



**THE LOFTS OF PALM-AIRE VILLAGE HOA**  
**RULES AND REGULATIONS (Rev. January 2025)**

**These Rules and Regulations and  
the City of Fort Lauderdale Municipal Code  
must be adhered to within our Deed Restricted community.**

Email: HOA@LOFTSOPALMAIRE.COM WEBSITE: LOFTSOPALMAIRE.COM

**HOMES / MAINTENANCE:**

**Assessment/Fine<sup>1</sup>**

- |  |                                       |
|--|---------------------------------------|
| <p>1. No changes may be made to any house or attached structure, fence or driveway without prior written approval from the Board of Directors. Submit a drawing and after HOA approval, submit copies of your permits for our files with your letter.</p>  | <p>Monthly Maintenance<br/>Fee x1</p> |
| <p>2. All exterior painting/staining on your property must be uniform in color. Your house, fence, trellis, wooden mailbox, exterior wooden items, and wooden porch must all be the same color as the house. The following Behr (available at Home Depot) solid or semi-transparent stain or paint colors are approved:<br/> Woodbridge: #116      Valise: #123      Royal Hayden: #136<br/> Terra Cotta: #118      Cedar: #146      Red Barn: #112<br/> A color chart is on display at the clubhouse for your convenience. Please ask the office for a current list of the colors and their corresponding numbers prior to purchasing your paint to be sure you have the correct, allowable color. Color matching will not work and you will be asked to repaint.</p> | <p>Monthly Maintenance<br/>Fee x1</p> |
| <p>3. Car bumpers may only be painted black, white or the same color as your house.</p>  | <p>Monthly Maintenance<br/>Fee x1</p> |
| <p>4. All firewalls must be uniform in color. Melted Sugar Loft's Special, the approved color, may be purchased ONLY at Acrylux (6010 Powerline Road, Phone: 954-772-0300). Color matching will not work and you will be asked to repaint.</p>   | <p>Monthly Maintenance<br/>Fee x1</p> |
| <p>5. Mold/mildew and spider webs on firewalls, fences, exterior wood and porches must be cleaned off.</p>   | <p>Monthly Maintenance<br/>Fee x1</p> |
| <p>6. Any rotted or old wood on walls, siding, porches, trellis and other exterior wooden areas must be replaced/repaired and repainted. Exterior wood paneling must be T1-11. If other type of wood surface currently exists on your house, when the wood is replaced, it must be replaced <b>only</b> with T1-11. You may need to special order T1-11.</p>   | <p>Monthly Maintenance<br/>Fee x1</p> |
| <p>7. Lawns must be weeded, fertilized, watered and cut. Dead leaves and branches must be trimmed and removed.</p>   | <p>Monthly Maintenance<br/>Fee x1</p> |
| <p>8. Yards must be kept tidy, dead plants removed, and kept weeded.</p>   | <p>Monthly Maintenance<br/>Fee x1</p> |
| <p>9. Hedges must be no higher than six feet and kept trimmed and boxy.</p>  | <p>Monthly Maintenance<br/>Fee x1</p> |

10. Pavers, stones and landscaping logs/boards must be clean and mold-free. Monthly Maintenance Fee x1
11. Metal mailboxes may be black, anodized aluminum (looks like the exterior trim on the metal window frames), bronze, or painted the same color as your house. No white or novelty mailboxes. Mailboxes may only be one of the following three styles: Monthly Maintenance Fee x1



12. Glass doors or windows may be covered on the interior only with shades, curtains, or drapes. No sheets, blankets, boxes or newspaper are allowed. You will be required to remove the unauthorized item(s). Outside window treatments require Board approval prior to installation. No bars are permitted on windows. Monthly Maintenance Fee x1
13. Code-approved hurricane shutters are allowed from June 1<sup>st</sup> through November 30<sup>th</sup>. Monthly Maintenance Fee x1
14. Holiday decorations must be taken down 15 days after each holiday. Monthly Maintenance Fee x1
15. Porch light must be in working order. Please use during the night. Monthly Maintenance Fee x1
16. Leaves are not to be swept into the street. If a homeowner is found doing this, they will be assessed the cost of clean-up. Monthly Maintenance Fee x1 PLUS \$125 from street sweeper company.

