

**SOUTHPOINTE HOMEOWNER’S ASSOCIATION at RIVERBRIDGE, LLC**

**RULES AND REGULATIONS**

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# SOUTHPOINTE HOMEOWNER'S ASSOCIATION

## RULES AND REGULATIONS

Originally issued April 10, 2012

Updated Aug. 25, 2012, February 5, 2013, April 23, 2013, Jan. 23, 2018,  
and March 6, 2021

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 1<sup>st</sup> through November 30<sup>th</sup>.

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 your 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 and transparent, and

Meet building codes

3. Vehicles are not permitted to park on Pointe Circle overnight (1:00 am to 6:00 am) unless the Board gives prior authorization. Commercial vehicles (any vehicle with lettering, ladder racks, tool boxes, etc.) are not permitted to park in the community between the hours of 7:00 pm and 6:00 am, driveway included. Violators will receive a summons and be subject of a fine of \$100 per occurrence. Refer to page 23, Section 8, of the Southpointe document for more details.
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, Rottweiler's, 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 City of Greenacres garbage cans and must be in tied garbage bags placed inside the provided garbage cans. No separate bags or trash may be left curbside for pickup. Recyclable, Bulk, and Foliage refuse pickup is on Tuesday as per the following chart. See Section 5, of the Southpointe Bylaws documents or Appendix A in this document.

<b>NEIGHBORHOOD</b>	<b>GARBAGE/TRASH PICKUP</b>	<b>BULK PICKUP</b>	<b>RECYCLING PICKUP</b>	<b>VEGETATION PICKUP</b>
<b>Riverbridge</b>	Tuesday & Friday	Tuesday	Tuesday	Tuesday

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:**

Steve Shelby	President	(561) 373-8234
Marilyn Rand	Vice President	(561) 319-8950
Ken Ayars	Treasure	(561) 309-0891
Standee Schnall	Secretary	(971) 558-4453
Mary Kelly	Director	(561) 312-8020
Joe Rendon	Director	(561) 310-6339
Pat Stein	Chair of ARB Committee	(561) 966-6110

## Appendix A – Solid Waste Handling

### Garbage

All residential kitchen and household waste must be placed in City provided can and placed within six (6) feet of the traveled roadway. Garbage, other than bulk, placed outside of a trash bin will not be picked up. Yard waste clippings and vegetation should not be commingled with garbage.

### Trash/Bulk Items

Furniture and appliances such as refrigerators, ranges, washers and dryers must have the doors removed and be placed next to the garbage on scheduled pick-up days.

### Construction and Demolition (C&D) Debris

C&D debris resulting from minor home maintenance and repair will be collected on the scheduled pick-up day for Bulk. C&D debris may include, but is not limited to: drywall, lumber, fencing, roofing material, concrete blocks and paneling. Collection of C&D shall be limited to no more than four (4) cubic yards per collection per dwelling unit. Carpeting must be cut to four (4) foot lengths, rolled up and weigh less than 50 pounds.

Advanced Disposal Services Solid Waste SE is not required to collect any debris that does not meet the above guidelines. If your debris does not meet guidelines and is not collected you may do one of the following:

1. Correct the debris to meet required collection guidelines. Once corrected, it will be picked up on your next scheduled service day or:
2. Contact Advanced Disposal Services for their contracted special service fee.
3. Contact any other private hauler listed in the Yellow Pages under "Rubbish Removal" for their collection rate.
4. Transport the material directly to [SWA's landfill](#) located at 6600 North Jog Road, West Palm Beach (west of the Turnpike, between 45th Street and the Beeline Hwy.) **If you elect to transport the material to the landfill please be aware you will be charged for the disposal cost and payment with cash is required!**

### Yard Waste (Vegetation)

Only single family residential yard waste from routine maintenance will be collected. Grass clippings and leaves must be placed in bags or containers not weighing more than 50 pounds. Tree limbs and palm fronds must be cut to a length of six (6) feet or shorter and must not weigh more than 50 pounds. Yard waste must be stacked at the curb or roadside away from garbage and bulk items and not obstruct the roadway.

The garbage service is not responsible for collecting vegetative waste produced by lawn maintenance landscapers or tree maintenance firms. In accordance with City ordinances, tree surgeons, lawn maintenance and landscape companies that are paid a fee for services shall remove from the service area all vegetative waste they generate the same day they generate the waste. These firms shall not pile vegetative waste for collection by the garbage service. The garbage service is not required to collect debris generated by land clearing activity which includes but is not limited to stumps, tree trunks and logs.

Residents that live in a subdivision governed by a Home Owners Association (HOA) shall consult with their board regarding the collection of vegetation. HOA's that have a contract with a landscaper to provide landscape maintenance to common grounds shall be responsible for ensuring the prompt collection of yard waste.

## Recycling

<b>Recycling Do's</b>	
<b>Yellow Bin</b>	<b>Blue Bin</b>
Newspaper	Drink Boxes
Brown Paper Grocery Bags	Milk and Juice Containers
Cardboard boxes, including tissue boxes, dry food boxes and beverage cartons	Steel and Aluminum Cans
Magazines, unwanted mail, school/office paper, phone books and catalogs	Glass Bottles and Jars (all colors, no lids or caps)
Corrugated Cardboard (look for waffled ridges) needs to be flattened and cut to 3' x 3'	All Plastic Containers # 1-# 7 (except Styrofoam)
<b>Recycling Don'ts</b>	
<b>Blue Bin</b>	
No Light Bulbs, Mirrors or Plate Glass	
No Plastic Wrap or Bags	
No Tin Cans	
No Aluminum Foil and Pie Plates	

If you need recycling or trash bins, please contact the Public Works Department at 561-642-2071. Your request will be submitted to Advanced Disposal Services Solid Waste SE, which will deliver the bins within 10 working days.

### **Household Hazardous Waste**

- Motor oil, batteries, filters, pesticides, chemicals, paint, and electronics are not collected curbside and must be taken to the Solid Waste Authority Collection Facilities
- For more information contact:

**Household Hazardous Waste Facility**  
**6161 N. Jog Road**  
**West Palm Beach, FL 33412**  
**(561)-687-1100**  
[www.swa.org](http://www.swa.org)

For more details visit: <https://greenacresfl.gov/publicworks/page/solid-waste-schedule-pickups>.

**CONCERNS AND COMMENTS:** Click the "Citizen Request" button on the home page and type your message, or if you would like, you can call us at 561-642-2071.