

Piney Point
Rules and
Regulations

Revised February 2018

PINEY POINT RULES AND REGULATIONS

The purpose of these rules and regulations is to promote the comfort, welfare, and safety of the Residents who are present on the property of Piney Point Homeowners Inc. (hereinafter called the "Park") and to maintain and improve the appearance and reputation of the park.

In order to maintain Piney Point as a desirable place to live for all our Residents and remain in compliance with our documents of Incorporation and the laws of Florida and the Federal Government, it is necessary to have rules and regulations that are applicable to all Residents with a fair and balanced enforcement policy.

The Board of Directors for the Piney Point Homeowners Association has adopted a policy regarding violations of the Articles of Incorporation, Proprietary Lease, Bylaws, and or Rules and Regulations of the community documents. Florida Statute 719.303 (3) and (4) and the Association governing documents allow for the institution of fines. Violations may be incurred as a result of actions by Residents or guests. Complete copy of the violation policy is available in the office.

These Rules and Regulations have been established by the Board of Directors of Piney Point Homeowners Inc. and may be changed from time to time to achieve these and other purposes. Notice of changes in the Rules shall be given in accordance with Florida Law.

These Rules and Regulations apply to all Residents and Guests.

ACCEPTANCE

Piney Point is a community for adult persons (55) years of age and older. Resident occupancy is based on no more than (2) residents per home one of whom is (55) years of age and the other at least (45) years of age. (Articles of Incorporation 5.2)

DEFINITIONS (Article 1.c of the Bylaws)

A) **PARK:** means the property of Piney Point Homeowner Inc. which is a cooperative association.

B) **BOARD:** means the Board of Directors thereof and/or any committee or committees designated by the Board, operating under the authority of the Board. (Article 4.A of Bylaws)

C) **MANAGEMENT:** means the management company currently under contract with the Homeowner's Board to act under the Board's direction. (Article 4.3.9 of Articles of Incorporation)

D) **SHAREHOLDER:** means the person/entity holding a share in CORPORATION and a lease or other document of title or possession of a Unit that is granted by the CORPORATION as the owner of the property. (Article 5.1 of Articles of Incorporation)

E) **RENTER:** means a person who sublets a Unit from a Shareholder. (1. xv of Proprietary Lease)

F) **UNIT:** means the designated plot of land set out on the date of the leases depicted on the Plot Plan hereto as Exhibit "B" and designated by a number. (1. xix of Proprietary Lease)

G) **GUEST:** means a temporary visitor to the Park.

H) **RESIDENT:** means a person who resides in a Unit. (1. xvi of Proprietary Lease)

RULES AND REGULATIONS

These Rules and Regulations shall not conflict with any right in or implied in the Articles of Incorporation, Bylaws, or Proprietary Lease.

- 1) RESIDENT INFORMATION: All Residents must keep their contact information in the office up to date. Form available in the office.
- 2) ABSENCE FROM PARK: When leaving the Park for a period of more than 5 days and after arriving from an absence of more than 5 days Resident should register such information at the office. The office will then have the information in case of an emergency.
- 3) GUEST: A Resident having a guest in the Park for a period in excess of fifteen days will be subject to an additional fee as determined by the Board.
 - a) Resident shall be responsible for notifying office of additional guest and for payment of any fees.
 - b) Guest may use Park facilities available to Residents.
 - c) Guest shall be limited to thirty(30) days in any six month period. Any exception to this rule must be approved by the Board.
- 4) FAMILY OF SHAREHOLDER: Shareholder leaving for an extended period of time is allowed to have immediate family members **who do not meet the 55+ and over age requirement**, reside in their home while they are away. **However the following restrictions apply.**
 - a) Family members shall be limited to thirty (30) days in **any six month period**. The Shareholder must notify the office in writing before this takes place. Any exception to this rule must be approved by the Board.
 - b) **At least one immediate family member must be twenty one years of age or older** and verify this in the office when registering upon arrival .
 - c) Shareholder will be charged a fee for each additional family member over two.
- 5) REC HALL: Activities Board must approve a Resident's request for use of the recreation hall for personal and or private functions. A fee, as determined by Activities Board, shall be charged. Request for such a function must be made in writing to the Activities Board.
- 6) TOILETS: Our Waste System Can Only Tolerate Human Waste & Toilet Paper
....PLEASE
- 7) YARD/CARPORT SALES (YCS): A Resident may have one, ONE DAY SALE, per home in any twelve month period. The event and date must have prior written approval by Management. Resident must follow event guidelines. A request for a Park wide community YCS must be submitted in writing to the Activities Board.
- 8) PARK EQUIPMENT: Park Rec. Hall equipment such as chairs, tables, kitchen equipment cannot be used outside the Rec. Hall. Park tools, vehicles, etc. shall not be used by any resident for personal use.

