

RULES AND REGULATIONS OF THE BLUEPOINT CONDOMINIUM ASSOCIATION

UPDATED MARCH 11, 2009 EFFECTIVE UPON RECEIPT OF DOCUMENT

1. No more than four adults are to occupy a unit.
2. Pets are not allowed by owners or visitors.
3. Parking space is limited. There is one numbered space for each apartment and six spaces for visitors. Occupants with more than one car are to find parking off the property.
4. Swimming pool hours and rules are posted at the pool and are to be observed by everyone. Pool use is for owners and guests, and lessees. Permission to use the pool in the owners absence may not be given to someone who is not staying here in a unit.
5. Renters and owners are requested to entertain guests in their apartments rather than around the pool where space is limited. Watch where guests park. A visitor taking an assigned space will be requested to move their car to a visitors space, or off property.
6. Consideration should be given to other residents by not monopolizing all of the area around the pool. Observe the rules regarding suntan lotion, and glass containers. Cigarette butts belong in ashtrays, not on the lawn. Other trash should be taken with you when you leave the pool, and pool furniture returned to its original location.
7. TV, radio and stereos should be kept at a reasonable volume, especially during the evening hours. Likewise, boisterous parties will not be tolerated.
8. Laundry room facilities are shared by all residents. Users have a responsibility to keep the room clean and orderly. Shared facilities require consideration for other users. Remove lint from dryer filter when you finish and leave the machines clean for the next person. Sweep the floor as needed. Laundry room hours are 8:00am and laundry must be completed by 9:00pm. Washers run 30 min. and dryers 45 min. Please remove clothes in a timely manner, so others can use the machines.
9. Garbage must be bagged before putting it in the dumpster, located at the end of the canal on Sandpiper Street. Recycling of plastic containers, glass, cans and newspapers is encouraged. (please, remove lids, and rinse the item out before placing in containers). Information on where to recycle will be given to all members.
10. Charcoal and gas grilling on lanais or balconies is not permitted due to safety factors and discoloration of the building. The association has a propane grill at the end of the pool for use. It is to be cleaned after each use.
11. Damage to common areas or equipment caused by residents or their guest or lessees shall be repaired or replaced at their expense.
12. No rentals of less than 30 days is permitted. A pre-set fee of \$50.00 is charged by the association in connection with the sale or lease of a unit.
13. In order that proper steps and procedures may be taken during an emergency situation, the Board of Directors will retain a key to each unit. If a unit owner changes locks, a duplicate key is to be furnished to the Board. The Board of Directors will designate a member who will have possession of the keys. Each unit owner shall provide to the Board, the name and phone number of a person, other than the owner, who could be reach in time of an emergency.

14. The association must be notified at least 7 days in advance of any visitors staying at a unit if the owner does not plan to be present during this visit. This is for security reasons and protection of your unit.
15. Violations of rules and regulations, By-Laws, or Articles is subject to a \$100.00 per day fine for each occurrence after the owner or lessee is given a written warning of the violation.