

Pointe Rules and Regulations



OWNERS, RENTERS & GUESTS RULES AND REGULATIONS FOR THE POINTE ASSOCIATION REVISED AND PUBLISHED MAY 2018

These rules and regulations supersede those published, March 2001, and are written to insure the harmonious usage of common property, safety and security of owners, renters and guests, the management and maintenance of common elements and the health, happiness and enjoyment of unit owners.

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GENERAL

These rules and regulations supersede those published March 2001 and are written to insure the harmonious usage of common property, safety and security of owners, renters and guests, the management and maintenance of common elements and the health, happiness and enjoyment of unit owners.

The rules are not inconsistent with existing law or any rights expressly granted or reasonably inferred from our Condominium governing documents.

All rules apply to all owners and renters, are not retroactive, and are as reasonable, simple and specific as possible.

A copy of The Pointe Rules and Regulations will be provided to each owner and renter. Possession and understanding of the rules and regulations will be confirmed by a form which will be signed by the owner/renter. This form will be kept on file in The Pointe office.

“Reasonable regulations concerning the use of the Condominium property may be made and amended from time to time by the Board of Directors in the manner provided by its By-laws as approved and re-recorded on March 23, 2000.”

In accordance with the Declaration of Condominium the following definition of “Resident”, “Renter”, and “Temporary House Guest” shall apply.

Resident – shall be defined as the owner occupant of an apartment unit.

Renter – A person or persons, approved by application to the Board of Directors, who has paid a fee to The Pointe Association for the use of a unit for a period of not less than three months. Renters shall not be considered Temporary House Guests.

Temporary House Guest – Shall be defined as family, friends, or business associates who temporarily occupy an owner’s (Resident’s) apartment rent free either in the presence or absence of the owner.

All of the above are subject to all the rules and regulations of the Pointe Association.

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RULES AND REGULATIONS FOR THE COMMON AREAS OF EACH BUILDING

1. Personal belongings, including shoes, clothing, furniture, statuary or plants cannot be left on the walkways, stairways or railings. No doormats are allowed on the walkways.
2. Elevators, stairways and walkways are not to be used as play areas under any circumstance.
3. Ash tray containers shall be used only for disposal of cigarettes and cigars.
4. Bicycle storage is permitted only in the designated areas or in an owner's assigned storage bin. No storage of furniture or personal belongings outside the area of an owners storage bin is permitted.
5. Feeding of wildlife on or from The Pointe property is prohibited.
6. Owners' storage bins shall comply with fire department regulations. No combustible or hazardous material can be stored in the bin. Items may not extend over the top edge of the bin. No items shall be hung, tied or draped on the pipes overhead.
7. All business notices of The Pointe Condominium Association are posted on the bulletin board in the lobby adjacent to the elevators. All other notices shall be placed on the bulletin boards in the mail room. Personal notes, committee notices, party room manager's house and gazebo reservations shall also be placed on these boards.
8. IF AN OWNER OPENS THE GATE FOR ANY VENDOR OR CONTRACTOR EXCLUDING FED EX, UPS AND US POSTAL SERVICE DELIVERERS, OWNERS ARE REQUIRED TO INFORM THE VENDOR, CONTRACTOR, WORKER AND/OR DELIVERER TO SIGN IN AT THE POINTE OFFICE BEFORE COMING TO THE UNIT EACH AND EVERY DAY. LARGE AND/OR HEAVY EQUIPMENT CAN ONLY BE TRANSPORTED IN THE DESIGNATED ELEVATOR.
10. All maintenance problems should be reported promptly to the office by the owner on the appropriate three-part form for proper personnel assignment.
11. For safety and security of property the Manager must be provided with a key/keys for entry to all units.

violation letter to the owner of the pet and the pet must be muzzled at all times when out of the owner's unit. If a second incident with the pet occurs, the owner must remove the pet from the Pointe property.

13. Per 718, Florida Statutes on Condominium Association violation of any regulation may result in remedied including but not limited to suspension of amenity use, fines and restrictions of the resident's right to keep a pet and the expulsion of the pet from the Association property.

14. All pet owners agree to indemnify the Association and hold it harmless against any loss or liability arising from their right to have a pet on the Association's property.

15. Existing owners with documented pets (listed on the owner application/purchase agreement) before the date of July 20, 2017 are grandfathered in and may keep their existing pet(s) without regard to the weight limit, breed restrictions or number of pets.

Revised July 2017

Underlayment, noise suppression material conforming to the current Florida Building Code requirements, must be installed as sub-flooring when any material other than carpet is installed on the 3rd floor or above.

Any exterior window or exterior sliding door installation or replacement must use high performance commercial grade sealant. After the sealant has dried (per manufacturer specifications), the sealant must be painted with paint provided to the owner by The Pointe Association. It is the unit owner's responsibility to maintain the windows and seals, including exterior lanai slider windows and seals, during the lifetime of the windows.

Major Construction/Modifications (except in emergency situations) may only occur April 15 through December 15 and work must only be performed Monday through Friday from 8 AM to 4 PM.

