

Pointe Alexis HOA

Rules & Reg

# POINTE ALEXIS HOMEOWNERS' ASSOCIATION, INC.

## 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, and organized in alphabetical order. All documents are date-coded. Similarly, each document is marked with its corresponding revision number. By combining these two elements, date and revision number, the reader will always be able to identify the most current version. Documents found on the Pointe Alexis website ([pointealexis.org](http://pointealexis.org)) will always represent the most current update.

As updates become necessary, you will receive a complete new package rather than just specific changes, along with a cover letter highlighting variances. You should replace the "old" version with the new.

These **Rules & Regulations** plus corresponding attachments collectively date stamped ***June 2010-rev6.0***, replace and supersede all other Rules & Regulations and their corresponding attachments effective July 1, 2010.

Board of Directors  
Pointe Alexis Homeowners Association

POINTE ALEXIS HOMEOWNERS' ASSOCIATION, INC.

RULES AND REGULATIONS

TABLE OF CONTENT

	Page
A. ORGANIZATION AND MANAGEMENT .....	3
B. COMPLIANCE .....	3
C. BUILDING, LANDSCAPE & HARDSCAPE .....	4
D. CLUBHOUSE, POOL AND TENNIS/BASKETBALL COURT .....	4
E. CONDITIONS COVERING THE RENTAL OF A HOME .....	5
F. CONDITIONS COVERING A HOME SALE .....	6
G. CONDUCT AND CARE OF PETS .....	6
H. CRIME WATCH & SECURITY .....	6
I. EMERGENCY COMMUNITY COMMUNICATIONS .....	7
J. FIRE PREVENTION .....	7
K. MANGROVE & TREE TRIMMING .....	7
L. PARKING RESTRICTIONS .....	7
M. REFUSE COLLECTION .....	8
N. SIGNS .....	9
O. WATER USE RESTRICTIONS .....	9

Attachments:

- a) Clubhouse, Pool & Spa Guidelines
- b) Fitness Room Guidelines
- c) Billiard Room Guidelines
- d) Tennis & Basketball Court Guidelines
- e) Architectural Guidelines

# POINTE ALEXIS HOMEOWNERS' ASSOCIATION, INC.

## RULES AND REGULATIONS

### 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 Grounds. Community Clubs such as the Tennis / Basketball, Kayak, Choir, Theater and Social are entirely volunteer organizations. The Social Club oversees parties, entertainment, bereavement, new resident welcoming, *Pointe of View* newsletter and community telephone directory.

### B. COMPLIANCE (Please refer to 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, By-Laws, 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).

# POINTE ALEXIS HOMEOWNERS' ASSOCIATION, INC.

## RULES AND REGULATIONS

### 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 PAHA CC&Rs and its corresponding Architectural Guidelines. These guidelines are monitored and enforced in order to maintain the value of our community.

Please refer to the Architectural Guidelines for details. 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.

NOTE: All original trees at Pointe Alexis are registered with the City of Tarpon Springs and cannot be removed without city approval.

The replacement of any dead bush or tree on a homeowner's property is at the homeowner's expense. New plantings must not hamper the mowing equipment. Relocation of existing sprinklers or addition of sprinklers is the homeowner's expense.

### D. CLUBHOUSE, POOL AND TENNIS/BASKETBALL 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 these rules are attached.

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

The common areas, including the clubhouse, tennis/basketball courts, pool, and pool 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.

Clubhouse hours are those posted on the main entrance.

# POINTE ALEXIS HOMEOWNERS' ASSOCIATION, INC.

## RULES AND REGULATIONS

### **E. CONDITIONS COVERING THE RENTAL OF A HOME** *(Please refer to CC&R section 8.3.1.6 )*

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 shall submit an application for lease to the management company with a \$50.00 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.

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 tenants 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 of 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.

# POINTE ALEXIS HOMEOWNERS' ASSOCIATION, INC.

## RULES AND REGULATIONS

### **F. CONDITIONS COVERING A HOME SALE** *(Please refer to CC&R section 8.3.1.7)*

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 \$50.00 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.

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.

### **G. CONDUCT AND CARE OF PETS:** *(Please refer to CC&R 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 the common ground by the ponds only and not on private parcels.

