

# *Soundings Homeowners Association*

## *@ River Bridge*

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### Orientation

All owners and lessees of Lots shall abide by the Associations: Covenants, By-Laws and Articles of Incorporation and Rules and Regulations as they are adopted from time to time by the Board of Directors. The Owners shall, at all times, obey the associations documents and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, lessees and persons over whom they exercise control and supervision

- 1) Only the people listed on the Approval Form may reside in the unit. Guests residing in the residence for more than 30 days will be considered tenants and will have to be approved by the association.
- 2) Your association's assessments can either be paid monthly, quarterly or yearly. Regardless of the frequency of your payments assessment received after the 15<sup>th</sup> of the month will be considered late and subject to late fees
- 3) Hurricane Shutter: Hurricane season is June 1 through November 30<sup>th</sup>. Shutter installation must meet POA/ARB and City of Greenacres guidelines and codes. Bahama type shutters are not permitted. Shutters may be put up 36 hours prior to an impending storm and in no event shall the shutters remain up/closed more than 72 hours after the storm has passed.
- 4) Parking – Overnight parking for any lot shall be limited to parking in an enclosed garage or in the driveway of the unit. There shall be no overnight parking on the streets in the Soundings. Overnight being defined as between the hours of 1:00am and 6:00am. Our streets are very narrow and we strongly suggest that daytime parking on the street be limited to guests and vendors – only if the driveway is not available.
- 5) Commercial Vehicles are prohibited from outside, overnight parking throughout the Soundings. A Commercial Vehicle not parked within a garage that is parked on the driveway, roadway, common area, grass or any other outside property in the Soundings is subject to towing.
- 6) Any vehicle repairs must be done in your garage – no work to vehicles can be done in your driveway.
- 7) Boats and trailers must be garaged and cannot be stored on the driveway or on the street.
- 8) Recreational vehicles and or 5<sup>th</sup> wheels may only be parked in the community for cleaning and or stocking. Any such vehicle in the community after 11:00pm will be subject to towing
- 9) Do not park vehicles on the grass, it breaks the sprinklers and kills the sod
- 10) Maintenance by the owner – each owner shall be responsible to maintain their home, including but not limited to exterior painting, roof repairs/replacement, driveway etc.
- 11) Removal of Sod & Shrubbery, Alteration of Drainage – No sod, topsoil, trees or shrubbery shall be removed from the property or any lot thereon, and no change in the condition of the soil or the level of the land of the Properties or any lot thereon shall be made which results in any permanent change in the flow or drainage of surface water of or within the Soundings/River Bridge, without the written consent of the Board of Directors and the South Florida Water Management District

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- 12) The landscaper is only responsible for builder installed shrubbery, trees, plants etc. All other landscaping (installed by the homeowner) is the responsibility of the homeowners. Homeowners are required to irrigate their property so as to maintain a clean and green appearance.
- 13) Only common household pets are permitted. Permitted pets shall be appropriately leashed in accordance to Soundings and Palm Beach County regulations. You must remove any waste deposited by your pet, your failure to do so will result in a fine being levied against your home.
- 14) Vehicle transponders and access cards are obtained at the POA office. You must call in advance to make an appointment. 561-968-6054
- 15) Trash Schedule: Garbage – Tuesday & Friday / Bulk – Friday / Recycling – Tuesday / Vegetation – Wednesday. The earliest your trash can be put out is 6:00pm the night before pickup and the cans, etc. must be put away by 11:00pm the day of pickup. Your trashcans must be stored out of view from the street.
- 16) Basic cable is provided by the association. If you want to upgrade be sure to tell Comcast so you are not billed for it again.
- 17) Exterior Modifications – Any change/modification to the exterior of your home/lot requires the prior approval of the Soundings & River Bridge POA ARB Committees. Forms are available on line and must be filled in completely prior to them being considered by the committee.
- 18) Signs of any kind, including window signs, for display in public view upon any lot are prohibited and are subject to removal
- 19) Fencing, except as required by state/county ordinances for pool enclosures, are prohibited.
- 20) Garages cannot enclosed or converted into living space
- 21) River Bridge POA regulations prohibit the feeding of wildlife
- 22) River Bridge POA regulations prohibit the planting of fruit trees
- 23) The Soundings is responsible for minor irrigation repairs – homeowners are responsible for valve & timeclock repairs/replacements.
- 24) Please refer to the Rules and Regulations for more information.

The Associations Website is [www.pmrfl.net](http://www.pmrfl.net). Please register to use then site then using the community lookup tab find the Sounding's portion of the site. The site is the location where you can read the association's latest news and find all of the forms you may need.