

**THE FIELDS HOMEOWNERS' ASSOCIATION, INC.**  
**8360 Cinch Way, Lake Worth, FL 33467**

**RULES & REGULATIONS**

**SECTION 1 – RESTRICTIONS**

**1. Residential Purposes**

- No Parcel shall be used for anything other than Single Family residential purposes, except that Parcels, or portions of Parcels may be used by the Developer and Builders for offices, sales offices or models.
- No trade or business may be conducted in or from any Unit, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as:
  - the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Unit;
  - the business activity conforms to all zoning requirements;
  - the business activity involves only telephone calls and correspondence to and from the Unit and does not involve persons coming into The Fields who do not reside in The Fields or door-to-door solicitation of occupants of The Fields; and
  - the business activity is consistent with the residential character of The Fields and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other occupants of Units.
- The use of a Unit as a public lodging establishment shall be deemed a business or trade use and is prohibited.

**2. Major Roadways**

- Owners acknowledge proximity to major roadways and potential traffic, noise, and dust.
- Developer provides noise mitigation improvements per state guidelines.
- Noise levels shall not exceed the State of Florida's abatement criteria of 66 decibels.
- Owners waive claims against the Developer for sound transmission beyond required noise mitigation.

**3. Signs**

- No signs or advertisements allowed without prior Board approval.
- No signs shall be placed on owners' property or common area property including attaching them to poles and trees.

**4. Nuisance**

- No activity that creates an annoyance or nuisance is permitted.
- Residents must observe speed limits, stop signs and posted rules in common areas.
- Professional decorum is required in all interactions and handling of all matters with all Vendors, Contractors, Property Management Staff, Board Members and Committee Members. Inappropriate or threatening conduct, the use of vulgarity, slurs, pejoratives, or demoralizing conduct is not tolerated.

## **5. Underground Utility Lines and Services**

- All electric, telephone, gas, and other utility lines must be underground except temporary construction lines.

## **6. Common Area**

- Owners cannot restrict, damage, or alter common areas.
- Landscaping in common areas cannot be altered, removed or replaced by individual owners.
- Encroachments Into Common Areas Prohibited. Owners may not install any landscaping, improvement or structure of any kind, including, without limitation, a pool, wall, fence or screen, which encroaches into or alters the slope of any Common Area, including any drainage canal, wetlands, preservation area, lakes, ponds or similar stormwater management area.
- Open space shall be preserved and maintained by the Association.

## **7. Pets and Animals**

- Maximum of three non-exotic household pets allowed per unit (excluding tropical fish).
- No aggressive dog breeds (e.g., pit bulls, wolf hybrids) allowed.
- Pets must be contained on the owner's parcel and leashed when outside.
- Owners must clean up after their pets and properly dispose of their waste.
- Owners cannot store pet waste outside of the home and pet waste must be properly placed in proper refuge.
- All pets kept upon a parcel must be accurately disclosed and described on Resident Information forms provided to the Association.

## **8. Vehicles and Parking**

- Passenger vehicles (vans, pick-up trucks, SUVs) may park on driveways overnight.
- Law enforcement and other first responder vehicles are permitted to park on driveways and in parking spaces as per Florida Statue 720.318, which states “first responder, who is a parcel owner, or who is a tenant, guest, or invitee of a parcel owner, [cannot be prohibited from] from parking his or her assigned first responder vehicle in an area where the parcel owner, or the tenant, guest, or invitee of the parcel owner, otherwise has a right to park, including on public roads or rights-of-way.”
- Vehicles primarily used for transporting goods, recreational vehicles, golf carts, motorcycles, boats, and trailers must be stored in enclosed garages.
- No parking is permitted on roads at any time or in common areas overnight.
- Garage doors must remain closed except when a vehicle must enter or exit or during temporary activity.
- Motorcycles, golf carts and low-speed vehicles must have effective mufflers and be stored in garages when not in use.
- Commercial vendor vehicles cannot be parked on a residential parcel for more than 12 daylight hours unless actively used for construction or maintenance.
- Developer, Builders, Association, and government entities are exempt from vehicle restrictions as needed for operations.
- Association may boot or tow cars as needed.

