

**CERTIFICATE OF FILING OF RULES AND REGULATIONS OF  
COUNTRY GREENS AT WESTCHESTER HOMEOWNERS ASSOCIATION, INC.**

THIS CERTIFICATE OF FILING OF RULES AND REGULATIONS is executed this 20 day of November 2023 by **Country Greens at Westchester Homeowners Association, Inc.**, a Florida corporation non-for-profit ("hereinafter referred to as the "Association").

**RECITALS**

**A.** The Association has been established for the operation of Country Greens at Westchester Homeowners Association, Inc., in accordance with the Declaration of Covenants, Restrictions and Easements for Country Greens at Westchester Homeowners Association, Inc. and related documents which were recorded on November 5, 1987 in Official Records Book 5476, at Page 951 of the Public Records of Palm Beach County, Florida, and as subsequently amended ("the Declaration").

**B.** The Board of Directors has the power to make reasonable rules and regulations governing the use of the common areas and all facilities situated thereon and to amend them from time to time.

**C.** Pursuant to Section 720, Florida Statutes, all owners were properly notified of a duly noticed meeting of the Board of Directors for the purpose of adopting Rules and Regulations.

**D.** A quorum of Directors was present at the duly noticed meeting and all Directors present voted to adopt the Rules and Regulations attached hereto as Exhibit "A".

**E.** The attached Rules and Regulations in their adopted form have been delivered to the Members of the Association.

**NOW THEREFORE**, the Association does hereby state as follows:

- 1.** The above Recitals are true and correct and are incorporated herein by reference.
- 2.** The Rules and Regulations adopted by the Board of Directors attached hereto as Exhibit "A" shall supplement any such prior Rules and Regulations as may have been passed by the Board of Directors from time to time.

[SIGNATURES, WITNESSES AND NOTARY ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seal this 17 day of October 2023.

Theresa West

Print Name: Theresa West

Michael P. Arnone

Print Name: MICHAEL P. ARNONE

COUNTRY GREENS AT WESTCHESTER HOMEOWNERS ASSOCIATION, INC., A Florida not-for-profit corporation

By: B. Rowland, its President

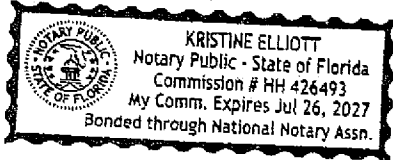
STATE OF FLORIDA )  
COUNTY OF Palm Beach ) ss:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Billy Rowland [name], as President of **Country Greens at Westchester Homeowners Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation, to me known to be the persons described in or who have produced \_\_\_\_\_ as identification and by way of physical presence [ ] or online notarization  who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of October, 2023.

Notary Public  
Sign: Kristine Elliott  
Print: Kristine Elliott

My Commission Expires:



Ex "A"

## RULES AND REGULATIONS

### **Country Greens @ Westchester HOA, Inc.**

#### FACILITIES:

The clubhouse area includes a building, pool, courts for tennis, shuffleboard, bocce and pickle ball which are maintained for owners, residents and guests.

1. Pets are prohibited from all these areas unless allowed by law
2. Children under the age of 15 must be supervised by a responsible adult at least 18 years of age.
3. The use of these facilities may be temporarily suspended or limited when being used by the board for meetings, an approved scheduled event, or a private party.
4. Bicycles are prohibited from these areas. Bicycles or similar vehicles must park in the bike rack area provided.
5. One key will be issued to each unit which opens the pool gates and club house. It should be provided to new owners at closing and to guests or renters by the owner. Contact a board representative if you need a replacement key, which will be provided for a fee to be determined by the board.

