

BRIDGEPOINT

RULES AND REGULATIONS

Website – <https://bridgepointhoa.com>

BRIDGEPOINT HOMEOWNER'S ASSOCIATION RULES AND REGULATIONS

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BRIDGEPOINT HOMEOWNERS' ASSOCIATION

"RULES AND REGULATIONS"

TOWNHOUSE SALES AND LEASING

- ARTICLE IX of the "DECLARATION OF THE BRIDGEPOINT HOMEOWNERS ASSOCIATION," governs the procedures and restrictions regarding the sale, leasing, and occupancy of lots. Owners and tenants should familiarize themselves with these requirements.
- Real Estate "OPEN HOUSES" ARE NOT ALLOWED AT BRIDGEPOINT TOWNHOUSES. Properties for sale or lease may be shown by appointment only.
- LOCKBOXES ARE PROHIBITED, exceptions in the case of an approved-one time (only) emergency.
- Owner shall maintain their Townhouse in good condition free of violations, HOA payments shall be up to date before renting property.
- The Association requires a Security Deposit, equivalent to one (1) month's rent from Lessee (s) and such deposit shall only be used in connection with repairs in the event the Lessee damages the Association's common areas. Security Deposit will be returned, no later than fifteen (15) days after vacating the premises or termination of the lease, unless a claim shall be imposed against the security deposit. In such event, the Landlord will have thirty (3) days to give Lessee notice of same. Car decal should be removed from the front windshield and returned to the Guard on duty upon permanently vacating the premises. It is the Homeowner's responsibility to make sure that the property is in good condition before another lease(s) is approved.

OCCUPANCY AND MAINTENANCE OF TOWNHOUSES

- ARTICLE IV, Section 2-A of the "DECLARATION OF THE BRIDGEPOINT HOMEOWNERS ASSOCIATION", states that **"Each owner shall keep and maintain his lot in a neat, orderly fashion"** and all visible parts of the home must be in good condition and repair. You must maintain both the front of your townhouse, and the area inside of your privacy wall (no umbrellas or objects that can be seen from the outside) in accordance with the governing documents.
- The back patio, as well as the grassy area beyond the rear privacy fence of the Townhouse must be kept clean and free of debris, and unnecessary objects that have become broken or dilapidated must be promptly discarded.
- The grassy area beyond the rear privacy fences (embankment/common area), is **not** intended to be a walkway for homeowners or pets. It must be kept clear of debris, and not obstructed for access by maintenance and emergency personnel.
- All controlling laws, ordinance and codes must be observed to maintain public safety.

- No articles shall be hung out or exposed on any part of the common area, decks, and privacy walls. No item may be placed or stored in the common areas by an owner, tenant, or guest. Bicycles, toys, furnishings, or outdoor equipment may not be left in roadways, driveways, lawn areas or on the “Limited Common Areas” overnight or indiscriminately strewn over the common areas at any time.
- Is the responsibility of the homeowner or tenant/lessee (s), to maintain their mailboxes clean of mold.
- The front entrance/porch and/or carport fascia must be cleaned regularly to remove the black algae (*Gloeocapsa magma*). A simple solution is to spray wash or pressure clean the area with a 50 percent mix of water and bleach or scrubbed off with a brush.
- ARTICLE IX, Section 7 of the “DECLARATION OF THE BRIDGEPOINT HOMEOWNERS ASSOCIATION”, governs the procedures and restrictions regarding “Occupancy of Guests”. Owners and tenants should familiarize themselves with all the requirements. No home may be occupied by more than one family and no homeowner may rent rooms individually. As required by law, all Townhouses shall have installed and maintained, in their Townhome, operational smoke detectors. No flammable, combustible, explosive or chemical substances shall be kept in any Townhouse/lot, except for those for normal household use.

HOMEOWNER PROPERTY INSURANCE

- BRIDGEPOINT is a homeowner’s association (HOA). As such, each owner is required by the “DECLARATION OF THE BRIDGEPOINT HOMEOWNERS ASSOCIATION,” “ARTICLE VII,” Section 17C, (2) to insure his or her Townhouse against loss from fire or casualty, for the maximum insurable value, and provide proof of such insurance to the Association. The Association ONLY maintains insurance on the “Common Area” property.