- 9) **PETS:** The Park has a pet zone which is the area where pets can be housed. It is defined as the Units bordering the outer perimeter of the Piney Point Community.
- a) The term pets applies only to dogs and cats which are not always kept indoors. Farm animals or reptiles are not permitted.
 - b) Any request for an exception to the pet zone rule must be approved by the Board.
 - c) The maximum number of pets allowed is two per household.
 - d) Pets that become a nuisance, such as excessive barking, will not be tolerated in the Park.
 - e) The Board has the right to limit the size and type of **any** pet.
 - f) Certain breeds of dogs will not be permitted. These are as follows: Rottweilers, Pit Bulls, Akidas, Chows, German Shepherds, Staffordshire Terriers, American Eskimo Dogs, Dobermans and Presa Canaious, or any mixed breed from this genetic pool.
 - g) Whenever pets are walked, they must be on a leash not to exceed six feet in length and walked along either side the road bordering the designated pet zone.
 - h) They may only be walked on 89th St. for the purpose of getting to and from 34th Ave and 28th Ave.
 - i) Owners must pick up all pet waste **wherever deposited and the owner must keep their pet out of a Resident's yard.**
 - j) Outdoor pens and kennels are not permitted.
 - k) Invisible fences are permitted, with Board approval. An "Invisible Fence" sign must be displayed in the front yard.
 - l) Guest are allowed to bring their pet into the Park for a single day and night visit provided all pertinent pet rules are followed.
- 10) **MODIFICATIONS:** No structural additions, alternations, color change, or other modifications may be made to the exterior of any home or unit without prior written approval of the Board.
- a) Application for changes must be submitted to the office manager. The application must describe the changes and include a dimensioned sketch.
 - b) An Architectural Review Team will review the request as quickly as possible and will approve as submitted or approve with changes or deny the request.
- 11) **MAINTENANCE:** The home shall be kept in a good state of repair and upkeep for all twelve months. Violations of this rule include but are not limited to the following:
- a) Blistering or peeling paint, exposed rust, mold or mildew, torn screens or broken windows, weeds in gutters or in flower beds or in raised beds or in ornamental surrounds.
 - b) Tree branches overhanging in the street shall be kept trimmed to a minimum of 10 feet from street level.
 - c) Palm trees maintained to be free of dead fronds and seed pods.

