

# **Rainberry Lakes Homeowners Association**

## **Community Rules, Regulations, and Contact Information 2024**

### **Parking**

- No parking on grass or sidewalks.
- No overnight parking on the streets.
- No parking of boats, trailers, or commercial trucks in driveways.
- The speed limit in our community is 20 mph.

### **HOA Monthly Maintenance**

- Payments should be made directly to JMA Community Management.
- Maintenance payments not received within ten days of the first of the month are subject to a \$25.00 late fee.

### **Trash Pick-up**

- Tuesday: Recycling and regular trash pickup. Place out on Monday night after 5 PM.
- Friday: Bulk items, tree trimmings, and regular trash pickup. Place out on Thursday night after 5 PM. No cardboard or plastic recycling on Friday pickup.

### **Maintenance of Lawns and Irrigation**

- Contact JMA Community Management for any issues.

### **Home Exterior Colors**

- Homes are painted every 7 years by the HOA using Benjamin Moore paint. Sail Cloth (OC- 142), Linen White (OC-146), White Dove (OC-17), Silvery Blue (1562), Light Pewter (1464), Morning Dew (1493), Healing Aloe (1647). Trim: Simply White (OC-117).

### **Fences:**

- Styles – Approved – Horizontal, Board on Board, both wood and Vinyl and Black Wrought Iron.  

Unapproved – Shadowbox will only be Grandfathered in, repairs can be made to existing Shadowbox fences.
- Colors – Approved - White and Light Cream Vinyl, Wood colors are Simply White, Natural Stain, Urethane, and Black Wrought Iron fences.
  1. All new fences must have permits, pass city codes, and be approved by the Architectural Review Board. All existing fences and gates are Grandfathered. All gates must be approved by ARB.
  2. Privacy fences along the seawall should end 3 ft before the seawall. The fence along the lagoon should end 10 ft before the water's edge. This will allow landscapers access and future erosion.
  3. All gates must be landscaping-friendly and wide enough for a commercial lawnmower.

4. All homeowners with pools need to be approved by the city, with child safety locks.

### **Metal Roof Approved Colors**

- Mansard Brown, Charcoal Gray, Dark Bronze, Slate Gray, Silver, Buckskin, Regal White.

### **Asphalt Roof Approved Colors**

- White, Gray, Tan, Silver Cedar, Weathered Wood, Slate, Driftwood, Heather Blend, Brown, Copper Canyon

### **Leasing**

- Minimum lease term: Four (4) months
- Maximum lease term: Twelve (12) months
- Lease Application and board approval are required yearly

### **Digging in Yards**

- Be aware of multiple systems that are buried underground (Irrigation System, FPL Power, AT&T and Comcast Cables).
- Call 811 before significant digging and notify JMA to alert the irrigation company.
- Homeowners are responsible for damaging the community irrigation system caused by them or contractors they hire.

### **Outdoor Work**

- For activities such as painting a driveway or anything else that require a temporary irrigation system shut off, contact JMA.

### **House Numbers**

- Must be displayed on both sides of the mailbox and the front of the home.

### **Property Maintenance**

- Responsibility of the owner(s), including cleaning windows, patios, screening, landscape beds, plantings, debris removal, driveways, mailboxes, trim, doors, and roof.

### **Docks**

- All docks in place will be Grandfathered. Going forward we will stick to the Declaration of Restrictions, which states, "No dock shall exceed four feet by twelve feet in size in lagoon or Rainberry on the Lake. In canals no dock shall exceed two feet by twelve feet". Docks must be approved by ARB.

### **Vehicles**

- All license plates must be registered with JMA.

### **Construction and Damage**

- Any construction or parking by members or their guests on lawns or landscaping that causes sprinkler system damage must be paid for by the owner. Owners must seek reimbursement from their contractor if the contractor is responsible for the damage.

### Structures Near Canals

- No permanent structures of any kind may be placed within three feet of any canal wall (e.g., trees, walls, shrubs, fencing).
- No temporary structures, trailers, mobile homes, or recreational equipment are permitted in front of the property.

### Advertising Signs

- No advertising signs are permitted in public view.

### Architectural Review Board (ARC)

- Submit an ARB request for any structural work outside of the home, including additions, walls, windows, doors, roofs, fences, docks, and driveways.

### Community Overview

- Rainberry Lake: Two communities: the Homes (right of the guardhouse) and the Villas (left of the guardhouse).
- Each community has its own separate homeowner's association (HOA) and board of directors.
- Both the Homes and the Villas contribute funding to the Recreation Board and the Lake Board.

### Recreation Board

- Oversees operations of four parking lots, guardhouse operations, security, callbox, pool, tennis, and basketball courts, and landscape maintenance of common areas.

### Recreation Board Cont'd.

- Made up of 2 board members from the Homes and 4 members from the Villas.
- Note: **JMA does not manage areas maintained by the Recreation Board.**

### Lake Board

- Oversees recreational use and maintenance of the lake, and the maintenance and operation of the lake lock (gate).
- Made up of 1 member from the Homes, 2 members from the Villas, and 1 from the Pines by agreement.

### Lake Usage

- Allowed from 7:00 AM until midnight for residents and their guests.
- Everyone uses the lake at their own risk.
- Children under 16 shall not use a motorized boat unless accompanied by a person over 16.
- No water skiing is allowed.

RESIDENTIAL USE ONLY. NO PAID CHARTER FISHING ALLOWED, FEES INCURRED BY VIOLATORS

## Amenities

- Swimming pool, tennis court, basketball court, and parking lots for visitors.
- Seventy-two-hour maximum parking in community parking lots.

## Contacts

- Property Manager at JMA Community Management: Mr. Jean Adolphe  
Address: 1375 Gateway Blvd., Boynton Beach, FL 33426 PH: (561) 440-7854
- Clicker to Lake Gate and Pool/Courts Key Contact: Mr. Bob Smulik at  
(561) 266- 0042
- Vehicle Entry Gate Tags Contact Mike (Mary) at (561) 243-9902
- Guardhouse Phone: (561) 272-6679 Operational hours are 8:00 AM to 8:00 PM. Callbox is active  
at 8:00 PM when the guard shift ends.
- Recreation Board: Contact Trey Godwin at (251) 421-3766 (text only please), and Steve  
Rosenblit at email: srose\_eastern@hotmail.com
- Lake Board: Contact Joel Frenette at (561) 400-1460 (text only)
- Emergency Services: Dial 911
- Delray Beach Police [Non-Emergency] Phone: (561) 243-7800
- Delray Beach Fire Department [Non-Emergency] Phone: (561) 243-7400
- Poison Control Hotline: (800) 222-1222
- Animal (Pet) Poison Control Phone: (785) 532-5679.
- Animal Control: Palm Beach County Animal Control Phone: (561) 276-1344 (North), (561) 233-  
1200, Emergency Phone: (561) 233-1291

## Contacts Cont'd.

- City of Delray Beach Website: [www.mydelraybeach.com](http://www.mydelraybeach.com)
- Delray Beach Community Calendar Website: [www.delraybeachcalendar.com](http://www.delraybeachcalendar.com)
- Building Permits Phone: (561) 243-7200
- Code Enforcement Phone: (561) 243-7219
- Florida Wildlife Commission (FWC) Phone: (800) 726-4377
- FWC Nuisance Alligator Hotline: (866) 392-4286
- Waste Management Phone: (561) 243-7243 or (561) 243-7210