

Rules and Regulations

2023

**THE LANDINGS AT RIVER BRIDGE
HOMEOWNERS' ASSOCIATION, INC.**

200 Landings Boulevard

Greenacres, FL 33413

www.rbpoa.net/the-landings

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1. New Home Buyers

- It is the responsibility of each owner/resident to read the complete set of Rules and Regulations set forth in the Declaration of Covenants, Conditions and Restrictions of The Landings at River Bridge and the By-Laws of The Landings at River Bridge Homeowners' Association, Inc., (hereinafter referred to as "HOA"). This book includes only selected items from the documents.
- The following pages are NOT the official documents of the HOA. A digital copy of the official documents can be secured for free. A paper copy can be provided to the homeowner via written request to the HOA for a fee in the amount of \$150.00 payable to "The Landings at River Bridge HOA, Inc." (a cashier's check or money order only).
- Owners are responsible and liable for the actions of their guests and tenants.
- Owners are required to maintain an HO-6 insurance policy

2. Southern Shores Management

- **Email:** southernshoresinc@comcast.net
- **Web:** www.southernshoresmanagement.com
- **App:** SmartWeb Portal
- **Phone:** 561-460-2619
- **Mailing / Office Address:**

**Southern Shores Management
6801 Lake Worth Rd, Suite 350
Greenacres, FL 33467**

3. Landings Email / Bulletin Board / Website

- **Email:** TheLandings.official@gmail.com
This email address is used for board-initiated contact.
- **Bulletin Board:** Used to post upcoming meeting agendas and times.
- **Website:** www.rbpoa.net/the-landings

4. Board meetings

- All meetings are held at a place and time of the boards choosing

5. Work Order Requests

- No work will be performed without submission of a work order
- No verbal complaint will be accepted as a work order submission
- Requests are processed at ssmassist9@gmail.com or through the Southern Shores Management Website via the Maintenance Request section.
- It is required that you *“Report promptly to the Association or the Master Association any defect or need for repairs, maintenance or replacements for which the Association, or the Master Association, is Responsible.”*

6. Common Areas

- **Declarations: Article 4, Section 2:** *“The association is vested with primary authority and control over all of the Common Area and is the owner of all real and personal property known as the Common area”*
- The Association is responsible for the expense of maintaining common areas, as well as the real estate taxes on the common areas. An easement is allotted for utility companies to deliver their product to customers, the HOA does not maintain any portion of a utility line
- **Declarations: Article 7, Section 2:** *“The responsibility of each Owner to keep his Lot and the improvements located thereon in compliance with the standards promulgated by the Board”*
- **Common areas** include, but are not limited to, all grassy and landscaped areas, guest parking areas, roadways, driveways, walkways, decks, and the pool.
- **Modifications:** No occupant is to modify or change the appearance, color, or design of any portion of the exterior of any structure or site features located on the Property which are in common view without the prior written approval of the Board of Directors, and additionally as may be required by the Master Association.
- **Items left out:** When left unattended no items are to be left out in the common areas, driveway, or walkway without written permission from the HOA.

- **Deck Passage:** Though still owned by the HOA, you have exclusive use of your deck. You must maintain the standards set forth by the HOA. Maintenance workers and board members may use your deck for passage, inspection, or work order completion at any time.

Forbidden on the deck

Items include but not limited to:

- Charcoal BBQ
 - Fire Pit
 - Tiki Torch
 - Open Flame
- Direct to deck flowerpots
 - Carpets/Rugs
 - Curtains
- Impermeable Awnings
 - Gates that attach to deck or lock in place
- Nothing blocking the 3-foot fire easement at the rear of the deck
 - Artificial plants attached to the deck
- Any type of addition to the Pergola that could strain or damage the structure
- A free-standing gate or divider is permitted while the deck is in use, once the resident is no longer using the deck, the gate must come down so that the 3-foot fire easement is left un-blocked and unobstructed.
 - A 3-foot walkway needs to be maintained free and clear of any obstructions across the rear wooden decks from one end of the building to the other. Egress shall be maintained in both directions of travel

7. Parking

- *Parking is not permitted on Landings Boulevard or on any grassy area at any time.*
- Each resident has exclusive use of their driveway and garage for their own vehicles, and those of their guests.
- *Residents must provide parking for contractors or repair personnel in their own driveway. If necessary, owners/residents may use guest parking for their personal vehicles during this time.*
- All commercial vehicles are prohibited from parking overnight in the common area, this includes the driveway of each unit. They must be parked in the garage or removed from the property each night. The POA allows for commercial parking at the South Pool parking lot.
- **Visitor Parking:** Five guest parking areas for short-term stays. *Guest pass must be visibly displayed*
- Guest passes are required for overnight visitors. Requests must be made **2 business days** in advance of your guests' arrival.
- **Guest Pass requests are processed at ssmassist9@gmail.com.**

8. Garages

- The HOA recommends garage doors be kept closed when not in use.

