

GOLF POINTE AT PALM-AIRE COUNTRY CLUB ASSOCIATION, INC.

PLEASE NOTE: THIS FORM WILL BE RETURNED TO THE AGENT OR OWNER IF EACH AND EVERY LINE IS NOT FILLED IN COMPLETELY. USE 'N/A' IF APPLICABLE.

Application to: CHECK ONE _____ Lease or _____ Purchase

This form must be completed by the proposed purchaser(s) or tenant(s) and submitted to Progressive Community Management for approval, *no less than 15 days prior to move in date.* Under authority of F.S.718 and the condominium documents, the Association has instituted a \$100.00 fee made payable to "Golf Pointe at Palm-Aire Country Club Assoc., Inc." for the processing of the required application to purchase or lease a unit.

*This \$100 fee MUST ACCOMPANY this application and is not refundable.

Unit Address: _____

Current Owner Name: _____

Tenant/Buyer Name: _____

Rental From: _____ To: _____ OR Closing Date: _____

Lease terms must be minimum of 30 days.

Buyer/Tenant Email Address: _____

Tenant/Buyer's Local and/or Cell Phone Required: _____

Emergency Contact and Phone # Must be Provided: _____

Other Persons Who Will Occupy This Unit With You. No more than 2 persons per bedroom.

Name _____ Relationship _____ Age _____

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Automobiles You Will Keep On Premises-

Year: _____ Make: _____ Type: _____ Tag: _____

Year: _____ Make: _____ Type: _____ Tag: _____

Driver's License # & State Issued _____

Pet(s) Description: _____

TENANTS ARE NOT PERMITTED TO HAVE PETS. Owners are permitted 1 small pet up to 20 lbs. Pets must be on a leash or carried & excrement must be picked-up and disposed of properly.

No motor homes, commercial vehicles, campers, trucks or motorcycles are permitted.

The Proposed Purchaser(s) or Tenant(s) Agree that He/She/They:

- Have read the Golf Pointe Association's Rules & Regulations and will abide by same;
- Pay promptly any fines levied by the association for damages caused by family or guests;
- Agree to abide by the Association's Declaration of Condominium and By-Laws.

Owner Signature (or Agent authorized by Owner) _____ Date: _____

Agent or Owner Contact Phone & Email: _____

Proposed Purchaser(s) or Tenant(s) Signature(s) _____ Date: _____

The Golf Pointe at Palm Aire Board of Directors _____ Approval _____ Disapproval

By _____ Date _____

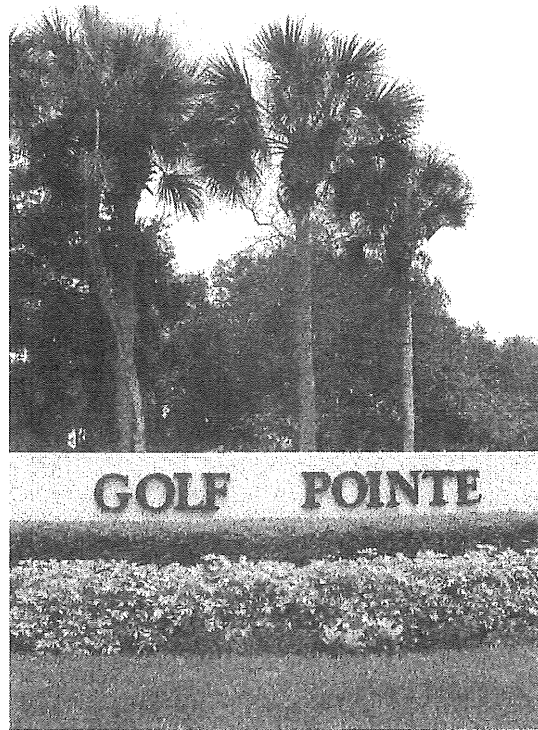
Board Member Signature

Title

**Return Form to: Progressive Community Management, Inc.
3701 S. Osprey Avenue; Sarasota, FL 34239
(941) 921-5393; Fax: (941) 923-7000**

GOLF POINTE

**AT PALM-AIRE COUNTRY CLUB
ASSOCIATION INC.**



RULES AND REGULATIONS

Presented by Golf Pointe Board of Directors
June 2018

GOLF POINTE AT PALM-AIRE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

These rules have been adopted by the Board of Directors in accordance with Article IX of the By-Laws and Articles XIII of the Declaration of Condominium. The basic restrictions are made a part of these Rules and Regulations which apply to all owners, tenants, occupants, their children and guests. For complete details see Paragraph 13 in your condominium documents, "RESTRICTIONS UPON USE."

