

Rock Pointe
Condominium
Association

Rules
And
Regulations

EMERGENCIES

In the event of an emergency, such as medical problems, fire, robberies, etc. call 911.
For emergencies such as a broken water line, elevator “down”, etc. contact a Board member.
For non-emergency situation and maintenance requests, complete a “Situation Needs Attention” form and drop it in the slot by the interior office door. Do not contact Maintenance person.

KEYS AND LOCKS

A key to each unit is to be kept in the Association office for use in an emergency.
If the unit owner refuses to leave a key in the office, a Key Disclaimer Form MUST be signed and it will be kept on file in the Association office.
Should an emergency arise and the Association does not have a key for the unit, the Association and any City or County emergency officials will have the right to access the unit and any damage and/or related costs will be borne by the unit owner. This authority is granted to the Association by the State Statute that governs condominium associations in Florida; FS 718.111(5).

Each unit has been assigned (2) numbered keys to the pool gate. Replacement keys cost \$100 each.

MONTHLY ASSESSMENTS

Monthly assessment payments are due on or before the first day of each month.
A late fee of twenty-five (\$25.00) dollars will be assessed to the unit owner’s account for any payment received after the (10th) day of any month.
Monthly assessment payments are made payable to Rock Pointe Condominium Association, Inc. and may be dropped in the Clubhouse mail slot located in the Clubhouse by the office door, or mailed to:
Rock Pointe Condominium Association, Inc.,
3617 South Banana River Blvd.
Cocoa Beach, FL 32931

Owners operating a major appliance such as fans, dehumidifiers, freezers, refrigerators, etc. in their garage shall add an additional fee of eight (\$20.00) dollars per month to their regularly monthly assessment payment.
A fifty (\$50.00) dollar fine will be imposed for any appliance not reported to the Association.

RENTALS

Rental guidelines as set forth according to the governing documents of Rock Pointe Condominium Association, Inc. are as follows:

1. The owner is responsible for the actions of his renters.
All renters must abide by the rules and governing documents of the Association.
2. Each unit may be rented provided the occupancy is only one lessee and members of his/her immediate family and guests.
3. No rooms may be rented and no transient tenants may be accommodated.
4. No rental period shall be less than six (6) months plus (1) day
5. Time sharing of unit(s) is prohibited. Ownership of a unit on a monthly or weekly time sharing program is prohibited.
6. Subleasing of any unit is prohibited.
7. Written approval from the Association must be obtained prior to the rental of any unit at Rock Pointe Condominium. A completed rental application form, available from the Association office, must be submitted to the Association's Board of Directors along with a non-refundable administrative fee of fifty (\$50) dollars made payable to Rock Pointe Condominium Association, Inc. prior to the Board of Directors' consideration of the submitted rental application.
8. The unit owner, or his Realtor, is responsible to provide the tenant with a copy of the Association's Rules and Regulations. The owner remains responsible for all actions of his/her tenant.

PETS

The Declaration of Condominium Section X "USE RESTRICTIONS" paragraph M states: "One (1) pet shall be allowed to be kept in the owner's unit; however, the pet must not exceed thirty (30) pounds in weight. These Association Rules and Brevard County regulations require that when outdoors, all pets must be kept on a leash. **EACH PET OWNER SHALL BE RESPONSIBLE FOR CLEANING UP AFTER HIS/HER PET IN THE COMMON AREAS.**

ENTRY SYSTEM

A Telephone System has been installed at each entrance where access is controlled. Residents simply use their telephone to talk to your visitors and can admit them by dialing nine (9) on their telephone. Please ask your visitors to make sure the door closes behind them before leaving the area to enter the elevator.

In your absence, specific written instructions must always be given, in advance, to the Board of Directors when you wish to have anyone admitted to your condominium for any purpose.

VEHICLE PARKING – CAR WASH

Each unit has been assigned a garage or space inside the covered first level of the buildings. Outside space is available for a second car or guest parking.

Please park in a manner which allows other cars easy access in and out. Don't "double park." Park in designated areas only, as other areas have been blocked out to provide an adequate fire lane or facilitate trash removal.

All cars must be drivable. Vehicles found on the premises in a "junk condition" will be removed at the owner's expense. Residents are permitted to perform minor repairs only.

All campers, recreational vehicles, and boats are to be parked in the parking area north of and abutting the retention area and tennis courts. The size limit of the trailer, from the rear tire to the end of the tongue, cannot be longer than 18 feet. All boats must be on trailers.

Under no circumstances is the parking area to be used for overnight camping of recreational vehicles. Oversized campers, recreational vehicles, and oversized boats on trailers may only park for 24 hours, to load or unload.

