

SPYGLASS POINT CONDOMINIUM ASSOCIATION OF PENSACOLA, INC.
INFORMATION, RULES AND REGULATIONS

Management Company

Spyglass Point is managed by Etheridge Property Management, Inc.

In case of emergency, contact Jerry Nelson our maintenance supervisor at 850-232-2750.

Questions or non-emergency calls: Contact Etheridge Property Management at (850)484-2611 ext. 121.

Visit our website at www.epmfl.net to pay your monthly assessment, submit a work order, view meeting minutes, financial documents, and governing documents.

Before you make any changes to the exterior of your unit such as installing a satellite dish or a sunscreen, you must first submit an ARC Request (Architectural Review Committee Request) through our website by visiting www.epmfl.net/arc.

The monthly assessment for Spyglass Point is currently \$330.00. This can be paid by check or money order made payable to **Spyglass Point Condominium Association of Pensacola, Inc.** You may also pay through our website using our third-party payment option Zego, or set up an automatic bill payment through your financial institution.

The Spyglass Condominium Association is responsible for repairs to most things behind the wall and including the sheetrock of the unit (for example, electrical wires and plumbing behind the walls). The owner is responsible for repairs to anything inside the unit, including the paint, flooring and ceiling finishes. *It is recommended that you carry owners or renters insurance to cover your belongings (appliances, furniture, floor coverings, valuable personal belongings, etc.)

A/C Units – Dryer Vents – Water Heaters – Washing Machine Hoses

All components of the HVAC system are the responsibility of the owner. This includes periodic maintenance to extend the life of the unit and also regular cleaning of the drain line. We recommend monthly cleaning of the drain line and annual inspection by a professional. We also recommend that you have a professional install a drain overflow protection device. If there is a leak and you are deemed negligent, you will be responsible for the damage to your unit and any other units affected.

Dryer vents should be cleaned on a routine basis to prevent fires. We recommend that vents be inspected and cleaned at least once every 1 to 2 years. There are reputable companies in the area, that will handle this cleaning for you.

Water heaters and washing machine hoses should be inspected on an annual basis and kept in good working order to prevent flooding.

Water leaks

If there is a water leak in your unit, immediately turn off the water at the outside meter. If water continues to leak, turn off water to the adjacent unit and/or the unit above. Please contact our office immediately to

report the problem by either visiting our website at www.epmfl.net and submit a work order or give us a call at (850)484-2611 ext. 112 (Jerry – Maintenance Supervisor)

Grills-

Under the Florida Fire Prevention Code 10.11.7, the use or storage of any type of grill on a balcony or under any overhanging portion or within 10 feet of any structure is prohibited. No type of grill may be stored on the patio/balcony or in/on any other area of the individual condos. No gas containers may be stored on condominium property.

Parking –

Each unit has two designated parking spaces.. Visitor parking may not be utilized as an extra parking space for your unit. As an owner/ renter, it is your responsibility to ensure that your guests park only in the visitor parking spaces or in one of your designated parking spaces. Visitors are not to utilize parking spaces designated to another unit, unless prior approval by the owner/renter is given.

No trailer, mobile home, house trailer, truck, tractor, commercial vehicle of any kind, or other machine, equipment or apparatus, or motor-bike, motor scooter (herein collectively referred to as "vehicles") shall be parked any place on the condominium property other than in the designated parking areas.

All such vehicles which were initially designed and manufactured to be self-propelled with an individual engine must be in operating condition in order to be parked in any designated parking space and no designated parking space shall be used as a site to store, repair and/or overhaul any such vehicle.

This restriction with respect to parking does not apply to the Developer in the performance of activities authorized by the Declaration and does not apply to commercial vehicles, machines and equipment required to perform construction, maintenance, refurbishing or repair services to a unit or building for the period of time necessary for such construction, maintenance, refurbishing or repair.

Nuisances –

No nuisance shall be allowed upon the condominium property, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. No unit owner/renter shall permit any noise to originate from his unit that would be an annoyance or nuisance to the occupants of adjoining units, including, but not limited to, radios, record players, speakers, musical instruments, singing, barking of dogs, and meowing of cats.

All parts of the condominium shall be kept in a clean and sanitary condition. No rubbish, refuse or garbage is allowed to accumulate, nor any fire hazard allowed to exist.

No clothing, towels or other items of personal property is to be hung, draped or otherwise displayed on the unit's balcony or patio for any reason at all. No clotheslines are allowed.

