

RESIDENCES AT SABAL POINT CONDOMINIUM ASSOCIATION, INC.

**RULES AND REGULATIONS:
THE RESIDENCES AT SABAL POINT
CONDOMINIUM ASSOCIATION**



Revised February 29, 2024

RESIDENCES AT SABAL POINT CONDOMINIUM ASSOCIATION, INC.

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RESIDENCES AT SABAL POINT CONDOMINIUM ASSOCIATION, INC.

OBLIGATIONS OF UNIT OWNERS

Revised February 29, 2024

1. As an owner of property in this community, you are automatically and legally a member of the Condominium Owners Association.
2. As a member of the Condominium Owners Association, you are legally obligated to follow and observe the Rules, Regulations and Obligations of the Association.
3. As a member of the Condominium Owners Association, you are obligated to pay monthly assessments to the Association, which assessments are subject to periodic change. You are also obligated to pay special assessments which are authorized by the Board of Directors from time to time and any fines imposed for violations of these Rules and Regulations. (Fla. Stat. §§718.116, 718.115 (2), 718.112 (2) (g))
4. Your failure to pay the assessments or fines levied by the Association may result in the debt being turned over to a collection agency, the placement of a lien on your property, and the subsequent foreclosure of the lien on your property

RESIDENCES AT SABAL POINT CONDOMINIUM ASSOCIATION, INC.

INTRODUCTION

These rules and regulations established in accordance with the Declaration of Condominium are designed to make living in Residences at Sabal Point pleasant and comfortable. They apply to, and are binding on, all unit owners, their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. In living together we all have certain obligations to other owners and residents. The need for rules and regulations arises when we are inconsiderate of the rights of others. We must realize that the restrictions we impose upon ourselves are for our mutual benefit and comfort. These rules and regulations have been established by the Board of Directors after careful deliberation and we ask for your cooperation and compliance.

Exceptions to these provisions can be made from time to time by the Board of Directors and shall apply to the community as a whole. Exceptions on an individual basis will be granted only under the most compelling of circumstances. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be deemed provisional, shall be revocable at any time and shall not be considered a waiver, consent, or approval of identical or similar situations unless such waiver, consent, or approval is specifically set forth, in writing, by the Board of Directors.

RESIDENCES AT SABAL POINT CONDOMINIUM ASSOCIATION, INC.

DEFINITIONS

"BOARD OF DIRECTORS" - Board of Directors of the Condominium Owners Association.

"COMMON AREA" - any portion of the Property designated as such as defined by the Declaration.

"GUEST OR INVITEE" - any person visiting an Owner or Resident who is not himself an Owner or Resident.

"CONDOMINIUM OWNER'S ASSOCIATION" or **"COA"**- Residences At Sabal Point Condominium Association, Inc., a corporation not for profit, organized pursuant to Chapter 718, Florida Statutes, and its successors and assigns.

"OWNER" - the owner of record, whether one or more persons or entities, of the fee simple, but excluding any other party holding such a fee simple title merely as security for the performance of an obligation.

"RECREATION CENTER" - any and all recreation facilities owned or controlled by the Association including the clubhouse, pool ,tennis court, playground, and any other area that may be designated a recreation facility by the Board of Directors.

"RESIDENT" - any person or tenant who resides on the Property, whether or not he is an Owner.

RESIDENCES AT SABAL POINT CONDOMINIUM ASSOCIATION, INC.

FORWARD

ADMINISTRATIVE OFFICES - The administrative office will be open from 8:30 A.M. to 4:30 P.M. Monday through Friday, except for legal holidays.

CONDOMINIUM OWNERS ASSOCIATION MAILING ADDRESS - The mailing address for the Condominium Owners Association and the Property Manager is as follows: 401 Summit Ridge Place, Longwood, Florida 32779.

OBLIGATIONS AND RESPONSIBILITIES - Owners, Residents, Guests or Invitees shall not conduct or permit any activity which is in violation of any provision of these Rules and Regulations, the Declaration of Condominium, or any ordinance, law or statute of any governing body having jurisdiction over the Property. Each Owner is responsible for the conduct of his Guests or Invitees, tenants, family members or any persons residing in or visiting his home or the property. Any violation of these Rules and Regulations by the aforementioned shall be deemed a violation by the Owner, whether or not such Owner is in residence at the time.

