

ADDENDUM TO THE RULES AND REGULATIONS CONCERNING THE USE OF LAGUNA POINTE CONDOMINIUMS —SMOKING RESTRICTIONS ON COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

WHEREAS, Rules and Regulations Concerning the Use of Laguna Pointe Condominiums were previously adopted by the Laguna Pointe Condominium Association of Pensacola, Inc. (“Association”) pursuant to the authority granted in Article IV of the Association’s Articles of Incorporation (“Articles”) and Paragraph 10, Section 10.12 of the Association’s Declaration of Condominium (“Declaration”); and

WHEREAS, in accordance with Article IV of the Articles and Paragraph 10, Section 10.12 of the Declaration, the Association is authorized to promulgate, amend and enforce the Rules and Regulation concerning the operation and use of the Condominium Property; and

WHEREAS, at a duly noticed meeting of the Association’s Board of Directors held on September 30, 2020, the following terms of this Addendum to the Rules and Regulations Concerning the Use of Laguna Pointe Condominiums —Smoking Restrictions on Common Elements and Limited Common Elements were considered and adopted; and

WHEREAS, this Addendum to the Rules and Regulations Concerning the Use of Laguna Pointe Condominiums —Smoking Restrictions on Common Elements and Limited Common Elements shall become effective and fully enforceable as of January 1, 2021.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Rules and Regulations are revised to add this Addendum to the Rules and Regulations Concerning the Use of Laguna Pointe Condominiums —Smoking Restrictions on Common Elements and Limited Common Elements as follows:

ADDITIONAL SMOKING RESTRICTIONS

1. The use of any tobacco products, cannabis products or vaping products is strictly prohibited in all Common Areas including elevators, pool, pool area, pier, walkways, stairwells, parking lot area and/or any landscaped area, located within the Laguna Pointe condominium development, with the exception of a designated “Smoking Area”. In addition, the use of any tobacco products, cannabis products or vaping products is strictly prohibited in all Limited Common Areas including balconies and covered parking areas located within the Laguna Pointe condominium development. Any person found to have violated this prohibition is subject to any and all enforcement actions and remedies available to the Association under the Association’s governing documents and applicable Florida law. This will include the possibility of fines as contemplated in the Association’s governing documents.
2. These rules and regulations will apply equally to Owners, and their tenants, employees, guests and contractors.

3. These rules and regulations do not purport to constitute all the restrictions affecting the Association's Common Elements. Reference should be made to the Association's governing documents including the Rules and Regulations Concerning the Use of Laguna Pointe Condominiums.