

**CEDAR POINTE VILLAGE 7
CONDOMINIUM ASSOCIATION, INC.**
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A Condominium Community of
Housing for Mature Adults

INTRODUCTION

RULES AND REGULATIONS
Adopted by the Board of Directors
This supersedes all previous issues

Revised October 18, 2022

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CEDAR POINTE VILLAGE 7 ASSOCIATION, INC.

INTRODUCTION

Welcome to Cedar Pointe Village 7, a 55 plus community. For many residents this is their permanent home and for others, it is their winter home.

Owners/Renters are given a copy of Rules and Regulations with their application to be read and signed before their orientation which signifies that the rules have been read and understood. All rules and regulations will be strictly enforced. Continued violation and disregard of the rules and regulations by an individual will be referred to the Board of Directors for appropriate action. All attorney fees, filing fees and any other expenses incident to the enforcement of the following Rules and Regulations shall be paid by the owner of the unit deemed to have violated these rules.

A key to each unit must be on file in the office in case of an emergency.

ANIMALS ARE NOT WELCOME AS CEDAR POINTE IS A PET FREE COMMUNITY.

CEDAR POINTE VILLAGE 7 RULES AND REGULATIONS

1. By law condominium associations have the right and the power to govern themselves and to establish reasonable Rules and Regulations. (*According to Florida Statue 718*)

One resident of each unit in Cedar Pointe Village 7 must be 55 years of age or older. (Village 7 Amendment amended and recorded with the Martin County Clerk on May 14, 1999 - Articles 14.1(B) through 14.1(B) 4). All other owners/residents/renters who are living in the unit must be 40 years of age or older.

2. Owners are responsible for any damage or defacing of property and common elements which they, their guests, or renters may cause.
3. Nothing should be hung, displayed, or placed on the exterior walls, doors, windows, or railings.
4. Chairs and lounges should not be left outside units. This includes plants etc. There shall be no obstruction on walkways.
5. Garden hoses, when not in use **must** be properly coiled and hung on brackets at the end of the buildings.

6. All recyclable trash, papers, glass, cardboard, and cans must be taken to the recycle bin located in the auxiliary parking lot. **NO PLASTIC BAGS ARE TO BE PUT IN THE RECYCLE BIN.**
7. All other trash must be placed in the trash compactor which is located at the overflow lot.
8. Grills are not allowed behind individual units on Village 7 premises. Preparation of and consumption of food is not allowed on the common areas, i.e., picnicking on grass, etc.
9. It is mandatory under Florida law that each unit has an operative smoke alarm. The alarm may be inspected anytime by management or the Director in charge of buildings.
10. Each unit must have two water alarms. One by the water heater and one in Air Conditioning closet.
11. The office should be notified 24 hours in advance of work and/or installation of AC units. A crane must be used to remove or replace air conditioners on roof. Owners will be held responsible for any roof damage incident to the servicing or replacement of their air conditioners. It is the owner's responsibility to see that the firm is licensed and bonded.
12. In the interest of safety, preventing disturbing noises, and the protection of buildings and parked cars, no one shall be permitted to engage in games, sports, or contests of any kind on any of the common areas.
13. The use of skateboards, roller skates, roller blades, or scooters is not allowed on the property of Cedar Pointe Village 7.
14. All precautionary measures must be taken to keep from disturbing the peace and tranquility to which your fellow owner/renter is entitled in his unit. Do not operate any sound producing instrument (radios, televisions, stereo sets, organs, musical instruments, etc.) above conversational loudness, especially with doors and windows open. Use of radios, televisions, etc.; on walkways is prohibited, as sound carries into many of the adjacent units.
15. Only bicycles may be stored under the stairwells. Purchased cement blocks may be used in a unit parking space for the bike behind the parking block.
16. No owner or renter will direct or reprimand any contractor or his employees or any tradesman working for the board of directors. Complaints, comments or recommendations concerning these individuals/contractors should be submitted to the Board of Directors in writing, signed and dated.
17. All electric chairs/mobility scooters must be stored inside the unit after 9:00 p.m.

