

POINT LAKE MASTER ASSOCIATION, INC.

The following are several rules and regulations we which to highlight that govern the Point Lake Condominium Associations and the Point Lake Villas Association. These rules have been compiled for the sole purpose of preserving and maintaining a peaceful community. Homeowner and Unit owner will be used interchangeably since rules and regulations apply to both.

1. **CONDOMINIUM FEES:** Are due on the first day of each month and the check must contain the appropriate account number. All unit owners not paying their association fees by the 10th of every month will be charged a \$25.00 late fee. NO EXCEPTIONS, FEES MUST BE PAID ON TIME.

2. **DISHONORED CHECKS:** There will be a \$30.00 fee for any dishonored check for reasons of non-sufficient funds or uncollected funds.

3. **COMPLAINTS/REQUESTS:** All complaints and/or requests for alteration shall be made in writing and delivered to:

POINT LAKE CONDOMINIUM ASSOCIATION, INC.
PO BOX 831235
MIAMI, FLORIDA 33283

Keep in mind that no Unit owner or Home owner shall cause or allow improvements or changes to any Unit, Limited Common Elements, including, but not limited to, painting or other decorating of any nature, installing hurricane shutters, or in any manner changing the appearance of any portion of the building, without obtaining the prior written consent of the Association.

4. **CLUB HOUSE:** Homeowner will be required to complete an agreement for usage. Depending on availability the club house will be reserved and a \$250.00 deposit will be requested to hold the club house for that particular date.

- A. An inspection of the club house will be done, after the party, to determine the refund of deposit. Homeowner is solely responsible for any damages to the area caused by them or by their guest. Therefore, it is expected that the Homeowner return the club house in the manner in which it was rented to them. Should expenses exceed the initial deposit of \$250.00 the homeowner will be billed for the difference and expected to reimburse the Association in a timely fashion.

- B. No other groups or parties will be permitted to use the Pool Deck Area during the allotted time. However, any Homeowner is entitled to use the pool at the same time.

5. **POOL RULES:**

- A. Pool hours during the summer will be Monday through Sunday from 8:00 AM to 7:00 PM.
- B. The following are rules that have been established for everyone's enjoyment, safety and comfort. Please make you children aware of these rules:

- * Swim at your own risk
- * Shower before entering pool
- * Proper pool attire only
- * No animals or pets permitted in pool area
- * No glassware permitted in pool area
- * No children under twelve (12) years old allowed in pool area without an adult.
- * No deck furniture may be removed from pool area
- * Radios, cassette players, etc., must be turned to a low volume
- * Guests may use the facilities only when a resident is present.
- * No barbecue grills in pool area

6. **GRASS AREAS:** Unit owner and their guest are expected to observe the "Keep Off Grass" signs.

7. **PETS:** Homeowner must walk their pets on a leash at all times; and pick up all solid waste of their pets and dispose of such waste appropriately. Also, Homeowner shall bear in mind that their pets should not stray onto other Homeowners property.

8. **PARKING AREAS:**

- A. Parking spaces are assigned, therefore, Homeowner must park in designated parking spaces. Cars parked on the grass or in the middle of the street will be towed away at owner's expense. Towing will also apply to abandoned cars and cars in a guest parking that exceeds 24 hours of continuous use.
- B. Homeowner can not wash or work on cars in the parking area nor in the grass area. Car oil damages caused on the parking surface will be charged to the Homeowner.

C. No one is allowed to play in the parking area at any time of the day. For the safety of everyone, no one is to use their bikes, skates, or skateboards in the parking area. Also, no one, regardless of age, is to sit on top of cars, this will prevent neighboring Homeowners from being disturbed.

9. **DAMAGED COMMON ELEMENTS:** The cost of repairing damage to common elements, including but not limited to the condominium buildings and landscaped areas, caused by Homeowner and/or his guest, shall be the sole responsibility of such Homeowner. In the event that such damage occurs, an assessment will be delivered to Homeowner at which time said assessment will be due and payable within ten days of said delivery.
10. **CLEANLINESS:** Each Homeowner shall maintain their Unit, and the exterior of their Unit, in a clean and orderly manner, and in a manner which will not be offensive to any other Homeowner. The patio, balcony, and/or terrace must be kept clean and not used as a storage space.
11. **EXTERIOR APPEARANCE:** No improvements may be made or placed upon the exterior of any unit or on any of the common elements of the condominium without the prior written consent of the Board. This includes floor covering on first floor patios and any planting outside the villas.
12. **PLANTINGS:** No plantings of whatever nature shall be made by any Homeowner upon any public areas, and/or other portions of the Common Elements, without the prior written approval of the Board.
13. **OUTDOOR CLOTHES DRYING:** No outdoor clothes drying shall be permitted, and no clothing, towels, or other items shall be placed or hung on the exterior of any unit or villa.
14. **CHILDREN:** Each Homeowner shall be solely responsible for the actions and any damage caused by their children or children visiting them.
15. **CONDUCT:** No person shall engage in loud or other disorderly, or unlawful conduct on any portion of the condominium or villa property, including, without limitation, inside any dwelling units or in any Common Element. Also, no television, radio, sound amplifier or other sound equipment may be played or operated in such manner that can disturb or annoy other occupants of the condominium.

