

SARATOGA BAY HOMEOWNERS ASSOCIATION, INC.
P.O. BOX 220656
West Palm Beach, FL 33422-0656
Email: Saratogabayhoa@gmail.com
Website: www.saratogabay.com

On behalf of the Saratoga Bay Home Owners Association and the Board of Directors, we welcome you to our community. Congratulations on your new home!

This Homeowners Association is governed by a Board of Directors, who volunteer their time to serve the community. The Board of Directors are responsible for overseeing the daily functions and financial responsibilities of the Association, and for maintaining members' compliance with the established rules and regulations. Please take the time to read through the Governing Documents which are posted on our website.

Our website, www.saratogabay.com contains valuable information regarding the community, as well as contact information for our Board Members and Committee Chairpersons. In addition to our website, we have compiled the following information to assist you and hope that you will find this information both informative and helpful. Please take a few minutes to visit and familiarize yourself with these resources.

If you have any further questions or require additional information, please do not hesitate to contact a Board Member or a Committee Member.

Again, whether you are a full time resident or a "snowbird", we welcome to the Saratoga Bay community! We know you will find that this is a beautiful neighborhood is a great place to live.

SARATOGA BAY HOMEOWNERS ASSOCIATION, INC. INFORMATIONAL BOOKLET

Website: www.saratogabay.com

Please visit Saratoga Bay's website for interesting information about your community. On the website you will find the names of current Board Members and Committee Chairpersons, Governing Documents, Board Meeting schedule, Minutes from the Board Meetings, Newsletters, and other valuable information about your community.

QUARTERLY HOA FEE:

Bills are sent to quarterly to each homeowner's mailing address and they are due the last day of January, April, July and October. A \$25.00 Late Fee will be applied if payment is not received on time.

QUARTERLY HOA FEE INCLUDES:

1. Security System Basic Monthly Monitoring Charge provided by Alarm Partners
2. Garbage Removal (including yard waste and large items)
3. Monthly Water and Sewerage
4. Xfinity/Comcast High Speed Internet and Basic Cable TV, including 3 boxes and DVR Service
(Additional Services are the responsibility of the homeowner)
5. Landscape Services - Maintenance to trees, mowing, trimming, lawn and shrub pest control, fertilization/weed control, and irrigation of all areas of the community as well the front of each single family home. **All areas of the backyard (beyond the metal gate) are the responsibility of each homeowner to maintain.**

SECURITY SYSTEM BASIC ALARM MONITORING

The Association pays the Monthly Monitoring Fee directly to ALARM PARTNERS.

<https://www.alarmpartners.com/>

- Each home was originally equipped with a security system. If you find that your alarm is not working or needs service, you should contact ALARM PARTNERS at 1-800-330-5056 to schedule a service call. **All costs associated with service, upgrades or additional items are the responsibility of each homeowner.**
- If you plan to use your alarm system, it is required by the City of West Palm Beach to obtain a yearly alarm permit. <https://www.wpb.org/government/police-department/alarm-permits-and-ordinance-information>

FRONT ENTRANCE GATE ACCESS:

- The front entrance gate is operated by remote control. Remotes are available to purchase for a fee of \$25.00 per remote. Please contact **Paul Azzurro at 561-714-0828** to purchase. Keys to the sidewalk gate are also available.
- There is a Keypad Kiosk at the front gate for visitors, contractors, etc. Please send an email to saratogabayhoa@gmail.com to have your name and phone number that will be used to contact you when someone is at the gate. You will then be assigned a **3-Digit Number**.
- In order to keep our community safe, your 3 digit number should be given to people who will not be regularly entering the community, such as Amazon, Repair Contractors, Uber, Delivery Dudes, etc. When they enter that 3-digit number, the assigned phone (which you provided) will ring. You will then be able to **PRESS AND HOLD THE NUMBER 9 AND THE GATE WILL OPEN AND THE PHONE DISCONNECTS**.
- The quarterly access code is assigned and mailed to each Homeowner with their Homeowners Association bill. Residents and family members only should use this code.

MAILBOX:

If the previous owner does not furnish you with mailbox keys, the lock can be changed. The new lock can be purchased at Home Depot and it is relatively easy to install.

