

RULES AND REGULATIONS

Dear Pointe Alexis Homeowner & Resident:

These **Rules and Regulations** are an integral part of our Declaration of Covenants, Conditions and Restrictions (CC&Rs). Whereas the CC&Rs, as long-term governing documents, are the foundation, the Rules and Regulations provide specificity while adapting to changing conditions.

We encourage every Homeowner and Resident to become familiar with all aspects of this document. Content is presented by subject matter, organized in alphabetical order. Several categories have further information in other documents named and linked throughout, providing expanded guidelines and procedures.

All documents are date-coded and marked with its corresponding revision number. Documents posted on the Pointe Alexis website (www.pointealexishoa.org) are the prevailing enforceable documents.

As conditions and circumstances evolve, and revisions become necessary, you will receive written notification of specific changes to these Rules and Regulations. Always consult the Pointe Alexis website (www.pointealexishoa.org) rather than relying on a hard copy that may be outdated.

These Rules & Regulations, revised **Feb 2023**, replace and supersede all other previous Rules & Regulations.

Board of Directors
Pointe Alexis Homeowners Association

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A. ORGANIZATION AND MANAGEMENT:

Pointe Alexis Homeowners Association (a.k.a. PAHA) is a deed restricted community.

The PAHA Board of Directors is responsible for the governance and operation of the community. The PAHA Board prepares, adopts and executes an annual Operating and Reserve budget, which is paid through equal assessments (a.k.a. maintenance fee) by each owner to cover the expenses of the community.

A Management Company is contracted to handle certain general management and financial activities. In many cases, the Management Company recommends vendors who provide services necessary to properly maintain and enhance the grounds and PAHA assets.

Resident participation in the operation of the community is encouraged. Volunteers serve on committees such as the Architectural Control, Grievance, and Landscaping. Community Clubs such as the Tennis/Basketball/Pickleball, Kayak, and Social are entirely volunteer organizations. The Social Club oversees parties, entertainment, bereavement, new resident welcoming, *Pointe of View* newsletter and community telephone directory.

Revisions and updates to the forms, documents, guidelines, Rules & Regulations are posted on the Pointe Alexis website (www.pointealexishoa.org). These are the current, operating documents. Do not rely solely on hard copy versions as these may be outdated relative to the website content. The Board and the Management Company are not responsible for omissions or obsolescence of hard copy documents. Always refer to the date and revision stamp at the footer of each document to identify the most current version.

B. COMPLIANCE (Reference CC&R section 3.7, 3.7.1, 3.7.4 & 5.2.4)

As required by Florida Statute 720 governing Homeowner Associations, all owners, tenants, guests and invitees are required to abide by the prevailing PAHA **Articles of Incorporation, Bylaws, Declaration of Covenants, Conditions and Restrictions (CC&Rs)**, including these **Rules and Regulations**, which are enforced by the PAHA Board and its designated committees.

Failure to comply may result in a verbal reprimand, a letter, a fine, an injunction to compel compliance and/or suspension of rights. Any violation may result in an initial fine of One Hundred Dollars (\$100) with a maximum of One Thousand Dollars (\$1,000) for a continuing violation, or the maximum permitted by Florida Statutes Section 720. Affected individuals may request a review before a Grievance Committee made up of three members appointed by the PAHA Board.

If a homeowner or tenant has reason to believe that the Rules and Regulations are being violated by homeowner(s), tenant(s) or guest(s), the incident should be reported to the Management Company. The Management Company will act upon reported violations after verification of facts. Following verification, the Management Company will then handle the matter directly with the appropriate homeowner(s) and/or tenant(s).

C. BUILDING & LANDSCAPE REGULATIONS:

The appearance, construction, and condition of exterior of all structures as well as parcels, limited common areas or common grounds, are governed by the PAHA CC&Rs and its corresponding Architectural Guidelines. <https://pointealexishoa.org/documents/architectural-guidelines-22.pdf> In addition we have Landscaping Guidelines <https://pointealexishoa.org/documents/landscaping-guidelines.pdf> These guidelines are monitored and enforced to maintain the value of our community.

Any changes, alterations, modifications, and permanent improvements must be submitted in writing to the PAHA Architectural Control Committee, care of the property Management Company, utilizing the Request for Architectural Review Form. Applicant must obtain written approval before initiating any work, whether contracted or DIY. A reminder that before any digging is done on the property you should call 811 to make sure no underground wires will be disturbed. <https://call811.com/>

Most of the trees in the Pointe Alexis Community are protected by county regulations regarding the removal of a protected tree. Contact the Tarpon Springs Municipal Arborist for guidance before removing any trees. If the tree is not hazardous or dangerous to people or property then a permit from the City of Tarpon Springs should be included with the ACC request. If the tree is hazardous or dangerous to people or property as documented in a report by a certified arborist or licensed landscape architect then the report should be included with the ACC request.

