



Boca Gardens Homeowners Association



9551 Boca Gardens Parkway ~ Boca Raton, FL 33496 - (561) 852-4403 **Phone** (561) 852-1635 **Fax**

Email: bghoa9551@gmail.com

Important Information for Realtors Purchasing & Selling Homes in Boca Gardens

As realtors assist clients with purchasing or selling homes in our community, please be aware of the following important guidelines and restrictions which align with the community's Governing Documents and Rules & Regulations.

1. For Sale Signage:

- All **For Sale signs** posted within the community must comply with HOA guidelines. Homeowners may request authorization to display up to two (2) directional signs, from 9:00 am to 2:00 pm during an open house event. Homeowners or their representatives are required to collect the signs by 2:00 pm. Please ensure that signs are appropriately sized and positioned according to community rules. Improper signage may be subject to removal.

2. For Sale Listings:

- Realtors and homeowners are responsible for ensuring that all listings accurately reflect the HOA rules and restrictions, including the important rental restrictions. **Homeowners must notify the HOA of any potential sale plans.**

3. Rental Restrictions for NEW BUYERS:

- Effective on/after August 17, 2021 and duly recorded in the Public Records of Palm Beach County, Florida, at Official Records Book 4607; Page 299, Boca Gardens HOA has a strict **10% cap** on rentals, and rentals are **PROHIBITED** during the first 12 months of ownership. **At this time, the rental percentage is over the cap.** As a result, **NEW homeowners** purchasing within the development should expect a **considerably extended** waiting period before they are eligible to rent their properties. Realtors should inform prospective buyers about this restriction and the current waiting period for rentals, as this could impact their decision-making process.

- Short term occupancy agreements, such as those through Airbnb or similar platforms, as well as advertisements for room rentals and subletting are **PROHIBITED**.

- Rentals are permitted only to certain existing eligible homeowners who purchased their properties prior to 2021, who adhere to the HOA's rental application process. For complete details, please refer to the lease application in the "Prospective Renters" section.

Realtors are strongly encouraged to carefully read all rules and restrictions in the Boca Gardens Governing Documents and Rules and Regulations posted in the **Documents** section of this website. Or contact the HOA office prior to listing or finalizing any sale to confirm any additional restrictions or updates that may affect the transaction. However, the HOA is not responsible for ensuring that realtors or potential buyers understand the rules and restrictions.

Thank you for your attention to these important matters and for your cooperation in maintaining compliance with our community's standards.