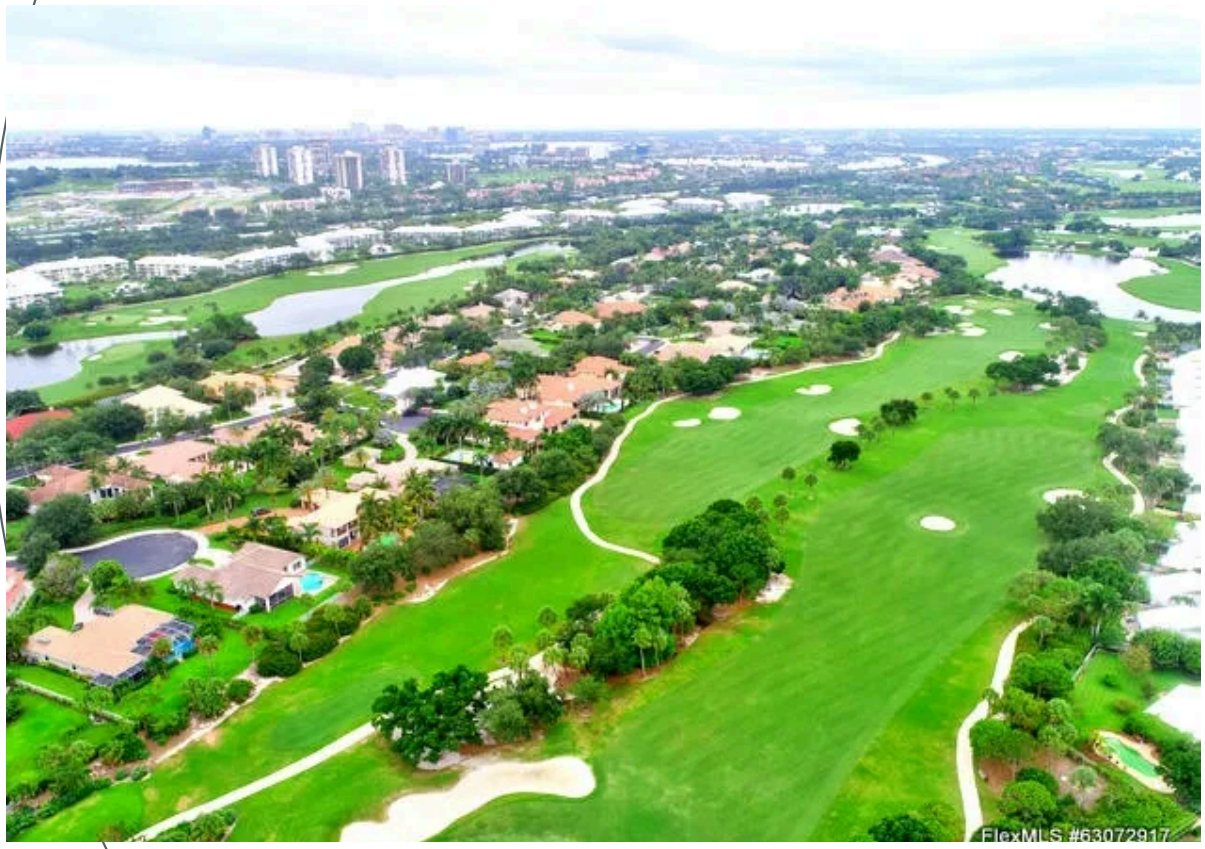
WELCOME

TO THE NEIGHBORHOOD

Bear Lakes Estates POA
Website: bearlakesestates.com
Gate Phone: 561-478-4871



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Welcome Booklet

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BILL KANE

President

651-338-6511

bearlakespoa@gmail.com

WILL SMITH

Treasurer

954-848-7099

wpbwillsmith@gmail.com

BRIAN SCHEELE

Villas Representative

BOARD OF DIRECTORS

POA Meetings:

The Property Owners' Association's monthly meetings are held most months at 7:00 P.M. on the 2nd Monday. All residents are welcome.

