



Rules and Regulations

Concerning the Use of Laguna Pointe Condominiums

Laguna Pointe Condominium Association of Pensacola, Inc.

Rev: October 23, 2019

Rules and Regulations

Concerning the Use of Laguna Pointe Condominium

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the Common Elements, the Limited Common Elements, and the Condominium units shall be Deemed in effect until amended by the Board of Directors of the Association.

Authority for this directive is from Article IV of the Articles of Incorporation.

Unit Owners shall, at all times, obey said Rules and Regulations and shall be responsible to see that they are faithfully observed by their families, guests, invitees, housekeepers, lessees, and persons over whom they exercise control and supervision. The Association may levy fines against a Unit that fails to ensure compliance with these Rules or other directives.

1. The sidewalks, entrances, walkways, elevators, and stairways of or appurtenant to the Buildings shall not be obstructed or used for any other purpose than ingress to and egress from the Buildings.
2. No article shall be placed in any of the Common Elements, except those areas specifically designated by the Association. Exception(s): A single outdoor mat at an entryway door, and/or a plant in the triangular area under a Unit's 45° window. Said plant will not extend in height above this windowsill or into the Common walkway. Nothing shall be placed in the entrance to a Unit so as to impede ingress/egress or which could become windborne during a storm.
3. Nothing shall be hung, displayed, placed on, or shaken from any exterior walls, windows, roofs, balconies, or Common Elements or placed upon the inside windowsills of the Units. Exception: As a holiday decoration, owners may hang a non-electrical door wreath during the period from Thanksgiving through January 15.
4. Neither occupants nor their guests shall play in the entrances, walkways, elevators, stairways or utility rooms of the Buildings.
5. Except as otherwise provided in the Bylaws, no walkway or elevator of the Buildings shall be decorated or furnished by any unit owner in any manner.
6. No window guards or other window decorations shall be used in or about any Unit without prior written consent of the Board. All exterior windows will be free from obstruction except curtains or drapes lined in white or beige, or blinds showing exterior white or beige.
7. No radio or television aerial shall be attached to or hung from the exterior of the Buildings and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the Buildings except such as shall have been approved in writing by the Board; nor shall anything project from any window or balcony of a Unit without similar approval.

8. No ventilator or air conditioning device shall be installed in any Unit without prior written approval of the Board.

9. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements or recommendations of the local fire department and the public authorities having jurisdiction, and the unit owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such unit owner's Unit.

10. No bicycles, (manual or motor) scooters or similar vehicles shall be allowed to stand in the walkways, elevators, or other common areas of the Buildings except such vehicles may be placed in the limited common area space assigned to that unit.

11. No unit owner shall make or permit any disturbing noises or activity in the Buildings, or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other unit owners or tenants. No unit owner shall play upon or cause to be played upon any musical instrument, operate or permit to be operated a phonograph, radio, television set, loud speaker, or other sound amplification device in such unit owner's Unit between 10 p.m. and the following 9 a.m., if the same shall disturb or annoy other occupants of the Building, and in no event shall practice or cause to be practiced either vocal or instrumental music between the hours of 10 p.m. and the following 9 a.m. No construction or repair work or other installation involving noise shall be conducted in any Unit except on weekdays (not including legal holidays) and only between the hours of 8 a.m. and 5 p.m., unless such construction or repair work is necessitated by an emergency. Unit owners shall not cause or permit any unusual or objectionable noises or odors to be produced upon or to emanate from their Units, balconies, walkways or common areas.

12. Pool rules are as follow:

- Open 8:00am to 10:00pm
- No glass containers or pets allowed
- Smoking is not allowed in the pool area
- No unattended children under age 13 allowed in the pool area
- No diving
- No lifeguard on duty - Swim at your own risk
- Remove personal items & trash after each visit
- No running, screaming, loud music, or unnecessary loud noises
- Shower before entering pool
- Return furniture to original formation

13. Pier rules are as follow:

- Use at your own risk
- No Running
- No Diving
- Children Under 12 Years of Age Must Be Accompanied by an Adult
- Children Should Wear a Life Jacket
- Pier Use for Owners & Guests Only
- Fishing & Temporary Boat Mooring for Unit Owners and Unit Owners' Guests
- Fish in accordance with Florida Rules and Regulations (Reference Chap. 68, F.A.C.)