### **9. Exterior Colors; Building Materials**

- No exterior colors on any structure, driveway, or walkway shall be permitted that, in the sole judgment of the Architectural Reviewer, are inharmonious with the remainder of the community.
- Color changes must be approved in writing by the Architectural Reviewer.
- Restrictions do not apply to the Developer or Builder.

### **10. Landscaping**

- All landscaping alteration must be approved in writing by the Architectural Reviewer.
- All areas not covered by structures, walkways, or paved parking must be maintained as lawn or landscaped areas.
- Landscaping must extend to pavement edges and waterlines of lakes, canals, or surface water management areas.
- All lawn and landscaped areas must be kept in good and living condition.
- Any outside landscape or hardscaping changes from the original building design must be approved in writing by the Architectural Reviewer. Anything approved and installed by the owner must be maintained by the owner.
- Under no circumstances should plantings bear any fruit or vegetables. Fruits and vegetables easily attract unwanted wildlife to the association; this includes any plant material within the association regardless of potting arrangement.
- Artificial plants should be of natural color (no vibrant green, fluorescent colors or unnatural plant material colors) & appearance. Artificial plants should also not appear to bear any type of fruit / vegetable.
- Installation of plants into common areas is strictly prohibited.
- Plants must be kept in a neat order, trimmed of dead & dying leaves, branches, or flowers. At no point should plants attach, bind, or cling to buildings as vines. Lattice/side partitions are strictly prohibited.

### **11. Driveways and Parking Areas**

- Driveways must be constructed of paver stone.
- Owners must keep driveways clean and well-maintained.
- Any alterations to driveways must be approved by the Architectural Reviewer.
- Alterations cannot encroach into Common Area property.

### **12. Antennas and Flagpoles**

- Antennas and satellite dishes are prohibited, except for:
  - Satellite dishes one (1) meter or less in diameter.
  - Antennas receiving television broadcast signals.
- Devices must be placed to minimize visibility from the street and neighboring units.
- Flagpoles are regulated but may not be used as antennas.



- One U.S. flag or state flag may be displayed in a respectful manner, along with military flags on designated holidays. Permitted flags must not exceed 4.5' x 6' and must comply with federal flag display laws.

### **13. Outdoor Equipment**

- Oil tanks, gas tanks, pool equipment and pumps must be screened or enclosed.
- Trash containers must be stored in garages except on trash collection days.
- Underground irrigation must connect to non-potable water lines.

### **14. Air Conditioning and Heating Equipment**

- Units must be shielded from street and neighboring view.
- Window or wall-mounted AC units are prohibited.

### **15. Solar Panels**

- Placement and materials must be approved by the Architectural Reviewer.

### **16. Walls, Fences, Window Coverings, and Hurricane Shutters**

- No walls except those installed by developer.
- Fences must meet specifications set by the Architectural Reviewer.
- Hurricane shutters must comply with approved specifications, including permitted installation periods.
- Reflective window coverings are prohibited.
- Owners absent during hurricane season must secure their properties and designate a caretaker.

### **17. Lighting**

- Exterior lighting must be approved by the Architectural Reviewer.
- Seasonal lights may only be displayed on Halloween and from Thanksgiving to January 10th.

### **18. Clothes Drying Area/Clotheslines**

- Outdoor clothes drying areas and clotheslines are prohibited.

### **19. Pools**

- Above-ground pools are prohibited.
- Inground pools must be approved by the Architectural Reviewer.

## **20. Drones and Other Aerial Devices**

- Drones and motorized aerial devices are prohibited within the community.

## **21. Oil, Gas, and Mineral Rights**

- No representations are made regarding ownership of underground mineral rights.

## **22. Subdivision of Parcels**

- Parcels may not be further subdivided.
- Corrective deeds and boundary dispute resolutions are permitted.

## **23. Architectural Reviewer**

- Architectural Reviewer policies and applications may be modified at any time during a regular Board meeting.
- The Board can create a fee schedule for architectural applications, which may be modified from time to time during a regular Board meeting.
- The Board will charge a fee of 3x the regular application fee for any owner who does not adhere to the policy of obtaining Architectural Reviewer approval prior to doing any exterior work to a home.