THE COMMON AREAS – The Common Areas include all real property owned by the Condominium Owners Association for the common use and enjoyment of the Owners, their lessees and their respective family members and guests. No guest of any Owner shall be permitted to use such Common Areas unless accompanied by an Owner or lessee or unless the guest has been registered with the Board of Directors. A non-resident Owner who rents his residence relinquishes all rights to the use of the common areas, including recreational facilities, for the period the residence remains rented in favor of his Tenant except as a Guest or Invitee of his tenant.

ENFORCEMENT- As responsible Owners and Residents, we should try to resolve differences and/or Rules infractions on a neighbor-to-neighbor basis.

When infractions of our Rules are also prohibited by Seminole County Ordinances (these are annotated by an asterisk in the Rules), the Owner or Resident may call on civil authorities for assistance. Examples are ordinances pertaining to noise and animal control, violations of which can result in penalties being imposed by civil authorities. Copies of these ordinances are available on the web at: <http://www.municode.com/resources/gateway.asp?pid=13774&sid=9>.

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Where an Owner's obligations and enforcement procedures are defined by Florida state law, a reference in parentheses i.e. (718 (a)) will follow the item. A copy of the state law, Title XL, Ch. 718 is available on the web at:

<http://www.leg.state.fl.us/Statutes/index.cfm?Mode=View%20Statutes>

In instances where the neighbor-to-neighbor approach or reliance on Seminole County Civil Authority does not achieve satisfactory results and in those instances where the interaction between neighbors or the use of civil authorities is not feasible, then an Owner may submit a written complaint of the Rules infraction to the Condominium Owner's Association Property Manager for action.

The Board of Directors may institute legal proceedings to enforce these Rules and Regulations and shall have the right to recover all costs and expenses incurred, including reasonable attorneys' fees.

Complaints submitted to the Manager must be in writing stating the circumstances; names of persons involved (if known and applicable), time and date, and must be signed by the person submitting the complaint. Appropriate action will be taken by the Manager, as an enforcement agent of the Board of Directors. No action will be taken in response to anonymous letters. If the scope of the Rule infraction exceeds the enforcement authority delegated to the Manager by the Board of Directors, the Board will take action to resolve the complaint with the assistance of legal counsel, if necessary, and the costs thereof may be charged against the offending party or parties. Failure to comply with these Rules and Regulations will result in any or all of the following actions by the Board of Directors or the Manager acting on their behalf: warnings, fines, and legal proceedings being brought against the offending party or parties.

FINES- Fines may be imposed as described below for violation of Rules and Regulations [as identified in Sections I through VI of these Rules and Regulations]. For a first offense under these rules, the responsible owner shall be notified of the violation by letter. If the same offense recurs, the owner will be fined \$50. Further recurring violations will result in a fine of \$100 each. The fines must be paid within 30 days after mailing of notice. (718.303 (3)).

A fine may not be imposed without notice of at least 14 days to the person sought to be fined and an opportunity for a hearing before a committee of at least three members appointed by the Board who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed.

RESIDENCES AT SABAL POINT CONDOMINIUM ASSOCIATION, INC.

NON-SUFFICIENT FUNDS CHECKS - Non-sufficient funds or returned checks from will be charged \$25 plus a late fee if applicable. This amount will be added to the assessment.