14. No dogs or cats shall be permitted on the condominium property, except inside a Unit, without being on a hand leash and under the immediate control of a responsible individual. All such pets must be walked in appropriate areas and each pet owner shall be responsible for cleaning up after the pet. Permission for dogs and/or cats does not extend to tenants. Owners are responsible to ensure their tenants do not keep these pets. The association has an information sheet (Attached) for tenants that owners must complete when they are renting their unit. The information sheet must include the tenant's name, contact information and vehicle information. The sheet shall include a statement to the effect that the owner and tenant understand that there are to be no pets in the unit. If there is a pet in a unit occupied by a tenant after signing the no-pet policy statement, the owner shall be fined \$100 a day for each day there is a pet in that unit. This policy includes pets visiting the tenant.

15. Water-closets and other water apparatus in the Buildings shall not be used for any purpose other than those for which they are designed, nor shall sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any water closets or other apparatus in a Unit shall be repaired and paid for by the owner of such Unit.

16. The Association has the irrevocable right of access to each Unit during reasonable hours, when necessary for the maintenance, repair, replacement of any common elements, or any portion of a unit to be maintained by the Association pursuant to the Declaration or as necessary to prevent damage to the common elements or to a unit or units, including the right to make inspection for the presence of any vermin, insects or other pests that may cause damage to the common elements or to a unit or units, and including the right of taking such measures as may be necessary to control or exterminate such vermin, insects or other pests as is necessary to prevent damage to the common elements or to a unit or units.

17. The Board desires to retain a passkey to each Unit and requests owners to provide the same. If any lock is altered or a new lock is installed, the Board shall be provided with a key thereto immediately upon such alteration or installation. If the unit owner is not personally present to open and permit an entry to his Unit at any time when an entry therein is necessary or Permissible under these Rules and Regulations or under the Bylaws and has not furnished a key to the Board, then the Board or its agents (but except in an emergency; only when specifically authorized by an officer of the Condominium) may forcibly enter such Unit without liability or damages or trespass by reason thereof (if during such entry reasonable care is given to such unit owner's property).

18. No vehicle (including but not limited to automobiles, trucks, boats and trailers) belonging to a unit owner or to a member of the family or guest, tenant or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance or exit from the Buildings by another vehicle. Owners have covered parking designated in the Ground Floor Plan for each Phase. Except for two Phase IV Units, this is designed to accommodate two "standard size" vehicles parked in tandem. Boats, trailers, and personal watercraft including kayaks, are not to be parked on condominium property, except in an owner's designated parking area, without prior authorization by the Board. Said boats/trailers should not exceed a width of 86 inches or otherwise impede normal vehicle access in an adjacent owner's parking area. All items kept in a unit's parking spaces are to be removed by the owner in the event of a named storm.

19. The Common Element parking area adjacent to the retention pond is required by building codes to accommodate special need (handicapped) and visitor parking. Routine use of these spaces by condominium residents is not permitted.