APPEARANCE OF AREA

1. Overhead garage doors should be kept closed at all times for your protection and for the general appearance of the area. Note: Open garage doors encourage animal intrusion.
2. Unsightly objects that are visible outside a unit are not permitted.
3. There will be no painting or otherwise changing of the appearance of any exterior surface.
4. Any planting or changes outside a unit, except the courtyard and side privacy garden, require the prior written approval of the Board.
5. No exterior structural additions or alterations shall be made to any unit, including antennas, refuse receptacles, porches or any structures on the exterior of any building.
6. No discharge of hazardous waste products including gasoline, oil antifreeze, solvents, cleaning fluids or similar solutions shall be made on the common elements (outside your villa including your driveway) so as to affect area landscaping, pollution or drainage systems. Note: All street drains discharge into our lakes.
7. No personal property of occupants may be stored on the exterior of the common elements, with the exception of barbecue grills.
8. No garage or moving sales are allowed. One estate sale is permitted when unit is being sold. Garage doors must remain closed during sale.

GARBAGE/TRASH

Trash, refuse and garbage shall be deposited only in areas provided and properly contained in dumpsters or garbage cans. If the trash should spill, occupants shall be obligated to pick up such garbage. Garbage/trash should be put outside only on the day of pickup. Do not put it out the night before. Avoid use of plastic bags without a container because animals tear these bags and scatter garbage.

1. Trash pick-up schedule: Tuesday - trash and recycling; Wednesday- cuttings and shrubs (tied and bundled); Friday - trash. On holidays please refer to Manatee County Utility Dept.bills.

OCCUPANCY OF UNIT

1. Units may be used for single-family residential purposes only.
2. Children under the age of 18 years are not permitted to occupy a unit unless a parent or other responsible adult is in residence.
3. For security reasons, owners shall notify the management company in writing of the name, address, arrival and departure dates and vehicle license number of any Guest that will occupy their unit in their absence.

LEASING, SALES TRANSFERS AND OCCUPATION

1. No lease shall be made unless it is for the entire unit; no lease shall be made for a period of less than one (1) month. No rental unit shall be occupied without a written lease approved by the Board of Directors in advance.
2. Approval by the Board of Directors, in writing, is required fifteen (15) days prior to the resale, selling, leasing, transferring or occupation of any unit. Each application must be accompanied by a fee (not refundable) up to the maximum allowed by law, made payable to the association and forwarded to the management company. Renewal leases must be filed and updated on an annual basis with a renewal fee up to the maximum allowed by law. Check with the management company for the current cost.
3. Owner is financially responsible for damage of common elements by lessee, if lessee does not abide by the rules and regulations.
4. No posting of "For Sale" or "For Lease" signs is permitted.

PETS

1. Owners are allowed one cat or one small dog, no more than 20 pounds, and birds or fish.
2. Renters and guests are not permitted to have any pets.
3. Pets must be leashed and under control at all times. One pet per unit is allowed. Pet's feces must be removed immediately from streets and common areas. Pet must not be aggressive.
4. In the event that any animal becomes a nuisance to other unit owners, such animals shall be removed by the owner from condominium property or unit immediately.

PARKING

1. Parking any vehicle at any time on common lawn areas or other unpaved areas not intended for parking is prohibited. Overnight parking on street should be avoided. Guests are welcome to use pool areas for overnight parking.
2. Boats, campers, commercial vehicles, motorcycles, motor or mobile homes, trailers or trucks shall not be parked in any area except for service vehicles during such time when said service is being performed. PAGE 25, PARAGRAPH "Q" of your documents states: "Parking overnight is prohibited of any commercial vehicle, truck, boat camper, camper type van, motor home, trailer, mobile home or similar vehicle in any driveway or other parking area (other than in an enclosed garage), unless permitted in writing by the Board of Directors; provided, however, that the words "commercial vehicle" shall exclude any automobile bearing a small-sized business name."

