

Welcome



BOCA WEST
MASTER ASSOCIATION



Contents

- 1 Welcome to Boca West
- 3 President & Executive Director
- 4 Board of Directors
- 5 The Master Association
- 6 Gate Access
- 8 Safety & Security
- 10 Traffic Control
- 11 Rules of The Road
- 12 Landscape and Maintenance
- 14 Children's Activity Area

- 16 Community Services
HOTWIRE-ADT-Home Safety
- 18 Architectural Control Guidelines
- 20 Important Information

INSERTS FOR POCKET

- Hurricane Handbook
- Schedule
- Emergency Number Sticker
(ADT/Hotwire)



DANNY BEJARANO

President, Boca West Master Association

Dear Fellow Residents,

On behalf of the Boca West Master Association, I'm delighted to welcome you to our community and present you with this reference book, designed to facilitate your understanding and enhance your enjoyment of the Boca West community.

As you will appreciate, it takes hard work and dedication to create the lifestyle we all enjoy at Boca West. The Master Association is fortunate to benefit from a strong, dedicated and professional team who takes care of your needs behind the scenes in two important ways. As our tag line indicates — *We keep Boca West Safe and Beautiful.*

We ensure your safety with a security force of 44 officers who patrol our community, fully staff our 3 entrances, are in constant communication with the Palm Beach County Sheriff's Department and support AMR who provide 24/7 on site emergency medical service.

Our Landscape and Maintenance Department brings most attractive plantings, lakes, fountains and other natural enhancements which invoke a striking yet peaceful atmosphere.

The Master Association serves as a resource for the 56 villages here. Since the state of Florida created new rules and guidelines for all Condos and HOAs effective on July 1, 2024, we have provided eight Education Seminars to help the associations comply with the new regulations. All of this information can be found on our website at Bocawestmaster.org

At the Boca West Master Association, we always welcome your constructive input. This should begin by interacting with the President and management of your village. They are well versed with all current issues, willing to listen and are there to communicate your input to the Master Association Board and our Executive Director.

Keeping Boca West Safe and Beautiful

GATE ACCESS

SECURITY &
SAFETY

LANDSCAPE &
MAINTENANCE

TRAFFIC
CONTROL

GOVERNANCE

CHILDREN'S
ACTIVITY AREA

ARCHITECTURAL
CONTROL

VILLAGES

OUR MISSION

The Boca West Master Association is dedicated to ensuring the safety and security of our residents and to preserve and promote the values and desirability of the properties and lifestyle of the Boca West Community.



BOCA WEST
MASTER ASSOCIATION

For more information visit
www.bocawestmaster.com



MICHAEL EUSTACE
Executive Director

Welcome To The Boca West Community

When it comes to private gated communities, Boca West sets the standard of excellence throughout the industry whether you will be seasonal or year' rounder. Now that you have joined the country club lifestyle, I would like to introduce you to the Boca West Master Association.

Behind the gates of this masterfully planned gated community our residents find paradise in a uniquely lush and beautiful environment.

The Boca West Master Association offers advanced amenities like no one else in the country. Our mission is to ensure that the Safety and Security of the residents is carried out through a multi-level protection plan. The community's three entrances are each fortified with 24/7 manned gatehouses. A visitor tracking system diligently monitors guests, while an exceptionally skilled on-site security team maintains continuous neighborhood surveillance that is supported by the Palm Beach County Sheriff office. Additionally, an on-site emergency ambulance is stationed at the Master Association office, located next to the Glades Security Gatehouse. This allows for faster response times should medical aid be required for any resident.

Advantages of the Boca West Community are found in the many different types of distinct neighborhood communities called Villages. Each Village provides homeowners with a Boca West address to call home. The Boca West Master Association works closely with each of the Village associations to help enhance the day-to-day resident experience.

I invite you to read through this Welcome Booklet to further inform you of the services provided by the Master Association. We hope this will be a useful guide for you to enjoy your new home and the lifestyle here at Boca West. The Master Association is here for you and if you have any questions or need anything please don't hesitate to reach out to us.

WELCOME TO BOCA WEST!

