

SARATOGA BAY HOMEOWNERS ASSOCIATION, INC.

P.O.BOX 222486

West Palm Beach, FL 33422

Updated AUGUST 2025

Website: www.saratogabay.com

On behalf of the Saratoga Bay Homeowners Association Inc. and the Board of Directors, we welcome you to our community. Congratulations on your new home!

Please take the time to read through the Governing Documents which are posted on our website. All homeowners have access to the Association documents through our link to The General Ledger. Our website, www.saratogabay.com, contains valuable information regarding the community, as well as contact information for our Board Members and Committee Chairpersons. In addition to our website, we have compiled the following information to assist you and hope that you will find this information both informative and helpful. Please take a few minutes to visit and familiarize yourself with these resources.

If you have any further questions or require additional information, please do not hesitate to contact a Board Member or a Committee Member.

Whether you are a full time resident or seasonal resident, we welcome you to the Saratoga Bay community! We know you will find that this is a beautiful neighborhood and a great place to live.

SARATOGA BAY HOMEOWNERS ASSOCIATION, INC. INFORMATIONAL BOOKLET

Website: www.saratogabay.com

Please visit Saratoga Bay's website for interesting information about your community. On the website you will find access to the governing documents, Board meeting minutes, financials, and other pertinent homeowner information.

QUARTERLY HOA FEE:

Bills are sent quarterly to each homeowner's mailing address/or email as requested and they are due the **FIRST** day of January, April, July and October.

Payments are made to The General Ledger. (PAYHOA)

QUARTERLY HOA FEE INCLUDES:

1. Garbage Removal (including yard waste and large items).
2. Monthly Water and Sewerage.
3. Xfinity/Comcast High Speed Internet and Basic Cable TV, (see additional information below).
4. Landscape Services – Maintenance to trees, mowing, trimming, lawn and shrub pest control, fertilization/weed control, and irrigation of all areas of the community as well the front yards of each single family home. All areas of the backyard (beyond the metal gate) are the responsibility of each homeowner to maintain. Be considerate of your neighbors when planting in your backyard. Certain trees are not allowed due to possible damage by storms to your property as well as your neighbors. Consult with Landscape Committee for approval.
5. Roofs are pressure cleaned every two years.
6. Sidewalk and driveways are pressure cleaned every year.

SECURITY SYSTEM ALARM MONITORING can be provided by:

ALARM PARTNERS. www.alarmpartners.com

- Each home was originally equipped with a security system. If you find that your alarm is not working, needs service or you would like to upgrade or add additional services, you can contact ALARM PARTNERS at 1-800-330-5056 to schedule a service call. This is not part of your maintenance fee, so you may select other vendors for your security needs. All costs associated with monitoring, service, upgrades or additional items are the responsibility of each homeowner.
- If you plan to use your alarm system, it is required by the City of West Palm Beach to obtain a yearly alarm permit. www.wpb.org/government/police-department/alarm-permits-and-ordinance-information

XFINITY/COMCASTSERVICES:

- Each home receives BLAST-speed internet, one digital box, and two digital additional smaller boxes. The channel package is the very basic listing, however, upgrade are available for additional fees, such as premium channels.
- The main box can be a Bluetooth box or wired. The homeowner may select the box with 150 hours of DVR or opt to have the wireless box with 150 hours on the cloud.

- There are two wireless internet hotspots in the community. One is at the guard house; the other is by the bench at the lake on the North side of the community.
- The basic channels do include HD options for those with newer smart televisions, Comcast will provide a high speed modem, but the homeowner may chose to use their own. Any other ancillary services are the responsibility of the homeowner. Contact Xfinity/Comcast to establish service.

FRONT ENTRANCE GATE ACCESS:

- The front entrance gate is operated by remote control. Remotes are available to purchase for a fee \$25.00 per remote. Please use the [CONTACT FORM ON OUR WEBSITE](#) to purchase. Keys to the sidewalk gate are also available a no cost.
- There is a Keypad Kiosk at the front gate for visitors, contractors, etc. Please use the [CONTACT FORM ON OUR WEBSITE](#) to have your name and phone number that will be used to contact you when someone is at the gate.
- In order to keep our community safe, the directory can be used to find your name; for all vendors such as Repair Contractors, Uber, Delivery, Door Dash, etc. when they find your name in the directory, the assigned phone (which you provided) will ring. You will then be able to talk to the person and then PRESS THE NUMBER 1 AND THE GATE WILL OPEN.
- The quarterly access code is assigned and mailed to each Homeowner with their Homeowners Association bill. It is a 4 digit number, Residents and family members only should use this code. They can access the keypad to enter the code.
- A permanent code has been used for Landscapers, Housekeepers, Pool Cleaners, Newspaper Deliveries, etc...Please use the [CONTACT FORM ON OUR WEBSITE](#) to get that code.