### **H. CRIME WATCH & SECURITY:**

PAHA does not provide security for persons or property within Pointe Alexis community. Each person is responsible for his or her 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.

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

# POINTE ALEXIS HOMEOWNERS' ASSOCIATION, INC.

## RULES AND REGULATIONS

### **I. EMERGENCY COMMUNITY COMMUNICATIONS:**

Each property is listed on an automated telephone-calling system primarily for emergency purposes. Pointe Alexis is located in an evacuation zone if hurricane(s) or flooding is expected.

This automated telephone system may also be used for other non-emergency community mass notifications.

### **J. FIRE PREVENTION:**

The location of all 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. PAHA is the sole applicant and sole permit holder for any and all mangrove cutting within Pointe Alexis. Only those areas approved 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 trimming and pruning on common areas. Trees are trimmed up to a maximum height of 12 (twelve) feet from the ground. Lot owners are responsible for pruning and trimming of all trees on their property.

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** *(Please refer to CC&R section 8.3.1.3 & 8.3.1.5)*



# POINTE ALEXIS HOMEOWNERS' ASSOCIATION, INC.

## RULES AND REGULATIONS

In addition to the covenants stated in the CC&Rs, all canoes, kayaks, boats and personal watercraft are to be 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 block the sidewalk. All vehicles must display a current vehicle registration tag. Residents or guests may temporarily park their motor vehicles (except boats, coaches and campers) overnight at the Clubhouse parking lot. Each vehicle however, **MUST** exhibit a valid Pointe Alexis guest temporary parking pass. Temporary overnight parking passes are available at the Clubhouse office.

Although all roads inside Pointe Alexis are private, current DOT (Department of Transportation) regulations shall be enforced. **ALL VEHICLES PARKED 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:** *(Please refer to CC&R section 8.3.4 & 9.3)*

As of this writing, the refuse collection 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 foot lengths.
- **Thursday** - All recyclables; the city or its contractor may provide the designated bins used for this purpose, along with a pamphlet enumerating acceptable recyclable items.

For additional up to date information, contact the Tarpon Springs City Works Dept. regarding trash of an unusual size, 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.

# POINTE ALEXIS HOMEOWNERS' ASSOCIATION, INC.

## RULES AND REGULATIONS

### **N. SIGNS** *(Please refer to CC&R section 8.3.6 & 8.3.7)*

The 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 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 legitimate trespassers that this is private property and privately owned streets, not open to the general public.

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:** *(Please refer to CC&R section 9.1)*

Pointe Alexis has a integrated, controlled underground irrigation system using effluent water supplied by the City of Tarpon Springs. The Grounds Committee 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.

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 HOMEOWNERS' ASSOCIATION, INC.

## ARCHITECTURAL GUIDELINES

The *Pointe Alexis Architectural Guidelines* are intended to preserve the quality and appearance of the community, while establishing minimum standards for the exterior of each dwelling, as well as common and limited common property.

These guidelines are an integral component of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) sections 8.2 & 8.3, plus current Rules & Regulations. ACC Guidelines may be changed, or updated from time to time based on circumstances. Consult the Pointe Alexis web site ([pointealexis.org](http://pointealexis.org)) for the latest, most current version of these guidelines.

### Definitions:

- **ACC Approval** – Written authorization to proceed with intended work
- **ACC Request** – Completed ACC form (copy attached) detailing intended work along with material samples as may be required.
- **Excessive discoloration** – Stains or discoloration not remedied through cleaning. Requires re-painting or replacement.
- **Homeowner** – Property owner of record.
- **Mildew free** - No visual evidence of surface mildew.
- **Resident** – Occupant; could be a tenant or homeowner.
- **Written Approval** – An approved ACC request

### Content:

A. Decks & Patios .....	2
B. Driveways & Sidewalks .....	2
C. Dwelling – Exterior .....	2
D. Electrical .....	3
E. Hardscape .....	4
F. Landscape .....	4
G. Outdoor Accessories .....	4
H. Holiday Decorations .....	5
I. Digital Antennas .....	5
J. Paint .....	5
K. Roof, Soffits & Vents .....	5
L. Water .....	6

# POINTE ALEXIS HOMEOWNERS' ASSOCIATION, INC.

## ARCHITECTURAL GUIDELINES

### A. DECKS & PATIOS

- a. All wood decks shall have visible components such as, but not limited to railing, decking, posts, skirt beams, stairs and stringers properly sealed and stained either a translucent, natural or colored finish. Due to our climatê, such wood components shall not be left untreated.
- b. Decks shall be structurally stable and safe. Components such as, but not limited to anchor plates, base plates, hangers, nails, bolts, cleats, hardware, girders and posts that have lost their structural integrity due to rust, damage or improper installation shall be unconditionally replaced.
- c. Homeowner is responsible for maintaining deck surfaces mildew free.