BOCA WEST MASTER ASSOCIATION

2025/2026 Board of Directors



Dr. Steven Jonas
1st Vice-President
*Chairperson
Architectural Control
Special Projects*



Danny Bejarano
PRESIDENT
*EXECUTIVE OFFICIO
Of ALL COMMITTEES*



Liz Rome
2nd Vice-President
*Chairperson
Communication &
Education*



Michael Halpern
TREASURER
*Chairperson Finance &
Insurance*



Ronnie Pollard
SECRETARY
*Chairperson
Landscape & Maintenance*



Ruth Molina
DIRECTOR
*Chairperson
Strategic Planning*



Alan Schwartz
DIRECTOR
*Chairperson
Safety & Security*



BOCA WEST MASTER ASSOCIATION BOARD OF DIRECTORS

The Boca West Master Association is governed by a seven-member Board of Directors, elected by the Village Representatives. Directors serve for a term of 3 years and may run for a second consecutive term only once. The Board of Directors meets monthly to conduct the business of the Association.

MEMBERSHIP OF BWMA

All 56 residential villages comprising of 3,492 residences, the country club and RAPBOCA, LLC are members of the Boca West Master Association.



The Master Association

BWMA COMMITTEES

The BWMA establishes committees to help develop and carry out its functions. Each committee is led by one or more of the seven directors and is assisted by volunteers from the general Boca West population. Committees meet monthly throughout the season prior to the Board of Directors' meeting. They are:

- Architectural Control
- Communications and Education
- Finance and Insurance
- Grievance
- Landscape/Maintenance
- Safety and Security
- Special Projects
- Strategic Planning



HOW TO GET INVOLVED

Each year the Master Association emails a request asking for volunteers who want to share their expertise and serve on one of the BWMA committees. If interested, please submit your resume when you see the request and we will try to pair the best candidate's skillset with the committee's mission. Service for one year is required. To learn more about the committees and read the minutes from previous committee meetings, go to our website bocawestmaster.com/governance.

VILLAGE REPRESENTATIVES TO THE BWMA BOARD OF DIRECTORS

All 56 residential Villages elect their own board members to represent their Village to carry out the governance of their villages. Each year two Village board members are designated as a Representatives, to have a voice in the interests of their Village, to the Boca West Master Association. These representative vote on matters pertaining to the Master Association.



Boca West Master Association has a security force of 44 officers led by the Chief of Security. Security officers patrol Boca West and fully staff all three entrance gates 24/7 along with contracted Palm Beach County Sheriff deputies. There is 24-hour access control for all residents and guests at the Glades Road, Jog Road, and Yamato Road gates. Over 2,000,000 vehicles enter our gates each year. Ensuring that only bona fide residents, registered guests and service contractors are admitted into the community.

RESIDENT ENTRY - TRANSPONDER

All residents may obtain a permanent transponder for each vehicle from the BWMA office. A fee of \$59 is charged for the transponder by Membership or Credit Card every time a new vehicle is purchased or leased. Transponders cannot be transferred to alternate vehicles. The Transponder rental car program is also available for 2 years with unlimited transponders for car rentals for a onetime fee of \$59 and is also good for family members when they visit with car rentals. Traffic citations can result in revoked household transponder privileges including traffic citations by your guests.

GUEST ENTRY

Methods of guest and service persons entry registration are available, 24/7. You must have your personal Boca West security code number available: (please call 561-488-1598 ext. 301) if you do not know your security code number.

1. Telephone: (561) 483-5505 24-hr. to speak to a live person.
2. ABDI Gate access.net Application on your phone.
3. Via gateaccess.net or calling Security Administration, you should review your permanent list regularly.

Do not put contractors on your permanent guest list. Service companies such as Exterminators, Landscape, Plumbing, A/C contracted services can be listed on your permanent list as commercial companies.

All vehicles pass through a camera system, so **Boca West Security** knows when cars arrive and leave.

Only guests that you register with Boca West Security are permitted to enter Boca West. Frequent visitors such as family, friends, house sitters, cleaning services etc. can be placed on your "permanent" guest list. You should receive a push notification alert through your gateaccess.net app when a guest uses your name to go through one of the outer gates.

GATE ACCESS.NET INSTRUCTIONS

In your **cellphone app store** (Apple or Android) Download the ABDI Gateaccess.net

Application by Design

Open and Log into the app, you will need the following:

Community Code - **BWMA**

Username - **PRIMARY Phone Number** listed on security profile (please call 561-488-1598 ext. 301

Password - **Security Code** (*Not your Club Member #*) You will be able to list guests for up to 30 days.

