence in any calendar year. No garage sale may occur without first submitting an application not less than 14 days in advance of the proposed date for the garage sale to the Association and receiving a permit from the board prior to the sale occurring.

## POSTING OF SIGNS

1. No sign shall be attached to a tree.

2. "For Sale", Security and "Beware of the Dog" signs are permitted on a resident's property as long as they are professional in look and feel. Temporary placement of "Garage Sale" and "Open House" signs are allowed at the front, with up to 2 directional signs along the way and 1 at the property. These must be removed promptly after the event, no later than the end of the day. No other signs are permitted except those approved by the Architectural Review Committee or posted by the Board of Directors or other official Committees.

## PARKING OF VEHICLES

1. There is to be no regular parking on the grass, swales, or streets in SUN VALLEY. Temporary parking on streets and swales is allowed for parties and special occasions.

2. Except for as provided in 3 below, there shall be no parking of vehicles on any common area of SUN VALLEY without the prior written approval of the Board. There shall be no parking of vehicles on lots without the prior authorization of the property owner.

3. The Recreation Parking Lot is to be used only between dawn and dusk. Vehicles must be parked in designated space and occupy only one space. Only with the prior written approval of the Board, the Recreation Parking Lot may be used for special events and a placard will be issued to be displayed as proof. Any unapproved vehicle parked after dusk and before dawn may be immobilized (booted) or towed by a SUN VALLEY authorized contractor. The owner of the vehicle must contact and pay a fee to the contracted company to have the boot removed or have vehicle released.

4. No vehicle may be left unattended on jacks or jack stands anywhere on the property except on the driveway for no longer than 48 hours.

5. Unlicensed vehicles are not to be parked in the driveway. Only one such vehicle may be stored on the side or rear of the house and must be out of view from the street and/or neighbors.

## RECREATIONAL VEHICLES, BOATS, TRAILERS, AND COMMERCIAL VEHICLES

1. Recreational vehicles, trailers, boats, and other watercraft on or off their trailer are not to be stored on any driveway or street except for a period not to exceed 24 hours. Any Recreational vehicle, trailer, boat or watercraft stored in rear or side of house must be concealed behind an ARC approved maximum of 6-foot fence and or/shrubbery, so it is substantially out of view from the street and/or neighbors. "Out of view" does not mean under a cover. Trailers including load shall not be taller than nine feet and not longer than twenty-six feet.

2. Only ONE commercial vehicle per house is allowed and must be used by resident of the house. The vehicle must not be longer than twenty-six feet, taller than nine feet including load or have a gross weight of more than 12,500 pounds. Commercial vehicles or trucks belonging to vendors may be parked on the street only when necessary and while services are being rendered.

3. Dumpsters and Storage units such as PODS or Pack Rat parked on the property are only allowed for 30 days. Exceptions may be granted by SUN VALLEY Board of Directors and must be in writing and obtained prior to the 30-day limitation.

## TRASH HANDLING

1. Collection point is in front of your home, only. If you are on a corner lot, you MAY NOT use the side your lot for your collection point. Placing of trash in any other place in SUN VALLEY is a violation.
2. No trash in containers, bags or pails, boxes, etc., may be placed out at collection point before 3:00 P.M. on the day before collection. Garbage must always be put in a covered trash container.
3. All trash containers must be removed from collection point on the SAME DAY as collection takes place.
4. Any debris falloff from trees, broken branches, or bags, etc., must be cleaned up by the resident after collection has taken place.
5. Covered trash containers and recycle bins must be stored out of sight when not out for collection. This means the back or side of the house, shielded but preferably in garages.

## RECYCLABLE MATERIALS

1. Regulations for recyclable material are the same as trash handling as to time of placing at collection point and removal of containers.
2. Newspapers and other loose papers should be put in bags to avoid flying around and put in yellow containers. It is suggested that the blue bin be put on top of the yellow paper bin to protect from rain and wind.

## YARD AND GARDEN WASTE

1. Small amounts of garden waste must not be put out at collection point before 3:00 P.M. on the day before collection. This includes any amount of bagged material. Yard debris, except long branches, must be placed in appropriate containers.
2. Large amounts of garden waste, such as tree cuttings, limbs, and fronds may be placed out for collection no sooner than the weekend before the regularly scheduled pick up. This is to avoid double handling of large jobs. Try to schedule this work a day before collection if possible. No bagged material until day before applies.
3. If you hire a landscaping service, you must have them take the waste with them or leave it on the side or rear of your house, and then be put out for collection at the appropriate time. It is the homeowner's responsibility to advise the contractor of this rule and ensure compliance.

## NOISES, LITTERING, & VANDALISM

1. All loud music or noises of a disturbing nature are prohibited.
2. All littering in SUN VALLEY is prohibited.
3. Any vandalism to SUN VALLEY property is prohibited.
4. No feeding of stray animals in SUN VALLEY.

## RENTERS AND VISITORS

1. The homeowner of any property in SUN VALLEY is completely responsible for the actions of his/her tenants and guests.
2. All owners and tenants shall be registered with the SUN VALLEY HOMEOWNERS ASSOCIATION. It is the responsibility of the property owner to register the tenant using the New Resident Information Form and provide the Sun Valley Rules & Regulations. The form is available through the Sun Valley Property Manager and on the website.

## MAINTENANCE OF PROPERTY

1. Each owner is required to maintain his/her property in a state of good repair at all times. This shall include but not be limited to periodic painting of all structures, cleaning of roofs, driveways, fences, and sidewalks.