GUESTS AND RENTERS

1. Owners, renters, and their guests have exclusive use of all facilities but must observe all rules for the pool, clubhouse, and parking. Owners must notify the Board by letter or email prior to the arrival of a renter. If notification is not received before arrival of renters, it will be assumed that your condo is being illegally occupied and law enforcement will be notified.
2. Owners will be held responsible for the conduct of their guests and renters.
3. If guests or renters persistently violate the rules, the owner will be requested by the Board of Directors to terminate their use of the recreation facilities.

RENTAL AND SALE OF UNITS

1. Rental or sale of units requires approval in writing by the Board of Directors. Application blanks for such approval are available on requests to the Board or Association office. Approval of a sale is prerequisite to closing a sale and recording a deed. ***In no event may any unit owner lease his apartment unit at any time during the first two years following the day the unit owner acquires title to the unit.***
2. There shall be an orientation of the buyer/renter by a Board designee (s) and staff member before the buyer's application is submitted to the Board for approval. No lessee shall occupy the unit until formally approved by the Board or designee.
3. If a unit is acquired by gift or inheritance, continuance of ownership is subject to approval by the Board of Directors. An Application must be submitted along with the \$150 application fee and \$30 for criminal background check.
4. **No lease shall be less than three months or more than one year.**
5. **No units may be leased more than one time in any calendar year.**
6. No rooms may be leased or rented. Guests staying in units ***with or without*** the owner present for more than 30 consecutive days annually will be considered lessees and must be in compliance with the leasing procedures.
7. **REQUEST FOR APPROVAL TO PURCHASE:** A copy of the Purchase Contract must accompany the application form and must be submitted to the Board of Directors not less than 30 days before the closing of the sale. Undue hardship cases may be given special consideration by the Board. Also, the Board Treasurer and the person in charge of Sales and Leases must be informed of the closing date. The application fee for purchase of a unit is \$150.00. A criminal background check will be made of all potential owners and renters at a fee of \$30.00 per person.
8. **REQUEST FOR APPROVAL TO LEASE:** A copy of a lease, legal in the State of Florida, together with the application for approval to lease, must be presented to the Board of Directors or designee for approval at least 30 days before the implementation of the lease. There is an application fee of \$150 for

leasing of a unit plus Criminal background check of \$30 per person. Lease renewals, likewise, must be applied for and approved by the Board yearly.

9. "For Sale" or "For Lease" signs are not permitted on any condominium property. It is recommended that the Clubhouse bulletin board be used for this purpose.
10. Owners relinquish their pool, clubhouse, and other recreational privileges, including parking areas, for the term in which their unit is leased.
11. Occupancy of all apartments shall not exceed four persons in two bedroom, or two persons in one-bedroom units.
12. All attorney fees, filing fees, and any other expenses incident to the enforcement of the Rules and Regulations shall be paid for by the owner of the unit deemed to have violated these rules.
13. No owner may own more than two units.

POOL

THESE RULES INCLUDE FLORIDA STATE AND MARTIN COUNTY BOARD OF HEALTH REGULATIONS.

Pool Rules are posted at the east end of the pool. Infractions of the Rules should be called to the attention of a Board Member.

1. There is no lifeguard on duty. Use the pool at your own risk. As a courtesy to other swimmers replace rope after lap swimming.
2. All persons must shower before entering the pool, and on reentry. No soap or shampoo is allowed when showering at the pool after swimming.
3. Suntan lotions, creams and oils should be applied only after using the pool.
4. Persons with infections or contagious health conditions must not use the pool.
5. Children under 13 using the pool must be accompanied and supervised by an adult.
6. For health reasons, any individual requiring diapers (except diapers approved for swimming), having medical problems (i.e., colostomy bags, infections, etc.) or incontinence should not enter the pool.
7. No diving, jumping or horseplay is permitted in the pool or patio area.

PATIO

1. Food, beverages, or containers of any sort are not permitted around the pool.
 - a. All food and beverage containers must be plastic or metal and be unbreakable. No glass is permitted.
 - b. Food and beverages are permitted at tables by the grill.

