

Heathwood Reserve Homeowners Association, Inc.

c/o Campbell Property Management
9897 Lake Worth Rd., Suite 304, Lake Worth, FL 33467
Telephone: (561) 432-2703

Rules, Regulations & Common Violations

Dear Owners and Residents,

The HOA Documents contain specific guidelines and rules designed to maintain the overall community aesthetic. In order to uphold these standards, it becomes necessary to issue violations to owners and tenants who are not following the rules set forth in the Documents – which can result in a monetary fine if not corrected! Please refer to your Association Documents for complete details. The following is a list of some of the **“Common Violations”**, which warrant a violation letter:

Vehicle Restrictions:

Vehicles must be parked in the garage or driveway of your home. They may not be parked over the sidewalk, on the roadway or in the grass, including vacant lots. This is a danger to small children. Non-compliance may result in a tow at the expense of the owner! The parking lot at the pool is for temporary use only. Residents are not permitted to park their vehicles in any community parking lots, as this is designated for temporary guest parking only.

Commercial vehicles, boats, trailers, and recreational vehicles are prohibited from being parked in the community unless within an enclosed garage at all times. Exceptions are commercial vehicles that are actively servicing a home (AC Repair, Plumber, etc.) during their time of service only. Portable Storage (PODS) require association approval.

Pet Restrictions:

All pets shall be walked on a leash, and the person walking the pet shall clean up all matter created by the pet. “Outside Cats” are not permitted. No pet or animal shall be “tied out” on the exterior of the Home or in the Common Areas or left unattended in a yard or patio. The maximum number of household pets permitted are three (3) per household.

Waste Collection:

Garbage must be placed out for collection in proper trash containers, not bags. Trash containers and recycle bins shall not be placed to the curb for collection no earlier than 6:00 pm on the day preceding the next pick-up. Receptacles must be stored away on the same day of pick up. Please be a good neighbor, and properly store your trash containers and recycling bins out of view. Collection is provided by Solid Waste Authority (561) 687-2700.

Your Collection Days Are:

Wednesday & Saturday – Trash
Saturday – Recycling, Bulk & Trash Pickup

ACC/Architectural Control Committee:

All modifications to the exterior of any home require an application and the approval of the ACC. This includes, but is not limited to; Satellite Dishes, Fences, Pools, Patio Pavers, Driveways, Lighting and Landscaping.

Fruit Trees: Must be planted in a pot and kept on the back patio.

Pressure Cleaning

Must be done within 30 days of being requested to do so: roof, driveway, sidewalk & valley curb.

Leases/Sales:

All Sales and Leases require Association Approval. All guest who are staying at Heathwood Reserve longer than 30 days must be screened by the Association. All applicates 18 and over who are staying in the unit and are on the Sale/Lease agreement must apply. No more than two (2) Leases per 12 months. No Air B&B's, no transient leases, no room rentals, etc.

Portable Basketball Hoops / Sports & Playground Equipment:

Portable basketball hoops may not be stored outside the unit when not in use. Basketball play is limited to the driveway and may not include the street. All other sports or playground equipment installations require the approval of the Board of Directors.

Community Pool:

Posted pool hours are from Dawn to Dusk (sunup to sundown).