

GRAND POINTE EAST (GPE) - RULES AND REGULATIONS

These rules and regulations established by the Board of Directors are effective as of November 14, 2013. Covenants and By-Laws, as well as other information, can be reviewed on GPE's website at <http://www.gpehoa.com>.

It shall be the responsibility of each owner who rents their home to provide a copy of these rules to each tenant and to assure that their rental agent does the same.

The spirit of these regulations is to provide rules so that all may recognize and respect the rights and privacy of others. All persons (homeowners and tenants) are required to adhere to these rules and regulations for the good of everyone. Occupants are responsible for any acts of their children, other family members, their friends, or guests.

1. FIREWORKS: Prohibited.

2. NOISE, RIGHTS/COMFORTS: The hours between 10:00 P.M. and 7:00 A.M. are designated as quiet time. No person shall make or permit any noise or take or permit any action which will interfere with the rights, comforts, or convenience of others. No musical instruments, music, televisions, or movies are to be played in a manner that disturbs neighbors. No display of intoxication, profanity, or brawling; who indulges in lewd language or conduct; who illegally possesses or deals controlled substances or whose conduct constitutes a nuisance. Any of these behaviors can result in a police call.

3. CONSTRUCTION NOISE: Noisy construction operations (i.e. hammering, power sawing, loud music, etc.) are to be restricted to the hours of 7:00 a.m. to 6:00 p.m. Relatively quiet indoor and outdoor operations are not restricted.

4. PARKING: There is a NO PARKING zone in front of the clubhouse; violators will be towed at owner's expense. Vehicles cannot be parked along the road-way over night. Boats, jet skis, RV's, or trailers are not allowed to be parked within the neighborhood, except for short term parking (not to exceed 96 hours), and must be approved by the Board President.

5. CONSTRUCTION AND MAINTENANCE CREW AND EQUIPMENT PARKING:

Construction or maintenance vehicles (including worker's personal vehicles) may park along street curbs so long as no driveway is blocked and traffic is not impeded. There will be no overnight street parking of construction or maintenance vehicles. These vehicles must either leave the subdivision each night or be parked on the subject property. Variances to this rule must be approved by the ARC. The parking area in front of the clubhouse, delineated by the red surfaced area, is for clubhouse/pool patrons ONLY.

6. PETS: All pets must be leashed in accordance with the Leash Law of Santa Rosa County; should a pet be observed without a leash, Santa Rose County Animal Control will be called at 983-4680. Owners must immediately remove and dispose of any pet excrement deposited. Pet owner assumes full responsibility for behavior of their pet and any damage caused. All pets shall be properly attended at all times and shall not be permitted to cause any nuisance or annoyance of any sort. Pets are not allowed in the

pool area or clubhouse.

7. SPEED LIMIT: Twenty (20) MPH maximum speed within the community.

8. TRASH/GARBAGE PICKUP: The trash/garbage pickup service for Grand Pointe East is Waste Pro (850.365.1900) and it is required that every renter/homeowner utilize this service per GPEHOA covenants. The purpose is to give the owner a cost break as well as eliminate numerous different companies picking up garbage on different schedules. Yard waste pick up is on Thursday and the regular trash on Friday.

9. YARD TRASH (Grass, leaves, clippings, tree/shrub limbs): Yard trash is collected by our garbage collection company (Waste Pro) on Thursday. Yard trash can be placed curbside no earlier than the weekend prior to Thursday pick up (unless an exception has been approved by the HOA President). Until then, all trash and debris should be stored out of sight from the street. When placed curbside, the trash should not block sidewalks or the roadway. Any debris remaining after the trash is picked up should be swept up by the homeowner and placed in their trash bins out of sight. Special yard trash pickups can be scheduled by calling Waste Pro directly.

10. GARBAGE RECEPTACLES: Garbage cans (and basketball goals) shall not be visible from the street. They must be in the garage or out of sight, hidden by either a wood or brick fence, or shrubbery tall and wide enough to conceal the can(s). Any deviation from this must be approved by the Board President.

11. NEIGHBORHOOD WATCH: Neighborhood Watch is a program promoted and supported by the Santa Rosa County Sheriff's Department. Its premise is simple. If you notice anything in the neighborhood that seems suspicious or out of place, call the Sheriff at 911. Note details such as description of individual(s), vehicle information, license plate number, etc. You should NOT confront the individuals. Stay safe and WATCH.

12. CLUBHOUSE: The clubhouse manager email is (clubhouse@gpehoa.com) There is a \$100 deposit for the use of the clubhouse. The rules and contract may be reviewed on the website: <http://www.gpehoa.com>.

13. POOL: THERE ARE NO LIFEGUARDS ON DUTY. THE USE OF THE SWIMMING POOL IS AT OWNER/GUESTS' OWN RISK. The Association and Management assume no responsibility and/or liability. Rules governing use of the pool are posted in the pool area. When the clubhouse is reserved, the pool is NOT reserved, and therefore, open to owners of Grand Pointe East.

14. POOL HOURS: During the Open Season: 9:00 A.M. to 9 P.M. The pool will be opened and closed at the discretion of the Board of Directors. The pool is usually open in May and closes in October.