Motorcycles must be parked inside your assigned garage.

When using the car wash, please keep area clean and re-hang the hose

Handicap parking by permit only.

RECHARGING OF ELECTRIC VEHICLES AND PLUG-IN HYBRID AUTOMOBILES

1. No electric vehicles shall be recharged from common Association outlets or common elements without special prior written authorization by the Board of Directors of the Association. Owners will need to make arrangements to measure and pay for electricity used.
2. Extension cords shall not be used to supply power from individual units to recharge electric vehicles.
3. The Association may allow owners who contemplate purchasing an electric vehicle or plug-in hybrids to install charging circuits using their own electric meters or solar arrays at their appurtenant parking space at no cost to the Association. Any such installations shall be subject to advance review and written approval by the Association.
4. No alteration shall be made to the electrical distribution for an individual unit for the purposes of recharging electric vehicles without the written permission of the Board of Directors of the Association.
5. All electrical changes shall be subject to proper permitting, be installed by a licensed and insured electrician, conform to the architectural standards of the building, and conform to the recommendations of the vehicle.
6. Each owner who may purchase an electric vehicle or plug-in hybrid kit shall be responsible for making the necessary arrangements for recharging with the Board of Directors and otherwise complying with these provisions before purchasing or converting the vehicle.

RECREATIONAL FACILITIES

The recreational facilities of your condominium are for residents, their immediate family, actual house guests and occasional parties. Use privileges are not to be extended to friends. An owner renting his/her unit relinquishes his/her rights and privileges to all recreational and parking facilities during the rental period. The owner is always responsible for his/her guests.

1. CLUBHOUSE

The clubhouse may be reserved by a resident for a private party unless otherwise scheduled for an Association activity, a Board of Directors Meeting, or Members Meeting.

A reservation fee of one hundred (\$100.00) dollars is required and will be returned if the clubhouse is left in good condition. This fee is not a cleaning fee unless special arrangements are made, in advance, with the Board Treasurer for cleaning.

However, the fee can be used to cover any damages and any required cleaning.

In addition, a fee in the amount of fifteen (\$15.00) dollars is charged to cover the cost of utility services.

The kitchen is available for use, however you must provide all of your own tablecloths, plates, glasses, cookware, etc.

Social Committee supplies are not available to residents for private parties.

Also, if your party is scheduled within a week of a Social Committee event, please bring your own ice.

CLEANUP WILL REMAIN THE RESPONSIBILITY OF THE USER.

RESERVATIONS FOR PRIVATE PARTIES OR COMMITTEE SPONSORED FUNCTIONS DO NOT INCLUDE THE USE OF THE SAUNA, EXERCISE ROOM, POOL OR POOL AREA

When the clubhouse is reserved for any extended period to permit set-up and clean-up for the activity, the exercise room and sauna may be used by other residents during these times.

The clubhouse may be reserved for recurring resident activities on not more than a weekly basis—such as bridge afternoons, crafts, happy hours, etc. These activities are not to be considered private parties and will not be required to provide the one hundred (\$100) dollar deposit or fees.

If you would like to borrow folding chairs for a special occasion, contact a Board member and arrange to meet to sign them out. Chairs will not be available to borrow when needed for an Association function.

NO SMOKING IN THE CLUBHOUSE.....THIS IS LAW!

2. SAUNA

NO SMOKING is allowed

No food is allowed

Beverages in enclosed plastic containers are permitted in the sauna, provided the person responsible cleans up any spills. Glass of any kind is not permitted in the sauna.

For their safety, **CHILDREN UNDER 12 ARE NOT PERMITTED** in the sauna unless accompanied by an adult.

The only time the sauna is not available is if a private party is in progress.

The sauna is available for use when the clubhouse is being used for the Bridge Club or Card Clubs, but we ask that common courtesy apply, i.e. use the door from the swimming pool to enter and leave the sauna

Upon leaving:

Turn off sauna

Turn off sauna lights

Raise the clubhouse thermostat to 80 degrees

3. EXERCISE ROOM

NO SMOKING is allowed

No food is allowed.

Beverages in enclosed plastic containers are permitted in the exercise room, provided the person responsible cleans up any spills. Glass of any kind is not permitted in exercise room.

All exercise equipment **MUST** remain in place

For their safety, **CHILDREN UNDER 18 ARE NOT PERMITTED** in the exercise room unless accompanied by an adult

The only time the exercise room is not available is if a private party is in progress

The exercise room is available for use when the clubhouse is being used for the Bridge Club or Card Clubs, but we ask that common courtesy apply, i.e. shut the doors to the exercise room and keep the volume of the TV down so as to not disturb the people playing cards.

