

# GREENVIEW COVE HOMEOWNERS ASSOCIATION, INC

## Security Guide and Procedures

July 2000

**Prepared by**  
Larry Carlin, Secretary  
And  
GVC Board of Directors

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Wellington, FL 33414

## Welcome to Greenview Cove Estates

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This guide is intended for Security Officers working in the GVC Guard House. You cannot assume that all persons entering the cove are familiar with the rules and regulations of the community. In addition, we have a large number non-resident traffic that includes contractors, builders, guests, delivery services, etc. You should then be able to use this guide as a quick reference.

No Owner or Occupant shall direct, supervise or in any other manner assert any control over any of the employees of the Association or its Management Company or Security Staff except in matters pertaining to immediate security or access to their own dwelling.

THESE RULES AND REGULATIONS have been promulgated and approved by the Board of Directors of Greenview Cove Homeowners Association, Inc. They have been established to provide maximum health and safety standards for all owners, guests, and lessees, to ensure the privacy and to protect the investments of all lot owners, and shall be enforced, as deemed necessary by the Board of Directors.

*Greenview Cove Homeowners' Association, Inc*

*Board of Directors - 2000*

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Director      **Sherburn Wynn**  
2099 Greenview Cove Dr  
Wellington, FL 33414  
561.798-6637 (\*51 for fax, or call first)

*Management Company for GVC Homeowners*

For questions about the management, finances or assessments of Greenview Cove, contact:

Phoenix Management Service, Inc  
3082 Jog Road  
Lake Worth, FL 33467

**Phone: 561.964.1550**

**Fax: 561.964.8731**

## Traffic Rules



The streets and the guardhouse within Greenview Cove are private.

1. Speed limits shall be obeyed. The speed limit on all streets is 15 mph (25 km/hr) unless otherwise posted.
2. Cul-de-sacs shall not be used in **any** manner other than to facilitate the free flow of vehicular traffic. Any other use shall be a violation unless prior written approval is obtained from the Board or through the Management Company.
3. There shall be **no parking** of vehicles along streets or in cul-de-sacs except while moving into a Dwelling Unit. In the event of a large party, parking arrangements must be worked out with neighbors and may not block essential services.
4. No vehicle that cannot operate on its own power shall remain within Greenview Cove for more than twenty-four (24) hours. No repair of any vehicle (except for temporary, emergency repair) shall be performed within Greenview Cove.
5. No motorcycle, scooter, bicycle, wagon, carriage, shopping cart, chair, bench, table, toy or other article of personal property shall be parked, placed or permitted to stand for any period of time within Greenview Cove, unless such articles are in the Lot Owner's **garage** and in the case of motorized articles, have been previously approved by the Board of Directors.
6. No trucks, boats, trailers, recreational vehicles, commercial vehicles or for hire vehicles shall be permitted to be parked, stored or kept on lots or in driveways as defined in Article VII of the Declaration of Restrictions of the Greenview Cove of Wellington P.U.D. The above and all other types of vehicle listed in the Declaration must be stored in a fully enclosed garage or must be kept outside of the Greenview Cove.



## CONSTRUCTION SITES

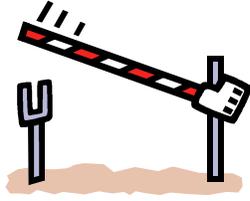
Our rules require that job sites be kept in a clean and orderly condition at all times. No signs, unless required by law, are permitted.

- Playing of loud music is strictly prohibited.
- No alcohol beverages
- No illegal drugs
- No pets allowed.
- Each contractor must provide his own water and electric service. Meters should be installed at the start of construction and such service should not be *borrowed* or bought from another homeowner.

Construction hours are limited to **Monday through Saturday from 7:00 a.m. to 6:00 p.m.**

**No** commercial construction, maintenance or repair work shall be performed on Sundays, New Year's Day, Memorial Day, Fourth of July, or Christmas Day (or the days on which these Holidays are celebrated) except in the event of acute emergency repairs.