CHANGES TO A TOWNHOUSE

- Since maintaining the architectural integrity of BRIDGEPOINT is vital to maintaining the beauty of our community and the value of each owner’s investment, our documents require the “Board of Directors” to vigorously enforce the rules which govern changes to a lot.
- You may not make changes, alterations, improvements, or repairs to the exterior of your property without prior approval as set forth in the governing documents. The form that must be completed in order to request approval for architectural changes may be downloaded from our website www.Bridgepointhoa.com, obtained from the guard on duty or our management company. Said forms must be completed to include all related pertinent project information as requested (refer to form “REQUEST FOR APPROVAL OF CHANGED TO A TOWNHOUSE’ (RAC) and to the “DATA SHEET ON MATERIALS APPROVED FOR USE IN OUR COMMUNITY’. The Architectural and/or Landscape “Committee Members” shall review each request for architectural changes and make recommendations to the “Board of Directors” which has the final approval authority.

- Initial request for approval must be submitted prior to commencement of the work, no work shall begin until approval has been received. Final approval of such work will only be provided to the homeowner (s), once a final walkthrough by the Board and/or Committee member is completed and approved.
- If the proposed changes, additions, alterations or improvements are not in compliance with community standards and/or were done prior to approval (or not commenced in accordance with a given approval), they will not be approved and in the event that the work has commenced, the owner shall be responsible for restoring the property to its original appearance. The Board of Directors and Association shall act under the authority given by the governing documents.
- The ARCHITECTURAL CONTROL COMMITTEE, is charged with reviewing for the “Board of Directors” all proposed requests for changes, alterations and improvements to the exterior of a Townhouse such as installation of awnings, storm shutters, satellite dishes, all of exterior lighting, decks, docks, fences, screen enclosures or another patio covers, and any, other items/changes that may materially affect the structural components or alter the exterior appearance of a Townhouse or lot.
- You may **NOT** change or alter the exterior fixtures above the front door and/or back patio lights from the original Nautical Bulkhead Light, as such is vital to maintaining the architectural integrity of BRIDGEPOINT. The “Board of Directors” will enforce violations.
- A coach light, in black, like the community streetlight’s, maximum 18” in height, can be installed on top of the Townhouse entrance column by the gate, provided that written approval has been obtained from the Association prior to installation. The owners with the “Chateau” model, which has columns on either side may install (2) lamps, one on each side.
- The exterior street facing Townhouse window treatments, fabric shades or wood shutters must be white.

AWNINGS

The following awnings are permitted, provided that written approval has been obtained from the Association prior to installation:

- Windows & Doors - Front
 - 1) Sunbrella Canvas # 4945 Stripe/Taupe -Signature Series
 - 2) Sunbrella Canvas # 6048 Solid Taupe
- Windows & Doors - Back
 - 1) Sunbrella Canvas # 6048 Solid Taupe
 - 2) Ferrari 502 White Vinyl
 - 3) Weblon Coast Line # 857891 Dark Taupe

FENCE

The following fences are permitted, provided that written approval has been obtained from the Association prior to installation:

- Back patio/terrace, must be aluminum or iron, shall be 36" (3 ft) height, maximum approval height not to exceed 48" (4 ft). Fence must be installed and anchored inside the owner (s) property and not within the common areas. It is suggested that the fence be installed and anchored inside the terrace (tile or concrete slab), to withstand a storm and prevent serious damage to your home or other surrounding structures.
- Privacy fence (back patios/terraces), must be wood painted in WHITE, is a joint responsibility of the homeowners. Must be always maintained in good condition, repairs and replacements must be in the same current style and height, not to exceed 6 ft.

LANDSCAPING/OUTDOOR LIGHTING

- The LANDSCAPE CONTROL COMMITTEE is charged with reviewing for the "Board of Directors" all proposed requests for changes to a Townhouse. Since the landscape maintenance covers only routine upkeep of the lawns, trees, shrubs and a limited amount of plant replacement, owners are encouraged to make the investment needed to maintain the areas in front and in the rear of their lots of area level at least equal to the overall standard in the community. The HOA has the right to require an owner, upon written notification, to remove any dead or unsightly plants in their landscape area. The homeowner or renter shall restore the area pursuant to approval by the "Landscape Control Committee".
- Minor changes such as planting seasonal flowers or replacing dead or unsightly plants with the like kind may commence without prior committee approval, although consultation and authorization from the Committee is strongly encouraged.
- Homeowners should not plant any trees, plants, or shrubs in any of the common areas or damage any of the trees in the community.
- The approved mulch is **Cypress Mulch Blend**, homeowners need to be observant, excess can be swept into the drains.
- The use of RED mulch is not permitted.
- You may install "LOW VOLTAGE" gardens lights, no higher than 18" tall along in the front area of your parking space if they do not interfere with lawn maintenance. These are placed under the owners' responsibility. Consultation and approval from the Committee is required.
- Carports lights must have a small-scale coach light on the ceiling center, a fixture like the style used in the front and back of the Townhouse. Or a small modern two spotlight light, which can have a motion detection eye or timer. A single light bulb, of any kind is not allowed. New carport installations are prohibited.