Upon leaving:

Turn off all lights

Raise the thermostat to 80 degrees

4. SWIMMING POOL – HOT TUB

ANYONE USING THE SWIMMING POOL OR HOT TUB DOES SO AT HIS OR HER OWN RISK AND RESPONSIBILITY. NO DIVING OR RUNNING IN THE POOL ENCLOSURE IS PERMITTED. POOL HOURS ARE LIMITED FROM DAWN TO DUSK.

Pool Gates must be closed at all times

Persons utilizing the swimming pool and spa are requested to read the signs listing the pool and spa rules in their entirety on a regular basis as State and County regulations sometimes require changes.

Children under twelve (12) years of age and non-swimmers must be accompanied by an adult (who can swim) at all times. Children not toilet trained or incontinent adults need to wear appropriate water proof protection while in the pool

No food, GLASS objects, containers or bottles are allowed in the pool enclosure.

No animals or pets are allowed in the swimming pool, hot tub or in the pool enclosure.

Persons having skin abrasions, open blisters, cuts, any skin disease, sores, colds, discharge of any kind, or any communicable diseases are not permitted to use the swimming pool or hot tub.

Only proper swim wear is allowed in the swimming pool or hot tub.

Please remove tar from feet before entering the pool area or recreation room. Remove suntan oil by showering before using the pool or hot tub. Towels should be placed on the pool area chairs if suntan oil is used.

Specific swimming pool and hot tub rules of operation are posted on the clubhouse wall in the pool area.

5. TENNIS COURTS

Tennis Court Reservations: a sign-up sheet is maintained in the clubhouse.

A reservation can be made not more than two (2) days before play.

There is a two (2) hour limit for Doubles and a one and a half (1½) hour limit for Singles.

Tennis shoes must be worn at all times while on the court.

Children under ten (10) may not play unless accompanied by an adult.

The court cannot be used by a resident for monetary gain.

MISCELLANEOUS

1. No sign, advertising, notice or other lettering shall be exhibited, inscribed, painted or affixed by the residents on the windows, walls, doors or on cars, trailers or any other vehicles in exterior parking areas.
2. You should not allow anything whatsoever to fall from the windows, doors or balconies of your unit; nor should you sweep or throw, from your unit, any dirt or other substance into the walkways or elsewhere in the building. No clothing, rugs or other items may be hung on or over balcony railings.
3. Garbage should always be placed in plastic bags and tied before depositing in the trash chute. **CARDBOARD BOXES SHOULD BE BROKEN DOWN AND PLACED IN THE DUMPSTER! NEVER DEPOSIT CARDBOARD BOXES IN THE TRASH CUTE.** Recycling bins for newspapers, glass, plastic and aluminum cans are located in the dumpster room outside the lobbies. Recycling items can be co-mingled.
Do not leave trash on the floor in the trash rooms.
4. The use of charcoal and propane gas grills is prohibited by State law and insurance regulations. **Use of electric grills is permitted on your balcony only, not on walkways.**
5. **WHEN LEAVING FOR EXTENDED PERIODS OF TIME, PLEASE TURN OFF THE WATER TO YOUR WASHING MACHINE, COMMODOES, SINKS, DISHWASHER, AND ICE-MAKER. ALSO, EMPTY THE ICE MAKER CONTAINER PRIOR TO LEAVING. PLEASE NOTIFY THE BOARD OF DIRECTORS AND PROVIDE THE DATES THAT YOU WILL BE AWAY, AND EMERGENCY CONTACT NAME AND NUMBERS.** It is extremely important that your Association has this information should an emergency occur during your absence.
6. The covered gazebo is for your relaxing pleasure. PLEASE KEEP AREA CLEAN. Fishing is permitted off the river docks only. **SWIMMING AND FISHING ARE PROHIBITED IN THE LAKE.**
7. An owner shall not place or cause to be placed in the walkways or in or on any other common areas and facilities, stairs, stairwells, any furniture, packages or objects that impede access to unit doorways or stairwells.
8. When planning to modify condo unit, certain modifications require Board approval. If you are not sure if your planned modification requires Board approval, please check with the office. The "Request to Modify Condominium Unit" form needs to be submitted for Board approval prior to starting work.
10. The air-conditioner compressors on the roof have stainless steel straps on them. This is for protection in case of a hurricane or other disaster situation. If/when you have your compressor repaired or replaced please ensure the straps are put back on.
11. Drones are prohibited from being operated on or from condo property.