15. POOL RULES: *Pool occupancy maximum of thirty persons. *Shower before entering pool. *No food, drink or animals in pool or on pool deck. *Per Santa Rosa County Health Department:

- Swim diapers are required for anyone not toilet trained
- Children under fourteen (14) years of age must be supervised by an adult within the immediate pool area. -

- The use of floats and toys in the pool should be controlled when there are many people at or in the pool; please be courteous to others. *THE FOLLOWING ARE NOT ALLOWED IN THE POOL AND POOL AREA:
- Glass containers/bottles in the pool area.
- Profanity or loud, disruptive conversations.
- Absolutely NO loud music permitted.
- Diving, running, or horse play in pool and pool area.
- Removing chairs, lounges and tables from pool area.
- Leaving towels or personal items on chairs to reserve chairs.
- Leaving any trash behind. (Deposit in the trash can).
- When leaving the pool area, please remove all personal items.
- Any personal items left behind may be disposed of per the Board of Directors; GPEHOA will not be responsible for those items.

16. SKATEBOARDS. SCOOTERS. ROLLER SKATES AND ROLLER BLADES: No skateboards, scooters, roller skates, or roller blades are allowed at any time on clubhouse walkways and pool area.

17. ARC COMMITTEE & PROCEDURES: The committee has the sole and final authority in reviewing and approving any planned construction, new or existing with modifications, within the GPE community. The committee is made of three committee members, all elected by the Board of Directors, to carry out the responsibility of the ARC. All plans submitted to the ARC for their review must be made in writing and accompanied with plans/drawings/specifications (to include landscaping) in a manner detailed enough to allow the ARC to carry out their duties. The ARC reserves the right to request plans, drawings, specifications, etc., in as detailed a manner as they deem necessary. Plans must be submitted directly to one of the three ARC committee members for all new construction and or modifications to existing properties that will materially change the appearance or design of the property. This includes significant changes to landscaping. Submissions should include the primary point of contact with a telephone number and mailing address, as well as the address of the subject property and the property owner. Once plans are submitted, the ARC has up to 45 days to respond to any request; however, they will use best efforts to respond in a shorter time period as necessary. Plan approvals by the ARC are voted on and require at least two committee members to be in favor of those plans before they are approved. All requests of the ARC and all approvals by the ARC must be made in writing. All ARC decisions are final and are not subject to appeal.

Current ARC Committee members as of 10-19-22 are as follows:

- Dan Boklage danbgbf@gmail.com 972-897-0312
- Jeremy Ehlers jeremyehlers@gmail.com 228-327-5664
- Ronald Ruben reruben@msn.com 850-902-1975

18. PRE-CONSTRUCTION MEETING: Builders are required to have a pre-construction meeting with a member of the ARC to review the applicable Rules and Regulations as well as address, placement of port-o-potties, dumpsters, parking, site maintenance, street clean up and any other pertinent issues related to planned construction.

19. RULES INFRACTIONS-REMEDIES & PENALTIES: The Board of Directors and/or the ARC reserves the right to impose penalties, fines or require deposits prior to future planned construction as a means to enforce the rules and collect remedies against those (homeowners, builders, or contractors) who are repeat offenders of the rules.

20. MAILBOXES:

1. Brick, masonry, or stucco in design commensurate with the exterior design of the house and similar to those throughout the neighborhood. They are to include a newspaper slot.
2. New England style polyethylene (with UV inhibitors) post which fits over a 4"x 4" treated wood post, with a built-in paper holder (per illustration). Typical styles are Mayne "Dover" mail post, or Mayne "Charleston" mail post (available from [Amazon.com](https://www.amazon.com), [houzz.com](https://www.houzz.com), [gomayne.com](https://www.gomayne.com), and others). The actual mailbox shall be white and the post shall be "clay" in color. The estimated cost is approximately \$160-180.



Metal posts or 4" x 4" wood posts are not permitted. Any deviation requires the approval of the ARC.

21. LANDSCAPING: New house landscaping plans and any significant external improvements on existing properties must be approved by the Architectural Review Committee (ARC). Significant is defined as such improvements that affect the overall external appearance in a major way. Removal of trees with a diameter of 6" or more (measured at 4 feet above the ground) requires approval of the ARC. Installation of palm trees requires approval.

22. TWO STORY CONSTRUCTION: Any planned two story construction is subject to the review and approval by the ARC. The ARC reserves the right to limit the finished height of the house as measured from the street/curb grade level. It is highly recommended that any second level of the house be constructed in such a way that it remains under the roof line and no second level exterior stud walls are used. The use of dormers is permitted subject to ARC approval of the materials and design.

23. VACANT LOTS: Any sections of cleared vacant lots, either fully or partially cleared, must be mowed regularly and free of debris. Any building materials, sand or fill dirt must be used/removed in a reasonable time as determined by the ARC or Board of Directors.

24. STORAGE SHEDS: The maximum height of a storage building is limited to 6.5 feet from the ground and square footage of 100 sq ft.

Change Log

- 11/17/2016 - Change rule 2 quiet time from 10:00pm - 9:00 am to 10:00 pm - 8:00 am. Update ARC committee members by replacing Barry Koncan for Charles Souza.
- 11/21/2016 - Change specifications for replacement mailboxes in section 20.
- 04/26/2017 - Add section 24 about the height and size of storage sheds
- 07/26/2018 - Amend the first bullet point of the 15 Pool Rules.

- 10-19-22 Change quiet hours to 10 pm to 7 am and update yard waste pickup to Thursday with regular garbage pickup on Friday