



RULES AND REGULATIONS

I – OWNERSHIP OF VILLA

1. One Member¹ of *Garden Patio Villas Association*² must live in the villa.
2. One Member of *Garden Patio Villas Association* must be 55 years old or older.
3. All persons residing at *Garden Patio Villas Association* must be 18 years old or older.
4. Only single family residents may live in the villa with the Member. (This includes husband, wife, adult children, parents, siblings or significant other.) If you are planning to allow a family member to move in, they must go through the application process prior to moving in.
5. Persons who inherit a villa must follow the same process as a new Member applicant. See eligibility information at <https://gardenpatiovillas.com/eligibility/>
6. No renting allowed. No renting of any room allowed.
7. Visitors may stay up to 30 days without notifying the *Board of Directors*³.
8. Homeowners insurance is required up to the replacement cost of the villa.
9. Members at *Garden Patio Villas Association* own the restricted land beginning from the walkway and street dome light measured towards the villa. Villa legal boundaries lines are 40 feet wide by 66 feet long. Villas on the end of a cluster include 5 feet on the side. Land from street dome light towards the street is owned by the Association and in back after the 66 feet.
10. Members may plant within their own land after getting the Board's permission. Confirm property boundary lines via Broward County Property Appraiser. Use the [Planting and Landscaping Form](#) to get Board approval for anything planted (on your own property) outside of the villa. No planting of any kind allowed on Association property.

II – HOA FEE

1. Maintenance fees are due on the first of each quarter. A grace period is given of 10 days to pay. After the 10th of the month, a fine of \$25 will be imposed. Maintenance due dates consist of: January 1, April 1, July 1, and October 1 and are on-going each year.
2. Maintenance fees include: Water bill, maintenance of pool, maintenance of clubhouse, maintenance of all grass, bushes, hedges and Association trees.
3. Occasional special assessments are requested for painting villas, driveways, roadways, major repair of the pool, and major damage from hurricanes. Late payments are \$25 or 5% late fee.

¹ The term "Member" is defined as anyone who owns property at Garden Patio Villas Association.

² The term "Association" is defined as our homeowners association, Garden Patio Villas Association, Inc.

³ The term "Board" is defined as the official governing "Board of Directors" for Garden Patio Villas Association.



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4. Any HOA fees can be paid in three methods:
 - a. Zelle Pay - (Preferred method) Many banks use Zelle. Download the free app or visit <http://www.zellepay.com> for more detail. Send funds to gardenpatiovillas@gmail.com.
 - b. Check - May be written to: *Garden Patio Villas Association*.
 - c. Bill Pay - You can use bill pay through your online bank account.

III – NOT COVERED IN HOA FEES

1. Trash or Recycle
2. Property Tax bill
3. Internet
4. Cable
5. FP&L
6. Telephone or Cellular phone bill
7. Homeowners and Flood Insurance
8. Enforcement of rules, penalties, interest, liens, foreclosures, legal fees, liability, mortgages, and reverse mortgages.

IV – VILLA RULES

1. Street dome lights are required to remain on each night. (This is the night-light system for the Association) Keep street dome light switch in the “on” position at all times. Light motion detectors will turn light off during the daytime hours.
2. No loud unreasonable noise allowed after 10PM.
3. Refrain from excess water use with watering lawn, shrubs or washing cars. The Association uses common water meters for each building. If breaks or leaks are found, notify the Board.
4. No obnoxious odors that will carry over to the other residents.
5. No fences allowed.
6. No sheds allowed.
7. No awnings, canopies or pergolas allowed.
8. No basketball hoops allowed.
9. No garage sales are allowed unless a Member is selling their villa.
10. No activities allowed that would increase Association’s Insurance rates.
11. No signs on property; with exception of a small “for sale” sign on Member's property.
12. No planting of any kind on Association property.



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13. Any plantings within the Member's property must first be approved by the Board.
14. Barbecues are allowed behind or on the side of a villa, within your property boundaries.
15. Antennas and satellite dishes must be placed on the back of the villa.
16. Holiday and Christmas season decorations must be removed by the end of January.

V – COMMON ELEMENTS

1. Common Elements include: Painting, Roofing, Siding, Windows, Doors, Porch Additions, Utility Lines, Party Walls, Privacy Walls, Walkways and Driveways.
2. Specific Association colors are required to comply with *Garden Patio Villas* standards. Contact our Association to get correct colors PRIOR to purchasing any of the common elements.
3. Board approval is required prior to making changes or additions to common elements. A Member must first get an approved [Common Elements Form](#) signed by the Association.
4. Proper building permits from the City of Margate are required after getting approval from the Association. Improper procedures may impose fines or a lien on your property.
5. No garage conversions allowed for adding another room to your villa.