#### THE CLUBHOUSE:

1. Residents or a group of residents may use the clubhouse when it is not being used by the HOA, for an approved scheduled event or privately rented. A non-resident or outside organization may not rent the clubhouse.
2. A resident or group of residents wanting to use the clubhouse for gathering (s) must inform a board representative when they wish to use the clubhouse and file any necessary forms and *agree to the procedures established on the application for approval*. A resident who fails to obtain board approval, clean-up or keep order will be subject to having this right revoked or suspended. Those gathering may not deny use of the clubhouse to other residents or guests unless granted exclusive use by the board. More than one group may use the clubhouse at the same time. The clubhouse and its facilities are available to owners and approved residents for private parties providing the following procedures are followed.
  - a. Board approval is obtained.
  - b. A \$50 rental fee is required.
  - c. A \$200 damage and security deposit paid in advance. This is fully or partially refundable pending an inspection by a board representative.
  - d. Must submit a signed reservation application and to obey all regulations therein. Smoking and the use of all tobacco products are prohibited in the clubhouse.
3. Alcoholic beverages are permitted when the clubhouse is being rented or used for an HOA approved activity. Use of the pool by attendees who have consumed alcohol is prohibited.

**COURT AREA:**

1. No food is allowed on the bocce court or inside the tennis court fence.
2. Alcoholic beverages are prohibited on all courts.
3. Glass containers are prohibited inside the tennis court fence.
4. The necessary equipment to use the courts may be available in the storage cabinet inside the tennis court gate. Return them after use.
5. Use is on a first come, first served basis, unless being used for a scheduled community activity.
6. Pets are not allowed on the courts.

**THE SWIMMING POOL AREA:**

1. A fenced, gated and locked swimming pool and deck will be provided and maintained.
2. There are no lifeguards on duty. All persons entering the pool area do so at their own risk.
3. Pool hours are dawn to dusk.
4. Only walking is permitted inside the pool fence perimeter.
5. All persons should shower before entering pool.
6. Ball playing, skating and bicycle riding are not permitted.
7. Small floatation devices designed for individual use are permitted. No person using a floatation device may impede the progress of others.
8. Pool users must respect the presence of the other bathers.
9. Pets are prohibited within the fence perimeter.
10. Any person entering the pool must be continent. People who are not may enter the water if they are wearing swim diapers designed to prevent any leakage.
11. Food **or drink** is not permitted in the pool.
12. NO diving or jumping into the pool.
13. Glass containers are prohibited. Drinks are allowed inside the fence perimeter, if they are in plastic, metal or cardboard containers.
14. **No alcoholic beverages are permitted within 6 feet of the pool.**
15. All trash and recyclables must be placed in the appropriate containers for proper disposal.
16. The pool gates must be locked at all times.
17. Towels or mats should be placed on chairs and lounges before use.
18. All lounges, chairs and umbrellas are to be returned to original positions and locations.
19. No more than 29 persons are allowed in the water by Health Department regulations.
20. Bathing suits required if entering the water.
21. The shower is for rinsing off only. Use of shampoos and soaps are prohibited.
22. Pool area will be closed one (1) hour before scheduled events as authorized by the HOA Board.

**BULLETIN BOARDS:**

1. Mailbox Area
  - a. Only full-time residents or owners may post notices on the bulletin board.
  - b. Personal services offered to residents, for sale or free post only.
  - c. No commercial or solicitation post.
  - d. Postings must be on 3x5 or 4x6 sized ads on index cards or paper
  - e. Items to be posted must be approved by the board, and provided to the person(s) designated to post on the bulletin board. Posts will be reviewed on a monthly basis.
  - f. New postings have priority.
2. Clubhouse Area: Any resident may post 3x5 or 4x6 ads on index card or paper in designated area.
3. The board reserves the right to remove improper, inappropriate, or notices posted more than 30 days.
4. The board reserves the right to regulate the content of the HOA cable channel, website, newsletter and Facebook page.

