

**MOORINGS POINT CONDOMINIUM ASSOCIATION, INC.  
AMENDED AND RESTATED RULES AND REGULATIONS**

NOTE: ALL RULES AND REGULATIONS APPLY EQUALLY TO OWNERS, LESSEES, FAMILY MEMBERS, GUESTS AND DOMESTIC HELP.

**General Information**

1. The use of each unit shall be consistent with existing laws, governing documents and condominium documents, and the behavior of all occupants shall be conducted in a peaceful and orderly manner.
2. All units are restricted to use by a single family of no more than six (6) individuals including guests.
3. It is illegal to operate a business from the condominium unit. Moorings Point is a residential condominium exclusively. This applies to owners, family members, guests, and lessees.
4. There shall be no minimum age of children who may live or visit the condominium property. All behavior MUST be regulated by an adult while on condominium property. A board member shall have the authority to reasonably require the owner, lessee, guest or other adult responsible for the child, to remove that child from the common area if it is believed that the child's conduct renders the removal necessary.
5. All voices, music, and electronic devices shall be regulated at sound levels that will not disturb others.
6. Units shall not be used in any manner that is unreasonably disturbing, detrimental, or a nuisance to the occupants of another unit.
7. The premises shall not be used in a disorderly or unlawful way.
8. Smoking is NOT permitted in hall walkways or in common areas such as the pool and clubhouse. Designated smoking areas are posted.

**Vehicles and Parking**

9. Passenger automobiles, vans and pickup trucks (used for personal transportation, not commercial) that do not exceed the size of one parking space may be parked in the area provided for that purpose.
10. Boats, campers, motor homes or any type of trailer shall not be parked on the grounds without prior written approval of the Board of Directors, and will be limited to no more than 24 hours.
11. Parking is prohibited, except for loading or unloading, in the emergency vehicle areas in the front of the building.
12. Parking spaces marked "No Overnight Parking" and/or "No Vendor Parking" are for short-term daytime guests only. No residents, vendors, or overnight guests may park in these designated spaces. Cars may be towed at the owner's expense.
13. Backing into any parking space is prohibited.
14. Washing a vehicle must be done in the designated area, using only Board approved products per the FDEP.
15. An owner or lessee must obtain permission from an owner to park in a carport not assigned to said owner's unit.
16. The speed limit is 10 mph on Condominium roadways.
17. Commercial vehicles and moving vans are permitted from 7:00 AM to 7:00 PM.

**Security:**

18. All residents MUST contact Envera (877-936-8371) or MyEnvera.com when expecting guests, service operators, or realtors.
19. "Open Houses" are prohibited.

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**Guests and Renter Procedures**

20. Owners and Lessees are required to register all overnight guests before the time of their occupancy of the unit by filling out a registration form which is available in the box on the table in the building entryway. Completed forms should be placed in the office mailbox on the wall.
21. When not in residence, **unit owners are limited to immediate family as their guests** in keeping with the express policy of the Association to avoid any characteristics of a transient motel or resort.
22. **The definition of “immediate family” is limited to grandparents, parents, children, grandchildren, brothers, sisters, spouses and children if living together as a single-family unit.** At least one of the groups in residence must be twenty-one (21) years of age or over.
23. There shall be no minimum age of children who may live or visit the condominium property. A child’s behavior **MUST** be regulated by an adult while on condominium property. A board member shall have the authority to reasonably require the owner, lessee, guest or other adult responsible for the child, to remove that child from the common area if the child’s conduct renders the removal necessary.
24. No unit may be leased for a period of less than three consecutive months and no more than four consecutive months within a 12-month period. Owners must inform an applicant that the lease application can be found on the Premier CAM Services website. Lease applications must be filled out in advance and submitted to Premier CAM Services for approval by the Board of Directors.
25. Subleasing of any unit is prohibited.
26. Unit occupants who are renting must call the unit owner or rental agent for repairs and maintenance. Moorings Point Association is not responsible for these activities.
27. Since all units are restricted to use by a single family of no more than six (6) individuals, including their guests, owners who rent out units **MUST** set limits in the number and frequency of guests renters may have during the rental period.

**Pet Policy**

28. Pets are prohibited. Proper documentation for a Service/ESA animal must be submitted and have written approval from the Board of Directors before bringing an animal on property. Written documentation must be updated annually.

