

SAILPOINT HOA RULES & REGULATIONS

- 1) **OCCUPANCY LIMIT:** Each unit shall be occupied and used as a private resident by the owner, his/her immediate family, or his/her tenants. The board of Directors must approve new tenants prior to occupancy and pre-approval terms may be obtained from FirstService Residential. The maximum number of tenants occupants permitted to reside in a given unit is to be no more than two persons per number of rooms in the residence.
- 2) **LEASE:** The leasing of any unit is subject to the prior written approval of the association and all leases shall be for a maximum term of six months. The association has the right to terminate the lease if the tenant does **NOT** comply with the association rules and regulations. No portion of the property shall be used for other than residential purposes.
- 3) **SALES:** Owners shall **NOT** sell any unit without prior written notice to the association.
- 4) **MAINTENANCE FEES:** Monthly maintenance fees are due on or by the first of the month. Owners will be charged a reminder fee of \$10.00 plus a late fee of \$25.00 if payment is received on the sixteen (16th) of the month. Failure to pay on a timely manner will result in forwarding the delinquent account to the attorney for collections, but not limited to lien placement up to foreclosure of any delinquent account. Homeowners will be sent to collections after 3 months of missing monthly maintenance fees.
- 5) **NOISE: NO** resident will permit noises in such a manner as disturbing residents between the hours of **10:00pm – 8:00am**.
- 6) **COMMON AREAS:** Personal Property may **NOT** be placed, stored, or maintained in common areas. Loitering is prohibited in the common areas. Construction material, BBQs, toys, or any item deemed to be devalued of the property cannot be stored on the outside front of the unit or anywhere which would be visible to other units or the common areas. The unit owner is liable for all expenses of damage to the common areas due to the negligence of the resident, residents' family, guest, employee or agent.
- 7) **MECHANICAL WORK: NO** vehicle shall be repaired within the property except for emergency basic purposes.
- 8) **HURRICANE SHUTTERS:** Must be installed forty-eight hours prior to a storm and must be removed forty-eight hours after the storm has passed.
- 9) **GARBAGE & RECYCLING:** All garbage & recycling items must be inside the Miami Dade County bin **ONLY**. No other type of garbage or recycling Collection media will be permitted except those from Miami Dade County. Garbage bin shall be out on the curb **NOT** earlier than the evening prior to pick-up and must be retrieved no later than the morning of the following day. Owners are responsible for maintaining their unit front areas in a neat, orderly, and attractive manner and consistent with the general appearance of the community free of litter. Failure to adhere to these rules will result in a fine for the owner of the unit account.
- 10) **COMPLAINTS:** Complaints should be made in writing and submitted to the property management company. Residents will be contacted in writing as to the resolution of the complaint.
- 11) **NUSANCE & ILLEGAL ACTIVITY:** Nothing shall be done or maintained on any Lot which may be or become an annoyance or nuisance to the occupants of other Lots. Any activity on a Lot which interferes with television,

cable or radio reception on another Lot shall be deemed a nuisance and a prohibited activity. In the event of a dispute or question as to what may be or become a nuisance, such dispute or question shall be submitted in writing, which decision shall be dispositive of such dispute or question. No illegal activity shall be carried on or conducted upon any Lot, Unit, or common areas.

- 12) **ALTERATIONS:** NO alterations shall be made to the exterior of unit or any common areas including the front of the unit's landscape without permission of the association. No resident shall install any signs, wiring, machines, barbecue on the front of their units or common areas.
- 13) **LAKEFRONT PROPERTY:** As to all portions of The Properties which have a boundary contiguous to any lake or other body of water, the following additional restrictions and requirements shall be applicable:
- No boathouse, dock, wharf, or other structure of any kind shall be erected, placed, altered, or maintained on the shores of the lake.
 - No boat, boat trailer or vehicular parking or use of lake slope or shore areas shall be permitted. No motorized boats of any type shall be used on any lake which is part of the Common Areas.
 - No solid or liquid waste, litter or other materials may be discharged into/onto or thrown into/onto any lake or other body of water or the banks thereof.
 - Each applicable Owner shall maintain his Lot to the line adjoining the Lot, of the water in the adjacent lake or other water body, as such line may change from time to time by virtue of changes in water levels.
 - No landscaping, fences, structures, or other improvements (regardless of whether or not same are permanently attached to the land or to other improvements) shall be placed within any lake maintenance or similar easements around lakes or other bodies of water.
- 14) **VISIBILITY AT INTERSECTIONS:** No obstruction to visibility at street intersections or Common Area intersections shall be permitted; provided that the Association shall not be liable in any manner to any person or entity, including Owners and Member's Permittees, for any damages, injuries or deaths arising from any violation of this Section.
- 15) **NO DRYING:** No clothing, laundry or wash shall be aired or dried on any portion of The Properties except on a portion of a Lot which is completely screened from the view of all persons other than those on the Lot itself.
- 16) **DRIVEWAYS:** Anti-freeze and engine oil stains are **NOT** permitted on the driveways. Owners are responsible for pressure washing their unit driveways to remove oil stains and mold from the driveways. Fines will be given and enforced to the extent available by law.
- 17) **PARKING:** Vehicles must not be parked on common area grass, Blocking traffic, or on empty units' driveways. All vehicles parked on the property must have at least one front and one rear tire on their driveway. Vehicles parked illegally will result in the towing of the vehicle at the owner's expense. All vehicles must be operable with a current and valid license plate.
- 18) **VISITOR PARKING:** Guest parking spaces are solely for the use of guests. No residents shall utilize visitor parking spaces or any common area to park their vehicles. Failure to comply with this rule will result in the towing of the vehicle and the homeowner will be subject to possible fine if they continue to violate the rule. For visitors planning to have an extended stay residents must notify the HOA or HOA manager by email prior to stay. On busy traffic weekends such as holiday weekends guests may be permitted to utilize street parking so long as they are not blocking traffic and have a not displayed on the windshield with (residents name, address, and phone number).

