

VILLAS OF POINTE WEST CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS FOR ALL OWNERS AND TENANTS

Adopted by the Villas of Pointe West Board of Directors 2.17.2025

The following rules and regulations concern the use and occupancy for the condominium units, hereinafter called "unit individually" and "units collectively", common elements and "Association property" as the condominium known as the Villas of Pointe West and are made known by the Board of Directors of the Villas of Pointe West Condominium Association, Inc., hereinafter called "Association", pursuant to and in accordance with the *Declaration of Condominium and By-Laws to the Villas of Pointe West*, recorded in the official record book 1007 page 3668 et seq., all public records of Manatee County.

1. Any unit owner contemplating the sale, occupancy by family members (as defined in the *Declaration of Condominium*) or rental of his/her unit must submit an application that includes a background check for the proposed new owner, occupant or lessee, as may be utilized by the Association from time to time. A fee of \$125.00 needs to be paid for the required background check. The application, available from the Association, must be properly completed and signed. An interview with a Board Member is also required, before any recommendation or rejection is finalized, along with a signed copy of the Rules and Regulations from buyer or lessee. At least ten (10) days will be required for the interview, screening process and final board approval. In the event of non-approval, the fee is not refundable.
2. Occupants in residence are not to exceed four (4) persons:
 - A. **Visitors:** Notification must be made to the Board of Directors when members are expecting visitors to use their facilities for longer than two (2) weeks.
 - B. **Owners** forfeit their "key" and use of recreational facilities except as a guest of another unit owner when they have a renter.
 - C. **Any leased unit may not be sublet and subject to fine including leased or borrowed for vacation without board approval.**
3. No unit may be used for obvious business or commercial use. No soliciting door to door, no continuous traffic entering or leaving unit as to imply business use and no advertisements concerning the address of The Villas of Pointe West.
4. All units may be used by the occupants for their quiet living and enjoyment. Therefore, all occupants must respect their neighbors by keeping radios, televisions, stereos, and musical instruments at a moderate pitch at all times, but especially between the hours of 10:00 pm and 8:00 am. No unit owner/occupant shall use electrical equipment or appliances of any kind, which cause interference with radio and/or television reception. No unit owner/occupant shall cause or permit interference with the quiet enjoyment of any other unit owners or unit, and also pertains to the common and limited common areas of the Villas of Pointe West.
5. All persons under the age of sixteen (16) must be accompanied and supervised by an adult while in common areas or at the club house and pool.

6. Pets: No pets shall be kept by any unit owner within the portion of the condominium units, common elements or Association Property of the Villas of Pointe West other than up to two (2) domesticated pets per unit with their combined weight not exceeding fifty (50) pounds. Compliance of the law is required. Pets are not allowed in the clubhouse or pool areas. All pet owners will be responsible for all cleanup of all debris caused by or emanating from any pet and carry a droppings bag while walking pets on Association property. Pets must be housed on the inside of units only. Please take into consideration when walking pets that others have the usage of these grounds also.

7. No persons shall use any slingshots, BB guns, baseball bats, balls (other than rubberized) within the common elements of the Association property. Mobile recreational facilities, including but not limited to, portable basketball backboards, soccer nets, volleyball nets, tennis equipment, badminton, and croquet equipment, may not be used. Bicycles, children's toys, additional trash containers, etc., will be kept in an inconspicuous manner.

8. All entrances and exits are to be free of obstacles for emergency and fast entry for EMT's and any 1st responders.

9.. Any building or grounds problem should be reported promptly by contacting the designated management company: dpettifer@cscmsi.com

10. Garbage: To the maximum extent, kitchen garbage should be disposed of through the garbage disposal. Empty cardboard boxes and bulky items should be flattened for trash pick-up. Garbage should not be put out until the day before the scheduled pick-up. Recyclables are not yet being collected from the condo association and the storage of these items in an inconspicuous manner is mandatory. No rubbish, refuse, garbage or trash shall be allowed to accumulate in places other than the receptacles provided, therefore.

11. No unit owner and/or tenant shall engage in the following on common elements:

- A. Barbecuing other than on patios.
- B. Installing wires or antennas visible on the outside of the unit.
- C. Blocking exits with patio furniture.
- D. Placing items on top of the exterior courtyard walls.
- E. Hanging or draping anything from pergola boards

11. Holiday decorations are permitted from the Thanksgiving Day holiday until the following January 7th, at which time they must be removed.