### B. DRIVEWAY & SIDEWALK

- a) Homeowner is responsible for maintaining its driveway and sidewalk surfaces mildew free.
- b) Major driveway or sidewalks cracks or damage shall be promptly repaired by Homeowner.

### C. DWELLING - Exterior

#### a) DOORS

1. All damaged, broken glass shall be promptly repaired or replaced.
2. All damaged or torn screens shall be promptly repaired or replaced.
3. Damaged, discolored, rusty or inoperative doors or jams shall be promptly repaired or replaced.

#### b) FOUNDATION WALLS

1. Homeowner is responsible for maintaining its exterior, visible surfaces free of any mildew, dirt or excessive discoloration.
2. Cracked, separated mortar joints shall be promptly repaired.
3. Crawl space access door and jam shall be structurally sound. Access door shall have a screen to prevent common garden animals from entering crawl space. Door shall operate without obstruction.
4. Foundation ventilation or hydraulic relief vents which are damaged, obstructed, rusty, or deteriorated shall be promptly repaired or replaced.

ARCHITECTURAL GUIDELINES

c) SIDING / STUCCO

1. Homeowner is responsible for maintaining its surfaces mildew free.
2. Wood siding in need of repair should be replaced with a non-wood based product such as cement board or vinyl to control infestations and rotting.
3. Any dry rotted areas shall be promptly repaired.
4. Broken or missing siding shall be promptly replaced.
5. Stained or discolored stucco shall be promptly painted.
6. Rusted corner molding shall be replaced.

d) STAIRS

1. Homeowner is responsible for maintaining stair surfaces mildew free.
2. All stairs and railings shall be structurally stable.
3. All wood stairs shall have visible components such as, but not limited to railing, posts, risers, treads, and stringers sealed, and stained either a translucent, natural or colored finish. Such wood components shall not be left untreated.

e) TRIM & SKIRT BEAMS

1. Wood trim in need of repair shall be replaced with a non-wood based product such as cement board or vinyl. Skirt beams, due to their width and thickness, are only available as Pressure Treated, Cedar or Redwood products.
2. Any dry rotted areas shall be promptly replaced or repaired.
3. Rusted or deformed corner molding, flashing, or drip rails shall be replaced.
4. Excessive discoloration shall be repaired appropriately.

f) WINDOWS

1. All damaged, broken glass shall be promptly repaired or replaced.
2. Interior window covering such as plastic bags, newspapers, towels or bedding are not allowed.

g) OTHER

1. Hurricane shutters may be installed for a short continuous period of time, not to exceed a typical hurricane season while the homeowner is away.
2. Gutters and downspouts shall be structurally stable, free of any debris, esthetically in its original condition and with proper slopes to evacuate water.
3. Decayed wood structures shall be promptly replaced or removed.

D. ELECTRICAL

- a) All exterior lights, accent lighting, architectural lighting, and electrical receptacles shall conform to existing Tarpon Springs building codes at time of installation.

# POINTE ALEXIS HOMEOWNERS' ASSOCIATION, INC.

## ARCHITECTURAL GUIDELINES

- b) Electrical extension cords shall not be used as a permanent supply line.

### E. HARDSCAPE

- a) Individual items such as, but not limited to figurines, art-craft, statues, signs, banners, mechanized items intended to be placed on the front of the dwelling require prior written approval. Such items shall be placed near the dwelling's footprint, but not further than four (4) feet from the dwelling's structure.
- b) Wire mesh, miniature fences, wood boards, or railroad ties shall not be used as flower bed edging.