VI – PARKING

1. Parking any motorized vehicles on the grass is not allowed.
2. Overnight parking on the street is prohibited and subject to towing. Use personal parking spaces. (Three vehicles on driveway and one in port or garage) Parking spaces are available by pool area for additional guest parking with permission by the Board.
3. No vehicles allowed overnight which have a gross vehicle weight of 26,001 pounds or more, or have three or more axles
4. No boats, trailers, motorcycles, vans or campers are allowed.
5. No major vehicle repair is allowed on the driveway.
6. No inoperable, abandoned, or expired registration vehicles permitted in *Garden Patio Villas*.

VII – PETS

1. All pets must be approved by the Board.
2. No more than 2 dogs and/or cats allowed per villa.
3. No aggressive dogs. Members will be fined or held responsible for damages caused by animals deemed as a nuisance by the Board.
4. Household animals must be on leashes when on Association property.



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5. Members must pick-up and remove the fecal droppings of their animal(s).
6. All dogs and cats must be registered with Broward county and have rabies shots. All pets must wear the Broward county tag at all times.

VIII – WILDLIFE AND ANIMALS

1. No person may feed or leave food for the consumption by any wildlife.
2. No feeding of ducks.
3. The feeding of any stray animal is prohibited.
4. Birds may be fed only by the use of bird feeders on your property.
5. No chickens, ducks, geese, pigeons, doves, cattle, horses, sheep or goats allowed

IX – CLUBHOUSE

1. Each Member gets a key to the Clubhouse from the previous Member.
2. Only Members and their guests shall be permitted to use the facilities of the Clubhouse. Check with the Board to schedule time and date for personal use. Members may use the Clubhouse free if less than 3 hours at no cost with the Board's approval first.
3. Use of the Clubhouse for private parties may be granted provided that:
 - a. A completed [Clubhouse Rental Form](#) is signed with Board approval.
 - b. The host(ess) makes a contribution of \$150 for the day plus \$100 refundable clean up deposit if all clubhouse rules are followed.
 - c. Persons using the Clubhouse and equipment for private parties are responsible for cleaning the clubhouse after the party.
 - d. All children under the age of eighteen (18) must be accompanied by a Member.
 - e. Any Member using the Clubhouse shall be accountable for any physical damage to the Clubhouse and all common areas caused by his/her guests.
4. No bicycles, skate-boards, or skates are allowed in the Clubhouse.
5. Persons in bathing suits are not permitted in Clubhouse with the exception of the restroom.
6. Persons using the Clubhouse at any time must be sure when they leave to turn off all Clubhouse and restroom lights, fans, air conditioner and lock all doors.

X – POOL

1. The heated pool is for the exclusive use of Members and their guests.
2. There is no lifeguard. Swim at your own risk. Pool hours are sunrise to sunset.



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3. Everyone must shower before entering the pool.
4. Children under the age of eighteen (18) must be accompanied by the Member.
5. No alcoholic beverages of any kind and in any container are allowed in the pool or area.
6. No running, jumping, diving or shoving is allowed in the pool or within the pool area.
7. When sun-tanning, place a bath towel on the lounge chair to absorb oils.
8. Chairs and lounges should be wiped clean and set back in their original place.

XI – TRASH, RECYCLE AND BULK PICKUP AND YARD WASTE

1. Trash pickup on Wednesday and Saturday. Recycle on Wednesday. Bulk Pickup on Saturday.
2. Green Trash bins and Blue Recycle bins may be placed out the evening before pickup day.
3. Do not store trash or recycle bins visible, in front of the garage or the villa. They must be out of sight: in the garage or port, behind shrubbery, or behind or side of the villas.
4. Keep lids on bins. If you need a replacement, call Republic Services and get a replacement.
5. Cardboard boxes must be broken down and put in the (Blue) recycle bin.
6. Yard waste is picked up on Saturday. Place yard waste outside on Friday.

XII - MAILBOX

1. Each Member gets a key to their mailbox from the previous Member.
2. Mailboxes are located at the community clubhouse.
3. Any USPS packages larger than the mailbox will be delivered directly to your villa.

XIII - RESALES OR INVESTORS

1. No corporate ownership allowed.
2. Investors are not allowed to flip and sell.