Fast Access Passes - To send a fast access pass to a guest you must have gateaccess.net downloaded on your cellphone. Once you list your guest, you can send a pass lasting up to 30 days. **(See instructions in the back folder)**

Guest Registration - (561) 483-5505 is available 24 hours a day and you will speak to a live security operator. This option allows you to make changes and add guests to your permanent list and add guests for longer than 30 days.

For any questions or assistance regarding gateaccess.net, security code, security profile etc.

Please call 561-488-1598 ext. 301

COMMERCIAL VEHICLES (EXCLUDING EMERGENCY VEHICLES)

All Vendor deliveries and work access to Boca West is permitted at specific times below:

- a. Monday - Friday: 7 am – 6 pm
- b. Saturday: 8 am – 5 pm
- c. Sunday: Emergencies and Car Transports Only
- d. After Hours: Emergencies Only
- e. Amazon Delivery Hrs: 7am-10pm Mon-Fri

These companies do not need to be on your guest list:

Hotwire, USPS, UPS, Fed Ex, DHL, FPL, Boca Raton City Water, Amazon Marked Vehicle **(See Below)**.

Per Amazon: Amazon Flex or Third-party drivers must be connected to an Amazon app to enter all outer gates, or they will not be granted entry on to Boca West property.

All Rental and Moving Trucks must be approved by Village president to enter property on Sun/ Holidays.

All Commercial work vehicles have access to Boca West only through the Jog Road and Yamato Road entrances. The Glades Road entrance is not for commercial vehicles.

All work vehicles must have signage on either the driver's side door or on the dashboard of the vehicle if the sign cannot stick and must be listed on your guest list prior to them being given access to Boca West.

Safety and Security

HEALTH EMERGENCY 911 CALLS

An American Medical Response ambulance (AMR) contracted by BWMA, is based in Boca West 24/7. If you are experiencing a medical emergency within Boca West and call 911, the Boca West AMR will be the first responder along with Boca West Security personnel. With an average response time of **3.7 minutes**, the Boca West AMR paramedics render initial emergency service pending the arrival of Palm Beach County Fire Rescue, which will then provide transport to a local hospital if required.

General Procedure

If using a cell phone, give the 911 dispatcher your exact location of incident, especially if you are in a Country Club facility or a common area of Boca West. **Never hang up until told to do so.**

SECURITY EMERGENCY

If reporting any emergencies:

Please call **Boca West Security Emergency (561-483-9229)** and tell the dispatcher the location and the nature of the emergency. Palm Beach County Sheriff Deputy and Boca West Security will respond.

SHERIFF

Boca West Security and Palm Beach Sheriff Deputies patrol Boca West, 24/7, noting unusual activity. However, every resident should take steps to ensure the safety of their home.

Although Boca West is a secure and guarded community it is always smart to live cautiously for extra protection against burglary.

- Lock all doors and windows when you leave
- Always keep your garage doors closed
- Do not leave valuables or cash lying around
- Do not leave keys under a doormat
- Always lock your car with no items visible from the exterior
- Activate your ADT alarm system if installed





MONITORING AND PROTECTION

Boca West Master Association recommends ADT Security to protect your home against theft, fire and carbon monoxide poisoning. Residents are given **preferred** pricing for ADT services. ***This is the only security alarm company sanctioned by BWMA per the PSAS (private security alarm system) agreement with the Palm Beach County Sheriff's Office that allows for alarm permit fees and false alarm fees to be waived.***

Boca West Security and PBSO Deputy respond to all ADT alarms immediately after being dispatched by Boca West Security dispatcher via radio transmission, who receives the alarm through an ADT operator and via ADT computer. All units will be cancelled only if ADT receives a proper ADT code, and all is ok with the Boca West resident and advises Boca West Security Dispatcher.

- To be safe, your home should be monitored and protected
- Install smoke and carbon monoxide detectors. Carbon monoxide is a silent killer
- Be sure to always turn off your auto ignition when parking in your garage (Keyless auto start systems can make you careless)
- Do not store flammable cleaners or substances inside your home or garage
- Boca West Security, ADT and PBSO respond to all 911 and ADT calls

ADT provides security alarm monitoring to Boca West residents at a highly discounted rate. Some villages



contract bulk services directly with ADT Security, with the expense contained in the specific village budget. Check with your village representatives/property manager for more information or call ADT directly at **800.878.7806**.