### F. LANDSCAPE

- a) As a minimum requirement, each dwelling must have complete landscaping on the street side. On corner lots, the street-side is defined as the side with the main entry door and driveway.
- b) Flower beds and gardens may only be covered with organic or synthetic *mulch*. Use of rocks, stones, or gravel as a substitute for mulch require written ACC approval.
- c) Earthy, natural-colored stones may be used in limited, small, dedicated areas to control erosion such as but not limited to down spout exits.
- d) All landscaping alterations, additions or renovations require written approval. The purpose of this requirement is to review any potential impact to underground infrastructure, and to coordinate corrective action.

### G. OUTDOOR ACCESSORIES

#### a) HOT TUBS

- Hot tubs shall be positioned on the back side of the dwelling so that it is not visible from the street.
- Hot tubs must meet Tarpon Spring building codes in effect at time of installation.
- When not in use, hot tubs must have a non-flexible protective cover.

#### b) GRILLS

- A portable BBQ grill shall be stored so that it is not visible from the street. Villas and corner lot residents will exercise their best effort to store grill out-of site from the street.
- Fixed, permanent grills shall be positioned on the back side of the dwelling. Such installations must meet Tarpon Springs building codes at time of installation.

# POINTE ALEXIS HOMEOWNERS' ASSOCIATION, INC.

## ARCHITECTURAL GUIDELINES

### c) FLAGS

- Flags may be temporarily displayed for special events.

### d) CLOTHES LINES

- Clothes lines are permissible, but not as permanent structures. All clothes line structures must be retractable and stored out-of-site when not in use. It is highly recommended not to use clothes lines on days crews are cutting grass

### e) PLAY SETS

- Children play sets are permissible, but not as permanent structures. All play sets structures must be retractable and stored out-of-site when not in use.
- Play sets shall not interfere with grounds crew activities.

## H. HOLIDAY DECORATIONS

Holiday decorations are encouraged during any specific holiday period. All decorations must be removed following the end of the holiday period.

## I. DIGITAL ANTENNAS

To the extent possible, digital antennas (dishes) shall be installed / located out-of-site from the street. If proper satellite alignment requires an installation that is visible from the street, resident is solely responsible for shielding antenna from view via acceptable landscaping.

## J. PAINT

- a) Exterior painting of any type must have written ACC approval. Color chips / samples shall be submitted with each request.
  - A catalog of pre-approved colors is available to simplify color selection.
  - It is understood that over time many colors may no longer be available. Homeowner is encouraged to select updated colors to maintain the community current with existing industry trends.
- b) Main entry doors may be painted a contrasting, complimentary color. Color chips / samples shall be submitted for ACC approval.

# POINTE ALEXIS HOMEOWNERS' ASSOCIATION, INC.

## ARCHITECTURAL GUIDELINES

### **K. ROOF, SOFFITS & VENTS**

- a) Roofs with missing, deteriorated, damaged or extremely discolored shingles must be repaired to its original condition.
- b) Fascia boards:
  - Wood – shall not exhibit signs of dry rot, moisture swelling, peeling paint, mildew or wood grain separation (cracks).
  - Aluminum – shall not be sagging, dislocated from its wood backing, extremely discolored, damaged or corroded, and mildew free.
- c) Soffits shall not be loose, collapsed, unsecured, deteriorated, extremely discolored or missing components.
- d) Roof vents & gable vents must be structurally sound, properly secured and esthetically in its original condition.

### **L. WATER**

- a) Resident is solely responsible for repairs to any exterior water faucet. Pointe Alexis endorses any water conversation activity, thus repairs shall be made in a prompt manner.



# POINTE ALEXIS HOMEOWNERS ASSOCIATION

## CLUBHOUSE, POOL, SPA & COURTYARD Guidelines

page 1 of 4

The Clubhouse, pool, spa and courtyard are for the use of residents. Guests are welcomed but must be authorized by a person residing in Pointe Alexis.

All property owners are Pointe Alexis members. Lessees (tenants) have all the usage rights of their lessor (owner) upon executing the lease agreement. The lessee shall utilize the facilities to the exclusion of the lessor. The owner may not use any of the facilities as long as the property is rented or leased.

Each property is entitled to two (2) sets of clubhouse access cards and keys. The access card will open all pool gates and Clubhouse entry doors. The key is used for tennis / basketball courts and other interior Clubhouse doors. All access cards are individually coded and tracked in Pointe Alexis' access control system. Replacement (not additional) keys and cards are available through the PAHA Board, or its designated contact person. Any replacement access card will be assigned a new ID number while the old access card will be deactivated.