DELINQUENT ASSESSMENTS - Assessments are due the 1st day of each month. Assessments not paid within five (5) days of when due shall bear interest from the date due until the date paid at the rate of eighteen percent (18.00%) per annum. Additionally, the failure to pay any assessment within five (5) days from the date due shall entitle the Association to levy an administrative late fee, in addition to interest upon the delinquent assessment, in an amount not to exceed the greater of \$25.00 or five percent (5.00%) of each installment of the delinquent assessment, said administrative late fee to be imposed against the delinquent Owner for each thirty (30) day period that the assessment remains delinquent. Payments made shall be applied to interest and administrative late fees first and then to the delinquent assessment. The Association shall furnish to any Institutional Mortgagee, upon its request, written notification of any default in assessment payments of the Owner whose Unit is encumbered by the Institutional Mortgage. Assessments delinquent in excess of 90 days will result in the suspension of voting rights of the owner and the denial to the owners, their lessees, and their respective family members and guests of access to the Common Areas. (718.303(3))

OCCUPATION OF CONDOMINIUM UNITS - New and/or renewed rental or lease agreements must be approved by the Condominium Owners Association Property Manager. Each prospective Resident, whether Owner or tenant, must complete an application for occupancy and submit a processing fee of **\$75.00**. Applications shall be obtained from and submitted to the Property Manager with payment. The Property Manager's approval process may include, but not be limited to, a criminal background check. The Association determines denial based on a convicted felony history. If the Association Board of Directors becomes aware of a convicted felony charge to a resident during their occupancy, the Board of Directors have the authority to terminate their residency immediately. When the applicant is a tenant, a copy of the lease must be provided to the Association. If any person is living in a unit without approval, a \$25.00/day fee or a termination of any lease agreement may be imposed by the Association.

Pursuant to Section 718.116 (11) Florida Statutes, if an Owner is delinquent in the payment of any monetary obligation owed to the Association, the Association has the right to demand that tenants occupying the property pay their rent directly to the Association instead of the Owner. Should a tenant fail to pay rent to the Association after a written demand, the Association may evict the tenant from the Property.

RESIDENCES AT SABAL POINT CONDOMINIUM ASSOCIATION, INC.

SECTION I – GENERAL RULES

PROHIBITION OF DAMAGE AND CERTAIN ACTIVITIES - Owners, their Guests, Invitees, and tenants shall not mark, mar, damage, destroy, deface or engrave any part of the Condominium buildings or the common elements. This includes sidewalk chalk, silly string or any material that changes the surface of the element. Owners shall be financially responsible for any such damage. Illegal, noxious, destructive or offensive activities shall not be permitted, nor shall anything be done which may be or may become an annoyance or nuisance to any other Owner or to any other person at any time lawfully residing on the properties.

Bicycles, toys, strollers or other articles shall not be placed in the halls, on walkways, under the stairwells, or on staircase landings. Grills or other forms of cooking are not permitted on any lanai, balcony or terrace. Notwithstanding the foregoing, a Resident is permitted to use an electric grill for the purpose of cooking on their lanai. All fireworks are prohibited on Condominium property.

PETS - The Residences at Sabal Point is a pet-friendly community, but it recognizes the rights and property of all of its residents. Therefore, Residents are not permitted to have more than **two** pets in a Unit and no pet over **seventy-five (75) pounds** are permitted to be kept or harbored on the Condominium Property or within the confines of a Unit. Pet owners are responsible for ensuring that their pets are not a nuisance to others. This includes, but is not limited to, excessive noise (as governed by Seminole County ordinance "Chapter 20"), odors, and cleanliness of pets. Under no circumstances are any pets that constitute a danger or a nuisance to others permitted. This includes but is not limited to large reptiles (such as reticulated pythons), breeds commonly referred to as pit bulls, Doberman Pinschers, German Shepherds, Akitas, Chow Chows, Rottweilers, any wolf hybrid or any identifiable mix of these breeds of dogs. Under no circumstances will any pet that is aggressive or with a bite history be permitted to remain on the property.

Pets are prohibited from running at large or causing a nuisance to any other Resident. Pets are never permitted in the clubhouse, pool area, playground area, or tennis courts. Pets must be on a leash and attended to within the developed area of the property. Pets may not be kept on the porch when the owner is not in the unit.

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It shall be unlawful for any animal owner to permit, either willfully or through failure to exercise due care and control, any animal to soil, defile, urinate, or defecate, on any private or public property.* Pet Owners, their Guests or Invitees shall promptly remove and dispose of their pet's excrement in a sanitary manner. (*Disposal stations are located around the property to assist you in this requirement.*) Pet owners may not permit, either willfully or through failure to exercise due care and control, any animal, in a continuing or repeating manner, to bark, cry, howl, screech, squawk, scream, whine or cause other objectionable noises that disturb the comfort, peace, quiet or repose of any person residing in the vicinity.*

A determination by the Board of Directors that a pet or animal maintained or harbored within a unit creates a nuisance or is exotic shall be binding and conclusive on all parties.