Traffic Control



TRAFFIC VIOLATIONS

For homeowners, renters, significant others and permanent guests (family members having 24/7 access) with transponders:

- Speeding or failure to come to a complete stop at stop signs in a vehicle or golf cart may trigger a citation and may result in deactivation of a transponder. If this occurs, the transponder belonging to the vehicle involved and all transponders associated with that address will be deactivated
- For an appeal to be considered, resident and guest (if possible) must attend a Grievance Committee meeting to discuss the infraction and its impact on road safety in Boca West. With a successful appeal, the citation may be excused

For homeowners, renters, significant others, and permanent and casual guests without transponders:

- A letter will be sent to the homeowner informing him/her that this person has violated traffic rules, requesting that they both attend a Grievance Committee meeting to discuss the infraction and its impact to road safety in Boca West
- Traffic rules that are violated will result in a letter to the residents being visited, informing them of the violation. Repeat action must be avoided to prevent sanctions.

Please Note: Homeowners are responsible for the actions of their guests!

VENDORS & CONTRACTORS

A phone call will be placed to the respective company owner(s), informing them that their employee has compromised resident safety and endangered themselves. Future violations may result in stringent action by BWMA that could include a period of time when their company is not allowed into Boca West. Residents that have work being performed by these contractors will be notified.

Rules of the road

Accident prevention is our primary goal.

Observe the rules below for your safety and the safety of others. BWMA roadways and paths are used extensively by vehicles, bicyclists, and pedestrians.

MOTOR VEHICLES

Must comply with posted speed limit at 30MPH on Boca West Drive and other traffic signs.

Must make a complete **FULL STOP** at every **STOP SIGN**.

STOP actually means **STOP**

Not “kind of stop”

Not “slow down and hope for the best”

Not “I didn’t see anyone, so it doesn’t count”

BICYCLISTS

In Florida, a bicycle is legally defined as a vehicle and the bicyclist is considered a driver and is to be ridden in the roadway. Bicyclists have the same rights to the roadways and must obey the same traffic laws as the drivers of other vehicles:

- Must use the roadway
- Remain on the extreme right edge of roadway in single file
- Must obey all traffic STOP signs
- Must slow down and yield to pedestrians in crosswalks.
- When approaching pedestrians from behind, signal your approach
- We highly recommend wearing bright/reflective clothing and shoes at night so you can be easily sighted
- All adult bicyclists must ride in the road

All rules apply to electric bicycles and motorized scooters

WALKERS AND JOGGERS

- Please do not walk on the road, walk on pathways/sidewalks whenever they are available
- If there is no pathway/sidewalk, walk facing traffic in a single file on the extreme edge of roadway
- Please do not walk on golf course cart paths
- Cross streets at crosswalks or intersections
- All walkers and joggers must wear shirts
- We highly recommend wearing bright/reflective clothing and shoes at night so you can be easily sighted



SCOOTERS

- Scooters must follow all rules for vehicles
- All riders should wear approved safety equipment

GOLF CARTS

- **MUST be used on the roadways and driven in the right-hand lane to avoid walking paths as much as possible**
- Must yield to motor vehicles, bicyclists, and pedestrians
- Must have lights on if being driven at dusk or night
- Drivers indicate turns using standard hand signals
- Children under 16 may not operate a golf cart
- The number of people allowed in one cart may not exceed the manufacturer’s seating capacity recommendation
- Insurance is required
- Golf carts must be registered at the BWMA office where additional information is available
- Non-trail fee charges: \$50 for a new golf cart registration and \$25 annual renewal



Landscaping and Maintenance

Boca West Masters Association employs a staff of 30 led by a Landscape/Maintenance Director.

The Masters Association Landscape Committee is charged with assisting the Landscape Director and Executive Director to identify places and projects that will keep Boca West beautiful and increase property values. The Committee meets monthly to review all work in progress and make recommendations for new landscaping and to enhance the scenery.

ROADS AND PATHS

All the plantings and trees in the medians, along the roads, at entrances and on common land are The Masters responsibility. Landscaping makes sure of the safety at turns from main roads into villages. No plantings should obstruct the view of oncoming traffic.

Landscaping also maintains 8 miles of golf cart paths and asphalt roads. The Country Club maintains all cement paths.

