

POINTE WEST MASTER ASSOCIATION RULES ~~2019~~ 2026

This is an abbreviated set of the Rules. Refer to the Declaration of Covenants for a complete set.

Any modifications to the exterior of your house, including roofs, rain gutters, paint, landscaping, shutters, etc., requires approval of the Architectural Review Committee.

Parking and vehicular restrictions (see also Declaration Section 13.1)

Parking is restricted to private automobiles and passenger-type vans, jeeps and pick-up trucks having a capacity of no more than two (2) tons, and only within the parking areas designated and/or designated for such purposes.

No commercial vehicles, campers, **mobile homes**, **motor homes**, recreational vehicles, boats, boat trailers or house trailers are to be parked or stored on any Lot.

Boats, jet-skis, wave runners, golf carts and other types of recreational vehicles, shall be kept in a garage at all times when not in use. Parking of these types of vehicles is not permitted in driveways or streets. Motorcycles are permitted; however, they must be parked in a garage.

No parking on lawns is permitted.

Vehicles shall not be parked in a manner to block a portion of a sidewalk.

There is no parking 15 feet on either side of a mailbox as required by the United States Postal Service. Cars will be towed even if not marked as "tow zone". *(October 26, 2021 Supplemental)*

There is no parking 20 feet from a corner to allow for the free flow of traffic even if not marked. *(October 26, 2021 Supplemental)*

Due to increased traffic and for the safety of all residents and guests, parking is prohibited along the following streets within the Pointe West Community. Failure to abide by these restrictions will result in the placement of a warning sticker and ultimately towing the violator's vehicle. The additional parking areas provided within the North and Central Village Townhome areas and at the north and south end of the parks in South Village are provided for guest parking. Residents are asked to park in your garage or driveway. *(October 26, 2021 Supplemental)*

No Parking Streets *(October 26, 2021 Supplemental)*

- Pointe West Drive, except in designated striped areas
- 16th Manor, except in designated striped areas
- 78th Avenue, except in designated striped areas
- Pointe West Way
- 75th Terrace
- 78th Avenue
- All alleyways
- Birdie Court
- Masters Lane
- Par Court

- Classic Court
- Hometown Drive
- Parkside Drive
- Veranda Way
- Welcome Drive
- Bunker Court
- Caddy Court

All vehicles parked in open view shall have a current registration.

Inoperable vehicles shall not be allowed to remain on the property for more than two days. No major maintenance or repairs may be performed unless it is within the confines of a garage.

Golf carts are allowed but must adhere to the golf cart policy **below**. Any other unlicensed motorized vehicle is not allowed.

Bicycles, electric bicycles and golf carts shall not be ridden on sidewalks. When operated on community streets, these vehicles must not exceed the posted speed limit of 20 mph.

Occupants Bound (see also Declaration Section 13.2)

Owners are responsible for their tenants, family and guests' actions and are responsible for informing their tenants, family and guests of the rules and regulations set forth in the Declaration of Covenants.

Animals and Pets (see also Declaration Section 13.3)

No feeding of wildlife on Common Property or Lots.

Household pets are to be kept leashed at all times when out on designated common property. Owners are responsible for picking up any excrement from the pet. Pets that become a nuisance or endanger the health of others will be removed upon the request of the Board.

No person will keep any dog or other animal within Pointe West if there is reason to believe that the dog or animal may cause harm to a person or other domestic animal.

In the event a pet behaves in an aggressive manner or has previously attacked a person or pet, causing injury and the Board makes a determination that such pet poses a danger to persons or animals within Pointe West, the owner of such pet shall permanently remove it from Pointe West. Prior to making a determination that a pet poses a danger to persons or animals within Pointe West, the Board shall afford the Owner thereof a reasonable opportunity to be heard on the matter and the Board may, in its discretion, in lieu of requiring the removal of the pet, impose such reasonable conditions on the keeping of the pet as the Board may deem appropriate.

Nuisances (see also Declaration Section 13.4)

Nothing shall be stored or kept that will emit foul or obnoxious odors or that will cause any noise or other condition that might disturb the peace, quiet, safety, comfort, or serenity of the occupants. No outside burning of wood, leaves, trash, garbage or household refuse is permitted. No noxious, illegal or offensive activity shall be carried on upon any portion of the Properties, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any

portion of the Properties.

Trash (see also Declaration Section 13.6)

Garbage/Trash/Recycle materials must be kept in appropriate receptacles/containers and shall not be visible from the street or side of home except for the minimum time necessary for its collection. Owners shall not leave trash out for pick up prior to 7:00 PM on the night prior to pick up and must remove receptacles as soon as practicable after pick up.

Unsightly or Unkempt Conditions (see also Declaration Section 13.7)

It shall be the responsibility of each Owner to prevent any unclean, unhealthy, unsightly, or unkempt condition on his or her property.

Subdivision of Lot and Time Sharing (see also Declaration Section 13.9)

No lot shall be used for any type of timeshare or vacation club program.