## Guests



No visitors shall be permitted in Greenview Cove unless:

- Upon telephone inquiry from the Gatehouse, specific permission is received from the Owner or Occupant allowing the visitor to enter, or
- The guest's name is on a permanent list

Visitors must proceed **directly to the Resident's Unit**. Residents, who expect a guest, should call the Gatehouse in advance at 798.4330, if possible, in order to expedite admission. Residents shall not permit visitors to use the resident's name to enter Greenview Cove for the purpose of touring through the subdivision.

There shall be no vending, peddling, or soliciting orders for sale or distribution of any merchandise, devices, services, periodicals, books, pamphlets or other matter in Greenview Cove.



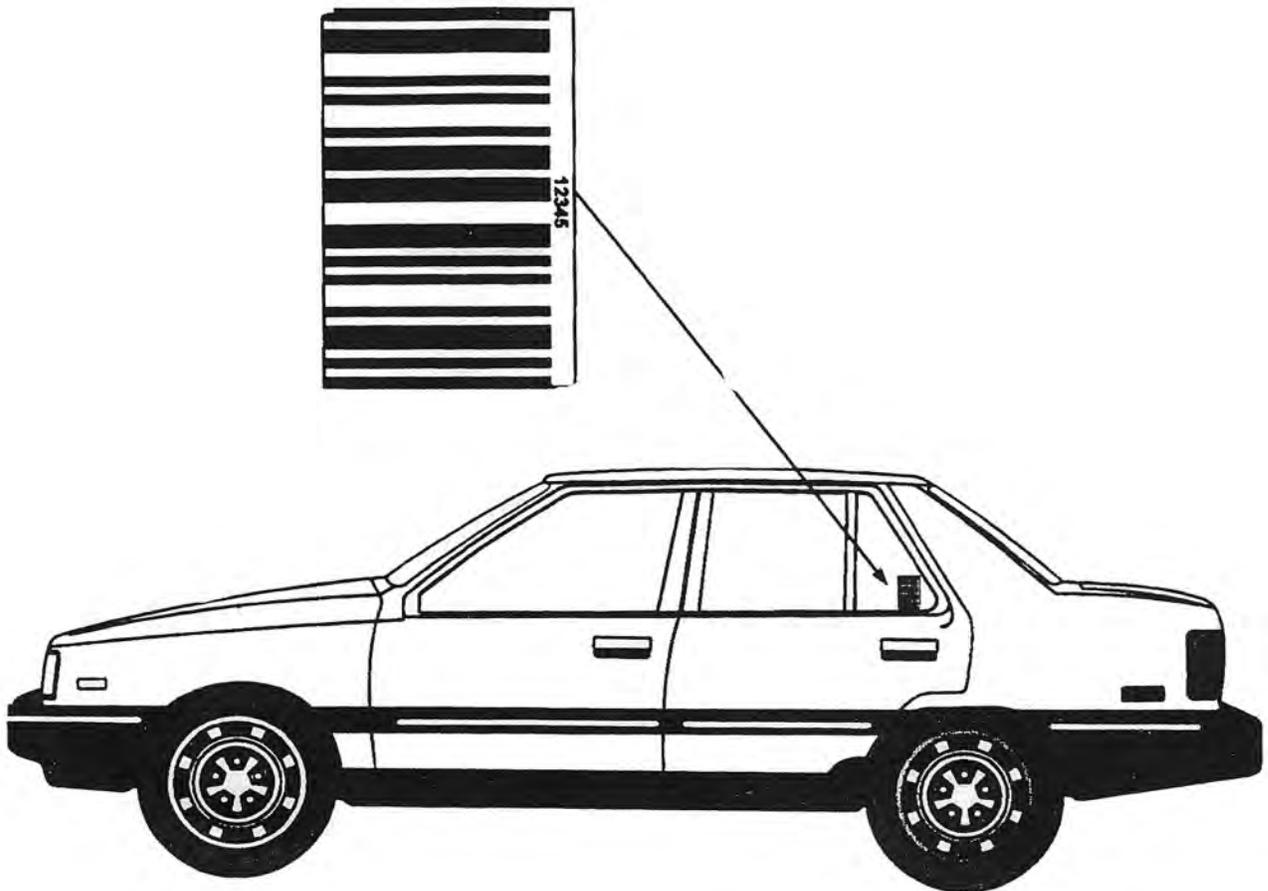
## Open House Regulations

1. Broker Open Houses must adhere to the following regulations:
  - Brokers must present credentials to the Guard at the gate.
  - Brokers must state which unit they are visiting.
  - Guards will have the authority to question adequacy of credentials.
  - No signs may be posted on the property or Common Areas.
  
2. Open Houses to the General Public must satisfy the following requirements:
  - Broker or Owner **must** be in attendance at the property.
  - Guards must be notified in advance as to time and address.
  - Guard must check with Broker or Owner for **each** entry.
  - Broker or Owner must call back to notify guard of arrival of entrant.
  - No signs may be posted on the property or Common Areas.
  
3. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted, posted or affixed in, on or upon any part of the Common Areas, lots, or dwelling units without written permission of the Board of Directors. The foregoing includes signs, posters, advertisements or circulars upon the Common Areas and distributing advertisements or circulars to Dwelling Units within Greenview Cove.

## Car Stickers (barcode labels) for Residents

Stickers are **only** for cars registered to residents. A corporate registration will normally show the resident as the authorized driver. Please return stickers for any car not registered to you. We will check auto registrations and impose fines for violations of these rules and the barcode will be deactivated.