FLOWERS AND TREES

Annual flowers are replaced twice a year with appropriate varieties for the summer and again for the winter.

Because there are an increasing number of walkers, bike riders and residents enjoying the outdoors, some of the new plantings include Magnolia trees and Jasmine bushes. They smell wonderful when they first bloom. We hope everyone is enjoying these plantings.

FOUNTAINS

There are 9 display fountains throughout the community along with a large bowl fountain and waterfall at the Glades Road entrance and various fountains at the Jog Road entrance.

These fountains have monthly maintenance to insure proper display, lighting, and cleaning.

LAKES AND MAINTENANCE

BWMA manages the aquatic health and scenic beauty of 200 acres of lakes and waterways.

There are approximately one half billion gallons of water in our lake system.

Some lakes are in the four golf courses and some within individual villages. All the lakes are connected and are controlled by two lake level control pumps known as "Big and Little Bertha". These pumps allow for both filling or lowering the lakes during heavy rain events or drought.

In 2015 BWMA began an enhanced maintenance program that introduced Bio- Enzymes into our lake system. These enzymes, which occur naturally in all lakes, reduce the buildup of organic matter, and improve the clarity and quality of water. They also help the bird and fish populations.

It is important for residents to be aware of and alert to their surroundings when walking close to our lake banks. **Please keep children and pets away from lakes unless supervised by an adult.**

WATERWAY RECREATION

Fishing is allowed for Boca West residents and guests only. Please be cautious when fishing near lake fountains because of underwater electric cables that power the fountains. Caution should also be taken when fishing near an underwater aerator. If dislodged, they stop working, but pose no danger to the angler. The aerators are a circular bubbling area. Most species of fish in our lakes are not edible.

No swimming or boating of any kind is permitted in the lakes.

The Wildlife of Boca West

Boca West is a beautiful habitat for many animal species. Mostly for your enjoyment, but some a bit more dangerous. It is important for residents to be aware of both. We are blessed with a variety of beautiful birds and animals but be aware there are also alligators, snakes, fox, raccoons, coyotes, feral cats, turtles, frogs, snails, water rats, fish, bats and the ever-intrusive iguanas.

Iguanas. Proliferate in the area and have become a severe nuisance to both property and plants. A mature female is capable of laying 80 eggs a year. The Masters Association has an iguana control program and to date has removed over 14,000 from Boca West property.

They are herbivores and prefer brightly colored plants such as impatiens, pentas and bougainvillea. Iguanas do not like noise.

Alligators. Although we have been fortunate over the years to not have had any alligator attacks in Boca West, this native Florida reptile does have access to our lakes and has been sighted in almost all of them. If you see one, please inform Security so that a trapper may remove it. Do not swim or do other water recreation in the lakes. If you encounter an alligator on land, do not approach it.

Snakes, red fox and raccoons all inhabit our wooded areas. They avoid human contact and will not approach people.

Birds and ducks. There are many beautiful species of birds and ducks. Take all the pictures you want but, please do not feed any of them.

Raccoons. Contact your property manager. Each village should have a contract with a pest control company.

For more detailed information on the wild life, go to the Boca West Master Association website.





Children's Activity Area

The Tot Lot consisting of the Children's Playground, the Basketball Court and the Nature Preserve with its Nature Walk presents a trifecta for a fun-filled experience.

The Children's Playground with its swings, slides, climbing adventures, seesaws and more, is a wonderful place to sit and watch the children 12 and under. The playground has a special rubberized composite safety floor. The Basketball Court has an array of basketball nets set at various heights. The equipment box has a number of basketballs for use.

The Nature Preserve falls under the oversight of the Palm Beach County Department of Environmental Resource Management. It is designated as a Preserved Area that becomes a "habitat" for animals that live in the area. As you enter the boardwalk, you are greeted by a large alligator. Keep your eyes open as you go through to find all the other animals. Remember to look under the greenery and on logs. At the start you can pick up two informational pamphlets and a pencil in the green boxes to help identify the animals, flora and fauna and you can read all of the informational tablets through the Preserve. The Nature Walk is both educational and playful, so enjoy!

All areas have full canopy coverage and benches. There are also two picnic tables and clean, well-stocked restrooms.



Tot Lot



PLAYGROUND GUIDELINES

For safety reasons, all children under the age of 12 years old must be accompanied and supervised by a responsible adult.