MAILBOX:

- If the previous owner does not furnish you with mailbox keys, please use the [CONTACT FORM ON OUR WEBSITE](#).

GARBAGE REMOVAL AND RECYCLING:

- Garbage is defined as household refuse and is to be placed in plastic bags and placed inside the container supplied by the City of West Palm Beach. Only trash in the container will be picked up. Garbage pickup is on MONDAY AND THURSDAY OF EACH WEEK. (excluding some holidays) The container must be placed curbside the night before or by 6:00 a.m. on the day of pick up.
- Bulk/Large Items and Yard Clippings will be picked up on THURSDAYS ONLY and should be placed on the road, close to the grass no earlier than Wednesday. PLEASE DO NOT PLACE SUCH ITEMS ON THE GRASS as the equipment used to pick up these items will dig up the grass.
- Recycling- Solid Waste Authority provides each home with a Yellow Bin for newspapers and

magazines and a Blue Bin for plastic bottles, cans and glass bottles. Recycling is picked up on THURSDAYS.

- Please return all containers to either the garage or out of sight after pickup.

PRESSURE CLEANING:

Each roof will be periodically pressure cleaned, at the expense of the Association. The front sidewalk, including the walkway to the back metal gate of each home, the driveway and the valley gutters will be periodically cleaned at the expense of the Association. Homeowners may pressure clean at any other additional time at their own expense.

RECREATION FACILITIES WITH THE VILLAGES:

As a resident of Saratoga Bay, you are entitled to use the facilities located at Faircloth Park on Saratoga Road, Perini Park on Cumberland Drive and Shiloh Park on Shiloh Drive. These facilities include a pool, tennis courts, pickle ball courts and recreation areas. You will need to obtain a Keyfob at Perini Park, which is located on Cumberland Drive. A copy of your Warranty Deed or Executed Lease Agreement, as well as photo ID., will be required.

ASSOCIATION MEETINGS:

MEETING SCHEDULES ARE LISTED ON OUR WEBSITE. An email will be sent to all homeowners as a reminder of the date and location of each meeting. Homeowners are welcome to attend and may speak on AGENDA ITEMS ONLY. If you have a suggestion or concern, please use the [CONTACT FORM ON OUR WEBSITE](#) prior to the scheduled meeting.

LOCAL SERVICES:

FPL	1-561-697-8000	www.fpl.com
AT&T	1-800-288-2020	www.att.com
Xfinity /Comcast	1-800-934-6489	www.xfinity.com
Alarm Partners	1-800-330-5056	www.alarmpartners.com
WPB Trash Collection	1-561-822-2017	www.wpb.org/government/public-works/sanitation/residential
Solid Waste Authority	1-866-639-2467	www.swa.org
Police(nonemergency)	1-561-822-1900	www.wpb.org/government/police-department/departement-overview
Fire(nonemergency)	1-561-833-0811	www.wpb.org/government/fire-department
City of West Palm Beach	1-561-822-2222	www.wpb.org
Palm Beach Animal Control	1-561-233-1200	www.discover.pbcgov.org/publicsafety/animalcare/Pages/Services.aspx