- d) Maintenance of landscaping and the surrounding area of each Unit is the responsibility of the Shareholder for all 12 months. Each home's surroundings shall be kept clean and neat.
- 12) VEHICLES IN CARPORT:** No unlicensed or non operable motor vehicles shall be in the carport or in the Park.
- a) Cargo or flat bed trailers shall not be kept in the carport.
 - b) Golf carts, motorcycles, bicycles are allowed in carport or adjoining (5ft. width) concrete.
 - c) A boat may be kept in the carport provided the carport is enclosed on three sides.
 - d) No major vehicle repairs/servicing shall be performed in the carport.
- 13) CLOTHESLINE:** Clotheslines are permitted, but must be taken down when not in use and cannot be left up overnight. Clotheslines must be in the rear of the house and not on the carport.
- 14) TREES, SHRUBS, FLOWER BEDS:** All landscaping **additions** must have prior written approval by the Board before planting.
- 15) LAWN CARE:** The Park provides for lawn mowing, edging around walks, drives and homes as well as blowing away the excess clippings from mowing and edging.
- a) The Resident shall be responsible for mowing any area in their yard where there is an obstruction that prevents mower access.
 - b) All watering of lawn, flowers, shrubs, trees, etc. shall be in accordance with the rules of Manatee County . A copy of the rules is available in the office or at Manatee County's web site.
 - c) The Board must approve all sprinkler systems prior to installation.
 - d) Excessive runoff into the streets from lawn watering is not permitted.
- 16) VEHICLE WASHING:** Per Manatee County Rules.
- 17) TRASH/GARBAGE:** Park volunteers will pick up household trash and garbage in accordance with the posted schedule.
- a) Household trash and garbage must be bagged. Each bag must not weigh more than 25 pounds. Do not place bags in containers.
 - b) Household trash such as porcelain, ceramic, glass, mirrors or metal **MUST NOT** be placed in the bags as they may damage the compactor. Lay such trash by the bags on day of trash pickup. The volunteers will place such trash in the bed of the truck and **NOT** in the trash buggies. 25 lb. rule also applies to such trash.
 - c) Bags and other trash shall be placed near the road, **NOT** on the grass (because of fire ants) between 6:00 AM and 8:00 AM on the day of pick up, but **NOT** the night before. Animals may rip into bags overnight and scatter garbage / trash.
 - d) No construction materials such as wood, paneling, sheetrock, doors, windows etc. or water heaters, or large appliances will be picked up by the Park.
 - e) Volunteers will **NOT** pick up trash if these rules are not followed.

- f) Contact office for alternate means of disposal.
- 18) VEGETATION CUTTINGS: Park Volunteers will pick up vegetation cuttings in accordance with the posted schedule.
- a) They must be **securely bundled or bagged** and not over **36 inches** in length, not over 25 pounds, and suitable for one person to handle.
 - b) **Vegetation may be placed near the street the night before scheduled pickup by volunteers.**
 - c) **It is the Resident's responsibility for vegetation not meeting guidelines to have such vegetation removed within two days.** Contact office for guidance.
- 19) NOISE: Residents and guests shall not play radios, televisions, stereos, record players or musical instruments in a loud manner.
- a) No power equipment shall be operated outdoors prior to 8 AM or after 10 PM or on Sunday except in an emergency.
 - b) Excessive noise of any kind is not permitted.
- 20) VEHICLE PARKING: Residents and guest may park their vehicles on Resident's own carport concrete and adjoining (5ft. width) concrete. No part of the vehicle can extend beyond the carport concrete edge into the street.
- a) They may only park in the carports of other homes with that owner's permission.
 - b) Parking of vehicles on grass is not permitted.
 - c) Parking vehicles on rocks in front of the home is not permitted.
 - d) Vehicles may be parked on the street as long as they do not interfere with free access of emergency vehicles.
 - e) Vehicles must not be on the street from midnight to dawn.
 - f) Vehicles not fitting in their driveway can be temporarily parked in an area designated by the Board for a period of 7 days, **which requires a permit** and such permit is clearly visible in the vehicle. Permits may be requested at the office.
- 21) RVs: Recreational vehicles may be parked in an area designated by Management for a period of three nights **without a permit from the office**, so long as they do not interfere with scheduled events. No overnight sleeping in RV. An RV may be parked on the street for a period not exceeding six hours.
- 22) TRAFFIC RULES: All vehicles operating in the Park are required to obey all traffic rules including the **15 MPH speed limit**.
- 23) NIGHT DRIVING: Any vehicle, including bicycles and golf carts, operated on the Park streets after dark, must be equipped with functional lights and the lights **MUST be turned on**.
- 24) GOLF CART: Golf carts are permitted to operate on the Park streets in a safe manner.
- a) No person under 16 years of age shall operate a golf cart.