No bikes, tricycles, skates, scooters or skateboards are allowed within the playground fencing.

Only residents and accompanied guests may use the playground. Residents are responsible for themselves and their guest's compliance with all rules governing the use of the playground.

Please read all posted signs before using the playground.



Contracting for Community Television Services



Your Fision® service, provided by Hotwire Communications®, will be delivered to your home by our state-of-the-art 100% fiber optic network.

Included Services - All Villages except Willow Wood Midrise II will get this package.

Expanded Basic Television	Local networks, sports, news, popular channels and more! Plus local channels in HD. Simply plug & play - We provide programming in analog & digital format without needing special equipment. <i>*To receive digital channels, your television must have integrated QAM tuner capable of decoding MPEG 4. To verify QAM capability on your TV, please refer to your televisions owners manual. TV must be HD capable.</i>
Digital Works Package	The ultimate entertainment experience. Includes all of the Premium Movie Channels!
Sports Package	Includes NFL RedZone, Pac-12, MLB Strike Zone, World Fishing Network, Longhorn, Outside TV and more!
HD Service	Access to available HD channels in your digital package. HD capable television required.
Multi-Room DVR Service	Watch any recorded show from any box in your home. This will require at least 1 HD/DVR box and 1 HD box to create the network function
Fision HD Box	One (1) HD box. Provides our on-screen program guide with advanced features, access to Replay TV and VOD.
Fision HD/DVR Box	One (1) HD DVR box with DVR service. Allows you to record programs and watch on your schedule. Record up to 4 HD programs at the same time. One DVR per household. OPTION: Upgrade to our Fision Terabyte HD/DVR box for \$5.00/mo.
High Speed Internet 150	Download speed: 150 Mbps and upload speed: 30 Mbps delivered to your home. Plus One (1) Wireless Router.

Included Services - Willow Wood Midrise II will get this package .

Expanded Basic Television	Local networks, sports, news, popular channels and more! Plus local channels in HD. Simply plug & play - We provide programming in analog & digital format without needing special equipment. <i>*To receive digital channels, your television must have integrated QAM tuner capable of decoding MPEG 4. To verify QAM capability on your TV, please refer to your televisions owners manual. TV must be HD capable.</i>
Digital Access Package	Local networks, sports stations, commercial free music PLUS favorite channels like TLC, NFL Network, USA, HGTV and Bravo!
HD Service	Access to available HD channels in your digital package. <i>HD capable television required.</i>
Fision HD Box	One (1) HD box. Provides our on-screen program guide with advanced features, access to Replay TV and VOD

Upgrade options to get additional services are available from Hotwire, speak to a representative for product details and pricing.

**CALL
TODAY**

To create your new account:
561-288-9199

**VISIT
OUR
OFFICE**

Hotwire Customer Service Office at Boca West
20540 Country Club Blvd., Suite 202
Boca Raton, FL 33434
Monday – Friday: 9:00 AM – 5:00 PM

How Do I Return My Comcast Equipment?

After your new Fision service from Hotwire Communications is installed, your Comcast equipment must be returned to:

Your nearest UPS Store for a FREE drop off and receipt:	Your nearest Comcast Service Center for a FREE drop off and receipt:
<p>21218 St Andrews Blvd., Suite 10 Boca Raton, FL 33433</p> <p><u>Hours of Operation</u></p> <ul style="list-style-type: none"> Monday – Friday 8:00 AM – 6:30 PM Saturday 10:00 AM – 3:30 PM Closed Sunday 	<p>7201 N Federal Hwy Boca Raton, FL 33487</p> <p><u>Hours of Operation</u></p> <ul style="list-style-type: none"> Monday – Saturday 8:00 AM – 7:00 PM Closed Sunday

Other restrictions may apply. Fision box required to view IPTV Digital Cable, Digital package required to select upgrades. Limit one (1) DVR per household. Multi-room DVR service subject to network configuration limitations. One-time fee of \$29.99 applies for the installation of retail cable and/or Internet services. One-time phone activation charge of \$19.99 applies for new phone service. Installation fees for standard installation are waived during property launch period. Internet service available for residential use only. Actual speeds for Internet service will vary due to a variety of factors. Fision and Hotwire Communications are registered trademarks of Hotwire Communications, Ltd. © 2018



Yamato Road

North Entrance



BOCA WEST MASTER ASSOCIATION

BOCA WEST COMMUNITY MASTER SITE PLAN

Click on a unique village to discover more.

