NOTICE OF BOARD OF DIRECTORS MEETING

To: Members of Point Meadows Place Condominiums

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of the Point Meadows Place Condominium Association, Inc., will be held at the following date, time and place:

Date: April 25, 2018
Time: 10:00 AM
Place: Point Meadows Place - Clubhouse
        7801 Point Meadows Drive
        Jacksonville FL

AGENDA FOR MEETING OF THE BOARD OF DIRECTORS

The order of business for the meeting of the Board of Directors shall be as follows:

1. Call to Order
2. New Business
   A. Board to vote and adopt Revised Rules and Regulations of Point Meadows Place Condominium Association Inc.
3. Adjournment
Dear Point Meadows Place Condominium Owner;

As Community Association Manager for Point Meadows Place Condominium Association, Inc. I have been asked to advise all Residents that the Board of Directors will vote to adopt the Revised Rules and Regulations enclosed with this mailing at the scheduled Board of Directors Meeting to be held on April 25, 2018 at 10:00 AM at Point Meadows Place Clubhouse, 7801 Point Meadows Drive, Jacksonville FL. The Revised Rules will become effective immediately following the formal adoption at the meeting by the Board of Directors.

Please note items underlined in red is verbiage added to the Rules and Regulations and items that have been stricken out will be deleted from the Rules and Regulations.

Once the revised Rules and Regulations have been adopted by the Board of Directors a “clean” copy will be posted on the Association website:
https://www.lelandmanagement.com/communities/point-meadows-place-condo

If you have any questions, please feel free to contact me at (904) 483-2987 or via email at dbelet@lelandmanagement.com.

Sincerely,

Dee Belet
Dee Belet, LCAM, CMCA, AMS, PCAM
Leland Management, Inc.
On behalf of the Board of Directors
Point Meadows Place Condominium Association Inc.
Point Meadows Place

Rules and Regulations
Adopted by the Board of Directors 2018
The Rules and Regulations contained herein supersede the Rules and Regulations published by the Board of Directors and dated May 1, 2005, April 25, 2007, August 24, 2009, April 15, 2014, March 17, 2015 & May 1, 2015. These Rules and Regulations do not replace or supersede the use restrictions contained in the Declaration of Condominium of Point Meadows Place, but are meant to be used in conjunction with them.

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Introduction

In order for all residents and guests to peacefully reside in and share use of the Point Meadows Place community buildings, grounds, and amenities free from conflicts and interference from one another, all unit owners, tenants, and guests are required to at all times abide by the terms and conditions of the Declaration of Condominium and the rules and regulation that have been duly adopted by the Association. It is the obligation of the Board of Directors to ensure that each Homeowner and in our Community is adhering to the Declaration of Covenants, Conditions and Restrictions (CCR’s) set forth in our Documents for the benefit of all residents. The Association is authorized by Florida Statute 718.303 and the Bylaws of the Association to levy fines when necessary in order to enforce the Declaration and the Rules and Regulations.

In this document, each section of the Rules and Regulations is introduced by citing the applicable section of the Declaration followed by the Rules adopted by the Association for that section. The rules clarify how the Association will enforce the requirements of the Declaration in specific situations.

This document is a comprehensive statement of all Point Meadows Place Rules and Regulations. Upon adoption by the Board of Directors, the rules and regulations contained herein supersede all prior Point Meadows Place rules and regulations.

This document will be made available to Unit Owners on the community website and any Unit Owner or tenant may obtain a copy of this document from the Property Manager upon request.
NOTICE

The use of the Condominium Property shall be in accordance with the following provisions as long as the Condominium exists upon the land:

(Note: As amended dated May 1, 2005, April 25, 2007, August 24, 2009, April 15, 2014 & March 17, 2015.)
Section 1.15 Association Property

The Association will assign to each unit one (1) carport for parking use by the unit owner at the time of conveyance of the unit to the unit owner. Such assignments are subject to change from time to time at the sole discretion of the Association. In addition, each unit owner will have the use of one uncovered unassigned parking space on a first come, first served basis.