Tenants' barcodes will be de-activated when their leases expire.



The optimum placement of the barcode label is:

- Passenger side or driver's side depending on visibility
- On the outside of the glass
- With the stripes running horizontal (as shown)
- At least 40 but not more than 64 inches above the ground

Most people place them on a rear window as shown but any location will work if it meets the requirements above.

### Caution:

- The label will probably not be readable if placed on the inside of the glass.

- If placed on a vehicle surface other than glass, it can be difficult to remove without damaging the surface

## BURGLAR ALARMS



Palm Beach County requires a permit if you have any kind of (monitored or unmonitored) burglar alarm system. Call 688-3695 and the Sheriff's office will send you the application form. Return this with a check for \$25.00 and you will receive a permit with a number that you must also report to your monitoring service. You must place the decal near your front entrance. Annual renewals require no payment, providing you have had no false alarms.



## IMPORTANT TELEPHONE NUMBERS

### COUNTY SERVICES

Emergency - Police, Fire, Rescue, & Ambulance	911
Sheriff's Office (Non-Emergency)	753-8547
Sheriff's Office Alarm Coordinator	688-3695
Poison Control	800-282-3171
Auto Registrations, Title, & Tag	355-2622
Drivers' Licenses	681-6333
Animal Control	233-1200
Homestead Exemption (Apply before March 1)	790-6001
Voter Registration	355-2650
Wildlife Alert	625-5122

### HOSPITALS (Local)

Palms West	793-8300
Wellington Regional	798-8500

### UTILITIES

Telephone - Bell South	780-2355
Telephone Repair	611
Electric - Florida Power & Light	697-8000
Public Works	791-4003
Water Services	791-4037
Cable TV - Adelphia Cable	848-1600

### MANAGEMENT

Phoenix Management Inc	964-1550
<b>GVC Guard Gate</b>	<b>798-4330</b>
Solid Waste Authority	697-2700

### SCHOOLS

Elementary - (Grade K - 5) New Horizons	795-4966
Middle - (Grade 6 - 8) Wellington Landings	795-4975
High School - (Grade 9 - 12) Wellington Community	795-4900

### WELLINGTON

VILLAGE OF WELLINGTON	791-4000
First Wellington, Inc.	793-2274