12. One American flag (in good condition) may be flown from dawn to dusk and, if illuminated during other hours. An American flag must be installed in a pole flag holder only. No draping of any type of material over the pergola boards or courtyard walls.

13. Mailboxes are provided by the Association and are in the Associations care. No ornaments or decorations are to be placed on these boxes.

14. Common Areas & Limited Common Areas

- A. No common areas should be altered or decorated without the permission of the Board of Directors.
- B. Maintenance within the courtyard walls is the owner's responsibility. Notice will be given if they are not maintained. The Board of Directors has the authority to remedy this at the owner's expense. No more than two (2) decorations may be affixed on the walls of the courtyard or carport areas.
- C. There are no allowances for any type of outbuilding, i.e.: tool sheds, bins, or racks (attached or freestanding), other than board approved plastic storage units in board approved locations.

15. Changes

A. Any proposed changes to the exterior of the building or common ground must be submitted with pictures and plans in writing to the Board on the designated form. Any such proposed changes may include but are not limited to the replacement of entrance doors, installation of additional air conditioning units, patio enclosures, screen doors, windows, skylights, hurricane shutters, cementing of courtyard floors etc., some of which may then become the responsibility of the owners. No plants, shrubs or trees or other landscaping will be planted without Board approval. Maintenance personnel are authorized to trim, prune, and remove or replace shrubbery as the Association will deem necessary. Any glass, screen, curtain, blind, shutter, awning, or other modifications, additions or installations which may be installed where visible from outside the unit, are subject to further regulations by the Board of Directors. The lanais represent personal property, therefore repairs and maintenance are the responsibility of the respective owner(s). Additionally, it is the owner responsibility to maintain the standard of appearance consistent within the Villas of Pointe West. Lanai roof damage, torn screens, and mold must be remedied promptly.

B. Carport Ceiling repairs will be covered by Association, (if causation of repair is a result of resident action, then board may deem resident to incur cost of repair). All windows and doors are owner responsibility to maintain including laundry doors. Courtyard floors are owner responsibility to maintain. Courtyard Walls, entrance door ceilings, and pergolas are the responsibility of the Association. Any changes to these two limited common areas by owners must be board approved.

16. No "For Sale or Rent" or other such signs are permitted on the condo property. Also, garage sales or auctions are not permitted.

17. Condominium owners shall be financially responsible to the Association for any and all damage done to the common elements and/or Association property by guests and/or lessees of any unit owners. In case of absence of the owner, owner must be notified.

18. No flammable or explosive substances shall be kept in units except for normal household cleaners. IE: Discarded paint containers, fuel, and barbecue accelerants.

19. Vehicle Ordinance:

- A. No motorcycles may be parked on Condominium property.
- B. Recreational vehicles, campers, trailers and motor homes may be parked for periods not to exceed (24) hours and only in designated parking areas or common area roadways. Vehicles are subject to towing without prior notice.
- C. Parking on grass is prohibited.
- D. Each unit has an assigned carport for the exclusive use of that unit. No vehicle may be parked in a space assigned to another unit without the approval of the owner.
- E. No major repair, painting or maintenance of motor vehicles, boats or trailers will be permitted in any carport or parking area.
- F. No parking in the street overnight. No parking in the street to cause an obstacle of your vehicle regardless of time of day.
- G. Unlicensed vehicles may not be parked in carports or parking lots in excess of two (2) weeks.
- H. Any vehicle losing fluids on limited common or common areas is the responsibility of the owner, who will maintain that area. The Association is authorized to repair/maintain those areas at the owner's expense.
- I. The posted speed limit of 15 MPH must be adhered throughout the entire complex.
- J. The parking spaces are reserved for guests and/or resident temporary (i.e. Club house events) parking not for full time use

Any vehicle found in violation of the above regulations may be barred from the Villas of Pointe West property and may be towed at the owner's expense and risk in accordance with Florida law.

20. Quarterly maintenance fees are due and payable by the unit owner by the first day of each designated quarter, (Jan/April/July/Oct). An owner's account shall be determined to be delinquent if the quarterly assessment is not

paid within ten (10) days of the due date. On the 10th day, a late fee of twenty-five (\$25.00) dollars may be assessed to the owner's account, and a notice of delinquency may be issued to a unit owner. Firm and immediate action will be taken by the Board of Directors. Such action may include but is not limited to the recording of a claim of lien. Any delinquent unit owner shall bear all costs and attorney fees associated with the recording for the claim of lien and all costs of collection. Any delinquent owner(s) will have use of the common areas and amenities suspended: clubhouse, pool and shuffleboard. The owner(s) shall return the clubhouse key to a Board Member or C&S Community Management Services, Inc., once notified of the suspension.