Rule 1.15.a

(1) Each resident is entitled to register (2) TWO two vehicles and receive two parking decals of a style and kind approved by the Board of Directors. In the event a resident is the owner of only one vehicle, only one decal will be issued until such time as the resident may acquire a second vehicle. All decal numbers shall be recorded with accompanying vehicle information and maintained by the property manager. The issued valid parking decal must be displayed in the lower corner of the windshield on the driver’s side of the vehicle registered with the Association. The sticker number must be visible through the windshield.

(2) Proof of residency in the form of a driver’s license, current lease or other documentation reflecting same, is required prior to the issuance of a parking decal.

(3) As the need arises to replace numbered decals due to age, exchange of vehicles, loss, etc., the assigned numbers will be stricken from the Parking Decal List Book and new numbered decal(s) assigned to that address. Any vehicle parked on the Property of Point Meadows Place displaying stricken numbered decal(s) or outdated decals may be subject to removal at the owner’s expense.

Rule 1.15.b

(1) Visitor parking passes may be issued for short term parking requests, up to two weeks maximum. Visitor passes shall be displayed on the dash of the vehicle in plain view when parked on the property. Any requests for variations of these time limits are solely at the discretion of the Board of Directors. The Property Manager or Board of Directors shall issue Guest Passes.

(2) Parking a vehicle on Condominium Property that displays an altered or forged visitor parking pass is a violation.

Section 7 Maintenance, Alteration And Improvement

Responsibility for maintenance of the Condominium Property, and restrictions upon its alteration and improvement shall be as follows:

7.3 Alteration and Improvement
(b) Subject to the restrictions set forth in Article 12, no Unit Owner shall make any addition, alteration, or improvements in or to his Unit, the Common Elements, or the Limited Common Elements, and no structure or improvement may be erected, installed, maintained, or removed...
on the Condominium Property, until the design, construction, specifications, and a plan showing the location of the structure have been approved in writing by the Board of Directors. Nothing contained in this Section shall be construed to lessen the obligation of any Owner to make prompt application for and obtain all necessary governmental permits and other approvals with respect to any such improvement. In no event shall a Unit Owner make any alterations in the portions of the improvements of the Condominium which are to be maintained by the Association, remove any portion thereof, make any additions to, do any work which would jeopardize the safety or soundness of the Condominium building containing his Unit, or impair any easement.

A Unit Owner making or causing to be made any such additions, alterations, or improvements agrees, and shall be deemed to have agreed, for such Owner and his heirs, personal representatives, successors and assigns, as together with all their officers, directors, partners, and all other Unit Owners, harmless from any liability or damage to the Condominium Property and expenses arising therefrom, and shall be solely responsible for the maintenance and repair thereof from and after the date of installation or construction thereof from and after the date of installation or construction thereof, as may be required by the Association. The provisions of this Article shall not apply to the Developer.

Rule 7.3(b)(1) Application for Alteration or Improvement to a Unit

Unit owners desiring to implement an addition, alteration or improvement to their unit must submit an Application for Alteration or Improvement form to the Property Manager before work is commenced. There will be no cost or fees charged to the unit owner to submit an application for approval of an addition, alteration or improvement to their unit.

Rule 7.3(b)(2) Architectural Standards Manual

The Association will maintain an Architectural Standards manual to document the approved standards that the Architectural Review Committee will use to review applications for additions, alterations and improvements to units. Unit owners may obtain a copy of the Architectural Control Standards manual from the Association website or by contacting the Property Manager.

Rule 7.3(b)(3) Architectural Review Committee

The Board of Directors will designate one or more persons to serve as the Architecture Review Committee (ARC) to review applications for additions, alteration or improvements for compliance with the standards and guidelines in the Architectural Standards Manual. The ARC will reject applications found to be noncompliant with the Architectural Control Standards and direct the Property Manager to deliver a written notice of rejection to the applicant. The ARC will forward to the Board of Directors those applications found to be in compliance with the Architectural Control Standards.

Rule 7.3(b)(4) Approval and Commencement

The Board of Directors will vote to approve or not approve all applications for alteration or improvement that it receives from the ARC. The Property Manager will deliver written notification of the Board’s decision to the unit owner. After the unit owner receives written approval from the Board of Directors they may commence work on the addition, alteration or improvement of the unit.