COURSE LEGEND

- PALMER I
- FAZIO II
- PALMER III
- DYE IV



Boca West Country Club is a member-owned private club. Boca West Realty, LLC is not authorized to offer memberships in the Club to potential buyers of real estate located in the Boca West community. Descriptions of the amenities enjoyed by members of the Club are only for informational purposes. Membership in the Club is governed by the By-Laws, Rules and Regulations of Boca West Country Club, Inc. To obtain information about Club Membership, Boca West Realty, LLC can assist in scheduling an appointment with the Club's Membership department. This is not intended to solicit real estate listings. If you are currently working with a Broker, please disregard.
Stephane L. Cotton, Licensed Real Estate Broker





Architectural

The Architectural Control Committee (ACC) is responsible for carrying out its duties on behalf of all members, for the benefit of the entire community. Their actions must be approved by the Boca West Master Association (BWMA) Board of Directors as set forth in Article VII of the Amended Declaration of Maintenance Covenants for Boca West Master Association.

The Architectural Control Committee reviews all architectural applications after the individual village approves the plans, notifies all applicants whose plans have been approved or disapproved with reasons for disapproval and maintains copies of applications, design documents and related records. The approval process starts at the village level before coming to BWMA for final approval.

For architectural control violations, the Master Association's Board of Directors by Florida Statute, has authorized a fine and/or suspension against residents who do not comply with the Architectural Control Process.

PURPOSE

To ensure the protection of building integrity, standards, aesthetics and overall harmony of our **master planned community and environment**, the BWMA Architectural Control Committee ("ACC") has developed this set of guidelines to review village and resident applications for change. This involves all changes to property exteriors including, but not limited to tear-down and rebuild of homes, re-roofing, additions, patios, screen enclosures, window and door replacements, painting, paving, village signage, pool/spa installations, golf cart enclosures, landscaping projects and installation of generators.

There is a detailed process for filing a petition to the ACC. All forms must be completed and licenses of workman supplied. Please go to our website to access the Architectural forms at www.bocawestmaster.com/architectural control (**02 2023 Revised ACC Guidelines**)

The ACC does not seek to restrict individual creativity, but rather aims to preserve the aesthetic harmony among homes, villages, golf courses, and natural surroundings within the Boca West community.



Control Guidelines

SAFETY & SECURITY GUIDELINES FOR ARCHITECTURAL CONTROL

Contractor/vendor vehicles MUST comply with the respective Villages' rules and BWMA "Rules of the Road".

For the safety of all residents, all contractor/vendor vehicles who enter Boca West must prominently display the name of their company and telephone number on their vehicles at all times!

Contractors and vendors must enter Boca West property through Jog Road or Yamato Road. Please Note: Contractors and vendors that repeatedly fail or refuse to follow the approved ACC Guidelines and BWMA "Rules of the Road" will be subject to losing their privilege to gain access and/or work in Boca West.

CONSTRUCTION DAYS & HOURS

- Monday – Friday; 7:00 am – 6:00 pm
- Saturday – 8:00 am – 5:00 pm
- No work on Sunday or holidays: New Year's Day, Memorial Day, Fourth of July, Rosh Hashanah, Yom Kippur, Thanksgiving Day, the day after Thanksgiving and Christmas Day. Emergencies are the exceptions
- Villages may have noise rules for morning start times and other construction times, but they cannot exceed the established BWMA guidelines

A copy of the Architectural Guidelines is included at the back of this booklet along with the fining schedule and can also be found on our website.



Important Information

SECURITY EMERGENCY (24 HRS.) **(561) 483-9229** INFORMATION UPDATES FOR RESIDENTS

Keep Boca West Master Association up to date with your "away" and e-mail addresses, cell phone numbers and emergency contacts.