Revised April 2018

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HOT TUB RULES

1. Shower before entering.
2. Maximum Load: 6 Persons.
3. Maximum Water Temperature is 104 degrees-maximum use is 15 minutes.
4. Health officials warn that small children, pregnant women, persons with health problems, persons who use alcohol, narcotics or drugs that cause drowsiness should not use the hot tub without first consulting their physician.
5. No children under the age of 12 are allowed to use the hot tub without direct parental/guardian supervision.

Tennis/Pickleball Court

1. The court will open at 8 AM and close at 10 PM.
2. Court use is restricted to owners, renters and temporary guests. Outside guests must be accompanied by a unit owner.
3. Reservations for play must be made by name and apartment recorded on the schedule sheet posted at the court.
4. Reservations will be held for ten (10) minutes beyond the scheduled time.
5. If the court is not specifically reserved, usage is on a first come-first serve basis.
6. Playing time is limited to one (1) hour for singles and one and one-half (1 ½) hours for doubles, unless the court is not scheduled or requested for the succeeding time period.
7. Tennis court lights are for tennis playing only. Lights must be turned off after play.
8. Proper tennis attire and tennis shoes must be worn when playing.
9. The tennis court can be used only for tennis games and no other ball games
10. Official condominium tournaments will be announced in advance and pre-empts other use of the court.

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GENERAL REGULATIONS

Public Washers and Dryers

1. Filters should be cleaned and machines wiped down after each use.
2. No color dying is allowed in washers.

Shopping Carts and Luggage Racks

1. Carts and luggage racks must be returned to the first floor storage room as soon as possible after use.
2. The carts are not to be taken on to the blacktop surrounding the building nor are they allowed to be taken on the brick surface under the front portico.

Water Heater Policy

1. It is recommended that all water heaters are to be replaced or removed on the seventh (7th) anniversary installation date of the water heater. Mandatory replacement and removal of all water heaters must be made on the tenth (10th) anniversary date of the installation. Notification of the installation must be made to the Manager in writing when a water heater is removed and/or replaced.

Skate Boards, Bicycles, Roller Skates, Roller Blades, Scooters

1. Other than bicycles, self-propelled devices are not permitted on The Pointe property. This includes, but is not limited to, roller blades, roller skates, scooters and skate boards.
2. Bicycle storage is only in designated areas; that is, assigned bicycle parking space or owner's storage bin.
3. Owners are responsible for chaining bicycles or otherwise safeguarding them. Bikes must be put in owner's storage bin or apartment, when the owners are absent from The Pointe for two weeks or more. They must not be left in the racks at the end of stay at the Pointe.

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ADDITIONAL INFORMATION **BOAT AND DOCK POLICY**

Article III, E7 of the Declaration of Condominium states, "Boat docks which are common elements may be assigned by the Association Board of Directors, etc." It further states that "the Association may charge a monthly fee for the use of these facilities, which fee shall be segregated for use in the maintenance and repair of the dock facilities together with reasonable costs associated with managing and assigning the dock facilities."

1. If a condominium owner has a boat registered to him/her and desires a docking berth, he/she must make a written application to the Board of Directors for an assigned location. Payment in full should be made with the application. Checks should be made payable to The Pointe Association, Inc. and sent to the Manager at 9390 Midnight Pass Road, Sarasota, Florida 34242. If facilities are unavailable, the payment will be refunded.

a) The request for a location must include a copy of the current boat registration, size and make. Forms are available in The Pointe office.

b) Assignment will be made by the Board according to availability, and the Board may give consideration to the boat owner's preference.

2. An owner may have an additional berth only if space is available and must relinquish that berth if it is needed by a Pointe owner without a berth.

3. If any owner with an assigned berth that has been paid for sells or disposes of his/her boat, he/she has six (6) months to replace the boat or the assigned berth must be relinquished. Owner must notify office when he no longer has use of the berth.

4. No boat slips or canoe/kayak racks may be sublet or used by others.

5. An owner with an assigned berth or canoe/kayak rack space, that has been paid for, may remove his/her boat to temporary storage (not to exceed nine [9] months) without losing possession of the berth.

6. Boats docked at finger slips on the east side of the property (Intercoastal side) may not exceed twenty-four (24) feet in length. Boats docked on the west side (Blind Pass Seawall) may not exceed twenty-eight (28) feet in length.

7. All fees are to be paid in full by January 1st for the calendar year. If a boat dock is assigned after June 30th of any year, the fee would be fifty percent (50%) of the annual fee. Fees collected shall be placed in the Association's checking account, with a record made of individual payments received and a separate account titled "Due Marina Fund" reported in the Association's financial statements. All repairs and maintenance to the docking facilities, including work done by the Pointe personnel, will be charged to the "Due Marina Fund" account. If at any time there are insufficient funds in the Marina Fund account to

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FORMS IN USE AT THE POINTE (attached)

1. Boat Slip /Canoe/ Kayak Application
2. Contractor/ Owner Unit Modification Agreement
3. New Owner Application
4. Pet Application Form
5. Pointe Owner Parking Sticker
6. Problems/Concerns/Suggestion Form
7. Rental Application
8. Rules And Regulations Agreement Form
9. Unit Entry Door Hanger
10. Unit Modification Form
11. Vendor/Contractor Sign in Log at the Manager's Office
12. Vendor Information Form /Rules
13. Visitor, Guest, Renter Sign In Log located at the office
14. Visitor/Guest Parking Pass