Rule 7.3(b)(5) Inspection and Approval

The Property Manager will designate an inspector to inspect the alteration or improvement work to ensure that it is performed in conformance with the approved Application.
Rule 7.3(b)(6) Enforcement
A Unit owner who makes an addition, alteration or improvement to a Unit in violation of the Declaration Section 7.3.b will be required to restore the Unit to a compliant condition and may be subject to a fine of $100 per occurrence per violation and/or a fine of $100 per day up to the statutory limit of $1000 for each continuing violation. In addition, the Association may bring legal action to compel the Unit Owner restore the unit to compliance with the Point Meadows Place Architectural Standards and reimburse the Association for all costs incurred to resolve the matter.
Section 9.7 Association’s Access To Units.
The Association and its authorized agents shall have the right to enter the Condominium Units and Limited Common Areas at reasonable times for the purposes of making repairs or otherwise maintaining the Condominium Property other than the Units, or to abate emergency situations which threaten damage to the Condominium Property other than the Unit entered. Each Unit Owner shall be required to keep on file with the Association, a key or keys that will allow access to the Unit in the event of emergency. Said keys shall only be accessible by designated individuals in an emergency situation.

Rule 9.7.a
Each Condo Owner should leave a duplicate key with a neighbor, friend, or family member who may be made known to, and contacted by, the property manager in case of emergency. In the event no key is available and it becomes necessary for the Association to make an emergency entry to his/her unit, the Unit Owner will be responsible for repairing any damage that occurs to the door/unit during the Association’s entry into the unit.

Section 12 Use Restrictions

12.1 Units

This is a residential Condominium Property, and therefore, each of the Units shall be occupied only by a single-family residential private dwelling by no more than (6) six persons at any one time. No Unit may be divided or subdivided into a smaller Unit. Home-based occupations that meet all applicable zoning requirements may be operated out of the Units, provided, that: (i) there are no employees working within the units, (ii) no signage and (iii) such use meets all other municipal code requirements.

No customer traffic.

ACCESS DEVICES or CODES.—The Association shall at all times have access to each Unit in the Condominium. No Unit Owner shall change existing access devices or codes or install additional locks unless the Association is given access thereto.

Rule 12.1.a
A single-family shall mean persons related by blood or marriage, unmarried couples, adopted children, and children who are in the legal custody of an adult resident of the unit.

Rule 12.1.b
No activity is allowed which would generate traffic to and from the Unit.

Rule 12.1.c
No person under eighteen (18) years of age shall occupy a unit unless his or her parent or the Unit Owner is also in residence.

GUESTS.—No person under eighteen (18) years of age shall occupy a unit unless his or her parent or the Unit Owner is also in residence.
Security Procedures for Condo Owners – Each Condo Owner must leave a duplicate key with a neighbor, friend, or family member who may be made known to, and contacted by, the property manager in case of emergency. In the event no key is available, and a forceful emergency entry is made to his/her unit, any damage to the door/unit will be at the condo owner’s expense. Reworded and moved to 9.7

12.2 Common Elements and Limited Common Elements

The Common Elements and Limited Common Elements shall be used only for the purpose for which they are intended in the furnishing of the services and the facilities for the enjoyment of the Units.

Rule 12.2.a Use of the Common Elements and Association Property –
The Common Elements and Association Property of the Condominium are for the exclusive use of Unit Owners, and their immediate families, permitted lessees, resident house guests, and guests, and no other person shall be permitted to use the Common Elements and Association Property of the Condominium.

Rule 12.2.b
There shall be no storage or parking of baby carriages, playpens, bicycles, wagons or toys on any part of the Common Elements and Association Property. Such personal property must be stored within the Units or Limited Common Elements (Lanais). Satellite dishes or other similar equipment for reception of television signals are permitted, if located within the Unit’s patio or balcony and if the location and screening are approved by the Association, in accordance with federal law.

Rule 12.2.c Common Elements and Limited Common Elements, Cont’d.