Access cards and keys are a *privilege*, not a right. Any owner or resident not in good standing may have access revoked. Abuse of usage may result in suspension of privileges, fines or both, in addition to expenses incurred re-keying locks, providing replacements to other users, legal fees and collection fees

### 1. CLUBHOUSE:

The Clubhouse is for the use of activity groups, limited private family events, community membership meetings, and specific social events sponsored by Pointe Alexis clubs. Approved activities, except limited private family events must be open to all residents of Pointe Alexis in good standing. If an activity group formally reserved a room at a certain time for a specific event, all other users must respect and honor the reservation. Community social activities such as, but not limited to Thanksgiving dinner, New Year's party, and special seasonal parties take priority over any other individual event.

- No Smoking allowed inside facility.
- Wet bathing suits and towels are not permitted inside Clubhouse.
- Footwear is required inside Clubhouse.
- Kitchen appliances are NOT for cooking meals due to fire codes associated with this building. These appliances are used for reheating, warming pre-cooked items.
- All bulletin boards are for non-commercial informative purposes. Postings must be date stamped, and will be kept for a maximum of 30 days.
- Business center computer, copier and fax machine are for non-commercial use.
  - If other users are waiting, limit computer usage to 45 minutes.
  - PAHA is not responsible for any viral consequences.
  - All application software is duly licensed and shall not be copied or duplicated.
  - Children shall not play, write on or deface the white board.
  - The business center is under 24/7 surveillance.

# POINTE ALEXIS HOMEOWNERS ASSOCIATION

## CLUBHOUSE, POOL, SPA & COURTYARD Guidelines

page 2 of 4

The main area of the Clubhouse may be reserved for a private family event subject to the prevailing rules and guidelines for private event usage (refer to Clubhouse reservation form).

- Reservation forms are available at the Clubhouse as well as on the Pointe Alexis web site "pointealexis.org".
- If the main area is reserved for a private event, all other facilities remain open to all users.

The fitness room is equipped with devices that satisfy the needs of the majority of users. Usage is on a first-come-first-served basis.

- Equipment Operation Manuals and Procedures are filed in the fitness room.
- Trainers are not on duty; usage is strictly at your own risk.
- Children / Youths:
  - Less than 13 years of age are not permitted to use any equipment without adult supervision present at all times.
  - Between 13-17 years of age require written consent of a parent or legal guardian. A signed "Hold Harmless Agreement" must be submitted to a Board member for approval prior to usage of the fitness room. Forms are available at the fitness room, on the Pointe Alexis web site (pointealexis.org), through the management company or from a Board member.
- No food, plates, glass containers, and beverages other than plastic sports drinks and bottled water.
- Proper attire including athletic shoes must be worn at all times inside the fitness room.

## 2. POOL & SPA – General:

The posted pool and spa rules govern the general conduct of their use. In the interest of safety however, cleanliness and general use, there are certain rules and guidelines that need to be observed. We appeal to all residents and their guests to read the following guidelines in the spirit of fairness and with thoughtfulness for others.

- All pool or spa users must have a valid Association entry card.
- Shower before entering pool or spa.
- Proper bathing attire must be worn in the pool and spa.
- Children under twelve (12) years of age must be supervised by an adult.
- Disposable or cloth diapers are NOT permitted inside pool or spa.
- No glass items such as but not limited to plates, containers, or drinking glasses permitted around pool / spa and Courtyard area (Pinellas County guidelines).
- No food permitted in, and around pool / spa: only in Courtyard.
- No beverages permitted in pool / spa.
- No pets, skateboards, rollerblades or bicycles permitted in the pool / spa area.
- Pool area entry gates should be latched after entering or leaving.
- Pool / spa bathing hours are **dawn – dusk**.
- Pool / spa area is not available for rental at any time for private events.