New Residents

CHECKLIST

AUTOMOBILE DECALS

Please complete the Automobile Decal Request Form and we will furnish you with the required number of decals when the property closes. Additional decals may be requested by obtaining a form from the guards and a decal will be ready for pickup the following day at the guardhouse.

RESIDENT INFORMATION SHEET

Complete the information sheet provided to you and turn it into the Security Guard. If at any time you have any changes, please inform the Security Guard.

KNOW THE RULES & REGULATIONS

Please make sure to to read this booklet in it's entirety and review the POA docs for more detialed information to make yourelf familiar with the community rules and regulations.

COMMITTEES

Welcome Committee

Kristine Kane 917-684-4086
krissynycwpb@gmail.com

Architectural Review Board

Don Starr, Chairman 561-722-8546
Steve Craft, Vice-Chair 954-648-0007

Prior approval is required for all external improvements or modifications, including but not limited to:
storm shutters; (b) landscaping; (c) driveways; (d) exterior painting; (e) patios
(f) fencing/gates; (g) pools; (h) roofs. (i) windows (j) accerious structures including playhouses, sheds, and basketball hoops

Please complete the ARB form from our website, https://bearlakesestates.com/estates (copies are also available at the guardhouse). You can submit your request via email to bigdon33@aol.com and stevecraftjr1278@gmail.com, or you can drop all documentation off at the front gate.

Residents' Rules & Regulations Enforcement Committee

Steve Craft
Stephen Cholewaik
Mike Conville

This committee ensures proper adherence to our rules and regulations to keep our community beautiful.

COMMUNITY GUIDELINES AND CITY SERVICES

Parking:
There is no overnight parking of vehicles on the street to accommodate emergency vehicles and for the safety of the residents. Recreation vehicles and trailers (including horse trailers) are not allowed overnight in the Estates.

Noise Compliance:
Quiet hours are from 6:00 P.M. to 8:00 AM to ensure peace for all neighbors. No outside construction on Sunday or holidays.

Maintenance (POA) Fees:
Due on the 1st day of January, April, July, and October. If not paid by the 30th of the month, a $25.00 late fee penalty will be applied.

Alarm Permits:
Bear Lakes Estates requires you to have an alarm system. The city requires that you obtain an alarm permit for your home alarm system. An application may be obtained online at wpb.org. and open the link for the police department. The cost is $25.00 per year.

Garbage Pickup:
Garbage is defined as household refuse and is to be placed in large plastic bags and must be placed inside the container supplied by the City of West Palm Beach. **The container should be placed curbside with the wheels toward your house in the very early morning (before 6:00 AM) on the day of pickup or the night before, and returned to your garage or a spot not visible from the street as soon as possible**. Only trash in the container will be picked up!! Please take a look at **pages 10 and 11 for additional details outlined by the City of West Palm Beach.**

- Monday and Thursday – Garbage
- Thursday – Recycling, yard clippings and large items, i.e, hot water tank, dishwasher, etc. All should be placed on the street close to the curb.
- Recycling: Yellow and blue bins may be obtained from the Solid Waste Authority by calling 866-639-2467 or by visiting the website and clicking on "order recycle bins". They will be delivered to you.
- Yard Waste: Landscaping companies are required by the city, as a condition of their license, to haul away any yard waste they generate. On Thursday morning, the city will pick up any yard waste personally generated by the homeowner. Please do not put it out any earlier than Wednesday afternoon. If you have only a palm frond at the curb, it is unlikely the truck will stop for it. Please place it on another pile if one is close to your residence. Also, any yard debris must be hidden away from the street until it's permitted to be put out on Wednesday afternoon. Any loose clippings (leaves, etc.) must be bagged. **The city monitors yard waste compliance and will cite the property owner.**

Pressure Cleaning:
In the fall, the sidewalks and gutters are pressure-cleaned by the association. **You are responsible for cleaning your driveway.**

Roof Cleaning:
The Estates require residents to keep their roofs clean.

CONTINUED.....COMMUNITY GUIDELINES AND CITY SERVICES

Water Wells:
You are allowed to dig a well for the purpose of watering your lawn. However, you are required to have a full backflow attachment. Please apply for approval from the Architectural Committee. Also, ensure the well is deep enough to avoid rust stains.

