

# BONITA ISLE HOMEOWNERS ASSOCIATION, INC.

## INFORMATION & REFERENCE MATERIAL

- A) **DRIVEWAY AND SIDEWALK CLEANING:** Pressure cleaning of the Driveways and Sidewalks is an annual function of the Association. However, the cleaning of rust and oil stains will be the responsibility of the Homeowner.
- B) **EXTERIOR APPEARANCE:** No improvements may be constructed upon any part of the exterior of any of the residences or the Homesite without the prior written consent of the Board. The exterior of the residences, including but not limited to, terraces and porches, are not to be painted, decorated or otherwise modified in any manner without the written consent of the Board; and such consent could be withheld on purely aesthetic grounds, within the sole discretion of the Board.
- C) **GATE OPERATION:** The automatic Entrance Gate is opened by:
- a) **Remote Opener** – Similar to your garage door remote opener (purchased from the Association).
  - b) **Special Plastic Card** – A card that is placed on the device located to the left of the Residency Directory/Keypad.
  - c) **Telephone** – Each resident is assigned a 3 digit number which appears next to the resident’s name on the Residency Directory. A person wishing to enter must press # and the appropriate number. If the resident wishes the caller to enter, you must press 9 on your telephone. **Do not admit any person unknown to you.**

All vehicles are required to come to a complete stop, both prior to entering and exiting the gates – **EVEN IF THE GATE IS IN THE OPEN POSITION.**

Only one (1) vehicle is able to go through the entrance gate at each opening. Although the gate remains open for 12 seconds, the **gate arm** will come down immediately after a vehicle enters, and strike any vehicle that is tailgating.

Any person who fails to follow the above procedure shall be liable to the Association for the cost to repair damage to the gate or gate arm, caused by his/her negligence. Cameras are trained on the gates and will capture an image of anyone violating the procedure.

In the event of a power failure, all gates will open automatically and remain in the open position until power is restored.

Please do not park or stand in the “Turn Around” space at the entrance side of the gate.

- D) **GUEST OCCUPANCY:** Any and all guests of Homeowners are required to comply with all the rules, regulations and obligations created by the Governing Documents and its exhibits. The Board reserves the right to request the removal of guests who fail to comply with the applicable requirements.

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- E) **MAIL ADDRESS:** The mailing address of the Association is: P.O. Box 541332, Lake Worth, FL 33454-1332. There is also a mailbox located on the exit gate which is picked up daily.
- F) **TELEPHONE:** The Association does not have a dedicated line, but the Board Members are listed in the LOS Phonebook and on the Bonita Isle website (bonitaisle.org) and the bottom of this sheet.
- G) **MAINTENANCE FEES:** Maintenance fees are due the first day of each month and no invoices are required to be sent out by mail. ACH forms are available from any Board Member and on the Bonita Isle website.

Checks should be made payable to Bonita Isle Homeowners Association, Inc. (B.I.H.O.A.) for the appropriate amount established each year by the Association. Please include the 4 digits of your street address on your check as this serves as your account number for bookkeeping purposes.

Failure to pay your maintenance fee by the fifteenth (15<sup>th</sup>) of the month when due, will result in a reminder notice mailed to you. Failure to pay thirty (30) days after due date will result in a late fee added to your account. Failure to clear the account within a reasonable time will result in attorney fees, additional late fees and the potential of a lien being placed on your home.

- H) **DOCKS, TERRACES AND PORCHES:** No loose articles should be left on docks, terraces, porches, patios or open areas during the hurricane season.
- I) **RECYCLING:** Early each Wednesday morning, the Solid Waste Authority picks up materials in our recycling containers. As good citizens, our participation helps conserve limited landfill space, energy and natural resources as well as helps preserve the environment for future generations. Please cooperate by separating *currently recyclable materials* from garbage, and placing them in the recycle containers.

**YELLOW CONTAINER:** Newspapers, Magazines, Catalogs, Telephone books, cardboard and beverage boxes (must be broken down), and other paper products

**BLUE CONTAINER:** All aluminum, glass bottles & jars, drink boxes, milk & juice cartons, and plastic containers (*Except Styrofoam*)

- J) **TRASH, GARBAGE, AND YARD WASTE:** All refuse, waste, garbage, and trash should be securely sealed and placed only in those containers and areas designated for such purposes. Yard waste should be put at the curb on Tuesday evening, after 6 P.M. so as not to create an eyesore or damage to the grass.

Pick up on **WEDNESDAY:** - Trash, garbage, recyclables and yard waste

Pickup on **SATURDAY:** - Trash, garbage.

- K) **CAR COVERS:** Car covers of any type are strictly prohibited on any vehicle unless the vehicle is located in the garage behind a closed door.

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- L) **VACATION:** If you leave your residence for an extended period of time, it is advisable to notify the Association of where you can be reached and/or whether your key is available with a neighbor in case of emergency.

Forward, or hold your mail at the Post Office, and put a hold on newspaper deliveries.

As a precaution against high winds, remove all hanging plants, pots, furniture and other loose items from your patios, terraces, porches and lawn.

During your absence, make arrangements for the maintenance of your special plantings and the proper operational checking of your sprinkler system.

- M) **WHEELED VEHICLES:** No homeowner should permit wheeled vehicles, including but not limited to bicycles, carriages, scooters and carts to be used in such a manner that would interfere with vehicular and pedestrian traffic upon Bonita Isle property.

- N) **ARCHITECTURAL APPROVAL:** There can be no changes made to the exterior of any property without first getting an Architectural Approval from the Board. Applications apply to plantings (including grass), windows, roofing, driveways, walkways, and any other things that can alter or change the appearance of your residence. Forms are available from any Board Member or on the Bonita Isle website.

**IMPORTANT NOTICE:** Each home site cannot be manicured by the Association or the Landscaper. Please do not expect them to do so.

# BONITA ISLE HOMEOWNERS ASSOCIATION, INC.

## CURRENT BOARD OF DIRECTORS

<b>Name</b>	<b>Board Position</b>	<b>Email</b>	<b>Phone</b>
Juan Gonzalez	<i>President</i>	gonzalezju1966@gmail.com	561-389-8941
VACANT	<i>V. President</i>		
Tim Wallace	<i>Treasurer</i>	wallacetb@outlook.com	256-476-4167
Margaret Locken	<i>Secretary</i>	lockenm@comcast.net	561-965-3677
Robert Ricketts	<i>Director</i>	rkricketts@gmail.com	561-818-1716

### 2015 Listings for assistance with:

	<b>Name</b>	<b>Email</b>	<b>Phone</b>
<b>Landscaping</b>	Juan Gonzalez	gonzalezju1966@gmail.com	561-389-8941
<b>Gate Repair</b>	Tim Wallace Robert Ricketts	wallacetb@outlook.com rkricketts@gmail.com	256-476-4167 561-818-1716
<b>Gate Key, Cards, Clickers</b>	Margaret Locken	lockenm@comcast.net	561-965-3677
<b>Sprinklers</b>	Juan Gonzalez	gonzalezju1966@gmail.com	561-389-8941
<b>Painting</b>	Danny Inesta		561-371-8095
<b>Compliance</b>	Laura DeCarli Lauren Noll Doreen Raccio	decarli62@gmail.com lauren5454@gmail.com gracette@aol.com	561-642-8529 561-434-6097
<b>Architectural</b>	Robert Ricketts	rkricketts@gmail.com	561-818-1716