**ANIMALS:**

1. Pets shall be limited to one (1) dog and one (1) pet inside. Pets should not weigh more than 25 pounds. Dogs and cats must be on a leash.
2. Any animal in residence or boarded which is taken outside regularly, must be registered with the HOA by providing a copy of the license, a photograph and proof of current inoculations as required by law.
3. Unit owners are responsible for any animal visiting or residing on their property. A resident may house an animal for no more than 2 weeks unless granted an extension by the Board.
4. The HOA may seek documentation to determine if an animal visiting or residing in the community poses a threat to the property health, or safety of others.
5. Animals may not be tied or chained outdoors at any time, day or night.
6. Animals may be walked on or near proximity of the street or paved walks. Allowing an animal to excrete on the grass is discouraged, especially in the plat of a unit. It is the walker's responsibility to pick up and place it in a plastic bag immediately for proper disposal. Waste must not be put in storm drains, lakes or another Owner's trash.
7. Any animal that habitually barks, whines, howls or causes other objectionable noise resulting in a serious annoyance, or repeatedly destroys, desecrates or soils public or private property, or chases persons or property or vehicles or running at large shall be deemed as committing a violation.
8. Any animal that has bitten, attacked or threatened to bite or attack while *off* the property of the owner is defined by Palm Beach County ordinance as a "dangerous animal" and shall be reported to Animal Control and the incident must be reported to the Board.
9. Animals are prohibited from any HOA facility unless an accommodation for a disability or handicap has been approved. No animal is allowed in the pool.
10. Any resident may seek accommodation for a service, assistance or comfort

animal for a physical or emotional disability in accordance with local, state and federal law. The resident must seek the approval of the HOA prior to bringing the animal into the community. This notice of intent must be provided in writing. The HOA may seek documentation to determine if the service, assistance or comfort animal will help alleviate one or more of the disabilities causing the request prior to the decision. The HOA may also determine if this animal poses a threat to health and safety. A unit owner, lessee or guest who is responsible for the presence of an animal in County Greens must indemnify the HOA and hold it harmless of liability for any incident involving the animal for which they are responsible.

11. The feeding of all wildlife is prohibited.

**REFUSE:**

1. Trash cans, recycle bins, trash rubbish, vegetation or any water materials shall only be placed at the curb for pick up no earlier than 5 p.m. the day before the scheduled pick up. Blue recycle bins should be placed on top of the yellow.
2. Trash cans and recycler bins must be stored and remain at a location which cannot be seen from the road.
3. Residents must obey all county, state and federal law and regulations when disposing of all refuse.
4. All household garbage placed outside for collection must be placed in a tied, plastic bag inside a closed covered garbage container which cannot be opened by an animal. Only county supplied bins should be used for recycling.
5. Residents are responsible to clean up any refuse or foliage left in the street or ground in front of their unit.
6. Littering or leaving trash on common property is prohibited.
7. It is the responsibility of the homeowner to remove any trash created by remodeling, repair or any other work being done to their unit or grounds. Also, to contact the Solid Waste Authority, or alternative, if necessary, to have it removed.

**UNIT FENCES:**

1. All new front fences must be wood painted white or white vinyl with flat post caps, unless adjacent to a fence already stained or painted. All existing fences will be allowed to remain provided they are properly maintained and in good condition.
2. Front privacy fences in front of a unit must be shadowbox style with a dog-eared top, similar to existing fencing. Adjoining fences must be made from the same material and similar in construction.
3. All existing front privacy fences may be painted white, the color of the unit or stained clear with a preservative.
4. No fence may be less than 5 or more than 6 feet tall. The width should be in 5-6 ft., where possible.
5. All fences should be erected on the existing fence line (12 feet from front bedroom and the boundary line between adjacent units).
6. A front fence may be removed provided a replacement landscaping plan has been approved.

7. Planting inside or adjacent to fence line are the responsibility of the homeowner.
8. No fence may be erected on the side of a villa.
9. A house shall have approved privacy fence extending eastward from the rear northeast corner not more than 12 feet.
10. A unit with an HOA maintained fence in the rear must not allow vegetation or objects to prevent easy access to any part of the fence.

