

VANTAGE POINTE HOMEOWNERS' ASSOCIATION
1325 Advantage Ave, Sebring, Florida 33872
Revised 11-6-2025

RULES AND REGULATIONS

PREFACE

Many of the property protections and use limitations in our community are stated in the Protective Covenants and Restrictions and Restatement of Bylaws. General interest items are but not limited to; responsibilities for Vantage Pointe's Recreational complex, 14 wells and pumps connected to irrigation systems, retention ponds, protection from public nuisance or prohibiting businesses of any kind.

The Vantage Pointe Homeowners Association (VPHA) seeks to protect property values and maintain standards of beauty and safety within the community. The VPHA has in place Architectural Control Standards, please refer to them for all improvements, changes and alterations to your property. Rules and Regulations are in effect to achieve the objective stated above and are provided on the following pages. Any resident who needs clarification of the Rules and Regulations should contact the VPHA Board of Directors. Directors' names are posted outside the clubhouse entrance.

A. REGULATIONS FOR CIVILITY

1. Motor Vehicle Traffic

- a. The speed limit is 25 mph in Vantage Pointe.
- b. Law enforcement and traffic control is maintained by Highlands County Sheriff's Department. All state and local ordinances are in effect for Vantage Pointe. The streets are maintained by Highlands County Road & Bridge Department.

2. Vehicle Parking

- a. Motor vehicles shall be parked within the driveway area of the dwelling. No recreational vehicles, trailers, or boats of any kind shall be parked thereon for more than forty-eight (48) hours within a 14-day period.
- b. Parking on vacant lots or property of another owner is prohibited without the owner's permission. Parking on residential lawns or on the streets is prohibited.
- c. Damage to irrigation, water or sanitary lines because of improper parking is initially the responsibility of the driver, and ultimately that of the homeowner.

3. Sales and Solicitation

- a. Garage sales are prohibited.
- b. Solicitation is prohibited.

4. Animals

- a. ALL pet droppings off the owner's property are to be picked up and removed immediately by the pet owner and disposed of properly. For reasons of health and community well-being residents are expected to extend this compliance along Vantage Trace to Thunderbird Road.
- b. Use of a collar and leash are required per Leash Laws of Highlands County Sec. 4.5-22.

B. RECREATIONAL COMPLEX – GENERAL

1. The Clubhouse, Pool, Shuffleboard Courts, and any future Recreational facilities are owned by the VPHA and are available for the responsible and considerate use by the homeowners, their tenants and guests. For safety, protection of property, and mutual wellbeing, certain rules have been adopted. Every person is, in the act of using these facilities, agreeing to comply with these rules in good faith.
2. All guests under 18 years of age must be accompanied by an owner, a tenant, an adult relative or guest of the owner or tenant. The owner will at all times, be held accountable for the actions and behavior of their guests.
3. Smoking, including e-cigarettes, and vaping is prohibited on all Vantage Pointe common areas.
4. After use of any common area, clean-up is required.
5. Pets are prohibited in all common areas.

C. CLUBHOUSE

1. Reservations are permitted for the owner (only) for such activities as parties and reunions. Reservations must be approved in advance by the Board. Application forms are available at the clubhouse. Proof of a Certificate of Insurance comparable to the VPHOA insurance and a \$100 refundable deposit must accompany the application. Correction of, or compensation for any damage to the premises is the responsibility of the homeowner/tenant with whom the party causing the damage is residing/visiting.
2. Pre-set-up and post clean-up for any activity is the responsibility of those sponsoring the activity.
3. Equipment, including furniture, tables and chairs, are not to be removed from the Clubhouse or Recreational area without proper "sign out" and in addition items signed out are not to be removed from Vantage Pointe.
4. The pool table is an expensive piece of equipment provided for our careful use. Please use it accordingly.
5. Books, periodicals, puzzles, games, and other media are available on loan in the clubhouse on the "honor" system.

6. Lights and fans are to be turned off and doors locked when leaving the premises. The air conditioning remains on and set at 78 degrees. There are three thermostats, please check all three.

D. SWIMMING POOL (Posted on the wall in the pool area)

1. Diving and jumping into the pool are prohibited.
2. For safety, health and sanitation reasons, children who are not potty trained may be admitted to the pool with parental supervision, provided they are wearing proper swimming attire to eliminate the possibility of pool contamination. Regular disposable diapers are not allowed due to pool contamination. Adults with incontinence issues are required to wear proper protective swim attire.
3. Running or horseplay is prohibited in the pool area.
4. Large flotation devices are permitted when they do not impede other swimmers. Coast Guard approved devices are encouraged when needed.
5. No food or beverages within four (4) feet of the pool. Absolutely NO GLASS containers within the fenced area.
6. Shower prior to entering the pool to remove sunscreens, lotions, and tanning oils.
7. Towels must be placed on pool furniture when using tanning products.
8. Tables and chairs must be returned to their original location after use.
9. Restrooms: Prior to leaving the restrooms, all lights, fans, and water must be turned off and all doors must be locked. Ensure the flush valves have completed their cycle and are off.
10. Guests under the age of 18 must be accompanied and supervised by an adult.
11. No animals are permitted within the fenced pool area.
12. The pool is for the use of owners, renters and is restricted to guests who must be accompanied by the resident at all times. Should a resident not be able to accompany their guest(s) they must obtain a Pool Pass from a board member for their guest(s) to have with them while at the pool.
13. The Health Department requires that pool hours be posted and residents are allowed in the pool only during those hours. Pool is open 7 AM – 8 PM during the summer months and 7 AM – 7 PM during daylight savings time.

E. SHUFFLEBOARD

1. Discs and sticks are stored in the outside storage room of the clubhouse and must be returned after use.

2. Walking on the playing surface is prohibited.
3. Guests under the age of 18 must be accompanied and supervised by an adult.

F. FINANCIALS

1. HOA Fees/Assessments

- a. VP fees are \$100.00 per month. Fees are due annually at \$1200.00 or semi-annually at \$600.00 on January 1st and July 1st. Checks are to be made payable to VPHA and may be placed in the office door drop box slot located in the clubhouse or may be mailed to VPHA, 1325 Advantage Avenue, Sebring, Florida 33872. Payments not received by the 10th of the month will be levied at a late fee of \$10. Contact the VP Treasurer with any questions.
- b. Pursuant to Florida Statute 720.308 owners with past due accounts will be mailed a Notice of Late HOA Fee/Assessment.
- c. VP Covenants Article VI: Late fees of \$10 per month will be charged for payments made after the tenth of the month and interest on fees of \$1000 or more will be charged thereon at the rate of 18% per annum.
- d. Any legal costs that may be incurred are reimbursable to VPHA and will be included in the total amount of the debt being collected.

2. Architectural Control Standards (ACC)

- a. Vantage Pointe governing documents clearly state that **ALL** exterior upgrades, painting, and changes **require PRIOR ACC written approval** and work will **NOT** begin until written approval is received from ACC Committee and returned to the owner.
- b. Owners not obtaining prior approval will be mailed a Penalty for Non-Compliance of Application Form for Home.
- c. There will be a \$500 or 10% of the total estimated cost of the project whichever is greater imposed on the homeowner.
- d. This penalty, if not paid in full, can be deducted from the owner's HOA Fees.
- e. Any legal costs that may be incurred are reimbursable to VPHA and will be included in the total amount of the debt being collected.

Board Approved 11-6-2025