No Owner, Resident, Guest or Invitee shall feed, offer food or leave food outside the unit or in the Common Areas that may attract stray or wild animals.

** Items marked are also governed by Seminole County ordinance "Chapter 20"*

NOISE - No person or their officers or agents shall make, maintain or cause to be made or maintained a noise disturbance.* This is defined as any sound which may unreasonably interfere with the enjoyment of life, quiet, comfort or outdoor recreation of an individual of ordinary sensitivity and habits.* This includes but is not limited to any person operating or causing to be operated a sound-producing device (either indoor or outdoor) which produces a sound level which creates a noise disturbance* and the intentional or repeated creation of a noise disturbance through tire-screeching or the acceleration, turning, or stopping of any motor vehicle.*

Owners shall obtain approval from the Board of Directors prior to installation of any flooring surface other than carpet. Requests for approval shall be accompanied by a complete and accurate description of the proposed flooring type, underlayment, and location within the unit. Approval will not be granted in the event an Owner fails to submit a suitable proposed sound-deadening underlayment or padding. Fines may be imposed if approval is not permitted.

** Items marked are also governed by Seminole County ordinance "Chapter 165"*

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RESIDENCES AT SABAL POINT CONDOMINIUM ASSOCIATION, INC.

CONDUCT OF BUSINESS -The conduct of any trade or business within the condominium property that results in noise, vehicular traffic, or other disturbance by any Owner, Resident, Guest or Invitee, or any other person is prohibited. No overnight parking of commercial vehicles is permitted without the approval of the Board

SPEED LIMIT - For the safety of our residents, the speed limit in the Residences at Sabal Point is 10 miles per hour.

SALES AND SOLICITATIONS - Individual garage sales, estate sales, patio sales, yard sales, auctions or any other form of sales are prohibited in the Residences at Sabal Point. This does not prohibit combined neighborhood garage sales authorized by the Board of Directors. There shall be no solicitation by any person anywhere upon the Condominium Property for any Cause, Charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors. Unsolicited flyers or other forms of advertisements may not be distributed door-to-door in the Residences at Sabal Point.

POSTING OF MEETING NOTICES - All notices of meetings of the Board of Directors and/or Association shall be posted on the electronic sign located on the clubhouse building, entry door to the clubhouse and signage at the front and middle islands in the community.

EXAMINATION OF ASSOCIATION RECORDS - The Association shall provide access to the Association's official records within five (5) business days after the Property Manager has received a written request from an Owner requesting access. The Owner shall be allowed one two-hour period per quarter to inspect the records. Inspections shall occur between the hours of 10:00AM and 2:00PM, Monday through Friday at the Association's offices with the actual date and time for the requested inspection being mutually agreed upon. In the event the Owner desires copies of the Association's official records, he or she shall notify the Association of the copies requested and the Association may charge its actual costs for preparing and furnishing these documents to the Member. The Association reserves and shall have the right to condition on copying the requested Official Records upon receiving, in advance, payment and/or a retainer for such copying. (718.111(12) *Refer to rules regarding document inspections

CLEANLINESS - All refuse (including, but not restricted to, waste, bottles, cans, paper, garbage, cigars, cigarettes, and other unwanted items.) must be disposed of in proper containers.

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DISPOSAL OF TRASH AND UNWANTED ITEMS

There shall be no littering on Condominium grounds.

- The Compactor is **only** for garbage bags containing household garbage. Please throw to the rear of the compactor and if necessary, shove items with the supplied tool attached to the structure.
- Larger items such as furniture, electronics, large toys, and mattresses placed in the compactor block the operation of the compactor and must therefore be placed in the fenced-in area next to the compactor.
- Other large items such as large appliances, carpeting, floor tiles, and any and all construction materials are the responsibility of the Resident to dispose of and may not be placed in any Association disposal locations.
- The trash can next to the mailboxes is for junk mail only. Household garbage may not be deposited here.

