

# RULES AND REGULATIONS POINT EAST COUNCIL PROPERTY

NOVEMBER 21, 2012

1. **APPLICABILITY:**

Every Approved Resident shall comply with these Rules and Regulations as set forth herein and any and all Rules and Regulations which from time to time may be adopted. Failure of a Approved Resident or guest to comply shall be grounds for legal action which may include, without limitation, an action to recover sums due to damages, injunctive relief or any combination thereof.

2. **CLUBHOUSE:**

- A. Point East ID Card is required to enter the Clubhouse and use any of the facilities including, but not limited to the Swimming Pool, Billiard Room, Spa, Shower, Sauna, Bowling Alley, Auditorium, Gym, Card Room, Shuffleboard, and the Dock.
- B. Specific rules approved by the Point East Council will be posted in the Clubhouse in the various rooms and facilities including, but not limited to, the Auditorium, Billiard Room, Bowling Alley, Card Room, Gym, Pool, Spa, Showers, Saunas, Shuffleboard, Dock and the Rose Room.
- C. Clubhouse facilities and common areas are limited to use by Approved Resident.
- D. Clubhouse Dress Code. Proper attire is required according to Events. Bathing suits are not allowed except in the Pool Area.
- E. Animals are not permitted in the Clubhouse, Pool Area, rooms and facilities, nor the common areas, except those permitted by law.
- F. No smoking except in a designated area.
- G. Food or beverages are not allowed in the Clubhouse and Pool Area. No glass containers of any kind are allowed at any time. Water only in a plastic bottle.
- H. The Clubhouse is to be used only for functions and events sponsored by the Condominium Associations, Point East residents and Point East Clubs, with prior approval of the Point East Council.
- I. An Approved Resident shall be liable for the expense of any maintenance, repair, replacement or damage to the Common areas and facilities rendered necessary by their acts, or by those of any member of the Approved Resident family or guests.

**3. RECREATIONAL FACILITIES:**

- A. The use of the recreational facilities and common areas shall at all times be governed by the Rules and Regulations promulgated by the Point East Council.

**4. PARKING:**

- A. Parking spaces located on the common areas that are jointly owned by the Four Associations and under the control of the Council are to be used only for the Point East Council Administrative Office, Clubhouse Activities and the X Apartments.
- B. Violations of these parking restrictions may be subject to removal of a vehicle in accordance with Florida Statutes.

**5. CLUBHOUSE POOL AREA:**

- A. Use of the Swimming Pool and Pool areas is limited to Approved Resident.
- B. Use of Swimming Pool is limited from 7:00 a.m., to 9:00 p.m., and is at users' own risk at all times. Lifeguards are not provided. No diving is permitted.
- C. All incontinent persons are prohibited from using the swimming pool.
- D. No food or beverages are allowed in the pool area. No glass containers of any kind are allowed.
- E. Excessive noise of any type is prohibited in the pool area. Visual and Audio devices are permitted when used with a headset or earphones.
- F. No smoking except in a designated area.
- G. Rafts, floats and ball playing are prohibited. No running, pushing or horseplay of any kind is permitted. The Point East Council is not responsible for any accident or injuries.
- H. Towels are required to protect the pool deck and furniture from oils and lotions. Persons using oils and lotions must shower before entering the pool.
- I. Chaise lounges are not to be removed or taken from the pool deck area for use anywhere else.
- J. All individuals must be dry and wear a cover up and shoes before entering the Clubhouse.

**6. GATEHOUSE:**

- A. Entry into the Guardhouse is prohibited to all but members of the Boards of Directors, their designees, Associations' Staff and authorized Contractors.
- B. Anyone on foot or Bicycle entering Point East Property must enter through the gate and must show their ID to the guard.
- C. No visitor to a unit will be allowed by the guard to enter Point East Property if the Approved Unit Resident is not at home to give permission for them to enter.

**7. DOCK RULES AND REGULATIONS:**

- A. Only unit owners may apply for a Boat Slip. A Boat Slip may not be transferred from an owner to a tenant of any unit. A unit owner must file an Intent To Rent Boat Slip Application with Point East Council.
- B. All applicants filing and Intent to Rent Boat Slip Application are subject to interview and Approval by Point East Council.
- C. A unit owner who desires to rent a boat slip must provide a copy of a Florida Boat Registration and Insurance Policy to the Council, along with the application and such other information as the Council may reasonably require for consideration of the application. No application for renting a Boat Slip shall be considered complete until all the information/documentation requested by the Council has been received.
- D. The first month's rent and a Security Deposit equivalent to one month's rent is payable upon acceptance of the application for the rental of the dock space.
- E. If you do not have a boat at the time your name is called, you will have 90 days to purchase a boat. Rent is based on a boat length of 22 foot and is payable upon acceptance for a boat slip. After the boat is purchased, the rent will be adjusted according to the actual length of the boat. If you do not buy a boat, you will not be approved for a lease and only your security deposit will be returned.
- F. Gates to individual Boat Slips must be kept unlocked.
- G. Any Renter of a Boat Slip who is not current with the Boat Registration and Insurance will forfeit their Boat Slip.
- H. Liability Insurance in the amount of \$300,000 is required. Point East Council must be listed as additional insured on the policy.
- I. A vacant Slip will be offered first to current renters of boat slips who want to make a change based on their rental seniority.