If no trees would remain on the property, a replacement tree must be installed at the time of removal or within two (2) weeks of the removal at the owner's expense. The replacement tree must have a minimum diameter of three (3) inches and be selected from the City of Tarpon Springs Approved Tree List. The type, size and location of the replacement tree should be submitted with the ACC request. The location of the tree is subject to approval by the Landscape and ACC Committees.

The replacement of any dead bush, hedge, plant, or tree on a homeowner's property is at the homeowner's expense, unless acknowledged to be a consequence of the Association's contractor. New plantings must not hamper mowing equipment and law maintenance. Relocation of existing sprinklers or addition of sprinklers is the homeowner's expense.

Additional information related to Irrigation and Landscaping and process to submit work orders <https://pointealexishoa.org/documents/resident-guide-landscape-irrigation-work-order1.pdf>

D. CLUBHOUSE, POOL AND TENNIS/BASKETBALL/PICKLEBALL COURT RULES:

The PAHA Board is responsible for managing these amenities and is empowered to make changes or additions to the Rules and Regulations from time to time, as it considers necessary. Updated, current copies of such rules are posted on the Pointe Alexis website

<https://pointealexishoa.org/documents/clubhouse-guidelines-22.pdf>

<https://pointealexishoa.org/documents/tennis-guidelines-updated.pdf>

<https://pointealexishoa.org/documents/fitness-room-rules.pdf>

<https://pointealexishoa.org/documents/billiard-room-rules.pdf>

Failure of owners, renters, or their guests to observe the prevailing rules may result in suspension of use of these facilities or the levying of fines or both.

Common areas, including Recreational Center (clubhouse, tennis/basketball/pickleball courts, pool, spa and courtyard areas) may not be used for any commercial purpose, other than those activities that benefit the community as a whole provided each activity is approved in advance by the Board.

The Recreational Center and its amenities, in whole and in part, are designated NO SMOKING areas. No smoking is allowed in the pool area and clubhouse, or within fifty (50) feet of any recreational facility. Oral use of tobacco, nicotine products, cigarettes, vaping, e-cigarettes, nicotine, and nicotine delivery devices are prohibited in the pool area and Recreational Center to include the tennis, pickleball, and shuffleboard courts.

E. GUIDELINES COVERING THE RENTAL OF A HOME: (Reference CC&R section 8.3.10 & 8.3.16)

No dwelling shall be leased or rented for a period of less than three (3) consecutive months more than twice in any twelve (12) consecutive month period. In the event of a violation, the Owner shall be subject to fines in addition to other remedies for noncompliance and will be precluded from leasing the property again after the termination of any unauthorized lease, for the period of time that any unauthorized lease was in effect.

The owner is responsible for the submission of an application for lease to the Management Company with a One Hundred Fifty Dollar (\$150.00) application fee payable to PAHA and a copy of the approved and signed lease within twenty (20) days prior to issuance of approval. The Association has ten (10) days to review all completed approval requests.

The tenants must acknowledge receipt of, and agreement to abide by the governing documents of the **PAHA**. Applicant/Tenants will be interviewed by members of board and/or management company before final approval.

The Owner and Tenant are required as a condition of approval to sign a Lease Addendum Agreement. The Lease Addendum Agreement is an agreement by the Tenant to comply with all of the Association's Rules and Regulations, and an agreement by the Owner to allow the Association to enforce the lease as well as the Association's CC&Rs, Rules and Regulations if the Owner fails or refuses to do so.

The Owner remains liable for all violations and actions of the tenants, as well as any guests, invitees or other persons associated with tenants while on Pointe Alexis property, the Recreational Center and facilities or occupying the property regardless of the fact that the property is leased.

Following any required approval of such lease, a tenant takes possession of the Dwelling. When a Dwelling is rented or leased, a tenant shall have all use rights in the Association property and the common areas otherwise readily available for use generally by the lot owners (except that tenant may not rent the clubhouse for exclusive use) and the lot owner shall not have such rights.

If a proposed lease is disapproved by the Association, the Owner shall be so advised in writing and the lease shall not be made.

Owners, residents, their guests, or invitees shall not do anything that will disturb or interfere with the reasonable rights and comforts of other Owners. The Owner shall be notified by any tenant violations. Failure of the owner and tenant to correct the violations may subject the owner and tenant to suspension

of privileges or other legal action as determined by the PAHA Board.

Refer to “Property Lease Application” for additional details.

