

Juno Isles Civic Association

P. O. Box 14421, North Palm Beach, FL 33408

January 13, 2011

Dear Juno Isles Resident:

Far and away, the most prevalent covenant violation we deal with is the improper parking of boats, trailers and other recreational vehicles. Our covenants state the following:

11. No trailers of any nature shall be kept or stored on any lot, except as provided herein. No boats and/or boat trailers and/or vehicles described in Section 13 herein below shall be placed, parked or stored where they can be viewed unobstructed from the streets of Juno Isles. Boats, and/or boat trailers and/or vehicles described in Section 13 herein below shall be stored on the side of a dwelling within the applicable side yard setbacks of the lot and between the front and rear building lines of the dwelling. The area where boats and/or boat trailers and/or vehicles described in Section 13 herein below may be stored or located shall be enclosed with fencing or shrubbery so as to be hidden from view. Structural Fences shall be 6 feet or less in height and natural fence barriers shall not exceed 8 feet. Furthermore, such storage area for boats and/or boat trailers and/or vehicles described in Section 13 herein below shall be located such that the storage area is to the rear of the front face of any single family dwelling or garage.

The Palm Beach County Unified Land Development Code contains virtually identical restrictions.

ULDC, Article 6– Parking:

Outdoor Storage

A maximum of one recreational vehicle and any two of the following, or a maximum of three of any of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle, boat or vessel with accompanying trailers, and trailers may be parked outdoors in a residential district provided that the vehicles are: **[Ord. 2007-013]**

- a) owned and used by a resident of the premises;
- b) not parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period; **[Ord. 2007-013]**
- c) located in the side or rear yard and are screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height;
- d) not used for living, sleeping or housekeeping purposes; and
- e) operative and currently registered or licensed, as required by state or federal law.

Therefore, rather than pursue these types of violations through our normal process which is expensive and time consuming, we will begin reporting these violations to Palm Beach County Code Enforcement per the following process. Upon the first observation, the association will send a courtesy letter to the homeowner warning of further action after 30 days. If, after 30 days, the violation still exists, it will be reported to the County. The next inspection will occur sometime in mid-February. If you have previously received a violation notice from JICA and the violation is observed at that time, the matter will be reported to County. All first time violations observed will receive a courtesy letter.

Please note that the County has the authority to assess fines of up to \$1,000 per day. Please protect yourself and help improve our community by voluntarily respecting our covenants.

Sincerely,
JICA Board