### **VEHICLES:**

#### **Non-motorized vehicles must be stored hidden from street view.**

1. The speed limit is 20 mph. Special care must be taken, especially at night, to watch for walkers.
2. Parking on the street is prohibited from 1 a.m. to 6 a.m.
3. Vehicles are prohibited from blocking access to driveways and sidewalks.
4. Vehicles parked in a driveway may not extend into the street.
5. Overnight parking at the clubhouse is permitted from 10 p.m. to 6 a.m. with approval from the Board. Parking at the clubhouse is from 6:00 a.m. to 10 p.m. and is restricted to clubhouse activities.
6. Infractions are subject to fining and/or towing at the Owner's expense.
7. All motor vehicles are required to have a valid registration and proof of insurance.
8. Driveways may be used for basic maintenance and minor repair provided that any fluid spills are cleaned and damage to the drive repaired.
9. The HOA must be informed of any unauthorized vehicle left on community property for more than two (2) days.
10. Parking on the grass is prohibited. Residents who park their vehicles in such a manner or permit contractors or guests to do so shall be held liable for damages to the grass or irrigation system.
11. Residents are allowed to bring in their RVs to load and unload during daylight hours. Overnight parking is prohibited unless approved by a Board representative.
12. Pods are not allowed to be parked on Owner's property for more than one week without permission from the Board.

### **LANDSCAPE:**

1. Owners must submit an ARB (Architectural Review Board) form to the landscape committee for approval before making changes to any vegetation on their property. No vegetation may be planted on common property without approval by the board. Applications are available on-line at [www.mycountrygreens.com](http://www.mycountrygreens.com) website or in the white mailbox. Completed applications should be placed in the white mailbox.
2. All property easements must be respected; no planting is allowed in utility, drainage or road easements.
3. A tree planted on a lawn area must be encircled by soil 24 Inches in diameter.
4. Fruits and vegetables may not be planted in the ground. Climbing plants may not be planted adjacent to a unit.
5. Any vegetation prohibited by the county may not be planted.
6. No tree may be removed without approval of the HOA and governmental approval and in accordance with applicable law. Root pruning may be an acceptable alternative to removal.

7-26-2023

7. No tree will be considered for removal unless it is dead, impacts health and safety, designated by government as a nuisance tree, interferes directly with a driveway or underground pipes. The board reserves the right to remove any tree or vegetation detrimental to a structure or fence.
8. The maintaining of vegetation planted by the owner or a previous owner is the responsibility of the current owner.
9. Owners, at their own expense, may request changes in the irrigation system on their property.
10. The HOA is not responsible for damage to lights or decorations placed in or near vegetation.
11. Do not communicate with landscape workers to an extent which prohibits them from completing their responsibilities in a timely fashion.
12. A unit owner must inform the landscape committee that they want all or some of their bushes, flowers and other decorative vegetation not be trimmed by the HOA provided landscaping company.
  - a. These areas must be marked by red reflectors clearly identifying the location of the area not to be maintained.
  - b. An owner refusing to allow the HOA to maintain their landscaping must maintain their bushes in a standard equal to that provided by the HOA.

**GOVERNANCE:**

1. A unit Owner must provide a copy of the current declaration page of their homeowner's policy to the Management Company annually upon renewal or change.
2. The monthly maintenance fee is due and payable the first of each month. There is a default interest accruing after ten days of nonpayment and late fees imposed after 30 days.
3. Owners are financially responsible for damages or injuries caused by their tenants, guests, visitors or vendors.
4. All owners must notify the Residential Screening Committee when a person who will be living in their unit is seeking to establish permanent or temporary residence in excess of 30 days.
  - a. Required to pay an application fee.
  - b. Submit to a personal interview, orientation and pass a background check.
  - c. All renters must remit a \$500 security deposit to the HOA at least 10 days prior to lease commencement.
5. When a unit is leased, the owner shall provide a complete copy of the Rules and Regulations to said tenant and tenant shall be advised that the Rules and Regulations are an integral part of said lease.
6. Owner may not rent their property until two (2) years after purchase and can own a maximum of two (2) properties at one time.