<https://pointealexishoa.org/applications/lease-app.pdf>

F. GUIDELINES COVERING A HOME SALE: (Reference CC&Rs section 8.3.17)

No unit owner shall dispose of a unit or any interest therein by sale, except to a spouse or immediate family member, or a trust of which the Owner, his spouse or lineal descendants who are the sole beneficiaries, without prior approval of the Association.

The owner shall submit an application for sale to the Management Company with a One Hundred Fifty Dollar (\$150.00) application fee payable to PAHA and a copy of the signed sales contract within twenty (20) days prior to issuance of approval. The Association has ten (10) days to review all completed approval requests. Applicant will be interviewed by members of board and/or management company before final approval.

If a proposed sale, transfer, or conveyance is disapproved by the Association, the Owner shall be so advised in writing, and the sale shall not be made. Please see Article 8.3.17(C) for reasons for potential disapproval.

Refer to “Property Sale Application” for additional details.

<https://pointealexishoa.org/applications/sales-app.pdf>

G. CONDUCT AND CARE OF WILDLIFE: (Reference CC&Rs section 8.3.5)

In addition to the covenants stated in the CC&Rs, State law prohibits feeding or disturbing certain types of wildlife, such as, but not limited to alligators, bald eagles, and osprey. Feeding of raccoons is dangerous and discouraged.

Feeding of waterfowl is permitted on common grounds by the ponds only, not on private parcels.

The feeding and/or maintaining of feral animals or other wildlife within the community constitutes a nuisance and is strictly prohibited. Homeowners shall be held strictly liable for any damage caused to the Common Areas by such activity. **Adopted 2/15/2023**

H. CRIME WATCH & SECURITY:

PAHA does not provide security for persons or property within Pointe Alexis community. Each person is responsible for his or own personal safety, and the security of his or her property. Pointe Alexis participates in a program of Neighborhood Watch sponsored by the Tarpon Springs Police Department.

The Recreational Center, Clubhouse, Pool, Spa and Courtyard areas are secured after hours by electronic surveillance. Any Owner, Tenant and/or his/her guests using these facilities after hours is in violation of posted signage and will be accountable to the Tarpon Springs Police Department.

Any suspicious vehicles, suspicious persons or suspicious trespassers should be immediately reported to the Tarpon Springs Police Department by phoning: **(727) 937-6151.**

I. EMERGENCY COMMUNITY COMMUNICATIONS:

Each Owner and Tenant should submit an emergency contact form to the Management Company and is responsible to keep it current. Owners/Tenant can specify a preferred notification method ranging from text messaging, hard line phone, cell phone or any combination. The management company may also use this information for other non-emergency community mass notification, such as, interruption of utilities, traffic flow, and special maintenance services.

Pinellas County residents have an emergency planning mobile app called Ready Pinellas. In addition there is a notification system called Alert Pinellas and you can sign up at pinellascounty.org/alertpinellas/default.htm

J. FIRE PREVENTION:

Fire hydrants are marked by blue reflectors in the center of the streets. Vehicles obstructing fire hydrants are subject to towing without notice at the owner's expense.

Residents shall not keep or store dead branches, clippings, or any other type of trimmings next to the dwelling if such items are deemed a potential fire hazard. Residents shall not burn garbage, yard waste, dead branches, clippings, or any other type of trimmings.

K. MANGROVE & TREE TRIMMING:

Property owners and/or residents shall not trim mangroves on Pointe Alexis property. PAHA is the sole applicant and sole permit holder for all mangrove cutting within Pointe Alexis. Only those areas approved and certified by Pinellas County are eligible for trimming. As of this writing, every approved area is currently maintained by PAHA; no additional areas are eligible for trimming.

PAHA is responsible for all tree and palm trimming and pruning on common areas. Trees are trimmed up to a maximum height of twelve (12) feet from the ground. Lot owners are responsible for pruning and trimming of all trees and palms on their property. (landscaping contract currently includes palm trimming excluding Washingtonian palms).

Residents shall not dispose of yard waste, dead branches, clippings, or any other type of trimmings by placing them in the mangroves.

L. PARKING RESTRICTIONS: (Reference CC&R section 7.2 & 8.3.13 & 8.3.15)

In addition to the covenants stated in the CC&Rs, all canoes, kayaks, boats, and personal watercraft are to be permanently stored out of sight (under house or in garage). Motorcycles, mopeds, and bicycles must be parked in the garage or under villa carport.

Residents may park vehicles in their driveway, but any such vehicle cannot extend into the sidewalk area of the driveway as to completely block the sidewalk. All motor vehicles and trailers parked overnight must display a current vehicle registration tag.

Residents or guests may temporarily park their motor vehicles overnight at the Recreational Center

parking lot, except boats, moving vans, coaches, and campers without the prior approval of the Board. Each vehicle, however, shall exhibit a valid Pointe Alexis guest temporary parking pass. Temporary overnight parking passes at the Recreational Center are available at the Clubhouse office.