- c. The portable grill is to be used by residents who must clean the grill after use. When the gas tank is empty residents can submit receipt to be reimbursed for gas refill.
 - d. The larger grill may be used for association functions only.
2. Lounges and chairs must be covered by large beach towels before use by bathers and sunbathers.
 3. Chairs and lounges are to be returned to their original positions before leaving the area. Please close your umbrella before leaving.

USE OF CLUBHOUSE

The Clubhouse is for the use of residents and guests. Lock Code: Press 2 & 4 together then 3 and press down on the handle.

1. Individual owners may have private use of the Clubhouse, subject to the following procedures:
 - Requests must be made in writing to the Office five days in advance. Notice of the reservation must be posted in the Clubhouse three days prior to the reservation date.
 - A deposit of \$100 is required. The person reserving the Clubhouse will be held responsible for damages and must leave it clean and orderly or the deposit will be forfeited.
2. The Clubhouse bulletin board is for general information and activities. It is not intended for outside advertising. Cedar Pointe Owners may use the bulletin board for the sale or lease of units or for the sale of personal household items. The information must be posted on a 3x5 card with the date of the posting. A bulletin board is on every building where the yearly calendar and listing of the Men/Women's Clubs events are posted.
3. The Clubhouse library is for use of unit owners, renters, and their guests.
4. Any individual or group using the clubhouse is responsible for turning off air conditioning or heat, closing doors and windows, turning off lights, and locking doors.

SHUFFLEBOARD

1. The courts are open from 9:00 am until 10:00 p.m.
2. At no time shall anyone walk on the playing surface of the court.
3. Users are responsible for returning equipment to the storage closet.

PETS

All pets are **NOT WELCOME IN VILLAGE 7**.

1. Those owners requiring the services of a service animal must provide documentation from a qualified physician and register this need with the Board of Directors at the Association's office. The service animal must be qualified to perform duties to assist the individual who has the service animal. This permission must be requested annually along with up to date, license and shot records.
2. In all cases the unit owner is responsible for ensuring that all droppings left by the service animals on Village 7 premises are picked up immediately. Animals may not become a nuisance.
3. Feeding of birds and wild animals is prohibited.
4. The Board upon notification of violations and nuisance complaints may direct the removal of any service animal.

PARKING AND USE OF THE ROADWAY

1. One parking space is assigned to each unit marked with your unit number. "Guest" spaces shall be kept free for guests. Additional vehicles must be parked in the auxiliary parking lot located across from Building 145.
2. Only vehicles classified as passenger automobiles may be parked in unit or guest parking spaces. Those vans specifically designed by the manufacturer as passenger vans with side windows adjacent to factory-installed seats will be considered passenger automobiles for the purposes of this paragraph. All other vehicles, including but not limited to, vans, trucks, pickup trucks, will be parked in the auxiliary parking lot in accordance with the rules contained in other paragraphs of this section.
3. A unit owner may use another owner's parking space, providing he has written permission from said owner filed with the Office. This written permission is good for one year only and must be filed annually.
4. All vehicles must be parked in a "front-end-forward" position. They must not be backed into parking spaces.
5. Recreational vehicles owned by owners, renters, or guests may be parked in the auxiliary parking lot, on a temporary basis, with permission. At no time may said vehicle be used for sleeping, eating or other purpose and may not be connected to any electrical or water facility.
6. Vehicles of service or delivery personnel may be parked in guest parking spaces during the delivery or service.
7. Vehicles may be washed only on the pavement at the end of each building.
8. Motorcycles, mopeds, or other gas driven cycles are not permitted on Cedar Pointe premises. Owners/renters are responsible for informing their guests.
9. Parking/loading/unloading on landscaped areas is prohibited.