GARBAGE REMOVAL AND RECYCLING

- **Garbage** is defined as household refuse and is to be placed in plastic bags and placed inside the container supplied by the City of West Palm Beach. Only trash in the container will be picked up. Garbage pick up is on **MONDAY AND THURSDAY OF EACH WEEK**. The container must be placed curbside the night before of by 6:00 a.m. on the day of pick up.
- Bulk/Large Items and Yard Clippings will be picked up on **THURSDAYS** and should be placed on the road, close to the grass **no earlier than Wednesday**. **PLEASE DO NOT PLACE SUCH ITEMS ON THE GRASS** as the equipment used to pick up these items will dig up the grass.
- **Recycling** ~ Solid Waste Authority provides each home with a Yellow Bin for newspapers and magazines and a Blue Bin for plastic bottles, cans and glass bottles. Recycling is picked up on **THURSDAYS**.
- Please return all containers to either the garage or behind the metal gate promptly after pick up.

PRESSURE CLEANING:

Each roof will be pressure cleaned, at the expense of the Association, once in the fall **EVERY OTHER YEAR**. The front sidewalk, including the walkway to the back metal gate of each home, the driveway and the gutters will be cleaned at the expense of the Association, once in the fall **EVERY YEAR**. Homeowners may pressure clean at any other additional time at their own expense.

RECREATION FACILITIES WITH THE VILLAGES:

As a resident of Saratoga Bay, you are entitled to use the facilities located at Faircloth Park on Saratoga Road, Perini Park on Cumberland Drive and Shiloh Park on Shiloh Drive. These facilities include a pool, tennis courts and recreation areas. You will need to obtain a **YEARLY PASS** at Perini Park, which is located on Cumberland Drive. A copy of your Warranty Deed or Executed Lease Agreement will be required.

ASSOCIATION MEETINGS:

MEETING SCHEDULE TO BE ESTABLISHED. They are held at the Shiloh Community Center at 7:00 p.m. Homeowners are welcome to attend. Suggestions and complaints are to be emailed to info@saratogabay.com prior to the scheduled meetings.

LOCAL SERVICES:

FPL	561-697-8000	https://www.fpl.com/
AT&T	1-800-288-2020	https://www.att.com/
Xfinity/Comcast	1-800-934-6489	https://www.xfinity.com/
Alarm Partners	1-800-330-5056	https://www.alarmpartners.com/
WPB Trash Collection	561-822-2017	https://www.wpb.org/government/public-works/sanitation/residential
Solid Waste Authority	866-639-2467	https://swa.org/
Police (non emergency)	561-822-1900	https://www.wpb.org/government/police-department/department-overview
Fire (non emergency)	561-833-0811	https://www.wpb.org/government/fire-department
City of West Palm Beach	561-822-2222	https://www.wpb.org/
Palm Beach Animal Control	561-233-1200	http://discover.pbcgov.org/publicsafety/animalcare/Pages/Services.aspx

RULES AND REGULATIONS FOR SARATOGA BAY RESIDENTS

1. The owners and lessees of each lot in the general plan of development shall abide by each and every term and provision of the Declaration of Covenants and Restrictions, and each and every term and provision of the Articles of Incorporation, and By-Laws of the Association.
2. No bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be allowed to remain in the common areas. The sidewalks, walkways, streets and parking areas shall not be obstructed or used for any other purpose other than for ingress to and egress from the lots and common areas.
3. Any damage to the common elements, property, or equipment of the Association caused by any lot owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of each lot owner.
4. Lot owner/occupant will not position any vehicle to prevent access to another lot. The lot owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed by the Association for the safety, convenience and welfare of all lot owners/occupants
5. No occupants of any lot/house in Saratoga Bay shall be permitted to park their vehicles on the streets of the community. Temporary guest vehicles may park on the street.
6. No lot owner/occupant shall do or permit any assembling or disassembling of motor vehicles except within his garage. Each lot owner/occupant shall be required to clean his driveway of any oil or other fluid discharged by his motor vehicle.
7. No transmitting or receiving serial, satellite dish or antenna shall be attached to or hung from any part of the common areas. Any such device to be hung on any residence must be hung on the back of each residence, unable to be seen from any road and be pre-approved by the Architectural Review Committee. Those in place as of the date of these revisions are grandfathered in.
8. No clothesline or other similar device shall be allowed on any portion of the community.
9. All garbage from the lots shall be deposited with care in each lot owner's garbage container provided by the City. No garbage or refuse shall be deposited in any common area for any reason, except on the correct days of the week for pick-up and removal. No littering shall be done or permitted on the Association property. If a homeowner contracts a private landscape company, it then is that homeowner's responsibility to inform their private landscape company to remove yard waste from the homeowner's property that same day. For purposes of collection, yard waste is defined as shrubs, tree prunings, or any vegetation. All garbage containers shall remain out of sight or in the garage when not placed for pick-up on the correct days for pick-up.
10. No commercial vehicle, recreational vehicle, camper, trailer, boat, van, (which does not include "mini" vans for passenger use such as the Honda Odyssey, Chrysler Town and Country or similar), or of any kind shall park or be parked at any time on any portion of the common areas, except for

commercial vehicles, vans, or trucks delivering goods or furnishing services.