Garages, Carports and Outbuildings (see also Declaration Section 13.12)

No tent, utility shed, shack, trailer, outbuilding or other unattached structure shall be placed upon any Lot unless such structure will be used for special short-term occasions.

Leasing of Lots (see also Declaration Section 13.19)

Leasing is defined as regular exclusive occupancy of a Lot of any person or persons other than the Owner for which the Owner receives any consideration or benefit.

Lots may be rented only in their entirety, no fraction or portion may be rented. There shall be no subleasing of Lots or assignment of leases unless prior written approval is obtained by the Master Association. The Master Association may charge each Owner an administrative fee for reviewing and approving proposed leases.*

A Lot may not be leased more often than twice during any calendar year.** ~~This applies to any dwellings or Lots leased by the Declarant, its' successors and/or assigns.~~

No lease may be less than thirty (30) days. All short term (i.e., less than one (1) year leasing activities must be coordinated with the Master Association.

*Prior to a Lot being leased, a Lease Application must be submitted and approved by the Master Association.

**North Village and Central Village Sub-Associations restrict lease activity to no more than once per year.

Landscaping (see also Declaration Section 13.20)

Installation and removal of landscaping and trees is not allowed without prior approval of the Architectural Review Committee.

Golf Cart Paths (see also Declaration Section 13.24)

No persons are permitted to jog, bicycle, walk along the golf cart paths or any other portion of the Club property. Additionally, no golf carts are allowed to be driven on the course or cart paths unless you are playing golf.

Signs (see also Declaration Section 13.26.1)

NO SIGN, BILLBOARD OR ADVERTISEMENT of any kind, including, without limitation, “for sale” signs, * and those of Realtors and subcontractors shall be erected.

*This includes “FOR RENT” signs, “FOR LEASE” signs and “OPEN HOUSE” signs.

Driveways, Walkways and Mailboxes (see also Declaration Section 13.26.2)

All driveways, walkways and mailboxes shall be maintained in the style originally established. Mailboxes shall be uniform and be of the same type and quality as approved.

Air Conditioning Units (see also Declaration 13.26.5)

No window air conditioning units may be installed on any Lot.

Generators

Generators require a hedge or fence as not to be seen from the street.

Artificial Vegetation, Flags and Similar Items (see also Declaration Section 13.26.71)

The Architectural Review Committee must approve all artificial vegetation, fountains, flags and similar items in accordance with Article XII; however, nothing shall prohibit the appropriate display of the American flag.

Fences (see also Declaration Section 13.26.9)

No dog runs, animal pens, fences or walls are permitted on any Lot, except as approved by the Architectural Review Committee. (Application must be submitted prior to installation).

Play Equipment, etc. (see also Declaration Section 13.26.10)

All bicycles, tricycles, scooters, skateboards, portable basketball hoops and other play equipment, wading pools, baby strollers, etc., shall be stored so as not to be visible from streets. Swing sets, basketball hoops and backboards and similar play equipment may be erected provided it is approved by the Architectural Review Committee.

Hurricane Shutters (see also Declaration Second Amendment – Section 13.26.13)

Owner has the right to erect or place hurricane shutters upon a Lot or structure thereon no earlier than 48 72 hours prior to the entry of a windstorm or hurricane into the geographic area or box at which point insurance carriers will no longer write or issue property insurance policies due to the approaching windstorm or hurricane. All hurricane shutters must be removed no later than 48 72 hours after the exit of said windstorm or hurricane. ALL HURRICANE SHUTTERS MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE. (The ARC guidelines for approved hurricane shutters are available.)

No Garage Conversions (see also Declaration Section 13.27)

No garage shall be converted into habitable living space within the Properties, unless a new garage is also constructed and approved by the ARC in accordance with Article XII.

Golf Cart Policy

The use of golf carts is permitted within the community of Pointe West, but limited to the rules outlined below:

The golf cart policy is intended for the safety and wellbeing of everyone residing and guests visiting the Community.

Operator must be a licensed driver; children under the age of 16 are prohibited from driving a cart within Pointe West.

To be used within Pointe West, golf carts must be equipped with headlights, mirrors, and brake lights. **If street ready, the license plate must be attached to the golf cart.**

Golf carts must be registered with the HOA and provided a numbered sticker at no cost. *(October 26, 2021 Supplemental)*

Private golf carts must be insured. (Check with your insurance agent, you may have coverage under your homeowners' policy.)

Private golf carts must be kept in the garage at all times when not in use.

Homeowners that are not golf members are not permitted on the course with a private golf cart at any time. NO EXCEPTIONS.

Golf carts are not to be driven or parked on sidewalks or grass at any time.

Failure to comply with the golf cart policy may result in the police being contacted.

Roofs

Architectural (dimensional) shingles, 30 year grade minimum* or metal to be approved by the ARC. No homes with identical roof colors can be next to each other.*

*Indian River County Policy 18.1

Pool Facility Instructors

Owners who hire swim instructors or similar professionals who perform their services at the pool facilities must obtain prior approval. A certificate of liability insurance and proof of workmen's compensation insurance must be provided to the property manager.