ATTRACTIVE NUISANCE - Because of the wild raccoons, bears and other animals indigenous to the area:

- Pet food dishes may not be placed outside.
- Household garbage bags may not be placed outside your residence at any time awaiting a trip to the compactor.
- Household garbage may not be placed outside the compactor nor inside the fenced-in area next to the compactor.

SMOKING- Smoking is forbidden in the clubhouse, fitness center, playground, and pool areas. Smoking is also forbidden in the walkways, stairwells, and open areas around the condominium buildings. Disposing of cigarette butts anywhere in the Common Areas is also forbidden. Smoking, of any type, is prohibited in the screened lanai common element and should not interfere with the enjoyment of surrounding residents.

ACCESS – Fla. Stat. 718.111 (5) requires that a key to each unit be provided to the Property Manager's office for emergency access. The Property Manager will not provide access to an Owner's Guests, tenants, or Invitees without written approval by the unit Owner. Owners or Property Managers are required to deliver keys, access cards and remotes to their tenants.

PEST CONTROL - Since Pest Control is the responsibility of the COA, all unit Owners and lessees shall permit employees of pest control companies employed by the Association to enter their units, at regularly scheduled times, to perform 'pest control' services. All scheduled appointments are to be made to the Association office prior to the service date.

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COA EMPLOYEES - No Owner, Resident, Guest or Invitee shall request that any Condominium Owners Association employee perform personal services during such employee's normal working hours, including break time and lunch hour without written request to the Association Manager.

No Owner, Resident, Guest or Invitee shall, under any circumstances, attempt to direct the work of or reprimand any employee of the Condominium Owners Association. Any and all criticism of the Condominium Owners Association's employees shall be made in writing and addressed to the Manager of the Condominium Owners Association, except criticism of the Manager, which shall be directed to the President of the Board of Directors.

RESIDENCES AT SABAL POINT CONDOMINIUM ASSOCIATION, INC.

SECTION II – EXTERNAL APPEARANCE

APPEARANCE - In keeping with the desire of the Condominium Owners Association to maintain an attractive community, it is incumbent upon each Owner to take care of those portions of his property that are not concealed from view and that may detract from the overall appearance.

EXTERIORS - The exterior of the Condominium and all areas appurtenant to the Condominium shall not be painted, decorated or modified by any Owner in any manner without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. The parking areas, sidewalks, entrances, driveways, passages, patios, balconies, courts, stairways, corridors and halls shall not be obstructed in any manner that would impede the passage of fire or other emergency personnel or equipment. No awnings, window guards, light-reflective materials, ventilators, fans or air conditioning devices shall be used in or about the Condominium, except as shall have been approved by the Association, whose approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. No windows may be tinted without the prior consent of the Association and installation of all window hangings (curtains, drapes, and blinds) shall be white or off-white as visible from the exterior of the Condominium. Broken or missing slats on blinds and torn shades must be repaired promptly. No television, microwave, satellite dish, or other outdoor antenna system or facility shall be erected or maintained within the boundaries of the Condominium property.

The patio may be shielded from sun and traffic by using 72"W x 72" L roll-up patio blinds, but only during the time the patio is occupied. Blinds must be white or off-white as visible from the exterior of the Condominium unit.

Screens on windows, sliding doors and lanais must be installed and maintained in good condition by the Owner. Missing or damaged screens shall be replaced by the Owner promptly to avoid violating this rule and accruing a fine.

DECORATIONS - Decorating for holidays must be in good taste and inoffensive to your neighbors. Any questions as to decorations not meeting these standards should be directed to the Board of Directors. Their ruling shall be final.

SIGNS - There shall be no sign, notice, or advertisement, including "For Sale" or "For Rent/Lease" signs exhibited, displayed or visible from the interior or the exterior of the Condominium unit.

RESIDENCES AT SABAL POINT CONDOMINIUM ASSOCIATION, INC.