**RULES & REGULATIONS
FOR SARATOGA BAY
RESIDENTS**

1. The owners and lessees of each lot in the general plan of development shall abide by each and every term and provision of the Declaration of Covenants and Restrictions, and each and every term and provision of the Articles of Incorporation, and By-Laws of the Association.
2. No bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be allowed to remain in the common areas. The sidewalks, walkways, streets and parking areas shall not be obstructed or used for any other purpose other than for ingress to and egress from the lots and common areas.
3. Any damage to the common elements, property, or equipment of the Association caused by any lot owner, family member, guest, lessee or vendor thereof, shall be repaired or replaced at the expense of each lot owner.
4. Lot owner/occupant will not park any vehicle to prevent access to another lot. The lot owners, their families, guests, and lessees will obey the posted parking and traffic regulations installed by the Association for the safety, convenience and welfare of all lot owners/occupants. Speed limit is posted as 20 MPH. No parking on the sidewalk at the edge of the driveways. Full STOP at all Stop signs. This applies to all vehicles driving in the community, ie. Amazon, Fed Ex, Hulett, UPS, pool service, repair vehicles, etc.
5. No occupants of any lot/house in Saratoga Bay shall be permitted to park their vehicles on the streets of the community overnight. Temporary guest vehicles may park on the street overnight.
6. No lot owner/occupant shall perform or permit any assembling or disassembling of motor vehicles except within his garage. Each lot owner/occupant shall be required to clean his driveway of any oil or other fluid discharged by his motor vehicle.
7. No transmitting or receiving serial, satellite dish or antenna shall be attached to or hung from any part of the common areas. Any such device to be hung on any residence must be hung on the back of each residence, unable to be seen from any road and be pre-approved by the Architectural Review Committee. Those in place as of the date of these revisions are grandfathered.
8. No clothesline or other similar device shall be allowed on any portion of the community.
9. All garbage from the lots shall be deposited with care in each lot owner's garbage container provided by the City. No garbage or refuse shall be deposited in any common area for any reason. No littering shall be done or permitted on the Association property. If a homeowner contracts a private landscape company, it is that homeowner's responsibility to **inform their private landscape company** to remove yard waste from the homeowner's property that same day. For purposes of collection, yard waste is defined as shrubs, tree prunings, or any vegetation. All garbage containers shall remain out of sight or in the garage when not placed for pick-up on the correct days for pick-up.
10. No commercial vehicle, recreational vehicle, camper, trailer, boat or van,(which does not include "SUV's"), shall park or be parked at any time on any portion of the common areas, except for commercial vehicles, vans, or trucks delivering goods or furnishing services. No such vehicles are allowed to be parked overnight on the street.
11. As of July 2024, the Florida Senate ruled that trucks and work vehicles are allowed to be parked in the driveway. This allows personal trucks and work vehicles.
12. The Association shall have the right to authorize the towing away of any such vehicles in violation

of this rule with costs and fees, including attorneys' fees, if any, to be borne by the vehicle owner or violator.

13. No garage doors shall be permitted to remain open except for temporary purposes, and the Board may adopt further rules for the regulation of the opening of garage doors.
14. No "For Sale" sign shall be placed on any property except in a front window, either garage or kitchen. The "For Sale" sign is not to exceed 18 inches by 24 inches in size.
15. No vendor signs allowed on homeowner property.
16. Homeowners are required to notify the Board when they are putting their home on the market to sell, preferably before it is listed in MLS. Also, if you are intending to rent the residence.
17. All front doors of all residences shall be white. Request for another color or style, which includes glass or double doors, must be approved by the Architectural Review Committee before installation.
18. No changes or modifications (landscaping (front), pools, hot tubs, windows, roofs etc.) including paint color shall be made to property without written approval from the Architectural Review Committee. Please use the form on the website for approval. Paint colors are available on the website.
19. Homeowners must supply Certificate of Insurance naming SBHOA as additional insured for all exterior work.
20. As of July 2024, the Florida Senate ruled that the HOA cannot deny a homeowner permission to install a metal roof. However, there are HOA guidelines that the contractor MUST abide by in order to be approved by Architectural Review Committee. Guidelines are listed on the website.
21. NOTE: Per Amendment to the Declaration of Covenants, February 27, 2014: Property cannot be leased or rented for a period of **twenty-four months** after the date of purchase.
22. Please pickup POOP after your pets. All pets must be on a leash at all times.
23. Complaints regarding the management of the Association property, or regarding the actions of other lot owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining lot owner.
24. Any consent or approval given under these Rules and Regulations by the Association may be revocable at any time by the Board.
25. These Rules and Regulations may be modified, added to, or repealed in accordance with the By-Laws of the Association, By Resolution of the Board of Directors of the Saratoga Bay Homeowners Association, Inc.

Updated-MAY 2025: Not exclusive of other document, requirements, regulations of SBHOA Articles of Incorporation and the State of Florida.

Approved by Board Members, May 28, 2025.