

POINT EAST THREE CONDOMINIUM CORPORATION, INC.

A 55 AND OLDER COMMUNITY

RULES & REGULATIONS

USE OF CONDOMINIUM UNITS:

Units shall be used for residential purposes only, whether owned or leased. No unit may be used to conduct any trade or business.

NUISANCE:

Residents shall not use or permit any use or permit any use of their premises or common elements, which constitutes immoral, improper, offensive or unlawful use.

No resident shall play or permit to be played any musical instrument or operate or permit to be operated a phonograph, radio, television or other audible devices in a unit between the hour of 11:00 p.m., and the following 8:00 a.m. Nor is any other use or practice, which is the source or annoyance to other occupants, which interferes with the peaceful possession and proper use of the unit.

No animal, birds, fish, reptiles, amphibians or other pets of any nature and description shall be raised, bred or kept in any apartment, the limited common elements or common elements.

CHILDREN:

Children must be supervised at all times. They are not allowed to play on the walks, corridors, elevators, stairways, roofs or clubroom.

COMMON PROPERTY:

Common elements shall be used for the intended purposes only and shall not be abused, defaced, littered or obstructed in any way.

No personal articles shall be kept in such areas, which are to be kept free of obstruction.

No articles shall be placed in any of the corridors, walks or stairways in any building nor shall be hung or shaken or stored from doors windows, walks, balconies, or corridors or any building.

No decorations may be placed on any of the common elements.

No cooking permitted on any balcony or terrace of the apartment.

All doors from the unit shall be closed at all times except when in actual use.

No one shall enter upon the roofs, elevator shafts, equipment rooms, or power rooms.

Use of all amenities is subject to the Rules and Regulations of the Association.

Skateboards, skates and bicycles are prohibited on the water walkways, paths, corridors, and pool areas.

Residents must have proper identification cards to enter the community facilities.

GARBAGE AND TRASH:

All garbage is to be placed in plastic bags and securely tied before depositing in the chute on each floor. Bags too large for the chute shall be taken to the garbage room on the ground floor and put in the dumpster.

ALTERATIONS AND IMPROVEMENTS:

Prior to any alteration or improvements to any portion of the unit or to the Community property or removal of any portion thereof, or make any addition to, or do any work which would jeopardize the safety or soundness of the Condominium or impair any easement may NOT be made without first obtaining prior written approval from the Association, (Architectural Modification Form).

Unit owners shall notify the Association if any plumbing work requires shutting off the water and then only authorized individuals of the Association may shut it off.

Washing machines and dryers are not permitted inside a unit.

Installation of flooring shall require soundproofing.

ADVERTISEMENTS:

No resident shall affix any signage of any kind to the exterior of the Condominium.

ASSOCIATION EMPLOYEES:

No resident shall direct, supervise or in any manner attempt to assert any control over any of the employees of the Association, or management company nor shall he attempt to use or send any such employee on private business for the resident.

COMPLAINTS AND REQUESTS:

Except for emergencies, direct all complaints and requests to The Board of Directors in writing.

EMERGENCY ENTRY/PASSKEYS:

A key shall be retained by the Association to be used in the event of emergencies, i.e., fire, leakage, medical, etc. No unit shall alter any lock or install a new lock on any door of the premises without providing the management with the new key.

BALCONIES, STAIRCASES AND WALKWAYS:

Shall be used for the purpose intended and not as storage areas, they shall not be used for cleaning of rugs or other household items or for outdoor cooking or any kind. Sweeping or throwing dust or anything of such nature from the balconies, windows, or doorways, including shaking or mops or rugs is not permitted.

PARKING:

No unlicensed vehicles, expired tags, no commercial vehicles, motorcycles, motor scooters, boats, campers, trailers, or recreation vehicles are permitted, violators will be towed at owner expense.

Renters may not assign or lease their parking space.

Automobile repairs are not permitted on the property at any time.

Hand washing and polishing of vehicles must be performed at the unit owner's assigned parking space. There shall be no washing of vehicles with a hose at any time.