LANDSCAPE CONTROL - No trees, shrubs, vines, flowers, grass or other landscape items may be planted on any part of the common area maintained by the Condominium Owners Association without prior approval by the Board of Directors.

Without prior approval of the Board of Directors, no person other than assigned Condominium Owners Association employees may prune, trim, train, fertilize or otherwise maintain or attempt to maintain any part of the common area landscaping or any of the landscaping on the lots outside of courtyard fences, all of which are the responsibility of the Condominium Owners Association to maintain.

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SECTION III - CLUB HOUSE

HOURS OF OPERATION - Monday through Friday - 8:30AM - 4:30PM. The Club House will be closed on legal holidays.

CLUBHOUSE ATTIRE - Owners, Residents, Guests and Invitees will wear proper attire, including shirts and footwear.

PRIVATE PARTIES - The Club House can be rented for private parties. Rental procedures, rules, and costs for the Club House and the kitchen are available in the Manager's office. * Check availability of clubhouse rental dates

SECTION IV - RECREATIONAL AREAS

GENERAL- The fitness center, pool, spa, playground, grills, tennis court, and car wash are specifically reserved for the use of Owners, Residents, and their Guests. Guests using these facilities must be accompanied by an Owner or Resident.

There is no supervision at the pool, fitness center, tennis court, or playground. Owners, Residents, and Guests using these facilities shall do so at their own risk.

All Association-owned equipment must be used with care. An Owner or Resident will be required to pay for any damage caused by the abusive or negligent use of the equipment by himself, by any member of his household or any of his Guests or Invitees.

Hallways, breezeways, stairwells, and sidewalks leading into the buildings are not recreational areas. The use of these areas for play or for the use of skateboards, roller blades, roller skates, scooters, or bicycles, is strictly prohibited. Any playing in the common areas between buildings are prohibited. The common area behind buildings is appropriate for playing Frisbee or ball. Playing around or on air conditioning units is also prohibited.

FITNESS CENTER - Persons under 18 years of age are NOT permitted to use exercise equipment, unless supervised by a person over the age of 18.

CHILDREN'S PLAYGROUND - The playground equipment is intended for children less than 12 years of age. Children must be supervised by a person over the age of 18. Persons over 12 years of age are prohibited from using the playground equipment.

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SWIMMING POOL - Owners, Residents and their Guests shall obey the posted swimming pool rules. The following are basic rules for all persons using the swimming pool:

1. Guests must be accompanied by a Resident.
2. Use of the pool is solely at the risk of the user.
3. Swimming in the pool is permitted only between the hours posted.
4. A child who cannot safely swim may not be brought to the swimming pool unless accompanied, at all times, by an adult. Such a child cannot enter the swimming pool unless accompanied by an adult who is at the pool in proper bathing attire.
5. Minors under the age of 14 are not permitted to use the swimming pool unless accompanied and supervised by a person aged 18 or older.
6. Standard swimwear only is permitted. No cut-offs or street-wear.
7. *Non-toilet-trained children must wear waterproof pants while in pools.
8. Shower before entering the pool.
9. If suntan oil is used, a beach towel must be used to cover pool and patio furniture. Rinse off tanning oil before entering the pool.
10. Pool safety equipment should be kept in place and shall not be used, except for its intended purposes.
11. All debris must be deposited in the trash can.
12. No flotation devices (rafts, etc.) are permitted in the pool. The only exception is a flotation device, which is attached to arms, and is used for instructional purposes.
13. No horseplay, running, excessive splashing and any other activity that could be considered dangerous or annoying to others will be permitted.
14. No balls, Frisbees, or other objects meant to be thrown are permitted in the pool area.
15. No smoking will be permitted in the pool area.
16. No glass objects are allowed in the pool area.
17. No food or drink in the pool area.
18. No alcoholic beverages in the pool area at any time.
19. No animals are allowed in the pool area.

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TENNIS COURT - Owners, Resident, and their guests shall obey the posted tennis court rules. The following are basic rules for all persons using the tennis court:

1. The Court is for tennis only.
2. Guests must be accompanied by a resident.
3. Only tennis shoes permitted on court, no black soled shoes.
4. No food or glass permitted in the court area.
5. No pets permitted in the court area.
6. No rollerblades, roller skates, skateboards, scooters, or bicycles are permitted in the fenced area.

