

CAPE POINTE HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

I. PARKING REQUIREMENTS:

No “on street” parking is permitted, except where designated on Fownes Crescent and Hilliard Terrace. These spaces are for short term parking only, (4 to 5 hours), when entertaining guests, trade services, etc.

No trucks, trailers, boats, recreational vehicles, habitational vehicles and/or commercial vans may be kept on the property.

II. GARBAGE AND TRASH:

Trash collection is early Wednesday and Saturday mornings. Recyclable materials are collected on Saturday only.

Trash must be placed at curbside in a closed container by 7 a.m., but not before sunset the evening before pick-up. If you plan to leave town and are unable to utilize scheduled pick-ups, please contact a neighbor or Bristol Management (561) 575-3551 for assistance.

Trash containers are not to be in view, except at the above times, and may not be stored or located in un-gated cart storage areas. Empty containers are to be returned to their proper location by noon the pickup day.

Landscape cuttings must be bagged and tied, and placed with the garbage on trash collection days. No loose clippings will be picked up.

III. PETS:

Dogs, cats and other common household pets may be kept provided they are not raised, bred, or kept for commercial purposes. No dogs, cats or pets shall be allowed to roam or otherwise be let out of the residential unit without a leash, and without being in custody of an individual. Dogs may not be left unattended on screened porches and patios where they can bark or be heard.

Every owner shall be responsible for the immediate cleanup of private and common area property after use by their pets.

In no event shall any pet become a nuisance or disturbance to any other unit or owner. A complaint made by any owner to the Board of Directors shall be referred to the Covenants Committee. If they rule the pet to be a continual nuisance, the owner will be notified and such pet may no longer be permitted to be kept in the unit.

IV. GOLF CARTS:

Golf carts are to be stored in the cart storage area provided in each residence. Storage of carts in driveways or carports is not permitted.

It is strongly recommended children under the age of 17 not operate a cart unless accompanied by an adult. Proper instruction and guidance in this regard is the responsibility of the owner.

V. DRESS CODE:

Proper and appropriate attire is required throughout all the areas of Jonathan's Landing and Cape Pointe.

All joggers, walkers and cyclists must wear tops covering the upper parts of the body.

VI. SAFETY:

Joggers, walkers, cyclists, and those on golf carts must use the paths where available, rather than the roadways.

VII. SECURITY:

For the protection of your family and personal property, you are asked to use the security system whenever possible, especially when you leave home. It is suggested, in addition to setting your alarm system, you may leave a light and/or radio/TV on to deter intruders.

Due to minimal street lighting in Cape Pointe, it is suggested that you leave outside lights on until 10:00p.m. when practical.

If you have an emergency, call 911 first, and then press the appropriate button on your security panel. If you observe any suspicious activity, call JL Security at 747-1141.

A key to your unit should be provided to security. In your absence, if the security or smoke alarm would activate or any other emergency should occur, be it electrical, water, fire, storm damage, etc. considerable damage may be minimized with prompt access to your unit. If the entrance locks to your unit are changed, new keys must be provided to Security and to Bristol Management.

Renters should contact the Director of Safety and Security to receive security orientation. That office is in the P.O.A. Office, and is open Monday through Friday from 8:00a.m. to 5:00p.m. call (561) 747-2889 for an appointment.

VIII. CARPORTS:

The carport area and adjacent parking space is for automobiles only. Nothing else is to be stored in this area on a regular basis. Bicycles should be stored out of sight in the cart shed or closet, or behind the privacy fence.

IX. POOL REGULATIONS:

Please abide by pool regulations posted at the pool.

X. PORTABLE BARBEQUE:

Portable barbeques are permissible, but must be stored out of sight. They should only be used in a safe manner at least 6 ft from any structure. It is suggested that every unit have a suitable fire extinguisher.

XI. UNIT PEST CONTROL SERVICE:

The Homeowners Association shall be obligated to provide exterminating services other than for termites, fire ants, and carpenter ants, as a common expense to the Association. All unit owners within the building are responsible for the cost to have their unit serviced. In order to perform such service the HOA shall have the right of access for all extermination to enter the lot and unit. It is essential to have access to every unit for all extermination to assure no contamination can occur from an untreated unit.

This service is conducted by Highland Pest Control on the third Wednesday of each month. The keys to each unit are in the custody of Bristol Management Services, Inc. and are returned thereto upon completion of each service.

XII. DESIGN CONTROL BOARD:

Any external modification to a unit, including Cape Pointe Paint Colors (contact Bristol Management for paint colors), must be submitted to the Cape Pointe Design Control Board. Upon approval it will be submitted to the Jonathan's Landing Design Control Board for their approval. A list of the items that require Design Control Board Approval is attached. A Design Control application is not attached please contact Bristol Management for a copy or you may print the form from the JLPOA website.

XIII. LANDSCAPE/IRRIGATION & OTHER REQUESTS:

Common area service requests should go through Bristol Management. Bristol will create the work order and submit to the appropriate landscape/irrigation company who will handle the request.

XIV. RENTALS:

Any lease must be for a minimum of thirty (30) days. Only two (2) leases per year are allowed. Owners must submit a copy of their proposed lease to the HOA or Bristol Management for a certificate of approval. Without this certificate, no lessee shall have use of the amenities of Cape Pointe, including the pool. Any unit which has a lessee (defined as a person in residence without the owner being present) without a certificate of approval will immediately be referred to the Covenants Committee, which has the right to fine the owner.

XV. Covenants Committee:

The Covenants Committee, comprised of three owners, oversees the implementation of these rules and regulations, and will notify owners of violations of these rules. The committee has the authority to levy fines for continued violations of these rules, including the ability to assess other penalties. (Florida Statute 720.305 Obligations of members; remedies at law or in equity; levy of fines and suspension of use rights).

Owner who lease their home are responsible to inform their lessees of these regulations and leave them in clear sight.