LANDSCAPING

1. No citrus or fruit plants/trees permitted except those that have been grandfathered in and approved by the Association.

SAFETY/SECURITY

1. Speed limit on all roads within Golf Pointe shall not exceed 25 miles per hour.
2. No activity or action that will increase insurance rates is permitted. Nothing may be kept or stored in a unit or garage or common area that will increase insurance rates that are paid for by the Association. A maximum of 5 gallons of gasoline can be stored in a garage.
3. Clothes dryer vents must be cleaned once a year.
4. All suspicious occurrences should be reported to the Manatee Sheriff's Office at 941-747-3011.
5. No fishing, swimming or feeding of alligators is allowed in Golf Pointe lakes.

MAINTENANCE

Maintenance personnel will only respond to work orders. **NO FORM; NO WORK!** Work orders are located in both pool houses by the bulletin board.

Maintenance personnel work days/hours are posted in the pool houses.

MISCELLANEOUS

1. There shall be no loud and objectionable noises or obnoxious odors emanating from a unit. Playing an instrument, electronically amplified musical instruments or other devices in such a manner as to be considered a nuisance to the occupants of other units is prohibited.
2. The Board of Directors or its designated agent is authorized by law to enter any unit at any reasonable time as defined in the condominium documents for emergency purposes.

THE ABOVE SUMMARY OF RULES AND REGULATIONS HAS BEEN PREPARED FOR YOUR CONVENIENCE BY YOUR BOARD OF DIRECTORS OF GOLF POINTE AT PALM-AIRE CONDOMINIUM ASSOCIATION.

POOL RULES

EMERGENCY NUMBERS

Emergency: 911

Manatee County Sheriff: 941-747-3011

Golf Pointe Contact Person: Manager-PCM - Bob Wiebusch 941-921-5393

STATE OF FLORIDA, MANATEE COUNTY HEALTH REGULATIONS

1. No animals in pool or on pool deck.
2. No food or **drink** in pool or on pool deck.
3. Shower before entering pool.
4. Bathing load: 15 persons.
5. Pool hours: Dawn to Dusk.
6. No diving.

ADDITIONAL ASSOCIATION POOL RULES

1. The Golf Pointe pools are private and are for the use of residents and their guests only.
2. Use of pool facilities at any time is at the participant's own risk.
3. Children under twelve (12) years of age are not permitted to use the pool facilities unless accompanied by an adult. Diapered children are not allowed in the pool. i.e., must be toilet trained.
4. All persons using the pool furniture are required to cover the furniture with towels when using suntan lotion. It has been determined these preparations stain and damage the plastic straps.
5. Glass and other sharp objects are not permitted in the pool area but are allowed in the screened area of the pool house.
6. Running, ball playing, and other noisy or hazardous activities are not permitted in the pool area. Pushing, dunking and dangerous games are prohibited.
7. Fishing, spear fishing and snorkeling equipment, other than a mask or swimming glasses are not to be used in the pool area. Uncovered Styrofoam is not allowed. Floats should not be used when pool is crowded.
8. All swimmers must wear bona fide swimming attire. Cut-offs, jeans and Bermudas are not considered appropriate swimwear.
9. Consideration of others requires volume of radios and recorders be kept at a reasonable non-interference level.
10. The pool washrooms are not intended to replace your personal villa and condominium facilities. These washrooms should be limited to "pool related" activities - primarily to shower before entering pool.
11. All persons using the pool area and washrooms are urged to cooperate in keeping the areas clean by properly disposing of towels, bottles, cans, paper plates etc.
12. Saving of chairs for persons absent from pool area is prohibited.
13. The pools may not be used at night when the pool lights are not on. In no case should the pool be used between the hours of 9:00 P.M. and 6:00 A.M. unless posted otherwise or prior approval of the Board is obtained.
14. Private parties of more than 8 people must be approved by PCM
15. No smoking permitted in pool area and pool house.
16. Pool umbrellas must be returned to the down position and fastened with the attached ties.