**RULES AND REGULATIONS  
POINT EAST COUNCIL PROPERTY CONTINUED  
NOVEMBER 21, 2012**

- J. When a vacancy occurs, the next person on the Waiting List will be sent a certified, return receipt letter. If there is no response within 10 days from their receipt of the letter, a call will be made. If there is no response to the phone call, the next person on the Waiting List will be contacted.
- K. Anyone who is on the list and refuses Rental will be removed from the Waiting List. They must file a new "Intent To Rent" application if they want to be put back on the list.
- L. For Dock Space to be leased jointly to two Point East Unit Owners, both their names must be recorded on the Waiting List at the time of application. The names as submitted cannot be amended or assigned. The state registration of the boat must be in both names.
- M. The Lease is for one year and may be renewed only with updated Registration and Insurance and only with the Approval of the Point East Council.
- N. Rental rates are subject to change.

**8. UNIT OWNER COMPLAINTS AND REQUESTS:**

Except for an emergency, all complaints and requests regarding the common areas and/or facilities, are to be directed to or mailed to the Point East Council.

ADDENDUM

9. POINT EAST ROOM CHARGES:

ANNE ACKERMAN ROOM	Point East Residents.....	\$ 60.00
	Non Residents.....	\$225.00
	Maximum People Allowed	83
COFFEE SHOP	Point East Residents.....	\$ 60.00
	Non Residents.....	\$225.00
	Maximum People Allowed	84
ROSE ROOM	Point East Residents.....	\$ 85.00
	Non Residents.....	\$400.00
	Maximum People Allowed	220

Room rentals are for a period of 4 hours.

ANY ADDITIONAL TIME WILL BE CHARGED AT \$25.00 PER HOUR.

There will be no dancing allowed in the Coffee Shop.

Deposit equal to amount of rental.

Prices are subject to future change.

The Rose Room rented for 100 people or more must have a Security Guard supplied by Point East and Paid by the Renter.

There will be an additional charge of \$35.00 if the room is not left clean.

# POINT EAST COUNCIL

## AUTOMOBILE BAR CODES AND ID/GATE PASS CARDS

NOVEMBER 21, 2012—REVISED MARCH 8, 2018

### 1. BAR CODES:

- A. To be entitled to a Point East bar code, you must be a registered resident of a unit in Point East. Even if you are listed on the Warranty Deed as a Co-Owner, you are not entitled to a bar code unless you also reside in the unit.
- B. You may only receive a bar code issued to you for the unit you reside in, even if you are an owner of another unit.
- C. To receive a Resident Bar Code, the registered resident for whom the bar code is being issued must present the following:
  - 1. Unit resident's valid Point East Identification Card
  - 2. Unit resident's current vehicle registration for the automobile that is receiving the bar code.
  - 3. Unit resident's current Driver's License
  - 4. Unit resident's vehicle, to which the bar code is to be affixed.

### 2. BAR CODE PRICING:

- A. First bar code issued to a registered unit owner – No Charge.
- B. Additional bar code to a unit - \$25.00 per bar code (Non Refundable).
- C. Bar Code for registered renters - \$25.00 (If a lease renewal is not on file in the Point East Office, the bar code will be deactivated. There will be a reactivation fee of \$25.00.)
- D. Rental Cars: \$25.00 per bar code (Non Refundable).
- E. Replacement bar code - \$25.00.
- F. Bar codes are identified by the resident's unit and not by the resident's name. If you move to a different unit in Point East, you must notify the Security Office so the information on your bar code will correspond with the Corporation and unit you will be living in. If you fail to comply, your current bar code will be deactivated and a fee of \$25.00 will be charged for each reactivation.
- G. If your car is in an accident and you are unable to save your bar code due to damage, you will be charged a \$25.00 non-refundable fee to have a new bar code installed.
- H. If your car is stolen, report this to the Security Office immediately. We will install a bar code on your new car at no charge. You must bring a copy of the Police Report.
- I. If you purchase a new car, you must remember to remove the bar code from the old car. We will place a new bar code on the new car for a transfer fee of \$25.00.
- J. If you move out of Point East, your bar code will be de-activated and should be removed from the car.
- K. All bar codes must be placed on your vehicle by a Point East council employee. It may not be transferred to any other vehicle at any time.
- L. Bar codes are the property of Point East. If your bar code fails to operate due to damage from misuse, you will be charged \$25.00, non-refundable, for a replacement bar code. If a bar code is defective, it will be replaced at no cost.