10. Visitors attending functions at the Clubhouse are welcome. However, they must use the auxiliary parking lot. "Guests" parking places shall be kept free for building guests. People finding it necessary to come by car will be allowed to park for the day in the auxiliary parking lot.
11. The display of advertising anywhere on any vehicle is not allowed.
12. Unregistered and inoperable vehicles are not allowed anywhere on Cedar Pointe Village 7 property and shall be repaired or removed immediately after written notification from the Board of Directors or will be towed at the owner's expense.
13. Owners/renters will be held responsible for any damage done to asphalt because of an oil, gas, or transmission leak or spillage.
14. Servicing or repairing of motor vehicles in the assigned parking space or the auxiliary parking lot is prohibited. This includes, but is not limited to, the changing of any fluids (engine oil, transmission oil, coolants, brake fluid, etc.).
15. Car covers are not permitted in front of units. If used in the auxiliary parking lot, the unit number must be visible on the cover.
16. All vehicles shall observe the posted speed limits of 15 mph throughout Cedar Pointe.
17. Bicycles shall be parked so they do not create a hazard or nuisance.
18. All guests are required to have a parking decal. Guest parking decals (hanging decals) must be hung from the rearview mirror with the information facing towards the outside of the vehicle.

PLANTINGS

1. Plantings are not permitted without the prior approval of the Board of Directors.
2. Plants are not permitted on walks, stairs, or balconies.
3. Unit owners, their renters or guests shall not personally or cause them to be cut, pruned, trim or remove any landscape planting, i.e., scrubs, trees or conduct any changes in lawn configurations without the prior approval of the Board of Directors.

WATERING

1. The time clocks regulate water sprinkling and are only to be adjusted by the Maintenance Man of Cedar Pointe Village 7.
2. If there are any problems regarding irrigation, call, submit a work order via the Website at Cedarpointev7.com, or email the office at cedar7@bellsouth.net.

BUILDING EXTERIOR

1. The changing of exterior appearance of buildings is not permitted.
2. A written request to the Board of Directors must be made and approval granted for the following changes:
 - a. Installation of windows, any exterior door or enclosed porch area.
 - b. Installation of hurricane shutter on any exterior area.
 - c. Replacement of all exterior doors and windows must meet the Miami/Dade Hurricane Code Standards, and be approved by the Board of Directors before installation.
3. The exterior appearance of the building within the complex is the responsibility of the Association.
4. The porch cannot be used for storage of random items where visible.
5. The wall color of the inside of the porch must be the same color as the exterior building color.

UTILITY AND LAUNDRY ROOMS

1. The storage of papers, cartons and individual property outside storage lockers is not allowed.
2. Utility room facilities shall not be used for cleaning fish or other seafood.
3. Washers and dryers shall not be used for heavy throw rugs, bedspread, or blankets etc.
4. Nothing shall be stored under or by the electric meters or panels in the first-floor utility rooms.
5. Shoes, sneakers, etc. must be washed or dried with other clothing as annoying noise and equipment damage result when washed or dried alone.
6. Rinse all sandy clothing, bathing suits, etc. before placing it in washer or dryer.
7. Clean equipment and lint traps after each use.
8. Use washers and dryers between 8:00 a.m. and 9:00 p.m. only.
9. Residents are responsible for maintaining the laundry room. When needed, empty the trash and sweep the floor.

SEWAGE

1. Residents are encouraged to use a recognized commercial drain cleansing material periodically.
2. Do not place the following in the disposal or down toilets:
 - Grease
 - Orange or grapefruit rinds
 - Coffee Grounds
 - Kleenex
 - Sanitary napkins
 - Paper Towels
 - Granular or pulverized material
 - Wipes
3. **Putting the above items in the drain can lead to eventual sewage backup.**

DAMAGE PREVENTION

1. Owners and renters leaving their condo unoccupied for any period of time must turn off their main water supply in their unit.
2. Leave a key to your unit in the Village 7 office per Florida Statute 718 and a key to your car with a neighbor.

COMPLAINTS AND REQUEST FOR SERVICE

1. Owners or renters needing maintenance must fill out a **Request for Work Order form** on the website at www.cedarpointev7.com or email the office at cedar7@bellsouth.net. Work orders can also be filled out on the website. In an emergency call the Board president.
2. Complaints about violations of rules and regulations or recommendations for Village improvements should be presented in writing to the office with your name, building and unit number, signed and dated.

AMENDMENTS

All new revisions should be attached as the last page of the Rules and Regulations manual for future reference.

Refer to new amendment regarding fines for rules violations: Article 16.4 Amendment filed and recorded with the Martin County Clerk on November 19, 1998.