Dog Waste:
There is a dog waste station located by the tennis house near the corner of Tecumseh Drive. Please pick up after your dog, and dispose of it properly.

Suggestions and Complaints:
All non-emergency suggestions and complaints must be submitted via the contact form on our website https://bearlakesestates.com/estates. Please talk to your neighbor first.

Mailboxes:
Please do not block mailboxes. The postal service will not deliver mail if they cannot access the mailbox from the truck.

LOCAL SERVICES

Homeowners are personally responsible for reporting problems or requesting services from local service providers.

Florida Power & Light	561-697-8000	Electric
AT&T	1-800-288-2020	Telephone
Comcast Cable	800-934-6489	Cable TV
Water Department	561-822-1300	Water
WPB Trash Collection	561-822-2075	
Solid Waste Authority	1-866-639-2467	Recycle bins
Fire	911	
Police	911 Emergency	561-822-1900 (Non-emergency

COMMUNITY AMENITIES

Villages of Palm Beach Lakes - A 1422 Acre community in the heart of West Palm Beach
Property Owners Association, Inc.
3199 Cumberland Drive, West Palm Beach, FL 33409

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

Recreation Facilities Within the Villages:

As a resident of Bear Lakes Estates you are entitled to use the facilities including tennis courts and pool at Shiloh Park on Saratoga Road, Perini Park on Cumberland Drive and Shiloh Park on Shiloh Drive.You will need a pass that can be obtained at Perini Park located on Cumberland Drive. A copy of your Warranty Deed or executed lease agreement will be required to obtain the pass.

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.

SHILOH PARK – Located on Shiloh Drive, this park consists of four lighted tennis courts, four racquetball courts, one basketball court, one sand volleyball court, large swimming pool with kiddie pool, children's playground and jogging trail. The Recreation room may be reserved for Homeowner's meetings or small gatherings. Picnic tables, grills and additional landscaping have been added to this park for your enjoyment!

PERINI PARK – Located on Cumberland Drive, this park is truly one of the Village's greatest assets! With eight tennis courts, four racquetball courts, basketball court, sand volleyball court, two softball fields, large swimming pool with kiddie pool and children's playground, this park has something for everyone! As of 2020 they now have a pickle ball court.

FAIRCLOTH PARK – Located on Saratoga Road, the Saratoga park is the last, but not least of our facilities. In keeping with this peaceful, country setting, a large picnic area with grills, tables, and Adirondack chairs has been added and may be reserved for friendly "get togethers"! Two tennis courts, small swimming pool and kiddie pool, volleyball net, and playing field, make this park a great place to be, whether you're out for a little exercise or a day of relaxation!
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. are required at all times. Ask your Park Attendant for details!

RESIDENTIAL REFUSE COLLECTION GUIDELINES
City of West Palm Beach, Florida
Revised 1996

BULK ITEMS COLLECTION IS ON THURSDAYS

DEFINITION: For purposes of collection, bulk items are defined as household appliances, furniture, mattresses and large household items too bulky to be bagged.

GUIDELINES: Bulk items must be placed for collection at curbside after 6 p.m. the day before collection. Containers must be retrieved before the end of the day of collection.

Household appliances such as old refrigerators (doors must be removed), stoves, washers, dryers, and dishwashers, also mattresses and furniture will be picked up once a week. These items must be placed beside the garbage cans. If a special need arises that bulk items must be placed out other than during the designated time, please call the Engineering & Public Works Department (659-8047) to arrange for a special pick-up. There may be a charge for this special pick-up.

GARBAGE DAYS OF COLLECTION MONDAYS / THURSDAYS

DEFINITION: For purposes of collection, garbage is defined as household refuse subject to decay, including food residue and such wastes as cans, bottles, paper, cardboard boxes and other small debris.

GUIDELINES: Garbage must be placed for collection at curbside after 6 p.m. the day before collection. Containers must be retrieved before the end of the day of collection.