- 19) **COMMERTIAL AND RECREATIONAL VEHICLES:** No commercial vehicles with signage, mopeds, go-peds, go-karts, four wheeler, ATV, camper, motor home, RV, boat, boat trailer, and house trailer shall be permitted to be parked, stored or used at anytime or place throughout the community except in the units garage door closed. Class of vehicle to be determined by vehicle registration classification.
- 20) **PETS:** No animals, reptiles, wildlife, livestock nor poultry of any kind shall be raised, bred, or kept on any Lot for any commercial purpose. Further, no animals nor pets of any kind shall be permitted to become a nuisance or annoyance to any neighbor by reason of barking or otherwise. All pets shall be kept on leash when not in the applicable unit or fenced yard. No dogs or other pets shall have excretions on any common areas or other owner's lots. Pet owners are responsible to clean up any such excretions. Failure to comply with this rule will result in fines to your unit.
- 21) **FLAGS:** Only one flagpole for the display of the American flag only shall be permitted.
- 22) **CARPORTS:** No canvas covering or awning shall be used as carports.
- 23) **CAR WASH:** Owners and/or tenants are allowed to wash their vehicles only in their unit driveway. The use of commercial carwash companies is allowed so long as they perform their work in the unit's driveway only.
- 24) **FENCING:** Fencing in the front yard is not permitted. Owners must get permission from the HOA prior to changing the fencing on their property.
- 25) **DRIVING SPEED:** Maximum driving speed inside the community is 15 MPH.
- 26) **CHILDREN:** children will be the direct responsibility of their parents or legal guardian. This is to include full supervision inside all common areas. Loud noises will not be tolerated.
- 27) **POOL AREA:**
- **NO LIFEGUARD ON DUTY,** all persons using the pool do so at their own risk.
 - Children under the age of sixteen (16) are not permitted in the pool or pool area without immediate adult supervision.
 - Pool hours are from sunrise to sunset only.
 - All persons must shower prior to entering pool.
 - Individuals who are not toilet trained are not permitted in the pool.
 - Disorderly conduct in the pool, pool area is prohibited and shall be grounds for warnings/ fine. No diving, running, or horseplaying.
 - Life preservers and rescue poles are not toys. They are for emergency use only.
 - No food or beverages in glass containers are permitted inside the pool area.
 - Smoking is not permitted inside the pool area.
 - Pets are not permitted in the pool or pool area.
 - No bikes, skateboards, minibikes, scooters, or go-peds are permitted in the pool or pool area.
 - Proper and non-revealing swimwear is required to be worn in the pool.
 - Pool tables and furniture are not to be reserved.
 - All residents must clean up after themselves prior to leaving the pool area.

28) **COMPLIANCE BY OWNERS:** Every Owner and Member's Permittee shall comply with the restrictions and covenants set forth herein and any and all rules and regulations which from time to time may be adopted by the Board of Directors of the Association.

29) **ENFORCEMENT:** Failure of an Owner or his Member's Permittee to comply with such restrictions, covenants or rules and regulations shall be grounds for immediate action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend the rights of use of Common Areas (except for legal access) of defaulting Owners. The offending Owner shall be responsible for all costs of enforcement including attorneys' fees actually incurred and court costs.

I have read and understand the rules and regulations presented in this package.



Signature

07/29/25

Print Name

Date

June 2025 V1

Sailpointe HOA Rules & Regulations