

RULES AND REGULATIONS

GENERAL – Each owner is responsible for the proper conduct of his/her family, guests and service personnel, as well as for any damage to the property caused by these persons. It is also each owner's responsibility to insure that his guests understand and observe all rules and regulations. Interior pest control is provided on the second Wednesday of each month.

BALCONIES – No clothing, linens, towels, decorative flags or banners, etc., shall be hung from balcony railings. Balconies shall not be used for storage areas and must be kept clean at all times. Cigarette butts, cans, or trash may not be thrown from balconies.

WINDOW TREATMENT – All window treatments and blinds shall be maintained. Use of blankets, sheets or other non-window covering material is not permitted as window treatment.

BUILDING HALLWAYS, COMMON AREAS, ELEVATORS & STAIRWELLS – Shall not be obstructed, littered, defaced or misused in any manner and shall be kept free and clear of all rubbish, debris and unsightly materials. Destruction or damage caused to a Common Element or a Limited Common Element shall be the responsibility and at the expense of the responsible Owner.

NO PERSONAL ITEMS SHALL BE STORED IN COMMON AREAS. ITEMS WILL BE DISPOSED OF IF LEFT IN COMMON AREAS.

CLOTHESLINES – No clothesline shall be located on common areas, or balconies; nor shall anything be hung to dry in windows or sliding glass doors.

GRILLS – Only electric grills may be used in any area of The Pointe.

LUGGAGE CARTS – Luggage carts provided for Pointe property owners are to be returned to the storage area promptly. Please be considerate.

ANNOYANCES & NUISANCES – Owners and occupants of Units shall exercise extreme care to minimize noises in the use of musical instruments, radios, television sets, amplifiers, etc., so as not to disturb other persons or parties occupying residential units. Children shall, at all times while on the premises, act in an orderly manner without creating disturbing noises or being a nuisance. Parents are at all times responsible for the general conduct of their children.

PETS – ONLY PROPERTY OWNERS MAY HAVE PETS. It is requested that pet owners walk their pets by exiting on LEVEL P1. It is important that we protect all owners from a possible liability occurrence. All pets, when in the common areas, must be on a leash or carried. **PET OWNERS ARE RESPONSIBLE FOR CLEANING UP AFTER THEIR PETS.** Pets are not permitted in the pool area. Violation of the leash ordinance or allowing pets to become a nuisance could result in the pet having to be removed from the property by legal means. Owners of any unit having a pet are responsible to correct any activity or result related to the pet, which adversely impacts the owner's unit or any of the common property.

TRASH – All trash and garbage shall be deposited in the disposal chutes at the end of each hallway.

PARKING – Vehicles should be parked only in designated spaces. Only vehicles fitting within a single space may be parked overnight on the premises. Vehicles parked in handicapped spots without proper stickers may be towed without warning at the vehicle owner's expense. Vehicle washing and vehicle repair/oil changing is not permitted on property. Any vehicle parked long term must be parked on level P1 in a designated area.

FIREWORKS – The use, storage or discharging of fireworks on Association property is prohibited.

TRAILERS AND OTHER RECREATIONAL VEHICLES – Only Owners may have motorcycles on premises. Any motorcycle trailers or storage trailers owned by owners or guests must be approved and permitted by the Board to be parked on level P1 only. No trailers, campers, mobile homes, motor homes, buses, boats, recreational equipment, trailer mounted catering equipment, mopeds, or commercial vehicles shall be parked or stored on the property.

GOLF CARTS – Driving of golf carts on The Pointe property must be by a licensed driver, the cart must have a valid registration sticker on it and cannot be operated at night without lights. The cart must be operated in a safe and respectful manner. Golf carts must be parked in the designated Golf Cart Parking area on level P1. There is a monthly charge of \$10.00 for electrical usage for all registered golf carts.

SIGNS – No signs, including “FOR SALE”, “FOR RENT”, etc. shall be displayed to the public on any units or on any portion of the Association property. Lock boxes are prohibited.

ALTERATIONS AND ADDITIONS – No owner or occupant of a Unit shall install wiring for electrical or telephone installations that may affect the exterior of a unit. Owners shall not cause or permit anything to be placed on the outside walls of the building or placed on windows which are visible from the outside of the building, and no canopy, shutter, radio, or television antenna shall be fixed to or placed upon the exterior walls.

SWIMMING POOLS – Pool rules are clearly posted in the pool areas and enforced. Children must be accompanied by a responsible adult. Glass objects are prohibited in the pool area. Proper pool attire is required. The wearing of improper attire, such as thongs or other overly revealing apparel, is not permitted in the pool areas or other common areas. Swim diapers are required for children not toilet trained. An emergency phone is located in the pool area for emergency use only. All residents, guests and renters are cautioned that they **USE THE SWIMMING POOLS AND WORK OUT EQUIPMENT AND FACILITIES AT THEIR OWN RISK**. Pets are not permitted in pool enclosures.

CHILDREN – Supervision of children by a responsible adult must be exercised at all times. Parents are urged to pay special attention to their children’s conduct while in elevators and in and around the parking areas, the pool, and the fitness room. Minors, 12 and younger, must have an adult with them when using or entering into any Common Element, including, without limitation, the pool, the fitness room, the owners lounge or the rooftop sun deck. **SKATEBOARDS, SKATES, OR SCOOTERS (MOTORIZED OR NON-MOTORIZED)** shall not be used on Pointe property due to the liability these items pose.

SOLICITATION – Verbal or by the distribution of forms or other papers or documents is not permitted on the property.

VIOLATIONS – The Rules and Regulations are intended to promote and preserve the enjoyment of The Pointe community. Violations of the posted Rules and Regulations should be reported to the Association Office. Repeated violations of the above stated rules and regulations subject the owner of the unit involved to fines and/or legal action.

MOVING – Moving in or out is to be conducted only Monday thru Friday due to week-end owner and visitor volume tying up the elevators can be a hazard and disruptive.

EMERGENCY TELEPHONE NUMBERS

Association Office (8:30 am to 5:00 pm Mon. – Fri. and after hours emergencies) - 843-272-8700
After hours 843-272-8911

Police, Fire, Rescue – 911

Unit lockout and interior maintenance concerns should be addressed through the unit owner to the Association Office.