GRILLS - The community-owned grills may be used only by persons over 18 years of age. When finished, users are responsible for cleaning the grill and depositing all trash in the appropriate receptacles. Users are also required to ensure all fire has been extinguished and no live embers remain in the grill after use.

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SECTION V – MOTOR VEHICLES

PARKING - Parking is permitted in garages and marked parking spaces. Parking or obstructing spaces in front of garages except by the owner of that garage is prohibited. No vehicle shall be parked in such a manner as to impede or prevent access to another parking space. All vehicles shall be parked within the painted lines, but not extending over the walkway. No unit shall occupy more than two parking spaces. As a security measure, all automobile doors should be locked.

COMMERCIAL VEHICLES – Commercial vehicles may not be parked overnight on Condominium property without the prior approval of the Board. Commercial vehicles with visible advertising or solicitations must be in good taste and inoffensive to your neighbors. Any questions as to any vehicle not meeting these standards should be directed to the Board of Directors. Their ruling shall be final.

HANDICAPPED PARKING - Spaces are provided around the property for handicapped parking. Use of these spaces requires a proper tag and will be enforced. Spaces at the Clubhouse may be used when transporting persons with disabilities using the facilities. If the car does not have a handicapped license plate, or other proper identification indicating use by a handicapped person, a permit must be obtained from the office and displayed when the car is parked in such space. Momentary parking for the loading or unloading of the vehicle will be permitted.

VEHICLE MAINTENANCE - A vehicle without a license plate or with an expired license plate or which cannot operate on its own power on the Condominium property will be ticketed with a violation notice. Twenty four (24) hours after being ticketed, the vehicle will be subject to towing at the owner's expense. No repair of vehicles, except for emergency repairs, shall be made within the Condominium property. Washing and waxing of motor vehicles shall be limited to the area (next to the tennis courts) designated for that activity.

TRUCKS, RECREATION VEHICLES (RVs), BOATS, AND TRAILERS -

Parking of trucks larger than a pickup truck, RVs, including motor homes, travel trailers, boats, and all other trailers is permitted only within a garage. There shall be no parking of such vehicles anywhere on the streets.

REGISTRATION – All vehicles operated and/or parked on Condominium property shall be properly registered with the Department of Motor Vehicles. Any vehicle, with a registration that is expired by more than 90 days, is subject to towing unless prior approval has been obtained from the Property Manager.

RESIDENCES AT SABAL POINT CONDOMINIUM ASSOCIATION, INC.

SECTION VI- HURRICANE PREPAREDNESS

HURRICANE PREPARATIONS - Each Owner or lessee who plans to be absent from the Condominium property during hurricane season (June through November of each year) must secure their unit prior to departure. The Owner must also designate a responsible firm or individual to care for the unit during the Owner's or lessee's absence in the event that the unit should suffer hurricane damage. The designated firm or individual shall be registered with the Property Manager.

HURRICANE WARNINGS – Owners, Residents, or their designated firm or individual shall remove all objects from the patios and balconies when a hurricane warning is issued affecting the property.

SECTION VII- GENERAL MAINTENANCE

DRYER VENTS - Each Owner is responsible for cleaning and maintaining the dryer vent for their unit from the distance from the dryer appliance to the outside vent. Dryer vents should be cleaned and completely cleared on an annual basis.

BIKE RACKS – The Property Manager shall remove and dispose of bicycles that are rusted and unmaintained from the bike racks on a biannual basis. Owners and Residents are responsible for maintaining their bicycles and/or notifying the Property Manager that they have not abandoned their bicycles prior to the removal date, which shall be posted on the electronic sign and/or a written notice posted at each unit door at least one week prior to the scheduled clean-up date.

LANAI FLOOR DRAINS - All second and third floor condo unit Owners are requested to install a floor drain in their lanai area along with proper sealing of areas around the columns and the flooring that is connected to the structure of their unit. The unit Owners are responsible for the installation and liable for any damages to the below lanais.