COMMUNITY ENTRY DECAL/SECURITY GATE/VEHICLES AND PARKING

- “All” residents Owner(s)/Lessee (s), must register their vehicles by completing a form that can be downloaded from our website www.Bridgepointhoa.com, or requested from the guard on duty and/or from the association’s management company.
- Each car decal costs \$ 25.00 payable to **Bridgepoint Homeowners Association, Inc.**, upon receipt of the required funds, the guard on duty will place the decal in the lower left side of the windshield.
- Residents then may enter property through the far-right side lane gate that indicates “Residents”.
- Vehicle registration form with payment for each residents’ vehicle in the property must be included and attached with the sale/buyer’s application and or leasing/lessee’s application.
- All decals must be attached to the windshield, and no decal must be kept on hand, or loose in the vehicle.
- If you are a Bridgepoint resident and your Decal/Sticker is malfunctioning you must enter through the guard gate, and you will be asked for proper identification prior to entry. Stickers/Decals obtained by a non-registered resident will be deactivated and no refunds will be given.

RESIDENT PARKING

- Residents shall routinely park their vehicles in the spaces provided at the front of each Townhouse. Residents permitted to park in guest parking spaces are those residents who have more than two vehicles and have received advanced approval in writing from management.
- Resident vehicles should be maintained in good operating condition, should display current registration tags, and be parked in to allow our security guards to check the tag when necessary. As an added precaution please ensure that your vehicles are locked, especially after sundown, and that you have left no valuables in plain sight.
- The homeowners’ association documents, including the declarations articles of incorporation, or bylaws, may not prohibit, regardless of any official insignia or visible designation, a property owner or a tenant, a guest, or an invitee of the property owner from parking his or her work vehicle.
- Any large vehicle which takes more than its respective one (1) parking space, and/or extends outside of the one (1) parking space, must not be parked inside Bridgepoint.
- No exceptions, unless in case of an emergency vehicle.
- All others will be towed at owner(s) and/or tenant(s) expense.

NO COMMERCIAL MOTOR VEHICLES, (AS DEFINED IN S.320.01 (25)), TRAILERS, BOATS, OR CAMPERS SHALL BE PARKED OR STORED IN THE COMMON OR LIMITED COMMON AREA.

DELIVERY AND CONTRACTOR'S ENTRY

- Entry to our community is restricted, to maintain maximum privacy and security for homeowners. Frequent service deliveries, such as US Postal Service, meter readers, newspaper deliveries and garbage collectors, UPS, FedEx and Amazon, will be granted routine admittance. The unit owner or tenant can admit repair or service calls, such as appliance repairs, food deliveries, only by providing the guards with specific clearance. Residents should alert the guard about such visits, or guards will call for entrance authorizations and instructions.

ROUTINE CONTRACTED SERVICE WORK IS ALLOWED MONDAY THROUGH SATURDAY FROM 8:00 AM TO 6:00 PM ONLY.

VISITOR'S PASSES

- All visitors' families and other guests must secure a pass from the guard, prior to entry; these passes are available for both short term and long-term purposes. Whereas the guard may issue day passes in accordance with the above rules, an owner must arrange with the guard for a long-term visitor's pass, (example would be out of town guest/family staying for a few days). The "Visitor Pass" must be visibly displayed in the left side of the dashboard. If hosting a dinner or party, the resident must either provide a guest list to the guardhouse or each guest must be cleared entry by the guard for entrance by calling the resident. Given the limited number of guest parking spaces at BRIDGEPOINT, residents are requested to limit the number of guests they invite.

PARKING ON THE GRASS IS PROHIBITED

- The homeowner/lessee/guest will be responsible for any damage done to the landscape or sprinkler system.

PARKING ON THE STAMP CONCRETE/ROADWAY (S) AREAS IS PROHIBITED, this is not additional parking for the Townhouse. VIOLATORS WILL BE TOWED WITHOUT NOTICE.

- Exception: Cars and deliveries can double park to only load and unload materials. Car or truck must immediately park in a Guest parking.