# POINTE ALEXIS HOMEOWNERS ASSOCIATION

## CLUBHOUSE, POOL, SPA & COURTYARD Guidelines

page 3 of 4

### 3. POOL

- Reserving tables or chairs for later day use is not permitted.
- If using sunscreen, creams, or tanning oils, please cover chairs and lounges before use.
- Close umbrellas, reset furniture and clean up after use.
- NO LIFEGUARD ON DUTY; swim at own risk
- No diving or running around pool and spa deck.
- If others are using pool / spa, no playing with hard balls of any type and size.
- No floating devices larger than single person size allowed in pool.
- During winter months or ambient cold temperatures pool heaters may be turned OFF without prior notice. Pool heaters will be reactivated when, and only when prolonged ambient temperature is within the performance parameters and efficiency of the pool heat pumps.
- Bathing capacity for pool => 48 persons

### 4. SPA

- Spa maximum water temperature is 104\* F (40\* C)
- NO LIFEGUARD ON DUTY; use at own risk
- Maximum use is 15 minutes per entry.
- Bathing capacity for spa => 14 persons
- *Note: Pregnant women, small children, users with health problems or using alcohol, narcotics, or other drugs that could cause drowsiness should NOT use spa without first consulting a doctor.*

### 5. COURTYARD

- No playing in flower beds or walking through plantings. Use paved areas only.
- No playing with water fountain.
- No glass items such as but not limited to plates, containers, or drinking glasses permitted around pool / spa and Courtyard area (Pinellas County guidelines).
- Close umbrellas, reset furniture when leaving.
  - All tables and chairs must be cleaned of any liquids, food, trash and/or leftover food and beverages.
  - All food containers, utensils, serving trays, etc must be removed when leaving.
- If using additional tables and chairs, please return all furniture to its original configuration when leaving.
- NO washing plates, utensils, containers and/or dispensers at any shower station, or water faucet around the facility.
- All trash must be placed in designated trash containers.
- Food cannot be taken into pool or spa areas (Pinellas County guidelines).

# POINTE ALEXIS HOMEOWNERS ASSOCIATION

## CLUBHOUSE, POOL, SPA & COURTYARD Guidelines

page 4 of 4

### 6. GAS GRILL

- Do not leave food inside grill.
- **CLEAN GRILL after usage – NO EXCEPTIONS**
- Turn off gas.
- Make sure all gas knobs are in OFF position.
- DO NOT place cover if grill is HOT.
- Dispose of all trash in designated trash containers.

#### Note:

*Violations of any of these guidelines may result is a suspension of privileges, fines, or both.*

# POINTE ALEXIS HOMEOWNERS ASSOCIATION

## FITNESS ROOM Rules & Regulations

page 1 of 2

The Pointe Alexis community fitness room and its equipment are privileges made available to residents in good standing and their guests. Users shall abide by the following guidelines:

- No trainer on duty; Use at your own risk.
- All users shall follow and adhere to all posted safety regulations including equipment operational instructions.
- Proper attire including athletic shoes must be worn at all times while using equipment.
- Children / Youths:
  - Less than 13 years of age are not permitted to use any equipment without adult supervision present at all times.
  - Between 13-17 years of age require written consent of a parent or legal guardian. A signed "Hold Harmless Agreement" must be submitted to a Board member for approval prior to usage of the fitness room. Forms are available at the fitness room, on the Pointe Alexis web site ([pointealexis.org](http://pointealexis.org)), through the management company or from a Board member.
- No food, plates, glass containers, and beverages other than plastic sports drinks and bottled water.
- Wipe all equipment used with an antibacterial disposable wipe.
- Any owner or resident not in good standing shall have their privilege suspended.
- No equipment shall be relocated, moved, removed or added without the permission of the Fitness Equipment Coordinator.
- Immediately report damaged equipment to the Pointe Alexis maintenance staff, or Fitness Equipment Coordinator, or any Board member. Please place a highly visible sign on the equipment to alert other users.
- If you are the last or only user in the room, turn off all lights, TV, fans and equipment when finished. Lock door when leaving.

I have read these rules, and shall abide by them each time I use the fitness room.

