

Palm Beach Isles (PBI) Property Owners' Association "Rules We Live By"

These Rules & Regulations are adopted by the Board of Directors of the Palm Beach Isles Property Owners' Association and are key to preserving and improving the quality of life in Palm Beach Isles.

1. The Owners/Lessees of each lot shall abide by the terms and provisions of the Declaration of Protective Covenants, the Bylaws of the Association, and these Rules & Regulations, as amended from time to time.
2. Annual homeowners' dues and any special assessment charges shall be due upon receipt of billing of said assessment. Dues and charges remaining outstanding as of 90 days from date of billing shall be deemed overdue and shall be subject to interest, as well as reasonable attorneys' fees required for enforcement and collection, as determined by the Board of Directors.
3. Damage to common areas, property or equipment of the Association caused by any Owner, family, guest, contractor, or lessee of said Owner shall be repaired or replaced at the expense of such Owner.
4. All vehicles shall be driven within the posted speed limits (25 MPH), stop at all STOP signs and should be driven in a safe, considerate, and careful manner.
5. All vehicles must be parked in driveways or garages overnight. No non-owner vehicles may be parked in vacant lots, without the express permission from the lot owner.
6. Commercial, trade and delivery vehicles may park temporarily on the street while providing services. Such vehicles will be parked so as not to block mailboxes, driveways, or roadways, or cause hazards to traffic on curves in roads. Commercial vehicles and trucks cannot be parked overnight, unless granted permission by the Rules Committee. Owners must advise such tradespeople servicing their homes of these parking restrictions.
7. All vehicles must have current license plates and registration tags. Storage of vehicles or sale of vehicles is not allowed unless those vehicles are stored in Owner's/Lessee's garage.
8. No commercial lettering is allowed on those Owner's/Lessee's vehicles used and parked in the driveways at any time.
9. No assembling or disassembling of motor vehicles is permitted except within Owner's/Lessee's garage. Each lot owner shall be required to clean his/her driveway of any oil.
10. No boats, trailers, commercial trucks, campers, or recreational vehicles are permitted to be parked in the front driveway or front yard for a period greater than 72 hours. Boats, trailers, commercial trucks, campers, or recreational vehicles may be stored out of plain view on the Owner's property, either in a garage or behind an approved privacy fence.
11. Each Owner/Lessee is responsible for neatly maintaining in good condition their lot, their residence, their driveway, their landscaping (land surfaces, hedges, and trees) and all other improvements made to the lot, including any dock or seawalls to the average standard of the neighborhood. Lawns shall be kept watered, unless specifically prohibited during drought conditions. Stumps, diseased vegetation, and diseased trees shall be removed. A lot's buildings are deemed to be in good condition and maintained when all observable exterior surfaces are not discolored, chipped, peeling or otherwise materially disfigured from the original surface. General appearance of driveways shall be maintained without noticeable cracks, stains, or potholes. Vacant lots must be kept mowed with ground cover not to exceed six (6) inches. Docks and pilings are to be kept in good repair with all rotten wood or deteriorated structures repaired or replaced. No unsightly chafing gear is to be used on docks or pilings.
12. Each Owner/Lessee shall keep his lot free of trash, refuse, or debris. Clothes lines and garbage cans must be kept out of view of the street. Owners/Lessees should not take their garbage or recycling containers, yard waste, or bulk trash to the street more than one day before the scheduled pick-up. Following pick-up, all containers must be promptly relocated out of plain view from the street.
13. Roofs are to be cement tile, tile or metal. Metal roof systems, without visible screws, manufactured with at least 26 gauge galvanized, galvalume, zinc coated on both sides will be considered on a case-by-case basis and will be permitted, if the product is high in quality. No asbestos shingles, asphalt shingles, cedar shingles or composite material of any type or weight will be considered. All roofs are to be kept clean and free of mildew, dirt or growth.
14. Fences shall be no higher than 6 feet.
15. All architectural and structural changes to the exterior of a residence that are not repairs or restoration to the original condition with approved materials, require Board approval via the Architectural Review Committee.

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16. Construction activity is limited to 8:00 AM – 6:00 PM Monday through Friday; 9:00 AM – 5:00 PM on Saturday. No heavy construction, excavation, roofing, or any noise producing commercial landscaping activity is allowed on Saturdays. There is no construction or any noise producing commercial landscaping activity allowed at any time on Sundays or Holidays.
17. All "For Sale", "For Lease", "Open House" or "Garage/Estate Sale" signs posted for more than 48 hours are limited to 40 square inches in size. One additional sign facing canals is permitted but limited in size to 18" by 24". The top of any sign may not be higher than 4 feet above ground. Builder and commercial signs must adhere to the sign size requirements. All such signs erected on a temporary basis must be removed within five (5) days after the removal of the property from the market or the conclusion of the advertised event or business. Open House signs and Garage/Estate signs may be used only during the legitimate open house or garage sale conducted by the Realtor or homeowner.
18. Election campaign yard signs or signs of a political nature, limited in size to 18" by 24", may be placed in yards no earlier than 45 days prior to the election date. No such campaign signs are permitted in the common areas. All such election signs are to be removed promptly (no more than 10 days) following election day unless a runoff election is to be held. In such case, all such election signs are to be removed promptly (no more than 10 days) following runoff election day. This rule shall be enforced equally as to any and all political affiliations and/or perspectives.
19. Owners/Lessees are fully responsible for the immediate clean-up of their pet's animal waste.
20. All watercrafts must be properly secured at all times.
21. Outdoor lighting may not cause light to spill on adjacent lots or residences.
22. Tenants are not permitted to sublet properties.
23. Violation of these rules may subject the lot Owner to sanctions, including fines and/or liens as necessary, and permitted by the Palm Beach Isles governing documents, to be levied by the Board of Directors, consistent with Florida Statutes.
24. Rental Restrictions:
 1. All properties may not be rented or leased during the first twenty-four (24) months after a change in ownership.
 2. All properties may not be rented or leased for more than three (3) times in any one (1) calendar year after a change in ownership.
 3. The Rules Committee must be notified prior to renting any property in our neighborhood, with the dates that the property is to be rented.
25. Any rule that is deemed invalid, unenforceable, or illegal, shall not affect the validity, enforceability, or legality of any of the remaining rules.