NOISE NUISANCE INFRACTIONS

- No noise or offensive activity, as determined by the Association, is permitted on the Property. For noise infractions or complaints, please call the guard on duty and request them to call the Townhouse's owner/lessee. Anonymous complaints can also be placed by calling:
- **Miami Dade Police Department at 305-476-5423.**
- Noise ordinance dictates: "The operation of any such set, instrument, phonograph, machine or device between the hours of 11:00 pm and 7:00 am, in such manner as to be plainly audible at a distance of one hundred (100) feet from the building, structure or vehicle in which is located shall prima facie evidence of a violation of this".

RESIDENT'S FAMILY LIST

- At the resident's request, the guard shall maintain a list of names, provided by the resident, in writing, (and signed) by the resident, of family members or other persons the resident has identified as having permission to enter the community/Townhouse. The guard on duty shall verify proper identification prior to admittance.

COMMUNITY SPEED

- Speeding is prohibited in BRIDGEPOINT; vehicles shall not exceed the posted speed limit of **TEN (10) MILES PER HOUR**. Anyone observed speeding will be sent a violation letter and will be subject to a fine. SPEEDING PUTS PEDESTRIANS AND PETS IN DANGER.

AMENITIES-RECREATIONAL FACILITIES FITNESS CENTER/GYM/RULES

- The gym is for residents only. Entry is thru a keyless entry pad, the fee for the electronic key is \$50.00, and the form can be downloaded from our website www.Bridgepointhoa.com, or from the guard on duty and/or our association management company. Key for the pool bathrooms and tennis courts can also be requested at no charge from the guard on duty.

- The user must **NOT** turn on or off the air conditioner as is set on automatic mode at a regulated temperature.
- Lights are sensed and will turn on once you enter the facility and automatically turn off when exiting the premises.
- Gym hours are from 6:00 am and until 10:00 pm
- You must be sixteen (16) years and older to enter the facility. Please use the equipment properly and follow directions carefully. Keep your hands away from any moving parts.
- The use of the facilities and equipment are at your own risk. Please consult a physician before beginning any exercise program. By accessing the gym and its equipment you agree to accept full responsibility, the community is not responsible for any harm or injury that occurs to a homeowner, family member or guest.
- Do not allow water or sweat to seep into the equipment. Please wipe down machines after use.
- Please return weights to the rack after use. Do not drop the weights.
- No food or drinks, besides bottled water, are permitted in the gym. Glass containers are not allowed.
- No smoking.
- Proper fitness attire is required.
- No pets are allowed.
- Always be courteous and respectful to others.
- Please report any damaged equipment to management immediately. DO NOT USE.

LAKES, LAKE FOUNTAINS, AND GAZEBOS

- The lakes and lake fountains are for our visual enjoyment only. Swimming, boating, rafting, or fishing is not permitted on our lakes. Do not allow any person to play by the lake banks. The owner shall not plant anything on the lake banks or alter the elevation of the rear yard without the recommendation of the "Landscape Committee" and approval of the "Board of Directors." The four (4) wooden structures "Gazebos" and benches, by our lakes, are there for our sitting pleasure and enjoyment. Do not climb or allow any person to climb on these structures. The grassy area beyond the rear fences of the privacy fences of the Townhouses must be kept clear for access by maintenance personnel and emergencies. This area is not intended to be a walkway for homeowners or their pets.

SWIMMING POOL/SPA-HOT TUB AND CABANA

The pool/spa opens daily at 6:00 am and closes in the evening at "Sundown." The pool/spa, and cabana area is for swimming, sunning, and relaxation.

NO LIFEGUARD ON DUTY/NO JUMPING OR DIVING

- Individuals without swimming skills must be accompanied by an individual with swimming skills. The spa water is set between 80- and 104-degrees Fahrenheit.
- Anyone with any serious illness should consult with a doctor before entering.
- All persons must shower prior entering the pool and/or spa. All bathers must wear proper bathing-suit attire. Any person who is incontinent or not fully potty trained must wear appropriate waterproof clothing when entering the pool.
- No food is allowed at the pool and people bringing snacks or beverages to the cabana/loggia area are expected to pick up all discards and place their trash in the container provided. This area must be left in a neat and clean manner. Cooking or preparing food is not allowed at the pool cabana area.