11. Commercial vehicles, vans (as defined above), trucks, trailers, boats or campers shall not park or be permitted to park overnight on any portion of the common areas or on any lot (except within the confines of a garage).
12. The Association shall have the right to authorize the towing away of any such vehicles in violation of this rule with costs and fees, including attorneys' fees, if any, to be borne by the vehicle owner or violator.
13. No garage doors shall be permitted to remain open except for temporary purposes, and the Board may adopt further rules for the regulation of the opening of garage doors.
14. No "For Sale" sign shall be placed on any property except in a front window, either garage or kitchen. The "For Sale" sign is not to exceed 18 inches by 24 inches in size.
15. All front doors of all residences shall be white. A lot owner/occupant may request that Architectural Review Committee to install a glass door with white trim. Such installation shall only be made after prior approval
16. NOTE: Per Amendment to the Declaration of Covenants, February 27, 2014: Property cannot be leased or rented for a period of twenty-four months after the date of purchase.

Complaints regarding the management of the Association property, or regarding the actions of other lot owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining lot owner.

Any consent or approval given under these Rules and Regulations by the Association may be revocable at any time by the Board.

These Rules and Regulations may be modified, added to, or repealed in accordance with the By-Laws of the Association. By Resolution of the Board of Directors of the Saratoga Bay Homeowners Association, Inc.

Updated: March 2018, however not exclusive of other documents, requirements, regulations or SBHOA Articles of Incorporation.

VILLAGES of PALM BEACH LAKES
PROPERTY OWNERS ASSOCIATION, INC.

3199 Cumberland Drive West Palm Beach, FL 33409

PHONE (561) 689-5088 FAX (561) 689-9146

Email: villagespoa@gmail.com

The Villages of Palm Beach Lakes Property Owners Association is an umbrella association, serving all associations within The Villages of Palm Beach Lakes. The Property Owners Association is responsible for maintaining the medians and recreational facilities within The Villages. Each member of each association is assessed through their individual association to cover the cost of said maintenance.

There are three parks within The Villages that are available to each resident. Listed below is a brief description of each park along with their location.

FAIRCLOTH PARK - This park features four lighted tennis courts, four racquetball courts, as well as a sand volleyball court. Here you will discover the jogging trail, kiddie pool and a 148,000-gallon swimming pool.

This park is located at 3031 Shiloh Drive. Park Hours are 8:00 am to 9:00 pm daily. Pool Hours are 9:00 am until Dusk daily. The Pool is closed until Noon on Tuesdays.

The Faircloth Meeting Room is reserved every afternoon and evening for the Homeowners Association meetings. Each Association has a repeated scheduled date monthly. Because of the full schedule, we are unable to accommodate any changes.

PERINI PARK – This park is located in the middle of the Villages and is our greatest asset. It features a 172,000-gallon swimming pool, kiddie pool and a children’s play area where neighbors gather. There are picnic tables with charcoal grills available on a first come, first served basis. A sand volleyball court, eight lighted tennis courts, four racquetball courts and an all purpose field will certainly please our active residents!

This park is located at 2900 Cumberland Drive. The Park Hours are 8:00 am to 9:00 pm daily. The Pool Hours are 8:00 am until Dusk daily. The pool is closed until Noon on Wednesdays.

STAMFORD PARK – Being the smallest park, it still has plenty to offer! Featuring an adult pool, kiddie pool, two tennis courts, volleyball, bocce ball and a multi-purpose playing field. Stamford Park is a peaceful country setting with a small picnic area for quiet relaxation.

This park is located at 1200 Saratoga Road. Park Hours are 8:00 am to 5:00 pm daily. Pool Hours are 9:00 am to 5:00 pm daily with hours extended until 7:00 pm during the summer months.

As a resident of The Villages of Palm Beach Lakes, you are entitled to the use of all these facilities. Membership, however, is a privilege, which may be revoked for failure to obey all park rules and regulations! Recreation pass and picture I.D. is required at all times. Ask your Park Attendant for details!

A 1422-ACRE COMMUNITY IN THE HEART OF WEST PALM BEACH