20. The Board may from time to time curtail or relocate any portion of the Common Elements devoted to storage or service purposes in the Buildings.
21. Complaints regarding the service of the Condominium and/or Rule violations shall be made in writing to the Board, from owners only.
22. Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board.
23. Except as permitted under the Declaration and Bylaws, unit owners, their families, guests, servants, employees, agents, visitors or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of the Building.
24. No unit owner or any of his agents, servants, employees, licensees or visitors shall at any time bring into or keep in his Unit or storage area any flammable, combustible or explosive fluid, material, chemical or substance, except as shall be necessary and appropriate for the permitted use of such Unit. Fireworks of any kind are not permitted on Laguna Pointe property at any time. No hibachi, grill or other similar devices used for cooking, heating or any other purpose shall be used or kindled on any balcony, under any overhanging portion or within 10 feet (3m) of any structure and in pool area. For purposes of this policy the board shall define "kindled" to mean any combustible such as charcoal, propane, butane, or any other product where an open flame is visible. Electric devices shall be permitted.
25. Nothing shall be done or kept in any Unit or in the Common Elements that will increase the rate of insurance of the Buildings or contents thereof without the prior written consent of the Board. No unit owner or occupant shall permit anything to be done or kept in his Unit or in the Common Elements which result in the cancellation of insurance on the Buildings or which would be in violation of any law. No waste shall be committed in the Common Elements.
26. If any key or keys are directly entrusted by a unit owner or by any member of his family or by his agent, servant, employee, licensee or visitor to an employee of the Association, whether for such unit owner's Unit or an automobile, trunk or other item of personal property, the acceptance of the key shall be at the sole risk of such unit owner, and the Board shall not be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting there from or connected therewith.
27. All persons must comply with the requirements of the Florida Condominium Act, as amended from time to time, Articles of Incorporation of the Association, Bylaws of the Association, the Declaration and these rules and regulations.
28. Delinquent Owners. For those persons who have been designated "delinquent" according to our collection policy, use of common area assets is restricted. No such persons, nor their guests, nor members of their households, nor their tenants may use the swimming pool, the grounds or the dock. Violators will be informed in writing and given one warning after which, should a subsequent violation occur, they will be fined \$50.00 up to \$1,000.00. Any owner who is not delinquent may not provide guest privileges to a delinquent owner to use the common area assets. Any such violating owner will be subject to the same sanctions as enumerated above for delinquent owners.
29. Usage of Condominium Dumpster. All boxes, including moving and/or storage crates and cartons, are to be broken down prior to placing in the dumpster. Furniture, household goods,

electronic mechanisms or appliances also must be disposed of properly inside the dumpster. Suitable trash bags have priority over any and all moving materials and personal goods. Nothing is to be placed or left outside the dumpster. Unit owners are responsible for notifying their respective tenants and management companies, if any, of this rule. Failure to comply with this policy will result in a fine of \$50.00 up to \$1,000.00.

30. Moving Rules. Prior to moving in/out of a condominium unit, the owner is responsible for notifying the Board of the Association at least two weeks prior to the move. The owner must provide the specific date and time of the move. The owner shall pay a fee to the association of \$100.00 for each rental to pay for the property manager to come to the property upon move in and again on move out to put up the elevator pads in the appropriate elevator. An owner moving in or out can opt to put up the elevator pads or pay the \$100 to have the property manager do so. Failure to put up the elevator pads will result in a \$100 fine for each occurrence. At no time shall an elevator door be held open. Holding the elevator door open causes the system to fail. Any such attendant repair costs will be borne by the responsible owner. Failure to comply with this policy will result in a fine of \$50.00 up to \$1,000.00 plus any charges incurred to repair the elevator for failure to follow procedures described above. Owners are responsible for their tenants and management company, if any, to follow this rule.

31. As permitted by the association Bylaws (paragraph 44), the Laguna Pointe Board of Directors reserves the right to levy reasonable fines against a Unit for the failure of the unit to comply with any provision of the Declaration, the Bylaws, these Rules and Regulations, and/or any Board approved amendment and/or appendix added to the Rules and Regulations. No fine may exceed One Hundred Dollars (\$100.00) per violation; however, a fine may be levied on the basis of each day of a continuing violation, up to an aggregate of \$1,000.00. A fine will not be levied until after giving written notice and the opportunity for a hearing to the unit owner. The hearing will be held before a committee of other unit owners who shall not be a current board member or spouse thereof or resident in a board member's household. The committee will report to the Board its agreement/disagreement with the proposed fine. If the committee does not agree with the fine, the fine may not be levied.

32. Personal carts may be stored under the stairwells on a first-come first-serve basis as space allows, provided that any carts are available for use by all owners and that any carts so stored must be removed by the owner in the event of a named storm.

33. All owners must maintain an owner information sheet and, if applicable, a tenant information sheet, supplied by the Laguna Pointe property manager. These information sheets will be updated as changes occur.

34. Kayak Rules – see appendix 1.

35 Tropical Storm, Hurricane, and Emergency Preparedness Policy – see appendix 2.

36. Drones may only be flown on the property by a Licensed Contractor, or an individual approved by the board, to inspect or certify the property.