9. Holiday Displays

- All holiday decorations may be displayed for two weeks prior to the holiday except for the November/December holiday season. These may be displayed no earlier than the *Saturday before Thanksgiving and must be removed no later than the Saturday following January 6th.*
- Any decoration on building surfaces or gates must be affixed by means that will not scratch, or otherwise damage or leave a residue on the painted surface. No decorations shall be fastened to the shingles, chimney walls and/or soffits by any manner of fasteners. Decorations may be fastened only to the wood trim of the unit by permanent-type hooks, not nails or staples. Decorations on the decking, railing and trellis shall be affixed only with fishing line or florist wire. Any damage will be repaired at the unit owner's expense. All decorations must be UL approved and flame retardant.

10. Special Occasion Requests

- An owner/resident who wishes to decorate the common areas for a special occasion, must submit a request to the property manager stating the event, the proposed decorations, and a start and end date to your special request. **Requests are processed at ssmassist9@gmail.com.**

11. Flag Displays

- Barring a special request to the property manager, the flag of the United States of America, State of Florida, or any military branch of service are the only flags permitted to be flown. The flag can be no larger than 3' x 5' may be displayed on a wood or aluminum pole, no more than 6' in length, attached to the outside fascia board of the garage. One flag to be flown at a time, any structural damage caused by flagpole will be repaired at owner's expense.

12. Animals / Wildlife

- Owners/residents accept full responsibility for any damage or cleanup incurred by the actions or the presence of their dogs or cats
- Animals will be permitted only on the common area immediately adjacent to the owner's residence, on Landings Boulevard, and on the grassy area opposite the 600 and 700 buildings.
- Animals must be always kept on a leash and in the company of an individual exercising full and complete control over the animals. Animals may not be left unattended on decks, in courtyards, in garages, or in yards tied to trees, stakes, etc.
- Dog or cat feces must be picked up immediately and properly disposed of from all areas. The HOA will fine violators and may evict the animal from the community.
- Pets left alone while owner/resident is away that are noisy and disturbing the peace may be fined. Code enforcement will be notified.
- **No feeding of any wildlife is allowed.** See Florida Statute 379-412, Penalty for Feeding Wildlife and Fresh Water Fish

13. Greenacres Garbage/Recycling Schedule

- *Tuesday*: Household garbage, Bulk items, Recycling, Vegetation
- *Friday*: Household garbage
- Residents must place household garbage in the container provided by Greenacres and may not be put out before 6:00 PM Monday and Thursday evenings and must be removed as soon after collection as practical, but no later than the same day that the trash was collected.
- Further suggestion: if your neighbor has vegetation out, place yours in the same pile.

14. Hurricane / extended absence

- **If you will be gone during hurricane season, please submit notice to southernshoresinc@comcast.net.**
- When a hurricane warning has been issued for Palm Beach County, residents must bring in every unsecured object.
- **Shutters per POA Rules and Regulations**
 - Shutter installation must meet POA /ARB guidelines and the requirements of the City of Greenacres' building code.
 - Bahama type shutters are not permitted.
 - Only aluminum, vinyl or screen type shutters are to remain on a residence more than two weeks, they must be either painted the color of the house, be white or be clear in color. All other shutters should be removed within 72 hours after the South Florida Weather Service has indicated that the storm has passed and there is no threat of another immediate storm.
 - Shutters may be put up 36 hours prior to an impending storm.
 - If a resident is occupying the unit, all shutters must be removed after the South Florida Weather Service has indicated that the storm has passed and there is no threat of another immediate storm. In no event shall shutters remain up in an occupied unit more than 72 hours after the storm has passed. Plywood shutters must be removed following notification of the storm has passed whether the unit is occupied or unoccupied.

15. Pool Rules

- Located at the pool on the wall under the awning
- A key to the pool should be provided by your unit's previous owner