**HOMESTEAD / OWNERSHIP / RENTING:**

17. No trade, business, profession, commercial event or any type of illegal activity shall be carried out or upon any of the parcels. The Lofts is a residential neighborhood. Monthly Maintenance Fee x1
18. No more than one family per residence. These are single-family houses. Handled by city code enforcement
19. An estoppel fee of \$100 is charged for any transfer, refinancing or sale of any property. Handled by city code enforcement
20. HOA approval of rental of property is contingent upon house being owner occupied for the first year or if the owner currently owns a property in the community and has lived in the home for one year. Any violation of these terms of approval will result in the owner being responsible for all attorney fees, fines and assessments. Monthly Maintenance Fee x1

21. A homeowner who chooses to rent their property must provide complete and current information on resident tenants. Applications are available through the office. Prior to occupancy, prospective tenants must be interviewed by the office to review and sign the HOA Rules and Regulations as to their responsibilities as a Lofts resident. There is a \$250 processing/management fee due and payable in conjunction with the interview process. The prospective tenants must read, agree to, abide by and sign the Rules and Regulations of the HOA. **Property owners are responsible for any tenant violations as well as applicable fines.** All leases shall be for no less than 12 consecutive months in duration and a current, fully executed copy of the lease agreement shall be on file at the office **at all times**. There shall be only one rental agreement per year per property. Month-to-month exceptions can be issued for up to 3 months for extenuating circumstances at lease expiration. Exceptions must be requested in writing and approved. Monthly Maintenance Fee x15 per month, for 1 year
22. All property owners renting their property are required to register with the City of Fort Lauderdale as per City of Fort Lauderdale Ordinance Article XI. Monthly Maintenance Fee x3 until requirements are met by tenant

**TRASH BINS / RECYCLE BINS / BULK TRASH:**

23. All bins must have lids and your lot number must be on your receptacles. If either the lid or the lot numbers are missing, the container will be confiscated with **no warning**. Any confiscated receptacles can be claimed from the office after paying a \$25 assessment. Monthly Maintenance Fee x1
24. Trash containers may be place out no more than 24 hours before pickup. Trash bin, yard waste and recycle containers shall not be permitted to remain in public view except on days of trash collection and must be removed from public view within 24 hours after collection. \$25
25. Bins must be stored out of public view in back easement, in front fenced area or behind a hedge. Monthly Maintenance Fee x1
26. Bulk trash collection is the 4<sup>th</sup> Wednesday of the month. **Place your bulk trash on your own property at the end of your driveway. Do NOT place on any other homeowner’s private property.** It is mandated by City Code that these items must be kept inside your fence until no earlier than 24 hours in advance to avoid an assessment. **The ends of the streets are privately owned so do not use these areas to put your bulk trash. Placement of trash on the perimeter road or on the islands is prohibited. No Loose Glass.** Monthly Maintenance Fee x1
27. Placing trash or other items on property other than your own or before the appropriate time will result in an assessment to your account for the removal and disposal of these items. Monthly Maintenance Fee x1

## **VEHICLES / PARKING / DRIVEWAYS:**

28. Only two registered vehicles are allowed in a two-car driveway, or three registered vehicles if you have a three car Board approved widened driveway. Monthly Maintenance Fee x1
29. A three-car widened driveway is no more than 27 feet wide, done with asphalt only, with at least two feet of greenery on each side. Permission to widen a driveway must be granted by the Board of Directors. Submit a drawing and after HOA approval, submit copies of your permits for our files with your letter. Monthly Maintenance Fee x1
30. All vehicles **must** have a current tag and be in working condition. Monthly Maintenance Fee x1
31. Vehicles may not be parked on the grass of your property, on the street, islands or anywhere else not authorized within our community. **Property owners found in violation are subject to applicable fines and vehicles being towed. This may be enforced by the City of Fort Lauderdale Police detail.** Monthly Maintenance Fee x1
32. No vehicle may be parked in the street behind the other two vehicles in the driveway. Parking is not allowed on easements. Monthly Maintenance Fee x1
33. No commercial vehicles are allowed in our community between the hours of 9:00pm and 6:00am. Any commercial vehicle is a vehicle self-propelled by a motor, having more than four tires and/or bears any sign or marking which advertises or identifies any business or commercial venture or which is used or designed for a business or commercial purpose. Monthly Maintenance Fee x1
34. Parking spaces at the clubhouse and tennis courts are intended for the use of the facilities only. As stated in Rule 43, pool hours are dawn until dusk (sunrise to sunset). Temporary dusk to dawn parking will be permitted for special circumstances for a maximum of 10 days for any request; no consecutive requests will be accepted. (Examples: driveway or roof repairs, tree trimming, visitors.) Prior notification of temporary dusk to dawn parking is required. Notification to include an acceptable reason, lot number, contact information including phone number, vehicle make and model, tag number and dates of use, shall be made to the office in advance in writing or by email: [hoa@loftsofpalmaire.com](mailto:hoa@loftsofpalmaire.com). Parking lots will be monitored. Vehicles found in violation shall be towed at owners' expense. Monthly Maintenance Fee x1
35. No boats, trailers, campers, airboats, commercial vehicles, aircraft or any other recreational vehicle may be parked at The Lofts. Monthly Maintenance Fee x1
36. Failure to comply with the above parking rules and regulations may result in the offending vehicle being towed. Monthly Maintenance Fee x1