**OWNER MAINTENANCE:**

1. No alteration in unit structure, fences or landscaping will be made without Board approval.
2. No land belonging to a unit or adjacent property may be modified without Board approval.
3. Owner is responsible for maintaining windows, doors, walkways, driveways and gutters.
4. All paint for the exteriors of the villas and houses, including the trim and the metal window and door frame trim, should be purchased at **Sherwin Williams**. A discount will apply using **Country Greens Account #** [REDACTED]

**d. FOR DRIVEWAYS**

Tuf Top Concrete Floor/Driveway Enamel Stain Cement  
Color #12111 (with SG anti additive is an option)

**e. FOR GREY VILLAS & HOUSES**

Exterior wall color: SW7657 Tinsmith  
Exterior trim color: SW 7006 Satin Extra White

**f. FOR TAN VILLAS & HOUSES**

Exterior wall color: SW7011 Natural Choice  
Exterior trim color: SW9111 Antler Velvet

**g. FOR THE WHITE METAL WINDOW & DOOR FRAMES:**

Primer: A41W01210 – All Surface Enamel Interior/Exterior Latex Primer  
Color: SW7006 Extra White

**h. FOR THE BRONZE METAL WINDOW & DOOR FRAME**

Primer: A41W01210 – All Surface Enamel Interior/Exterior Lates Prime  
Color: BRZ9 Satin Bronzestone

5. Cement surfaces must be maintained, repaired and cleaned.
6. Walkways may be changed using cement and/or approved pavers.
7. A single driveway is limited 12 feet in width and a double driveway is limited to 20 feet in width.
8. Fences maintained by HOA are not allowed to have plantings or objects on their fences.
9. Extermination of rodents, insects and other pests impacting inside the home and on the Owner's lot is Owner's responsibility.
10. Flammable, combustible or explosive substances are not to be used or stored in a unit. Household chemicals are allowed in small quantities and may be stored in the garage.

**MISCELLANEOUS:**

1. Personal Property must be stored inside the unit, not visible from the street or a neighbor's yard. Properly maintained grills, and patio furniture may be left outside for use in a neatly maintained area clearly within 10 feet of the unit.
2. No awning, canopy, exterior lighting, skylight, solar tube, signal receiver, solar panel or other projection may be attached or added to a unit without HOA approval.
3. The discharge of firearms, pellet guns and fireworks are prohibited.
4. Bicycles, skateboards, scooters and skates must be used in a safe manner and must yield the right of way to pedestrians, registered motor vehicles and apparatus utilized by persons with a disability.
5. Electronic equipment which interferes with the television, radio or internet reception of another unit prohibited.
6. No person is permitted to create disturbing noises or conduct themselves in such a way which will interfere with the rights, comfort or conveniences of others. No person may operate a sound producing device in a disturbing or annoying way.
7. Any owner not in residence for more than 30 days must provide the contact information to the HOA of the person or company responsible for their property in their absence.
8. Flying of drones and radio activated flying objects are prohibited
9. No signs may be posted within Country Greens, except by residents or the HOA in designated areas using proper procedures. A real estate open house sign may be placed on the entrance road before the first intersection or outside our walls. Open house directional and house identifying signs will be permitted for 1 hour before or after an open house. Failure to comply will result in having this privilege suspended. Home protection signs may be displayed in or on the house structure, such a sign may be displayed in a planting bed near the unit.
10. Solicitation or distribution of notices or materials by any person or group for any cause or purpose is prohibited unless specifically authorized by the board. This does not apply to the right of owners to solicit signatures in order to petition the HOA board.
11. A unit owner is permitted to have a portable generator in order to have power for an emergency. Safety regulations must be followed when operating generator. When not in use it should be hidden from view.
12. With the approval of the Board larger permanent generators are allowed provided the owner obtains board approval, a permit from the county and follows all building and safety code.
13. Lakes are controlled by the Master's Association. NO fishing, boating or swimming is allowed.
14. No mirrored type reflective film shall be used on windows or doors.
15. Objects that have standing water (i.e., bird baths) are prohibited in order to promote mosquito control.

## **HURRICANES**

1. Owners who plan to be absent during the hurricane season must prepare their homes and lots prior to departure by designating a person responsible to install/close their shutters.
2. All tables, chairs and lounges must be placed inside the unit should the homeowner be away for an extended time or when a hurricane watch is announced.
3. If a storm warning is posted and you have not removed potential missiles, the HOA may dispose of items or charge you for removal and storage.

**NOTE: The governing documents are the constitution of our community.  
All rules or actions of the board of directors must be consistent with its  
language. No owner, resident or visitor may disregard its content. Violators  
may be subject to penalties and/or fines.**