Although all roads inside Pointe Alexis are private, current DOT (Department of Transportation) regulations shall be strictly enforced. **ALL VEHICLES PARK ON STREETS SHALL BE PARKED IN THE SAME DIRECTION AS THE FLOW OF TRAFFIC ON THAT SIDE OF THE STREET.** This is a national traffic law established for safety reasons. Residents shall be responsible for vehicles parked in the wrong direction.

Mechanical repair of motor vehicles, trailers or boats shall be conducted inside an enclosed garage. Junk vehicles or vehicles with, but not limited to excessive rust, mud, dirt, missing body parts, broken glass, flat tires, or unsightly or peeling paint or body damage must be concealed from public view.

Violators are subject to towing without notice at the owner's expense.

M. REFUSE COLLECTION: (Reference CC&R section 8.3.4 & 9.3)

As of this writing, the City of Tarpon Springs has contracted Waste Management for refuse collection. The pick-up schedule is:

Monday & Thursday (including most holidays) - Regular residential trash and garbage.

Monday – Yard waste or brush, which must be in a container, bag or tied up in four (4) feet lengths.

Thursday – All recyclables; the City or its contractor may provide designated bins used for this purpose, along with a pamphlet enumerating acceptable recycle items. PAHA does not provide recycle bins of any type.

For additional up to date information, contact the Tarpon Springs City Works Department regarding trash of an unusual size, periodic collection of appliances, toxic materials, or any other disposal collection issues.

City Ordinance 96-71, Sections 3 & 16, specifies that trash may be put curbside not sooner than twelve (12) hours or less on its specific pickup day, and containers must be removed within twelve (12) hours following retrieval. If away for that day, make arrangements with a neighbor to retrieve any containers left curbside.

N. SIGNS: (Reference CC&R sections 8.3.6 & 8.3.7)

Posted speed limit inside Pointe Alexis is twenty (20) miles per hour. Residents, tenants, and their guests are requested to abide by the posted speed limit.

“No Trespassing” and “No Soliciting” signs are posted at the main entrance and other selected locations within the community. If a solicitor rings your doorbell, please advise him/her to leave the property and you may notify the police. Please remind trespassers that this is private property and privately owned streets, not open to the general public.

Approved signage for the use of For Sale/ Lease shall consist of a Green Background with White wording no larger than 2' by 3'.

Bulletin boards are placed outside the Clubhouse, and inside the Clubhouse. These boards are not for

commercial purposes. Except for safety notices, signs such as, but not limited to meeting notices, bereavement, announcements, special events, and calendars shall not be posted on Clubhouse doors, glass and/or windows. Use the appropriate bulletin board for these purposes.

O. WATER USE RESTRICTIONS: (Reference CC&R section 8.3.18 & 8.3.19 & 9.1)

Pointe Alexis has an integrated, controlled underground irrigation system using effluent water supplied by the City of Tarpon Springs. The board, maintenance personnel, and/or the irrigation contractor are the only persons permitted to activate any valve on the property. Irrigation system failure should be reported to the Management Company by a written work order request **and** a call to a board member.

From time-to-time Pinellas County is subject to watering restrictions. Residents must comply with all regulations in effect. Homeowners are encouraged to conserve water, repair any faulty valves or fixtures, and to shut off their main water supply valve when they are away for an extended period of time.

Pointe Alexis is a single metered community for both potable and reclaimed water. The Association and the Management Company reserve the right to demand immediate remedy to any potable water leakage in any dwelling. Failure to correct a potable water leakage in a timely manner may result in corrective action by the Association at owner's total expense.

P. ESTATE AND MOVING SALES:

Estate and Moving Sales will be limited to last no more than two (2) consecutive days. No personal and/or sale items may be displayed or sold outside of the home. No signage of the sale shall be placed on the lot or anywhere in the community except on the day of the sale, one (1) sign may be placed on the lot not to exceed two (2) square feet in size. For the purposes of this restriction, an estate sale or a moving sale open to the public is deemed to be a sale wherein the owner or occupant of a lot advertises by signage or otherwise to the general public, a sale of multiple items whether same consists of furniture, electronics, clothing, or numerous other personal property items.

Q. WEAPONS:

No one may carry or discharge a firearm or weapon of any other type anywhere within the common areas of the Association. For purposes of this Rule, the term "firearm" shall include all rifles, shotguns, handguns, starter guns, compressed air guns, bows, cross bows, pellet, air and BB guns, and any other similar item. The term weapon shall mean anything used, designed to be used or intended for use (a) in causing death or injury to any person, or (b) for the purpose or threatening or intimidating any person.