Fold cardboard boxes flat. Do not exceed four (4) foot lengths. Bundle and tie the boxes so that they do not exceed 50 pounds. Then place them beside your recycling bins.

Fruits such as mangoes and watermelons and other materials which would decay MUST be placed in garbage containers and put out for garbage collection. Such items MAY NOT be placed with yard waste or bulk items.

ALL liquids must be drained from garbage.
Cat litter and Sawdust must be bagged and placed for garbage collection,
Hypodermic needles MUST be carefully sealed before being put into garbage container.

YARD WASTE DAYS OF COLLECTION THURSDAYS

PLACE OUT FOR COLLECTION BEFORE 6:00 AM THURSDAY

DEFINITION: For purposes of collection, yard waste is defined as shrubs, tree prunings or any green vegetation.

Yard waste must not be contaminated with garbage or bulk items. Yard waste must NOT be placed in cardboard boxes.
Yard waste may be stored only on or in front of the property producing such refuse.

CONTINUED.....RESIDENTIAL REFUSE COLLECTION GUIDELINES

For collection, small lawn cuttings, trimmings, and leaves should be put in plastic bags and placed with yard waste for collection. ANY SMALL TRIMMINGS PLACED WITH YARD WASTE WILL NOT BE SWEPT UP BY CITY PERSONNEL. Any debris that remains after large material is removed must be cleaned up by the resident.

THE CITY WILL NOT COLLECT YARD WASTE LEFT BY LANDSCAPE AND LAWN SERVICE COMPANIES. These service companies are responsible for the removal of all debris and trimmings from the property per the city.

Yard waste may include items like large tree limbs and tree stumps not exceeding (4) inches in diameter, four (4) feet in length or 50 pounds in weight. This yard waste may be placed for collection only on CITY DESIGNATED PICK-UP DAYS.

The allowable limit is seven cubic yards (4 feet wide x 12 feet long x 4 feet high). Any material placed for collection prior to the authorized period may cause a special pick-up charge to be levied.

NO YARD WASTE ITEM SHALL BE PLACED FOR COLLECTION AGAINST OR WITHIN TEN (10) FEET OF ANY WALL, FENCE, TREE, GUY WIRE, VEHICLE, OR ANY OTHER OBSTRUCTION. Doing so prevents pick-up by the loaders. Yard waste may not extend more than four (4) feet into the paved street as this presents a hazard.

PROHIBITED ITEMS

Our solid waste service does not include building materials left by contractors or construction tradesmen. Those materials must be removed by the contractor or construction tradesmen. HOMEOWNERS ARE RESPONSIBLE FOR DISPOSING OF HOME REPAIR DEBRIS, for example, cabinets, drywall, fencing, concrete, roofing, piping, plumbing fixtures, etc.

Our solid waste service does not include the removal of tires, sod, dirt, wood, building materials, concrete, either loose or containerized.

Hazardous wastes, for example, paint, used oil, pesticides, car batteries, etc., will not be collected with garbage, yard waste or bulk items. Please contact the Solid Waste Authority at 687-1100 for advice on disposal of such wastes.

Dead animals will not be collected with garbage, yard waste or bulk items. Please call the Engineering and Public Works Department at 659-8047 for advice on disposal of these wastes.

Our service does not include the pick-up of large containers such as 55-gallon drums or paint cans. These items must be disposed of through the Solid Waste Authority.

SPECIAL SERVICES

Special pick-up of yard waste or bulk items can be arranged by telephoning the Engineering and Public Works Department. This service depends upon the availability of manpower and equipment, and the status of the regular collection schedule. A SPECIAL FEE MAY BE CHARGED.

A special fee per cubic yard will be charged for yard waste or bulk item piles contaminated with garbage and also for oversized piles.

OWNER I AGENT I TENANT RESPONSIBILITY

The owners, tenants or their agents, whether improved or unimproved, shall be responsible for keeping the following areas free from garbage and refuse at all times. Exclusive of those periods immediately prior to collection, said areas to include the entire premises as well as the yards and one-half of the alley right-of-way, street right of way and/or easement adjoining such property.