



Understanding your Community

Addison Green History

Our property was originally owned by Transeastern Properties, one of the main developers in Aberdeen. In the mid-1990s land was sold to Royal Palm Builders who constructed 4 villa homes and 4 single-family homes. All of these are a bit larger than the homes which came afterwards. In 1999 the property was sold to Oriole Homes Corp. who erected 132 single-family homes over the next few years. When their one-year builder warranty was about to expire, most homeowners hired a home inspector. With no exceptions, the inspectors commented on how well the homes were built. As proof of that, our homes sustained little to no damage during 20 years of storms. After completion in 2003, Oriole turned the HOA over to the community. Our HOA board consists of five community volunteer directors, elected for two-year terms. We are a 55+ community. Our documents do not allow anyone under the age of 19 to reside in our community. In 2005, Aberdeen passed a mandatory club membership requirement. Current owners at that time were grandfathered in, not subject to this requirement.

Fairway Lakes Association

Addison Green (140 homes) shares a common entrance, gate, and swimming pool with two other communities: Oxford Place (112 homes) and Turnberry Isle (97 homes). This common area is managed by Fairway Lakes Association that consists of 1 board member from each of the three communities HOAs. Cost to manage these common areas is allocated among the 3 communities and is included in your HOA dues.

Property Owner's Association, POA

There are 25 communities that comprise Aberdeen. Seventeen of those, including Addison Green, are west of Jog Road. Each community has one POA representative. The POA negotiates the Comcast master cable/internet contract and the contract with the sheriff's department for local patrols, maintains common grounds (landscaping and lighting along Hagan Ranch Road, entrance to Aberdeen Country Club, signage at Jog Road and Gateway, all the area lakes), and manages all the community irrigation pumps. Cost related to these POA responsibilities is allocated to each community and is included in your HOA dues.

Note: Both Addison Green and its sister community, Oxford Place, share a unique characteristic. Our land is titled to the curb, and not to the exterior wall. This means we must maintain landscaping that is adjacent to our outside walls. All other HOAs have that work done by the POA.

Homeowners Association (HOA) Responsibilities

- Landscaping
- Irrigation system
- Common area pest control



- Perimeter wall painting and maintenance
- House painting every 7 years
- Pavements, swales, and roofs pressure washed as needed
- Xfinity services, including cable, Internet, and home phone - optional
- Home security system monitoring
- Community pool
- Gated entrance
- After storm clean-up
- Review and approval of changes to home exteriors
- Landscaping outside of exterior walls
- Management company services

Homeowner Responsibilities

- Trimming of any tree that exceeds 8 feet
- Maintain existing shrubbery and remove/replace anything that has died
- Watering of the lawn if the irrigation system in your area is under repair
- Submitting an ARC approval request for any exterior change
- Maintain pipes and wires extending into and under your home
- Review and become familiar with the existing bylaws
- You must review the HOA documents. If the prior owner did not provide these at settlement, you may purchase them from our management company or view them on the Addison Green website.

Addison Green HOA Rules

Gate Entry – Each owner is entitled to bar code stickers for personal vehicles (allowing access on the right, resident lane) and swipe cards (allowing access on the left, visitor lane). Contact Bruce Perry @addisonbmp@gmail.com for initial setup. You may provide 2 phone numbers on the gate directory. By providing your cell phone number, you can open the gate from anywhere.

Coach lights - All coach lights must be illuminated at a minimum from dusk to 11 PM. This provides safety for those walking in the evenings and is a theft deterrent. Most people use a battery back-up timer to avoid disruptions to the timer settings when there is a power surge. Some timers will adjust the “on” time with the changing seasons and daylight savings time. If your coach lights need to be replaced, they must be the same as the old lights and they are available at Home Depot.

Trash - Trash and recycling are collected on Saturdays. Trash and vegetation are collected on Wednesdays. Trash bins and recycling bins provided by PBC must be used. To avoid attracting animals and rodents, no trash, other than garden vegetation, can be placed in a plastic bag. We ask that trash be placed at curbside after 5 PM on the evening before collection and bins be brought in by 5 PM on the day of collection. Bins must be stored inside your garage.



Irrigation System - Currently our irrigation system operates every evening except Sundays, starting its cycle at 9:00pm and ending about 6:30am. The irrigation vendor performs maintenance on our system (wet checks) once a month. If you feel that there is a problem with the system around your house (broken sprinkler heads, broken pipes, no water), there is a form on the website that a homeowner can use to request service. Since our system is old and we have had some problems in the past, please be patient and water your lawn and plants until we can address the problem and schedule a repair.