# POINT EAST COUNCIL

## AUTOMOBILE BAR CODES AND ID/GATE PASS CARDS

NOVEMBER 21, 2012—REVISED MARCH 8, 2018

### 3. ID/GATE PASS CARDS:

- A. To be eligible for an ID/Gate Pass Card, you must be a registered resident of Point East. Even if you are listed on the Warranty Deed as an Co-owner, you are not entitled to an ID/Gate Pass Card if you do not also occupy the unit.
- B. You may only possess an ID/Gate Pass Card issued to you for the Unit you reside in, even if you are on a warranty deed as an owner of another Unit in Point East. Each additional ID/Gate Pass Card for registered residents or for a resident's employee working at Point East is \$25.00, non-refundable, for each card. A gate pass for hired help (Home Aids, Maids, Etc.) will be good for one year, with a renewal charge of \$25.00.
- C. In order for an ID/Gate Pass to be issued, you must present the following:
  1. A photo ID;
  2. For non-resident help, a photo ID card must be presented and approval given by a Point East Corporation;
  3. For tenants of a unit, ID/Gate Passes require a \$25.00 non-refundable charge for each ID/Gate Pass,
  4. A current lease must be on file in the Point East Office.
- D. If you move to a different unit in Point East, you must give your ID/Gate Pass to the Point East Office and obtain a new card corresponding to the new corporation and the unit that you will be living in. ID/Gate Passes are identified by the resident's unit and not by name. A fee of \$25.00 will be charged for the change. If you fail to comply, your current ID/Gate Pass will be de-activated, and a \$25.00 re-activation fee will be charged.
- E. If your ID/Gate Pass Card is lost or stolen, report this to the Security Office immediately. There will be a \$25.00 processing fee for a new card. If the ID/Gate Pass Card was stolen, there will be no charge if you present a Police Report to the office.
- F. ID/Gate Passes are the property of Point East. If your ID/Gate Pass fails to operate due to damage from misuse, you will be charged \$25.00, non-refundable, for a replacement. If an ID/Gate Pass is defective, it will be replaced at no cost.
- G. The ID/Gate Pass Card may not be assigned or used by any other person. If an ID/Gate Pass Card is found in the possession of anyone other than the person the card was issued to, it will be seized and de-activated. There will be a re-activation charge of \$25.00.
- H. If you move out of Point East, you are responsible for returning your ID/Gate Pass to the Point East Office.

# POINT EAST COUNCIL

## RULES AND PROCEDURES FOR THE SECURITY GUARD

### A. VISITOR'S ENTRY TO POINT EAST:

1. All vehicles using the Visitor's Lane must receive a Pass from the Security Guard each time the vehicle enters Point East.
2. No visitor is permitted to enter Point East in the absence of the unit resident unless authorization is given by the Point East Office and proper documentation is given to the Front Gate by the Point East Security Liaison. Paperwork from visitors is not accepted.
3. The only exception to this is an extreme emergency, and the Security Guard is to follow the following guidelines:
  4. Call the Point East Security Liaison;  
  
If you are unable to contact the Security Liaison, you are to attempt to call the President of the Corporation where the Unit is located;
  5. If no answer, you are to try calling one of the Directors of that Corporation.
6. If permission is given for the visitor to enter, fill out an incident report including a photocopy of the visitor's Driver's License, car make, color and License Plate number. List the person who gave permission for the visitor to enter. If permission is not secured, visitor is not allowed to enter. A copy of the report is given to the Security Liaison office the following day.
7. The following are to be logged into the computer in the Service Program:
  - Airport Shuttles
  - Medical Transportation
  - United Parcel Service (UPS)
  - Federal Express
  - U.S. Postal Service
  - Florida Power & Light
  - AT&T/Bell South
  - Garbage Truck
  - Atlantic Broadband (Cable Company)
8. Only the following are to be logged into the computer using the emergency button:
  - Fire Rescue
  - Police

### B. REALTORS:

Realtors are permitted on the Point East property:

Monday – Friday	9:00 AM to 4:00 PM
Saturday	9:00 AM to 3:00 PM
Sunday	9:00 AM to 3:00 PM

All Real Estate Agents are required to provide their Real Estate License to the front gate.