Club House Use – See Attachment (1) - Clubhouse Rental Agreement,

Rule 12.2.d
Use of the pool area is subject to the Pool Rules in Attachment (2) which shall be posted in the pool area.

Rule 12.2.e
Use of the Fitness Room is subject to the Fitness Room rules in Attachment (3) which shall be posted in the Fitness Room.

- Pool Rules, See Attachment (2)
- Fitness Room Rules, See Attachment (3)

Rule 12.2.f Bicycles

BICYCLES – No bicycle riding is permitted on the green areas or sidewalks within the Condominium Property, but is permitted on the driving and parking areas. Caution should be used near the main entrance, as bicycle riding is hazardous in traffic areas.
Rule 12.2.g
No motorized scooters are to be operated on the Condominium Property by anyone, except for medical reasons.

Rule 12.2.h
Skateboarding and Rollerblading are prohibited on the property. Absolutely no Bicycles, or other type wheeled vehicles, are permitted on the walk area around the lake or in Breezeways or Hallways. Baby strollers and carriages are permitted. Children riding tricycles or bicycles with training wheels accompanied by an adult are allowed on sidewalks other than the lake area.

Rule 12.2.i
The car wash facilities are for the use only by residents for vehicles that display a valid Point Meadows Place parking decal.

12.3 Nuisances

No nuisance shall be allowed upon the Condominium Property or within a Unit, nor any use or practice that is a source of annoyance to the residents or which interferes with the
peaceful possession and proper use of the property by its residents. All parts of the condominium Property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist. No Unit Owner shall permit any use of his Unit or make use of the Common element that will increase the cost of insurance upon the Condominium Property.

Rule 12.3.a Noise

—All noise, including without limitation, talking singing, television, radio, record player, tape recorder or musical instrument, shall be kept at such volume level that the noise is not audible outside of the boundaries of the Unit in which it originates.

Rule 12.3.b Fireworks Prohibited

Fireworks may not be discharged on the condominium property at any time.

Rule 12.3.c Maintenance and Repairs

Maintenance and repairs to Units should be performed between the hours of 8 AM and 5 PM except in emergencies.

12.4 Lawful Use

No immoral, improper, offensive or unlawful use shall be made of the Condominium Property or a Unit, and all applicable laws, zoning ordinances and regulation of all governmental bodies have jurisdiction shall be observed.

Rule 12.4.a DAMAGE TO COMMON ELEMENTS AND ASSOCIATION PROPERTY—Damage to Common Elements and Association Property

Unit Owners shall be responsible for, and shall bear any expense, incurred due to any damage to the Common Elements and Association Property caused by Unit Owners, his family, guests, lessees and/or invitees, including damage caused by moving to or removing from their Unit household furnishings or other objects, or caused by any other deliveries to or from Units. There shall be no marking, marring, damaging, destroying, or defacing of any part of the Condominium Property by their invitees.

Rule 12.4.b OBSTRUCTIONS—Obstructions

—There shall be no obstruction or cluttering of the Condominium Property, including, without limitation, sidewalks, driveways, automobile parking spaces, lawns, entrances, stairways, decks, balconies or vestibules, or other Common Elements or areas.

DESTRUCTION OF PROPERTY—There shall be no marking, marring, damaging, destroying, or defacing of any part of the Condominium Property. Unit Owners shall be held responsible for, and shall bear any expense of such damage caused by the Unit Owner, his family, guests, lessees and/or invitees.

Rule 12.4.c Authorized Personnel—AUTHORIZED PERSONNEL—
Only Authorized personnel are permitted to enter upon, roofs, equipment rooms or power rooms.

**Rule 12.4.d**

Recreational use of the lake (i.e., swimming, fishing, boating, etc.) by residents, guests or invitees, is prohibited.

**12.5 Leasing of Units**

Entire units may be rented provided the occupancy is only by the lessee, his family and guests. No rooms may be rented and no transient tenants (tenants less than one month) shall be accommodated in any unit. The lessee of any unit shall not release or discharge the owner from compliance with any of his obligations and duties as a unit owner.