Landscaping - our landscaping contract includes:

- Lawn mowing, string trimming, edging, blow off and removal of clippings
 - November to March - 2 times per month
 - April, October - 3 times per month
 - May to September - 4 times per month
- Liquid weed killer will be applied to driveways and sidewalks 1 time per month
- Trees up to a maximum height of 8' will be trimmed 1 time per month keeping the branches away from the buildings.
- Hurricane preparation tree trimming will be done 1 time per year, preferably in June or July
- Storm drains will be cleaned off as needed
- Lawn fertilizer will be applied 2 times per year in November and April

Parking - Do not block sidewalks and do not park on the grass. Cars may not be parked on the street from 9:00 PM until dawn. Overnight parking is allowed at the pool parking lot with permission from Campbell Property Management.

Over 55 Status - as an over 55 community, at least 80% of occupants must be 55 years or older. Our documents prohibit anyone under the age of 19 from living in Addison Green.

House Painting - Houses will be painted every 7 years. If your house is scheduled to be painted, you will be contacted in the spring of that year. You may select a house and trim color from the approved samples that will be provided to you at that time.

Roof, Sidewalk, Swale Power Washing – as needed

Garage Doors - We ask that all garage doors remain closed unless the resident is working in the area. Not only are the open doors an eyesore, but they are an invitation to theft and to intrusion by snakes, bugs, or animals.

Architectural Changes - To maintain the appearance of the community and preserve the value of our homes, no changes may be made to the exterior of your home without prior approval. An ARC form must be completed and approved prior to initiating any work. Without prior approval, you may be required to undo the work for which you have already paid. A sample ARC form is included in this booklet. Proof that the contractor is licensed and insured must be included when



the form is submitted. Since the approval process requires several signatures, please make sure to submit the form in a timely manner.

Some examples of outside work requiring/not requiring approval are:

ARC Form required: screened lanais, gutters, storm shutters, changing of paint colors, glass front doors, new landscaping, exterior lighting, porch enclosures, solar panels, pools, patio extensions, tree removals.

ARC Form not required: replacing dead bushes, changing plants within an existing plant bed, replacing coach lights with the same lights.

If in doubt, please ask!

Home Rentals - Short term rentals (less than 6 months) are not permitted. Lessees must complete an application and pay a fee. The owner must provide a copy of the lease. Board approval is required before occupancy. Owners and residents are not permitted to rent out rooms.

Animals - Dogs are welcome, but they must be on a leash and owners must pick up all dog waste. We do not recommend walking a pet at night along the bank of our lake. We are not aware of any residents being approached by any animal, however, there have been confirmed reports of coyote sightings. If this is a concern, consider carrying a can of wasp spray, which will project the chemical many yards. An air horn is also reported to be effective. No food of any kind should be left outside that may attract animals or wildlife.

XFINITY Services – The POA has a reduced-rate bulk arrangement with Xfinity which includes cable with 2 premium channels, internet, and landline. This cost is included in your HOA dues. Owners are entitled to 4 cable boxes and a router. Two weeks prior to settlement, contact Maria Ingrassia at Campbell Management Property to complete an Xfinity form. To pick up equipment, contact Xfinity at 800-934-6489. Additional features or premium channels are the responsibility of the owner.

Signage - no advertising, vendor or political signage may be placed in your yard.

Security System - Your HOA dues cover the monthly fees for a home security system provided by The Monitoring Center (TMC). You are responsible for getting a permit from the Palm Beach Sheriff Office (PBSO) to allow TMC to dispatch PBSO to the premises in case of alarm activation. Permits are \$25/year and fines may be assessed in the case of false alarms. You will need an alarm certificate from TMC to complete the permit application. The certificate can be obtained online. The alarm system has a backup battery, located in the main alarm box, which should last about five years. Battery replacement is the responsibility of the homeowner.

Safety and Security - we live in a very safe community; however, we suggest certain safeguards to help preserve this:



- Always use your alarm when leaving your home
- Do not leave your home or car doors unlocked
- Keep garage doors closed
- Consider upgrading your alarm system with motion detectors
- Use outside lighting, triggered by motion detectors
- Put a hasp lock over your alarm box to reduce the chance of deactivation
- Put pins in sliding doors to prevent them from being lifted out
- Use wood in sliding door track to prevent door from being forced open
- Be aware of suspicious vehicles.

We have a “no soliciting” sign posted at our gate. Anyone knocking on your door trying to sell something is guilty of trespassing. This is often a ploy to discover unoccupied homes.

Zero Lot Lines – We live in a zero-lot line community. Your property line may extend to the wall of your neighbor’s home. However, you may not place anything against your neighbor’s wall.

Snowbirds - when away, consider hiring a house sitter or leaving a key with a friend or neighbor.

Hurricanes - hurricane shutters must be removed/opened within five days of storm passage. You may leave side window and rear shutters up if there is a screen lanai. Shutter panels cannot be kept outside your garage.