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16. **GARBAGE DISPOSAL:** All refuse, waste, bottles, cans, garbage, and trash shall be securely wrapped in plastic garbage bags and placed inside the appropriate containers. No furniture or garbage placed outside the containers will be picked up. Furthermore, boxes are to be compressed before placing them inside the containers. Also, Homeowner shall comply with all recycling requirements imposed by local municipal ordinance and to reimburse the Association for any fine imposed as a result of such Homeowner's failure to comply.

PARKING RULES AND REGULATIONS

All of the parking areas and Common Driveways governed by the Point Lake Condominium Association ("Parking Areas") shall be regulated by the following rules in addition to all parking rules and regulations presently in existence or as may be amended from time to time by the condominium Association.

COMMERCIAL VEHICLES, TRUCKS AND VANS. No trucks, vans, or commercial vehicles, all as hereinafter defined, shall be parked, stored or kept on any portion of the Parking Areas; except in an emergency situation which will not exceed a maximum period of 24 hours.

1. Government/County and Police vehicles are excluded.
2. The word "Truck" shall mean any van larger than the "manufacturer designated" three-quarter (3/4) ton truck.
3. The word "Van" shall mean any van larger than the "manufacturer designated" one (1) ton van.
4. The term "Commercial Vehicle" shall include but not be limited to all automobiles, trucks, and vehicles including station wagons, containing any trade or business name, advertising, signs or any type of lettering shall be presumed to be used for commercial purposes. In addition, the term "Commercial Vehicle" shall include any vehicle with equipment, including but not limited to racks, tool boxes, storage bins, camper tops, used for service, ramps, hydraulic lifts or equipment except for any ramps or lifts needed for access by handicapped persons on private vehicles.
5. No motor vehicle exceeding twenty (20) feet in length shall be parked, stored or kept on any portion of the parking areas.

RECREATIONAL VEHICLES. No recreational vehicles, as hereinafter defined, shall be parked, stored, or kept in any portion of the Parking Areas. The term "Recreational Vehicle" shall include, but not limited to campers, mobile homes, motor homes, boats, trailers, dune buggies or any vehicles which have been modified by the installation of oversized tires or removal of body components as originally installed by the manufacturer.

REPAIRS AND RESTORATION OF MOTOR VEHICLES. No repairs or restoration of motor vehicles shall be conducted on any portion of the Parking Areas. Also, vehicles will not be permitted to be washed in parking area or in any other area within the community.

DISABLED OR ABANDONED MOTOR VEHICLE. A disabled or abandoned motor vehicle may not be parked, stored, or kept on the Parking Areas. The term "Disabled Motor Vehicle" shall include, but not be limited to, any motor vehicle which cannot operate on its own power. The term "Abandoned Motor Vehicle" shall include, but not be limited to, any motor vehicle without a current tag, current registration or current license. All vehicles or motorcycles in RESERVED or GUEST spots must be operable. All inoperable vehicles will be towed upon 48 hours notice.

NUISANCES. No vehicles may be parked on the Parking Areas which are deemed to be a nuisance as determined by the sole discretion of the Board of Directors, specifically including but not limited to any vehicles which disturb the quiet, peaceful enjoyment of the residents or constitute a hazard.

GUEST PARKING. A vehicle in a guest parking space can not exceed a period of 24 hours. Guests parking spaces are to be used solely for guests.

TOWING. The Association shall have the right to authorize the towing of any vehicle in violation of the Association's parking rules and regulations. Residents and/or guests should be aware that cars improperly parked on the common grounds of the community or in violation of parking rules are subject to towing. Should a car be towed, costs incurred for vehicle's removal and storage, will be charged against the vehicle owner and must be paid prior to repossession.