## **24. Gates & Amenity Center Access and Controls**

- The Owner of each Unit shall be liable for the expenses of any maintenance repair or replacement of common area property made necessary by his act or negligence, or by that of any member of his family or his guests, employees, agents, or tenants.
- Any owner, or their guests, employees, agents, or tenants, who causes damage to any community entry barrier arm, entry swing gate, or pedestrian gate shall be liable for all costs to the Association for service calls, repairs and/or replacement as deemed appropriate and necessary by property management and the gate vendor, for which costs will be added to the ledger of the Owner as a special assessment PLUS an administrative fee of \$250.00. Any Owner, or their guests, employees, agents, or tenants, who strikes an entry barrier arm or entry swing gate shall be responsible for the administrative fee of \$250.00 regardless of the severity of damage, even in instances whereby damage is indeterminate or nondescript. Further, these costs may be secured by a lien against the applicable Parcel, which lien may be foreclosed in the same manner as the Association's Claim of Lien. The administrative fee may be modified from time to time by the Board during a regular Board meeting.
- All Owners, Residents and Tenants must register all vehicles with Property Management in the office for vehicular access. There may be a fee for registration which may be modified from time to time by the Board at a regular Board Meeting. Lost, missing or misplaced RFID tags will be deactivated.
- If Owners, Residents or Tenants lose or misplace their key fobs, there will be a fee for replacement fobs and the lost, missing or misplaced fobs will be deactivated. The fees may be modified from time to time by the Board at a regular Board Meeting.

## SECTION 2: AMENITY CENTER AREAS

The Amenity Center consists of the following facilities:

- Pools
- Fitness Centers
- Tot Lot Playgrounds
- Community/Activities Rooms
- Kitchens
- Tennis/Pickleball Courts
- Basketball Court
- BBQs
- Fire Pit
- Barefoot Bar Area
- Cabanas

## GENERAL RULES AND REGULATIONS

- All guests must always be accompanied by a resident. **NO EXCEPTIONS.** Please ensure your guests are aware of and abide by these rules and regulations.
- All parking at the Amenity Centers must be in designated parking spots. There shall be no parking of any form of motorized vehicles (including golf carts and passenger vehicles) on the grass or walkways at any time.
- Always **close exterior doors and gates** behind you to protect the facility.
- Propping open of any door, whether interior or exterior, of the Amenity Centers is strictly prohibited.
- Propping open of any gate, whether at the Amenity Centers or elsewhere within The Fields property, is strictly prohibited.
- **Emergency exit doors** (marked “Emergency Exit – Alarm Will Sound”) are **not to be used**, except in emergencies.
- Any damaged or misused items must be reported to the HOA immediately.
- Be aware that security cameras are in use throughout the Amenity Centers and surrounding areas.

## GARBAGE & DEBRIS DISPOSAL AT ALL AMENITY AREAS

- Residents and their guests must properly dispose of all garbage, trash, and debris when using the pool, pool deck, social rooms and kitchens, barefoot bar and any other amenity areas. Items too large to fit in the standard trash receptacles provided (e.g., pizza boxes, takeout containers, or bulk packaging) must not be left piled outside of bins. Receptacles should not be overfilled or used beyond their intended capacity. Residents are expected to bring their own trash bags for excess waste and dispose of it directly in the large dumpster located in the parking lot. Leaving trash outside of designated receptacles is prohibited and may result in enforcement action.



## POOL RULES & REGULATIONS

- The pool is heated from mid-October through mid-April.
- Hours of operation: dawn to dusk.
- Access: All gates and bathroom doors are accessible with a fob.
- Children under 12 must be accompanied by an adult at all times.
- Ensure gates and doors close behind you. Propping or leaving open of any gate is strictly prohibited.
- Pool and pool deck **may not be reserved** for private parties, nor may they be used for such activities.