- b) They may be parked on carport concrete and concrete or rocks adjoining carport concrete.
 - c) They may not be parked on Resident's grass.
 - d) The Board strongly recommends that each Resident have liability insurance on their golf cart.
- 25) LIABILITY: Piney Point Homeowners, Inc. shall in no way be held responsible for any mishap caused by any vehicle nor shall the corporation be responsible for damage to homes, cars, trucks, vehicles or other personal property in the park.
- 26) SIGNS PERMITTED: On the lot are; one 24 inch by 24 inch "home for sale" sign, one construction sign, only during construction and Activities Event sign. Any other sign requires Board approval.
- 27) RENTING HOMES: No homes shall be rented without prior approval from Management. Rent request forms available in the office. Renter(s) must comply with **55+ and 45+ age requirement**.
- a) Background checks are required for all Renters. A non-refundable fee will be charged to cover the cost. This background check and fee will be imposed only once on each Renter and not for consecutive years on the same Renter.
 - b) No home shall be rented more than three times during one calendar year and not for a period less than one month.
 - c) Shareholder of the home shall be responsible for assuring Renter and guest obey Rules and Regulations.
 - d) Shareholder is advised to comply with the state sales tax and with the Manatee County local option tourist tax laws on rentals of six months or less.
- 28) CHILDREN UNDER 12: MUST be accompanied by an adult when fishing in ponds, visiting the Rec. Hall, swimming in the pool or in or around the Shuffleboard courts.
- 29) ANTENNAS: There shall be no exterior antennas of any type for radio, television or other devices installed in the Park without prior approval of the Board.
- 30) SOLICITING: Solicitors, or peddlers in the Park is **PROHIBITED**.
- 31) REPLACEMENT HOMES: No home shall be brought into the Park without the prior written approval of the Board. Request form available in the office. (See 15.g of Proprietary Lease, page 7)
- 32) CONDUCT: Any person using Park facilities is expected to show respect to others and Park property, obey facility rules, avoid being disorderly and clean up after yourself.
- 33) HOME OWNERSHIP: No Shareholder may own more than two homes at one time in the Park.
- 34) METER SOCKETS: Replacement of electric meter sockets in the main electric service point (post) is the sole responsibility of the homeowner. Sockets may be purchased in Office.

- 35) WATER SHUTOFF: Water shutoff at the main valve shall only be done by authorized personnel. Anyone unauthorized, who takes on this responsibility, will bear the cost of any resulting damages.
- 36) FEES: Maintenance Fees, Extra Person Fees and Compound Storage Fees are due on the 1st of each month. They are considered late after the 10th of the month and subject to late charges.
- 37) DUAL BOARDS: A Shareholder shall not serve on the Homeowners Board and the Activity Board at the same time.
- 38) VEHICLE STORAGE: Residents may lease a space in the compound for long term storage of vehicles. Contact office for information.
- 39) FACILITY/ACTIVITY RULES: Facilities /Activities in the Park such as Swimming Pool, Pool Room, Bingo, Fun and Games, Shuffleboard Court, Rec. Hall, Office, Compound, etc. may have additional rules that apply to the particular facility/activity. Those Rules apply to all Residents and Guest who frequent the facility or activity also.

The Board of Directors desires that all Residents fully understand the wording and intent of the Rules and regulations as written. Any Resident wishing to have a rule clarified and or supported may talk with a Director. The Home Owners Board has final say on the intent of the Rules and Regulations as stated or to allow an exemption to a Rule or Regulation for just cause.

EFFECT OF FAILURE TO ENFORCE SEVERABILITY

No rule or regulation (including, but not limited to: Rules and Regulations, Swimming Pool Rules, Shuffleboard Court Rules, Pool Room Rules, Recreation Hall Rules, Compound Rules) shall be deemed to have been modified, abrogated or waived by reason of any failure or failures to enforce the same. In the event any provision or provisions of any such rule or regulation shall be determined to be invalid, void or unenforceable, such determination shall not render invalid, void or unenforceable any other provision or provisions of such rule(s) and regulation(s).

These Rules and Regulations were approved by the Board of Directors February 7, 2018