2. Each owner is required to maintain the lawns, shrubbery, and trees in a well-groomed and trim condition.

3. The swale area in front of each home belongs to PALM BEACH COUNTY, and NO planting of trees or bushing is allowed.

4. No storage of any materials is allowed in front, side, or rear of any house in view from the street.

5. All playground equipment or playhouses shall be placed to the rear(backyard) of the property. There is to be no playground equipment allowed to be hung from trees, including swings. All play equipment must not be visible from the street except for a period not to exceed 24 hours. It must be behind an approved fence and/or landscaping. There will be no storage of sports games (soccer structures, volleyball nets) left on front lawns or swales.

6. Holiday decorations may be placed one month prior to a holiday and fully removed no longer than the one month after holiday.

7. Mailboxes must always be in good condition. The mailbox must have the house number on it and stand must not be leaning, missing parts or paint. Mailboxes placed on top of cinder blocks are not allowed.

8. All homes in Sun Valley must display house numbers.

## ARCHITECTURAL REVIEW COMMITTEE – "ARC"

1. Any exterior modifications to your property must be approved by the ARC in advance of any work being done. This includes, but is not limited to additions, fences, hedges, painting, major landscaping, pools, cement work, free-standing structures, and free-standing lighting fixtures.

2. Written ARC application along with any required permits and plans shall be submitted to the ARC and be approved before any work or change is made.

3. Approval of a Palm Beach County permit does not eliminate the necessity of ARC approval and does not guarantee it will be granted. When in conflict with Palm Beach County code, these Rules and Regulations, the Sun Valley Sub-Declaration and ARC Guidelines can take precedence if they are more restrictive than the county but cannot be less restrictive.

## COMMUNITY SWIMMING POOL

1. Admittance to the community pool in SUN VALLEY is granted by purchase of key fob and is subject to the rules received and signed when a pool fob is purchased. The regulations are also posted in the swimming pool area.

2. Members are permitted to have six (6) guests who do not reside in SUN VALLEY. Pool members shall accompany and remain with their guests while using the pool. No parties or party-type food is allowed at the pool.

3. Key fobs cannot be shared by two or more Sun Valley households.

**BALL COURTS AND PARK AREA**

1. The use of ball courts, tennis courts, playground equipment, etc. in the park area of SUNVALLEY, is limited to SUN VALLEY residents and their guests only. Residents are responsible for the actions of their guests.
2. The pool and park area close at dusk and open at dawn.

**SHUTTERS/PANELS**

1. When stored, temporary panels must be hidden from view from the street and/or neighbors behind a fence and/or landscaping.
2. Except when weather otherwise deems it necessary, shutters visible from the street are to be used for a period not to exceed 2 weeks at any one time during a hurricane event.

**SHEDS AND STORAGE UNITS**

1. ARC approval is required on all sheds or accessory structures including replacements and will be required to follow the ARC Guidelines in effect at the time of submitting the application.
2. Sheds must be maintained for safety and appearance.

**A/C UNITS**

1. Window mounted A/C units and fans shall not be visible from the street.
2. All units will be kept in quite running order and may not disturb neighboring homes.

**BASKETBALL HOOPS**

1. Residents may have one portable basketball hoop on their driveway.
2. Hoops may not be stored on the street or swale and must remain upright at all times, weather permitting.
3. Basketball hoops must be maintained for safety and appearance.

**FLAGPOLES**

1. One permanent flagpole, or wall mounted flag, will be allowed on any portion of the property not within or upon an easement and not obstructing sightlines at intersections. Owners shall not display any flags which are torn or exceed 4.5` by 6` in dimensions. Flagpoles must be maintained for safety and appearance and be no higher than 20`. This is consistent with Fl Statute 720.304 (2) a & b.

**LANDSCAPING**

1. Any major landscaping (i.e., a change in the design and layout of existing landscaping), require submission of an ARC application and must be approved by ARC before any such change is started.
2. Homeowner shall maintain their lawns so as reasonably avoid the growth of weeds
3. Dead trees, bushes and shrubs must be removed within 30 days of notification to remove, with stumps removed to below ground level.
4. Front lawns must not be replaced by gravel or rock.

**YARD DECORATIONS**

1. Exterior sculptures, fountains and similar semi-permanent items in front lawns require submission of an ARC application and must be approved by ARC prior to installation. Yard accessories must follow any requirements in the ARC Guidelines at the time of the application submission.

**WINDOW TREATMENTS**

1. No newspaper, magazines, aluminum foil, reflective film, mirrored tint, sales signs, bed sheets or towels shall be placed over the windows of any dwelling.

**HOME SECURITY BARS**

1. Security bars permanently affixed on windows must be approved by the Architectural Review Committee.

**GENERATORS AND ON-SITE FUEL STORAGE**

1. Natural gas-powered generators supplied by home natural gas piping are allowed for permanent installation with ARC approval. They are allowed to run only during power outages and regular maintenance as directed by the manufacturer. Portable generator use is allowed during power outages. No fuel container or portable generator should be stored where it is visible from the street except during the time a tool or equipment is being used or during power outages.

**SWIMMING POOLS AND SPA**

1. No above ground private swimming pools in SUN VALLEY are allowed, regardless of the size or location. This rule does not apply to temporary, non-filtered, child pools concealed out of sight.
2. All pool equipment pumps and heaters must be screened from view with landscaping from adjacent properties and streets.

**ALL INFRACTIONS TO THESE RULES AND REGULATIONS SUBJECT HOMEOWNER TO FINES AND/OR LEGAL ACTION PER OUR GOVERNING DOCUMENTS**