- Call BWMA (561) 488-1598 ext. 301
- Email Security Administration: sa@bocawestmaster.com

Update your guest list often, or at least once each year

- Call Guest Registration **(561) 483-5505** (24 hours)
- Register Your Guests Via Cellphone thru gateaccess.net app
- Visit the BWMA Office for a demonstration

IMPORTANT PHONE NUMBERS

(Monday - Friday)

Executive Director, Michael Eustace (561) 488-1598 ext. 307

Executive Assistant, Alyssa Martinez, CAM (561) 488-1598 ext. 313

Chief of Security, Joseph Lastella (561) 488-1598 ext. 302

Community Relations, Sean Wasloff (561) 488-1598 ext. 301

Landscape/Maintenance Director, Lawson Turner (561) 479-3772

ADT HOME SECURITY

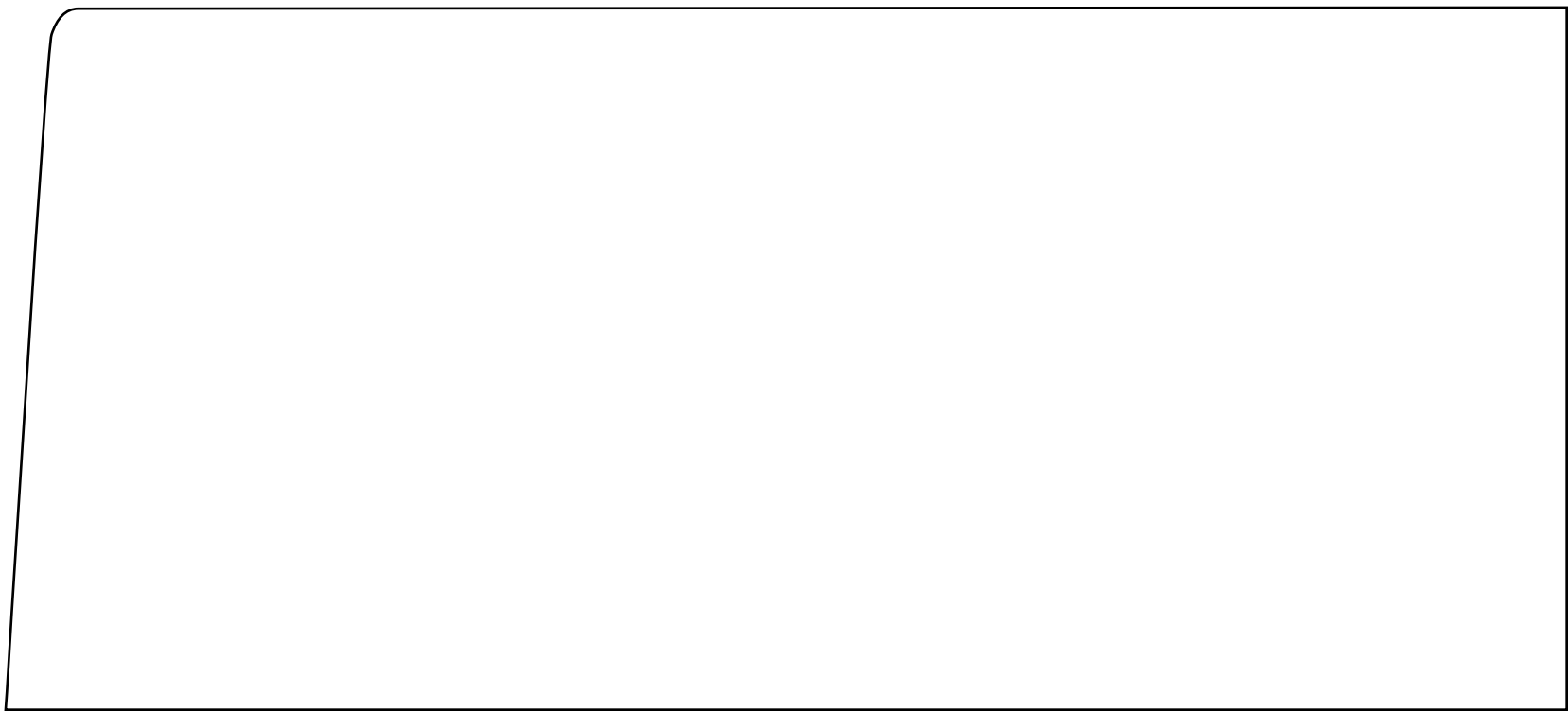
Sales and Service (800) 876-7806 / Monitoring Center (800) 226-2351

HOTWIRE/FISION IMPORTANT NUMBERS

Monday – Friday 9:00 am – 5:00 pm 561-288-9199

24 hrs./7 days a week/365 days a year 1-800-355-5668







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