

Rules & Regulations
Gulfpointe I Condominium Association
Adopted September 11, 2020

*****Pool, dock and tennis courts are for the exclusive use of those in residence or guests accompanied by those in residence.**

*****All violations are subject to fines in accordance with the governing documents, City Ordinances and FL Statutes.**

*****Parking violators are subject to towing at the owner's expense.**

Pool

1. Hours are dawn until dusk in the pool and pool area. Swim at your own risk. No Lifeguard on duty.
2. Food is not allowed in pool area. Beverages in plastic, metal or paper containers are permitted. Please – no glass.
3. Scuba equipment is not allowed in pool area.
4. Pets are not allowed in pool area.
5. An adult must accompany children under 10. Babies in diapers and children who have not been toilet trained may not be taken into the pool.
6. Pool chairs may not be reserved or removed from the pool area.
7. Smoking (including electronic cigarettes) inside the area enclosed by the pool fence is prohibited.

Dock

1. Each unit will provide a removable dock number, which must be attached at the slip when a boat is in the water. The number must be removed when the boat is hauled. There should be no un-attended boats at the dock. Only one boat per unit is permitted. If the boat owner is away for more than 3 days, the boat has to be removed from the dock.
2. Dock usage is on a first come, first served basis with priority given to owners over renters and in order of unit purchase date should such determination be necessary due to dock shortage.
3. Walking on and using the dock is at your own risk. No lifeguard on duty. An adult must accompany children under 10 on the dock.
4. Freezer is for bait and chum. Do not place plastic bottles filled with water or blocks of ice in freezer.
5. All boats must be safely secured according to the schematic posted at the dock. Boat owners are responsible for all damages to the dock and/or other boats that are caused by their boat.

Parking

1. Vehicles must be parked under the building in the space provided for your unit.
2. Temporary automobile parking for guests or extra vehicles is located next to the tennis court. Overnight parking is not permitted. Vehicles must never block the haul-away trucks from full access to the household trash, yard trash and recycle dumpsters.
3. Boats, trailers, etc. must be parked under your unit and must not block the driveway or access to other units.
4. Motor homes are not permitted on the property.
5. Parking in common areas outside the designated spaces by the tennis court is prohibited.

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Rentals

1. Prior to renting a unit, the owner must remove all vehicles, boats, trailers, etc. from under the unit so the renter has full access for their vehicles.
2. Prior to renting a unit, the owner must provide outside faucet water access to their renter and instruct them as to which one to use. Faucet must remain unlocked during rental period.
3. Rentals may have a maximum six people per unit and must be in full compliance with all City, County and Association regulations.
4. Rentals are not permitted to have pets.
5. Rentals during sport lobster week are not permitted. (Last consecutive Wednesday and Thursday in July.)
6. The Rules & Regulations must be given to and receipt confirmed by renters before the rental contract is signed.

Miscellaneous

1. Please use the outside faucet and hose belonging to your unit only.
2. Trash – Under no circumstance is trash to be deposited on the common areas or under the units.
 - a. Bag and seal household trash before placing in the dumpster on the left.
 - b. Do not dispose of raw fish, bait or chum in any dumpster.
 - c. Do not place household trash in the yard waste dumpster on the right.
 - d. Do not put recycling into plastic bags before placing in recycling container; if full, place in household trash dumpster.
 - e. Before disposing of large articles (furniture, grills, appliances, etc.) you must call MGS at 305/743-5165 to schedule pickup and do not put articles at the dumpsters until the scheduled date.
3. Do not pour grease down the sink or flush insoluble products down the toilets.
4. Do not hang towels or clothing on the balcony or railings.
5. Remember to turn down the TV, etc. after 10:00 p.m.; when outside or in pool area, use earphones.

Additional – Owners Only

1. Storage boxes approved by the Condominium Association may be placed under the unit.
2. Homeowners may have one dog without weight limitation **OR** a maximum of two dogs if each is less than 25 pounds. If there is excessive noise that results in three complaints, the Board will appoint an attorney to resolve the complaints and home/pet owner will be responsible for the legal fees. The dog(s) must be kept on a leash when outdoors and may not be walked around the courtyard that surrounds the pool. Owners must clean up after their pet and any homeowner is empowered to enforce this rule. After one offense, a warning will be given. Thereafter, there will be a \$100.00 fine for each offense.
3. All balcony furniture must be placed inside when the unit is unoccupied. Shutters must be closed during hurricane season (June through November) when the unit is not occupied.
4. Common areas shall not be modified. No trimming or planting of trees or major shrubs is allowed and shall be performed by the landscape crew or qualified provider hired by the BOD.
5. All official association notices shall be posted in the bulletin board under Building #2.