### Pool Rules:

- **No Lifeguard on Duty** – Swim at your own risk.
- Bathing load: **42 persons**.
- No pets allowed on the pool deck or in the pool.
- No running on the pool deck.
- No e-bikes, golf carts, scooters, hoverboards, or other types of recreational vehicles, equipment or toys are allowed on the pool deck or in the pool.
- No bicycles, skateboards or roller skates allowed on the pool deck, or in the pool.
- Proper swim attire is required.
- No diapers allowed – **Swim pants only**.
- No diving or jumping.
- Shower before entering the pool.
- No smoking within the enclosed pool area.
- No glass allowed on the pool deck or in the pool.
- No food allowed in the pool.
- No rafts, inner tubes, floats, or balls allowed unless during a supervised educational program that does not interfere with others' enjoyment.
- No personal music may be played that can be heard by others.
- Pool furniture may not be removed from the pool area.
- No furniture allowed **inside** the pool.
- Pool furniture, including cabanas, **may not be reserved**.
- Do not enter the main building with wet attire.

## FITNESS CENTER RULES & REGULATIONS

- **Hours: 5 AM - 11 PM daily**
- **Fitness Waiver Required** for all users. Check with the HOA office to confirm if you have one on file.
- The fitness center is **for residents and their accompanied guests only**.
- Children under 14 must be accompanied by a responsible adult.
- Be respectful and courteous to others.
- **No food or drinks** except drinks in plastic, spill-proof bottles.
- Wipe down equipment after use.
- **Proper attire required**
- No wet bathing suits in the Fitness Center or Clubhouse.
- Use equipment as directed.
- Return dumbbells and equipment to proper areas after use.
- **Do not drop or bang free weights.**
- **No smoking** in the facility or near the clubhouse.
- Report issues to the HOA office in writing.
- **Use equipment at your own risk.** HOA assumes no liability.
- **FOR EMERGENCIES: DIAL 911.**
- Ensure doors **close behind you** when entering/exiting.

## GATHERING ROOM / KITCHEN AREA

- These areas are available for community events, clubs, meetings, etc. on a first come, first served basis.
- **Wi-Fi and TV available** (remote controls must be returned to their designated spot).
- Refrigerator is cleaned **every Friday** – remove personal items before then.
- Ice machine available – **use scoop provided** and close after use.
- Clean counters and sinks after use.
- Remove all personal dishes, pots, pans, utensils, and cups after use.
- Return tables and chairs to their original positions.

## PRIVATE USE OF THE AMENITY CENTERS

Residents may reserve **the gathering rooms** for private events by contacting the HOA office for availability and applicable fees. **No other areas of the amenity centers can be reserved or utilized for private gatherings.** Gathering rooms are reserved on an “as-is” basis and no guarantee of exclusive use prior to the event time, on-site security, or cleanliness shall be construed by a reservation agreement.



### Reservation Requirements:

- Date and time of event (**Max: 4 hours**).
- Purpose of event.
- Expected number and invitation list including full names of all attendees.
- Alcohol service details (**special fees/rules apply**).
- Special setup needs (for paid events).
- Final headcount and invitation list required **3 days prior** to the event.
- A signed contract is required.

### Private Event Rules:

- **Private events must end by 11 p.m.**
- The pool and pool deck area **cannot** be reserved for private functions and may not be used for those purposes.
- Guests must stay within the reserved area (the Social Room) and **may not wander** the facility or pool deck.
- Propping open of any door, whether interior or exterior, of the Amenity Centers is strictly prohibited.
- Residents are expected to bring their own trash bags and dispose of their trash/garbage directly in the large dumpster located in the parking lot. Leaving trash outside of designated receptacles is prohibited and may result in enforcement action and/or forfeiture of security deposit.

### Fees for Private Party Use:

- A **non-refundable fee** applies for private events. Contact management for fee details which may change from time to time at a Board meeting at Board discretion.
- A **non-refundable** cleaning fee may apply. This requirement, if imposed, will be incorporated into the rental agreement.
- At the discretion of Management, certain types of events—such as those involving large gatherings, music or entertainment, alcohol, or any other activities that may pose a risk to property or safety—or events exceeding a certain number of attendees, may require the presence of a third-party security guard or officer hired by the Association. If deemed necessary, the guard or officer must be present for the duration of the event, and the associated cost shall be a **non-refundable** fee paid in full by the User. This requirement, if imposed, will be incorporated into the rental agreement.
- A refundable security deposit is required.
- **Signed contract required** to reserve the space.

