



Port Antigua Property Owners' Association
P.O. Box 1049
Islamorada, FL 33036
305-664-8229

info@portantigua.net

A Deed Restricted Community

www.portantigua.net

PORT ANTIGUA PROPERTY OWNERS ASSOCIATION
RULES*

1. Homeowners and guests shall observe "quiet hours" from 11 pm until 7 am each day.
2. Watercraft using Port Antigua canals must operate at idle speed at all times.
3. Exteriors of home structures and yards shall be kept in good repair and maintenance so as to maintain Architectural, aesthetic and contextual harmony with existing adjoining homes and yards.
4. Grass and weeds shall not exceed a height of 12 inches.
5. Trash, building materials, or debris shall be promptly removed from all property.
6. No fish, lobster carcasses, or landscaping debris, or other forms of trash shall be discarded in Port Antigua canals.
7. Overnight parking or storage of any vehicle or boat trailer is prohibited on any vacant lot.
8. Stored boats or recreation vehicles shall be parked in the least visible location available.
9. No homeowner shall operate a commercial operation open to the public on Port Antigua property.
10. All docks on Port Antigua property shall be for the sole use of the owner and shall have no liveboards.
11. No recreation vehicles parked in Port Antigua may be used as living quarters.
12. Homeowners shall remove any palm trees on their lot which exhibit signs of lethal yellowing to prevent contagious spreading of the disease to other Port Antigua properties.
13. Only two beach pass/ramp cards for each lot will be issued upon request free of charge. Replacements may be purchased for the amount listed in the current fee schedule. (3-19-2018)
14. No above ground pools that are not permanently attached to the home and that do not have proper permits are allowed in Port Antigua. The exception will be a nonpermanent/temporary "Kiddie" pool. It can be no larger than 8' (foot) in diameter x 16" (inches) of maximum depth. No filter, ladder, ramp, or decking. The pool cannot be located forward of the dripline of the home. Pool must be removed from the property if left unattended for more than 2 days. (8-17-2020)

15. No owner will be permitted to trim trees, conduct landscaping work or do anything of this type with respect to the Common Properties, i.e.: The PAPOA Beach property and the PAPOA cul-de-sacs. If you feel that trees or foliage need attention or trimming, contact the Association Manager (info@portantigua.net) so that the information can be passed on to the Maintenance Chair and the approved Association Landscape Maintenance Contractor. Upon approval, the necessary work will be done. (3-14-2017)

16. TRASH CONTAINER RULE: The property owner follows The Village of Islamorada Code 46-40: for placement of carts and containers to and from the roadside. "Carts and containers may be set out no earlier than one (1) day preceding your service day. They must be removed from the roadside by 8:00 PM on the collection day." Village Code, Ch. 46, Sec. 40. (11-20-2017)

17. CARTS AND CANS IN PORT ANTIGUA REMAIN AT THE HOUSE: The property owner's garbage, recycle and yard waste carts and cans are to remain back at the house area and follow The Village of Islamorada Code 46-40 for placement to and from the roadside. (11-20-2017)

18. A refundable deposit in the amount listed in the Fee Schedule must be submitted for deposit to the P.A.P.O.A. Escrow Fund for the placement of any dumpsters or other bulk trash container required for construction or renovation. The container is required to be immediately emptied when the contents exceed the height of the side walls or other limit markings on the container. Notice will be given by email or telephone call to the site contractor and/or homeowner when a violation has been identified. Failure to empty the dumpster within three (3) day of being notified will result in forfeiture of the deposit. (04-11-2019)

*Rules 1-12 were approved by a vote of the membership on March 15, 2001. The other rules were adopted on the date in parenthesis and may be found in the Board Minutes for that meeting.