Exterior appearance –

Chicken wire, screens and doggie doors are not permitted on patios or balconies. Bird feeders and squirrel feeders are not allowed. No ceiling fans are permitted on patios or balconies. One, portable removable US flag no larger than 4.5'x6' may be displayed provided it doesn't violate your neighbors space.

Patio/Balcony –

All unit residents shall keep and maintain their patio/balcony in a clean and presentable condition. The only material that may be used to construct a patio fence is 4x4x8 treated lumber. If plants are kept on a balcony and water causes damage, the owner will be responsible for replacing rotted wood. Please place plants in a container that absorbs the water. Please consider your neighbor and don't allow water to leak from potted plants. Water hoses must be coiled after use.

Signs –

No professional, commercial or other sign of any nature shall be erected or maintained on the condominium property without written permission and direction of the Association. Professionally made "For Rent" or "For Sale" signs no larger than 3 sq. ft. in size may be placed on the inside of the unit in the window.

Drapes/ Blinds/ Doors-

Each unit resident shall maintain appropriate drapes for each window or sliding glass door with the backing of said window coverings to be white or off white in color. Blinds on patios and balconies shall be tan or beige in color. Storm doors shall be dark brown aluminum.

Pets-

No livestock, animals, chickens, fowl of any kind shall be permitted except dogs, cats and birds owned as personal pets, and not exceeding 10lbs. The 10lb limit applies to any new owners or residents after October 1, 2016. No pet shall be permitted on the condominium property without being leashed and under the immediate control of a responsible individual. Pet waste must be cleaned up by the responsible individual in care of the animal.

Single Family Use –

Each of the units shall be occupied only by a family, its servants, guests, assigns and lessees, as a residence and for no other purpose.

Pool –

The pool is for use of the owners, residents and their guests only. Entry to the pool area is by use of a special key at a cost of \$35.00 each. Keys can be purchased from Etheridge Property Management. The pool closes at 10P.M. Please observe all posted pool rules. Please be aware that there is no lifeguard on duty, swim at your own risk. Children must be accompanied by an adult at all times. Pets are not allowed in the pool area.

Satellite Dishes –

Prior approval from the Association must be obtained before installing a satellite dish. Installation of a dish that does not comply with the rules or has not been approved, will have to be removed at the owner's expense. Please submit your request through our website by visiting www.epmfl.net/arc.

Light Fixtures –

Please use a maximum of a 40-watt bulb in the patio/balcony light fixture and no more than 60-watt bulbs in the hallway light outside of the front door. No colored lights are allowed. The Association is responsible for overhead lights in the breezeway, as well as the outside building lights. Please report non-working lights through our website, by submitting a work order.

Dumpsters –

The dumpsters on the condominium property are only to be used by the residents of Spyglass Point. The dumpsters are for household trash. Items such as large appliances, building materials, furniture, or mattresses are strictly prohibited. Do not place any items beside the dumpster for any reason. Violators can be fined up to \$1,000 according to Florida Law.

Generators –

During power outages, generators must be placed on the grounds, outside of the patios or balcony.

Sunscreens –

All sunscreens must be fabric or synthetic fabric (no plastic, bamboo or wood). They shall be tan or beige in color. They must cover 90% of the opening and must be covered with one continuous sunscreen (not multiple units). No sunscreen may be installed below the rails of the balcony. An ARC request must be submitted for approval prior to installation of any such sunscreen.

Exteriors –

No unit owner shall paint, refurbish, decorate, repair or change the common elements or any outside exterior portion of the unit or building maintained by the Association. This includes patios, balconies, doors, windows, the installation of exterior lighting fixtures, mailboxes, screening, screen doors, awnings, hardware or other similar items unless explicitly approved in writing in advance by the Board of Directors.

Spyglass Point Rules Agreement –

Owners and tenants must abide by the Spyglass Point Rules and Regulations which govern the common areas in addition to the Covenants of the Association. All Association documents can be found on our website. *Florida Statute 718 states that the Association has the authority to issue fines up to \$1,000 for violation of the Covenants and/or the Rules and Regulations of the Association. Owners are responsible for supplying all tenants with a copy of the Rules and Regulations as well as the Covenants. Owners are responsible for the actions of their tenants.

Complaints, Questions or Concerns –

All complaints, question or concerns shall be submitted in writing to Etheridge Property Management. You may email Kevin Etheridge – ketheridge@epmfl.net or Brianne Wallace – Bwallace@epmfl.net or you may mail it into our office at 908 Gardengate Cricle, Pensacola, FL 32504.