**Safety and Utilities**

29. The Association shall retain a master key to all units, for emergency use only, and for required safety check. Any unit owner who changes the unit locks must contact a board member prior to the change to ensure key compatibility.
30. Disposal of garbage and trash **MUST** be placed in the receptacles provided by the association or by use of garbage disposal units. All trash **MUST** be placed in heavy trash bags or double bagged and securely fastened when placed down a trash chute. Trash that has been bagged and securely fastened may also be deposited directly in the trash dumpster on the ground floor. Glass, metal cans, plastic, newspaper and cardboard must be put in the appropriate recycle bins. Please crush large plastic containers. Cardboard boxes must be broken down.
31. Water must be turned off at the main valve in each unit if the unit is to be unoccupied longer than twenty-four (24) hours.
32. The storage of flammable, combustible, explosive fluids, gasses, chemicals or substances, other than for bonafide life support systems, is not permitted anywhere on condominium property.

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**Remodeling Procedures**

33. Remodeling of units must be pre-approved by the Board of Directors before work begins on the unit.
34. Remodeling and Renovations must meet specifications adopted by the Moorings Point Condominium Association. Remodeling plans must be submitted to the Board of Directors, and reviewed by Premier CAM Services. No remodeling may begin until written permission from the Board of Directors is received. This includes:
  - a. Kitchen, bathrooms
  - b. Installation of hurricane shutters
  - c. Installation of sliding glass doors on waterfront balconies
  - d. Removal or alteration of any interior wall
  - e. Installation and/or Replacement of any flooring
35. Owners are responsible for ensuring that all contractors are properly permitted by local authorities, and such contractors are licensed and insured for the type of work being performed. Owner **MUST** monitor and will be responsible for daily clean up and damages left by the contractors.
36. Contractors and employees, sub contractors, or anyone involved in the remodeling of a unit are permitted to work only between the hours of 7:30 AM and 6:00 PM, Monday through Saturday. **No construction work or clean up is permitted on Sunday.**
37. Plumbing and electrical emergency repairs are allowed at any time.

**Floor Coverings**

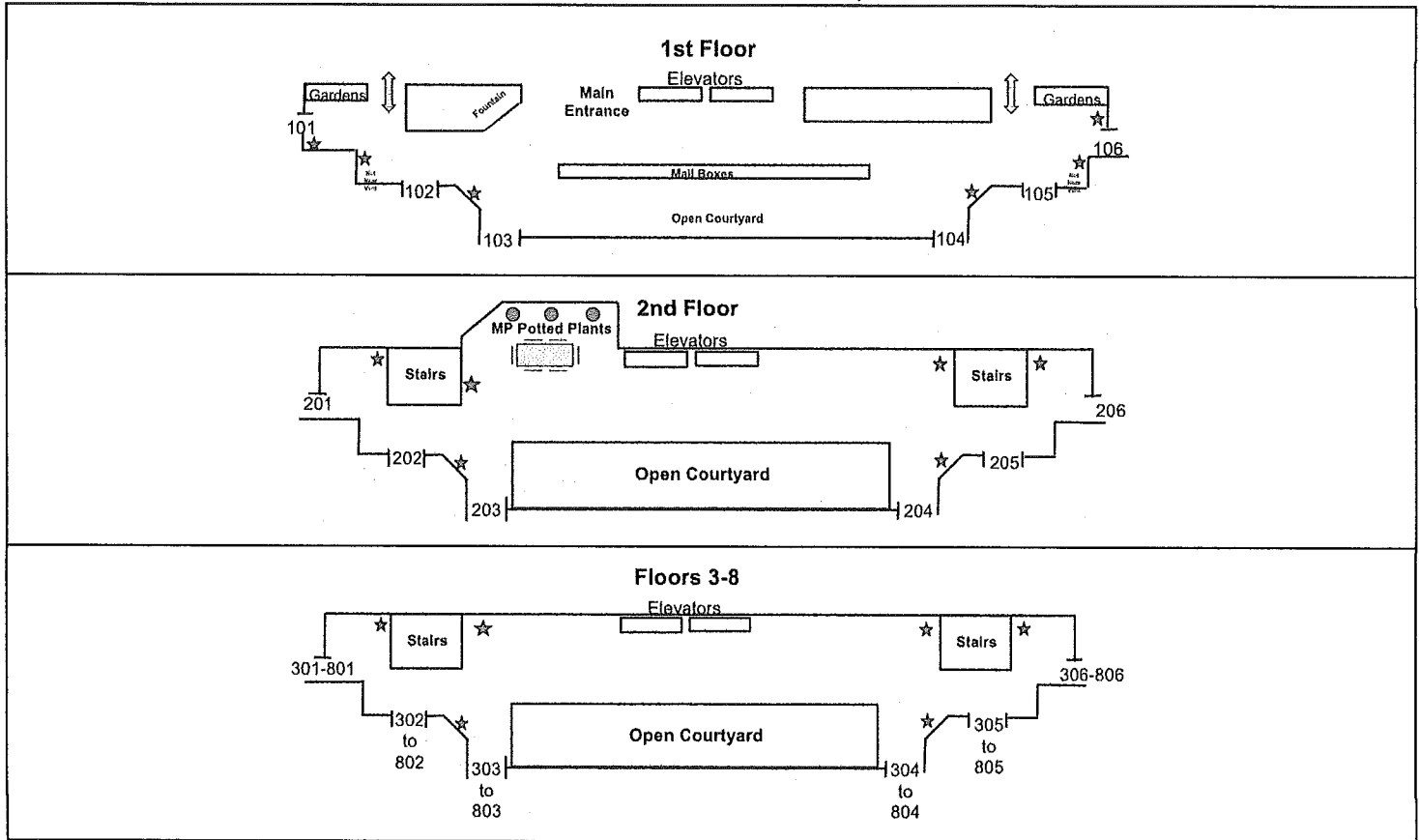
38. Guidelines: Proflex 90 on tile, real wood floors and any direct lay on the concrete flooring as well as a sound deadening rate of 70 or more on ALL hard flooring must be used. Proof of such must be submitted to the Board of Directors, and reviewed by Premier before installation begins.
39. No carpeting is allowed on balconies. The floor may be covered with tile or be painted. To prevent rain/moisture from seeping into the sub-structure of the balconies and causing major damage, it is the owner's responsibility to seal the ceramic tile's grouting annually on balconies that are not enclosed.