**FEES / CHARGES / ASSESSMENTS:**

- 37. Maintenance fees are \$100/month effective 1.1.2025 and are due the first day of every month. Homeowners are expected to pay their maintenance by the due date. Accounts 90 days past due in maintenance fees and/or other assessments or charges will be turned over to Collection. A claim of lien will be placed on properties with balances of \$300 due; foreclosure proceedings will begin on accounts owing \$500. There will be a \$150 administration assessment for any home that is turned over to Collections. Monthly Maintenance Fee x1
- 38. The homeowner is responsible for any and all assessments and charges incurred by The Lofts of Palm-Aire Village Homeowners' Association in the collection of a debt, whether it is from the collection agency, fines, assessments, contractors, attorney fees, etc. Monthly Maintenance Fee x1
- 39. All returned checks will be charged a \$50 fee, which shall be deemed an assessment. After that, no personal checks will be accepted—only payment by money order or cashier's check will be accepted on that account.
- 40. Homeowners and their guests and tenants are expected to abide by the Rules and Regulations while in The Lofts community. We have 24-hour surveillance at the clubhouse. If damage or vandalism is discovered in any common areas, and if the homeowner can be identified, they will be assessed accordingly. If appropriate, the police will be notified and charges filed.

**COMMON AREAS: PARK / POOL / TENNIS COURT / DOGPARK**

- 41. There is a leash law in Fort Lauderdale for dogs. The area that a dog may be curbed is along the hedge on 62<sup>nd</sup> Street, not along the corner properties which are private property. Please remember to clean up after your dog—it is the law. Any homeowner may submit a photo to the office as evidence if they wish to report a dog that is not being properly curbed, unleashed while outside or whose owner has not picked up after them. The offending homeowner will be assessed. Monthly Maintenance Fee x1
- 42. We have two dog parks to be used for your pets. Refrain from using the tennis courts, pool area, BBQ area or the park as these areas are for people. Monthly Maintenance Fee x1
- 43. Pool hours: dawn to dusk Monthly Maintenance Fee x1
- 44. No animals or glass containers in the pool, racquetball or tennis court areas. Monthly Maintenance Fees x1

- 45. Any child under the age of 14 must be accompanied by an adult in the pool area. Monthly Maintenance Fee x1
- 46. For safety and liability reasons, any entrance to the recreation areas must be closed and secured. Please turn off lights and fans, and shut the doors and gates of the bathrooms, clubhouse, racquetball or tennis court when leaving. Monthly Maintenance Fee x1

Except as otherwise provided, any violation of the HOA Declaration of Covenants and/or these rules, may subject the owner of the property to a penalty of up to 15 times the amount of the monthly HOA assessment.

I have received a copy of these Rules and Regulations and have had them explained to me by a representative of The Lofts of Palm-Aire Village HOA, Inc.

X _____	_____	_____
Signature of Homeowner	Print name	Date

X _____	_____	_____
Signature of Homeowner	Print name	Date

X _____	_____	_____
Signature of Tenant	Print name	Date

X _____	_____	_____
Signature of Tenant	Print name	Date