21. The Board of Directors may authorize special assessments for non-funded maintenance necessities.

22. Swimming pool rules:

- A. All pool users will observe and abide by all pool rules.
- B. Pool hours are restricted to: 8:00 a.m. to 11:00 p.m.
- C. Everyone must shower before entering the pool, after applying oils or lotions.
- D. No food or drinks in the pool area known as the wet deck which is marked by decals around the pool
- E. Children under sixteen (16) must be under the supervision of an adult.
- F. Swim diapers must be worn for children currently wearing regular diapers.
- G. All persons use the pool at their own risk. The buddy system is recommended.
- H. Wearing proper swim trunks /suits is mandatory. No indecent exposure is permitted.
- I. The pool divider rope is to be always left in place. The divider is not a pool toy and is in place for safety reasons.
- J. Commons courtesy dictates limiting the amount of noise at all times; also extending courtesies to other bathers is expected.
- K. The use of the pool is not allowed by a bather wearing a bandage or who has an open wound!
- L. No rafts or scuba equipment is permitted. **No large floats are permitted at any time**, however noodles or other small plastic floating devices designed for single person use may be used.
- M. The pool capacity allowed by the Health Department is thirty (30) persons..
- N. When leaving the pool area, please return lounge chairs and table chairs to a straight and uniform placement and close any opened umbrellas.

23. Clubhouse rules:

- A. The clubhouse hours are from 8:00 a.m. to 11:00 p.m.
- B. Anyone under the age of sixteen (16) should be accompanied by an adult when using the pool table.
- C. No individual personal property may be stored in the clubhouse.
- D. Every unit owner is to be issued one (1) key (or substitute) to provide access to the clubhouse. Owners of rental units forfeit their "key" and the use of the recreational facilities except as a guest of another unit owner. (See: Villas of Pointe West Declaration of Condominiums). Extra keys or replacement keys are \$25.00.
- E. Cannot book private parties on Memorial Day, July 4th and Labor Day
- F. Clubhouse private parties are for Owners/Occupants only. Clubhouse cannot be used to host fundraisers or for business needs. Private parties are controlled by requiring reservations on specified form at clubhouse and two (2) weeks advanced approval of the Board of Directors. Ten (10) or more people constitute a party. Private parties are permitted for owner-occupants at no cost if the clubhouse is left in good condition. The board reserves the right to charge a deposit to any reservation. The deposit will be refunded if an inspection after the party finds the clubhouse in good order and clean.; i.e.: garbage taken out, floors swept, counters and tables wiped clean, tables and chairs arranged as found. Parties are limited to fifty (50) people.

- G. Private Parties are for clubhouse only. Does not include exclusive pool privileges
- H. Reoccurring events where participation includes guests, non-residents will be charged a nominal \$4.00 per person *GUEST FEE* to help support the operating costs of the clubhouse.

24. The Board of Directors reserves the right to enter a unit by giving reasonable notice and at a reasonable time to maintain or repair a part of a unit and / or limited common areas to ensure compliance with duty and obligation arising by law as described in the Condominium Documents.

25. Window treatments shall be white or beige colors to give a unified appearance from the outside. Window décor is not permitted. Owners may tint windows with board approval.

26. The by-laws of the Condominium provide that the Board of Directors may assess fines of no more than Twenty-five (\$25.00) dollars per day for each day an infraction of any provisions of the Declaration of Condominium or the Rules and Regulations occur after applicable notification to the unit owner. The Compliance Committee will review the infringement and forward their recommendations to the Board.

27. All complaints and / or suggestions regarding the condominium may be submitted in writing to the designated management company.

Adopted by the Board of Directors February 17, 2025

Your signature is required on page 6 which indicates an understanding and acceptance of the revised Rules and Regulations at the Villas of Point West.

Your signature is required on the final page which indicates an understanding and acceptance of the revised Rules and Regulations at the Villas of Point West. Residents not complying may be subject to fines. Please mail back signature page to Dru Pettifer in the attached envelope to C&S Management Company or scan and email to dpettifer@cscmsi.com.

Signature _____

Villas of Pointe West Address _____

Date_____

Signature _____

Villas of Pointe West Address _____

Date_____