**Maintenance and Care of Building**

40. The Moorings Point Board of Directors and/or the Management Company are the only persons authorized to contact an outside vendor to do work in any area of our Association property that is considered "common areas". This includes the parking lot, roof, pool, seawall and all electrical and/or mechanical needs outside of personal residence.
41. All common areas will be used for their designated purpose, and no articles belonging to residents shall be kept in these areas. This includes all wall areas.
42. Bicycles, water or pool items, chairs, etc. are not permitted to be kept or stored in common areas. For the safety of everyone, such areas are to be kept free of obstruction. This also applies to walkways on floors and stair wells which must be kept clear for emergency evacuation.
43. Each condo unit may have ONE decorative item such as planter, statue, or the like outside the unit in a spot designated by the Board of Directors (see map below). Said item cannot interfere with the normal traffic flow of the walkway and must be weighted sufficiently to avoid turning over in high winds.
44. Live planters must have a water tray of nonporous material that is at least two inches deep and of a size to catch all water. Residents will be held responsible for any damage done to the building and common areas by their plant or statue. Statues should be no higher than three feet. All planters must have a plant in them, artificial or real, and the care of the plant is the owner's responsibility.
45. The Board of Directors reserves the right to have a unit owner remove any item deemed unacceptable by the Board of Directors.

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**Decorative Placement Maps**



46. No holes may be put in the wall of the common areas without the consent of the Board of Directors.
47. To keep all walkways and flower beds looking clean, nothing is to be thrown over the building handrails or swept over the edge of the common areas above the ground floor.
48. No antenna, satellite dish or wiring for any purpose may be installed on the exterior of the building without prior written consent of the Board of Directors, except as otherwise provided by law.
49. No sign, advertising notice, object, awning, screen plastic or glass enclosure shall be exhibited, inscribed, painted or affixed on any part of the condominium property without prior written consent of the Board of Directors.

**Pool and Recreational Activities**

50. Use of the recreational facilities, and recreational activities, will be conducted in such a manner as to respect the rights of others.
51. A resident is required to be on the premises at all times when the pool is being used by daytime guests.
52. Because the pool is an amenity for our unit owners and their overnight guests, groups of 4 or more non-resident guests will be limited to one time per 6 week period.
53. No children under the age of twelve are allowed in the pool area or on the waterfront unless accompanied by a responsible adult.
54. Children must be closely supervised.
55. Children not toilet trained must wear "swim diapers" when entering the pool.
56. Everyone using the pool must read and obey the pool rules posted on the clubhouse exterior wall next to the shower.