55 AND OLDER HOUSING:

Point East is deemed a housing facility for individuals 55 and older.

A current census of occupants is maintained.

No person under the age of 18 years of age shall be permitted to reside at Point East, except children under such age may be permitted to visit and temporarily reside on the property provided that such temporary residence shall not exceed 30 days within any consecutive 12 month period.

Only the original documents will be accepted. No copies, no fax applications, etc., will be accepted.

LEASES:

Unit owners shall provide the Board of Directors written notification of the intention to lease.

Screening/interviewing of prospective tenants(s) within 30 days is required.

The Point East lease must be used. Only original paperwork will be accepted. No copies, no fax applications, etc., will be accepted.

No unit shall be rented for more than one term of 12 months during any calendar year.

A unit owner shall be liable for any maintenance, repair, replacement or damage to the common elements, and for the performance of all covenants and conditions of the Declaration of Condominium, by-laws, Articles of Incorporation and Rules and Regulations.

GUEST:

Owners/Renters must be in residence when a guest is to occupy the unit and then only up to 30 days in any 12 month period. Guest are not allowed if the unit owner/renter is not present.

GUESTS DEEMED TENANTS:

Any guest occupying a unit for more than 30 days shall be deemed a tenant.

Any guest staying more than 30 days is considered an illegal tenant and the rules and regulations applying to tenants will be enforced. An application for occupancy must be filled out, screening fee applied, and all permanent occupants must be interviewed and approved by the Board of Directors.

A tenant may have overnight guest, subject to the same restriction set forth above for owners.

MOVING:

You must call the management office to schedule your move and be placed on the calendar. Moves are allowed Monday thru Friday, 8:30 a.m. to 4:00 p.m. No moving is allowed on Saturdays, Sundays or Holidays. If not scheduled the Mover will be denied entry. No exceptions.

DELIVERIES:

Deliveries of all kinds, purchase of new furniture, appliance, carpet, vendor's materials, etc., must also be called into the management office to be placed on the calendar in order to receive. Schedule is Monday thru Friday, 8:30 a.m. to 4:00 p.m. No Delivery is allowed on Saturdays, Sundays or Holidays. If not scheduled, your delivery will be refused entry. No exceptions.

LAUNDRY:

A washer and dryer is located on each floor of the building. No tinting or dyeing is permitted in the machines. Equipment must be left in clean condition. Clothes must be removed promptly from the machines. Lights must be turned off in the laundry room and the door closed when you are finished using the room. Rugs must not be washed in the washing machines.

STORAGE OF COMBUSTIBLE ITEMS:

Flammable, combustible or explosive fluid material, chemical or substance may not be stored in any apartment or any portion of the common elements. No motor vehicle or motors using the combustible fuels shall be kept within the confines of the building.

RECREATION FACILITIES:

Nothing is to be removed from the recreation facilities or other common areas for personal use.

SWIMMING AREA:

Hours are from 8:00 a.m. until sunset. No lifeguards are provided. Swimming is at your own risk at all times.

No diving permitted.

A responsible adult must supervise children under 16 years of age. Children of diaper age (3 years of age and under) are not permitted in the pool at any time.

Towels are required to protect the deck and furniture from oils and lotions.

Showers are required before entering the pool.

Rafts, toys, floats, etc., and ball playing are not allowed. No running, pushing, horseplay, of any kind is permitted. Portable pools are not permitted anywhere on the patio/pool area.

Absolutely no food or beverages allowed at any time.

Excessive noise prohibited. Radios not permitted if and when their operation distracts or annoys others.

Chaise lounges are not to be removed.

Shoes must be dry and worn when entering or exiting the building lobbies. All unit owners, tenants and guests shall wear shoes and shall be dry when entering or exiting the building lobbies.

The Clubhouse Pool limited to use by Registered Residents only. Satellite Pools located in each Corporation is to be used by any visitor(s) if accompanied by the unit resident.