Resident / Parent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Youth name: \_\_\_\_\_ Age: \_\_\_\_\_ Youth Signature: \_\_\_\_\_

# HOLD HARMLESS & INDEMNIFICATION AGREEMENT

In consideration of the agreement by Pointe Alexis Homeowners Association, Inc. (the Association) with \_\_\_\_\_, herein referred to as "Owner", residing at \_\_\_\_\_, in Pointe Alexis, regarding the use of the Association's fitness room and equipment by Owner's children, Owner hereby agrees to defend, indemnify and hold harmless the Association from any claims or losses of any nature, which may arise out of the use of the fitness facilities and equipment at Pointe Alexis by the following minor children of Owner

(name) \_\_\_\_\_ age \_\_\_\_\_

(name) \_\_\_\_\_ age \_\_\_\_\_

(name) \_\_\_\_\_ age \_\_\_\_\_

including attorney's fees incurred by the Association in connection with any claims or losses subject to this Agreement, or in connection with the enforcement of this Agreement, unless such claims or losses result from the affirmative negligence or wrongful acts of the Association. Owner understands and agrees that the Owner is to provide any training or supervision. Owner further agrees that the Association is not required in anyway to provide supervision, and that the children of Owner are using the facilities at their own risk. Owner further agrees that such children will comply with all rules and regulations regarding the use of the facilities at the fitness center and that their privileges to use the facilities may be withdrawn if there are repeated or serious violations.

Finally, Owner acknowledges that the manufacturers of certain equipment in the fitness center have recommended that children not be permitted to use such equipment without adult supervision, and accepts responsibility despite such warnings.

This Agreement has been entered on the dates indicated below.

## WITNESSED BY:

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Owner Signature

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Witness Signature

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Printed Name

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Printed Name

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Association Signature

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Witness Signature

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Printed Name

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Printed Name

# POINTE ALEXIS HOMEOWNERS ASSOCIATION

## TENNIS & BASKETBALL Courts Guidelines

### 1. TENNIS

Tennis courts are for the use of Pointe Alexis residents and their guests. Every resident is entitled of the use of one court. The following guidelines must be followed:

- Rubber soled shoes, tennis shoes, or sneakers must be worn.
- Sweep or squeegee courts as may be necessary before playing.
- NO SKATEBOARDS, ROLLER BLADES, or BICYCLES on courts.
- Lock gate when leaving.
- Limit play to one hour if others are waiting to use court.
- Children under 12 years of age must be supervised by an adult.
- No pets permitted inside court areas.
- No smoking or food on courts.
- Courts are reserved for Tennis Club members Monday, Wednesday and Friday 08:00 to 10:30 am.

### 2. BASKETBALL

Basketball players have priority for the use of court number one (#1) until dusk. On days court number one (#1) is used by the Tennis Club, availability is from 10:30 to dusk. The following guidelines must be followed:

- Rubber soled shoes, tennis shoes, or sneakers must be worn.
- Sweep or squeegee court as may be necessary before playing.
- NO SKATEBOARDS, ROLLER BLADES, or BICYCLES on court.
- Lock gate when leaving.
- Limit play to one hour if others are waiting to use basketball court.
- Children under 12 years of age must be supervised by an adult.
- No pets permitted inside court areas.
- No smoking or food on courts.
- All courts are reserved for Tennis Club members Monday, Wednesday and Friday 08:00 to 10:30 am.

No resident is to give a key to a non-resident to provide the latter with unlimited use of the courts. Courts are not to be used for commercial lessons other than Pointe Alexis residents individual, personal coaching.

Violations to any of the guidelines may result in a suspension of privileges, fines, or both.

# POINTE ALEXIS HOMEOWNERS' ASSOCIATION, INC.

## RULES AND REGULATIONS

### **Billiard Room Rules and Regulations**

The Pointe Alexis Clubhouse "Billiard Room" together with its other games and equipment are privileges made available only to the residents in good standing and their guests. All users of these facilities shall abide by the following guidelines.

- Carefully remove and neatly fold protective cover, placing it on a flat surface such as the counters tops.
- Players and guests shall conduct themselves in a disciplined manner, observing proper pool / billiard etiquette.
- Every effort should be taken not to gouge the table felt.
- No drinks shall be placed on the felt pool table surface.
- Children under the age of 12 must be supervised by an adult in the room.
- Do not MOVE playing tables.
- At end of play:
  - Return all playing equipment to storage closet.
  - Re-install protective table cover.

Residents or their guests may use any of the games located in the closet in the billiard room. These games include shuffle board equipment, croquet, horse shoes, badminton and other games.

The last person leaving the Billiard Room shall turn off all lights and fans, and lock the entry door.