### **SECTION 3: ENFORCEMENT OF RULES & REGULATIONS**

- **Obligations of Members; Remedies at Law or in Equity; Levy of Fines and Suspension of Use Rights**
  - Each Member and their tenants, guests, and invitees must comply with this document and the Governing Documents. Owners are responsible for the actions of their guests, contractors, and invitees.
  - Actions to address violations may be taken by the Association or any member against:
    - The Association
    - A Member
    - Any Director or officer who knowingly violates the Governing Documents
    - Any Tenants, Guests, or invitees using the Common Area
  - The prevailing party in any litigation is entitled to recover reasonable attorney's fees and costs.
  - Certain disputes must follow dispute resolution procedures as per Section 720.311 of the Florida Sunshine Act ("Act").
- **Fines and Suspensions**
  - The Association may levy reasonable fines for non-compliance with Governing Documents.
  - Fines shall not exceed the maximum amounts allowed by law and are not secured by a lien unless permitted by the Act.
  - The Association may suspend a member's or their tenant's, guest's, or invitee's right to use Common Areas and facilities for non-compliance.
  - Suspensions do not apply to areas required for access or utility services to the Parcel.
  - The Association may deactivate an owner's gate transponder and require entry through a guest entrance.
- **Notice and Hearing Requirements**
  - Fines or suspensions require at least 14 days' notice and a hearing before a committee of at least three non-Board Members.
  - If the committee does not approve the fine or suspension by majority vote, it cannot be imposed.
  - The committee's role is to confirm or reject the fine or suspension imposed by the Board.
- **Delinquent Payments and Additional Suspensions**
  - If a member is 90+ days delinquent on fees or fines, the Association may suspend their rights to use Common Areas and facilities and access to the resident entrance gates until the debt is paid in full.
  - The notice and hearing requirements do not apply to these suspensions.
  - The Association may suspend voting rights for delinquent members.
  - Suspended voting rights reduce the total voting interests counted for quorums, elections, and approvals.

- **Board Approval of Suspensions**

- Suspensions due to delinquency or failure to comply must be approved at a properly noticed Board meeting.
- The Association must notify the owner and relevant occupants, licensees, or invitees by mail or hand-delivery.
- Suspensions apply to a member and their tenants, guests, or invitees, even if the issue arises from only one of multiple parcels owned.

- **Availability of Remedies**

- Members agree to the enforcement provisions regardless of their severity or the availability of other legal remedies.
- The intent is to provide the Association with effective methods to operate efficiently, collect due monies, and preserve the community's enjoyment without undue interference.

- **Fining schedule will always be 'maximum penalty' of \$100 per day for 10 consecutive days or as allowed under the governing documents.**

**HOA Contact Information:**

- Phone: **561-360-1098**
- Email: **thefieldshoa@castlegroup.com**
- Office Address: **8360 Cinch Way, Lake Worth, FL 33467**

**GOVERNING DOCUMENT PRECEDENCE:**

The foregoing Rules and Regulations are adopted by the Board of Directors of The Field's Homeowners Association as a supplement to the Association's governing documents, including but not limited to the Declaration of Covenants, Conditions and Restrictions (the "Declaration"), the Articles of Incorporation, and the Bylaws. In the event of any conflict or inconsistency between these Rules and Regulations and the governing documents, the provisions of the governing documents shall control and prevail.

**Adoption of Rules and Regulations**

The foregoing Rules and Regulations were duly adopted by the Board of Directors of The Fields Homeowners Association, Inc., at a duly noticed and convened meeting held on the 19 day of June, 2025, in accordance with the Association's governing documents and applicable Florida law.



President Signature



Printed Name:

SHAWN PORSANDER

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Secretary Signature

Printed Name:



J. DREW PIEROSA