NO GLASS CONTAINERS ARE ALLOWED AT THE POOL OR POOL AREA

- Bicycles, skates, skateboards, frisbee's and other flying objects, as well as, pets, are not allowed at the pool or cabana/loggia area. Patio furniture and umbrellas are not to be removed from the pool. Lifesaving equipment is for emergency use only and should not otherwise be touched. Homeowners and tenants (lessees) shall be responsible for the safety and conduct of their family members, guests, and invitees, and for any damage they cause.

TENNIS COURTS/BASKETBALL HOOP

- The use of the tennis court is at your own risk. Please consult your physician before starting any exercise.
- No food, glass, or alcoholic beverages are permitted.
- No bicycles, rollerblades or skateboards are permitted.
- No pets are allowed.
- Proper footwear and tennis attire are required.
- Players have unlimited use of the court. Please limit play to one (1) hour when others are waiting. Time begins when the new player (s) announces their time of arrival.
- Do not abuse the net or other equipment.
- The same courtesy game rules, above, apply for the basketball hoop. According to the NFSA the duration of a youth basketball game is 32 minutes.
- Always be courteous and respectful to others.

TRANQUILITY POOLS/PARK AREA

- The wooden structure "Gazebos" and "Tranquility Pools" at the center of the community are for our visual pleasure and enjoyment.

PET POLICY AND REQUIREMENTS

- We are a Dog friendly community, we have instituted the use of pet waste stations, four (4) throughout the community to provide residents with an easy way to properly dispose of the pet's waste.
- Owners and or "Pet Walkers" must carry their own waste bags for easy disposal of dog waste.
- Dogs must be always walked on a leash, only in the outside perimeter of the community and other grassy common areas. **Dogs are not to be walked in front of Townhouses** (the "Limited Common Areas") or in the back of the Townhouses. Pets are not allowed in the swimming pool or cabana/loggia, not allowed in the tennis courts or lakes.

STORM SHUTTERS

- Shutters are to remain open unless a named storm is approaching the State of Florida within two hundred (200) miles of the community or thirty-six (36) hours of impact per local or national weather news. A "shuttered community" is aesthetically displeasing. Shutters are for hurricane protection and not for privacy or shade. Therefore, no more than three (3) weeks after a storm, all shutters must be open. Violation notices will be sent immediately after the stipulated time.

DECORATIONS

- No more than three (3) decorative items, such as pots, vases, potted plants, statuary, or figurines may be placed outside, or on top of the privacy wall at the front of the Townhouse. Except for pots with potted plants, all other decorative items must be white in color and shall not exceed 24" in height. The "Board of Directors" has final approval authority, as of the removal, of any items that are not in compliance. In the event of removal, the homeowner shall restore the landscape/property to its original appearance.

SEASONAL DECORATIONS

- No more than five (5) holidays and/or events decorative items may be placed outside the privacy wall at the front of the Townhouse. A holiday and/or sporting banner, no longer than 3 x 5 feet, is considered a decorative item, and may be displayed at a holiday/event. All decorative items shall be maintained in good condition and shall not be ragged or tattered. Such items must be removed once the holiday or event has ended.

GARBAGE DISPOSAL AND RECYCABLE MATERIAL

- Each Townhouse has been provided with two (2) trash receptacles; no trash or recycling material may be placed for collection outside these receptacles. Both must be stored behind the front privacy fence.
- Receptacle should not be placed out by the street, for pick-up, before sundown on the evening before pick-up day. If given a special circumstance, please make arrangements for receptacle (s) to be removed and re-stored by the following day.
- Garbage bin (green receptacle) is collected on Mondays and Thursdays. We encourage homeowners to first dispose of their trash in approved plastic bags, which can be properly sealed.
- Recycled items (blue bin) are picked up on alternate Mondays. We encourage our homeowners to become familiar with those items which should be recycled.

SIGNS

- No signs of any kind are permitted on the property. No signs to be displayed on or adjacent to a Townhouse or along any roadway.
- Signs are defined as any type of metal paper, or other material displaying advertisement, political messages, or other information.
- However, a single sticker provided by an alarm control company not to exceed the size of a 3 x 5-inch card is permitted to be displayed in a window.

MISCELLANEOUS NOTES

- **In case of an emergency call 911, also please call the guard on duty at (305) 665-1526. He/she will direct the Police or Fire Rescue to the location or site of emergency.**
- **Please note that the guard on duty cannot leave their post to handle an individual issue or matter in another area of the community.**

IMPORTANT NUMBERS

- Miami-Dade Police Department (305) 279-6929
- Miami-Dade Fire Department (786) 331-5000



CARIBBEAN PROPERTY MANAGEMENT

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