No lease shall be for a period of less than (7) seven calendar months. Any such lease shall be in writing and provide that all the provisions of this declaration, Declaration, and bylaws, Bylaws, and the Rules and Regulations of the Association pertaining to use and occupancy shall be applicable and enforceable against any person occupying a Unit to the same extent as against a Unit Owner, and a covenant shall exist upon the part of each such tenant and occupant to abide by the Rules and Regulations of the Association, the terms and provisions of the declaration, Declaration of Condominium and bylaws, Bylaws, and designating the
Association as the Unit Owner’s agent for the purpose of and with the authority to terminate any such lease agreement in the event of violations by the tenant of such covenants, which covenant shall be an essential element of any such lease or tenancy agreement. The Management Company must be notified of any lease agreement.

Rule 12.5.a

The Lease/Sale Application shall be filed with the Association 10 days prior to unit occupancy by the tenant(s). All unit owners leasing units must provide a current copy of the lease agreement prior to occupancy. The property manager will review the lease for compliance with the terms of Section 12.5 and reject any lease that does not comply.

Rule 12.5.b

It is the obligation of each tenant and unit owner to strictly adhere to the Point Meadows Place Declaration of Condominium and Rules and Regulations of the Association at all times. The Association may hold the unit owner responsible for any violation committed by a tenant or guest of his unit.

Rule 12.5.c

When a unit is leased, a tenant shall have all use rights in the association property and those common elements otherwise readily available for use generally by unit owners, and the unit owner shall not have such rights except as a guest. (authority: F.S. 718.106(4))

12.6 Signs

No sign shall be displayed from a unit or from the Condominium Property except those signs as shall have advance written approval by the Association except that the developer shall be entitled to install such marketing signs as are necessary and convenient during the period of time the developer is marketing the units.

SIGNS – Rule 12.6.a Signs

-No sign, nameplate, signal, advertisement or illumination shall be inscribed or exposed on or at any window, door, balcony or terrace without the express prior written consent of the Board of Directors.

Rule 12.6.b

No signs, posters or billboards of any kind shall be erected or displayed to public view from any portion of any building, lot, automobile, pole, tree or personal property.

12.7 Prohibited Vehicles

No commercial trucks or vans or other commercial vehicles shall be parked in any parking space except with the written consent of the Board of Directors of the Association, except
such temporary parking spaces provided for such purpose as may be necessary to
effectuate deliveries to the condominium, the Association, unit owners, or residents. It is
acknowledged that there are pick-up trucks and vans that are not used for
commercial purposes, but are family vehicles. It is not intended that such
noncommercial, family vehicles be prohibited. A commercial vehicle is one with lettering
or display on it, has equipment affixed to it, or is used in trade or business. **Commercial
vehicles that are used, as a personal vehicle, must have a covering over the business
logo and lettering of suitable size and color.**

No trailers, campers, motor homes, or recreational vehicles, utility trailers, boats or boat
tailers may be parked on the condominium property.

Motorcycles may be parked on the condominium property **ONLY** with the written
consent of the Board of Directors of the Association. **Consent must be obtained prior to
bringing a motorcycle onto Condominium Property.**

No person shall conduct major repairs (except in an emergency) or major restorations of
any motor vehicle, boat, trailer or other motor vehicle upon any portion of the
condominium property. All vehicles will be subject to height, width and length restrictions
and other rules and regulations now or hereafter adopted. **No street parking is permitted at
any time, and the Association reserves the right to tow vehicles, at the owner’s expense, for any
vehicle parked in the street or otherwise in violation of this section.**
Rule 12.7.a

The maximum measurements for vehicles parked on the property of Point Meadows Place Condominium Association will be: Length 250 inches, width 80 inches. Except local delivery or approved vendors.

No street parking is permitted at any time, and the Association reserves the right to tow vehicles, at the owner’s expense, for any vehicle parked in the street or otherwise in violation of this section.

Rule 12.7.b

Vehicles will be towed only at the authorization of the property manager or authorized representative. The charges are (subject to change) as follows: $98.07 for hook-up, $2.81 per mile loaded, and storage after six (6) hours on property starts at $21.01 per day.

The tow company will send a certified letter to the vehicle owner after 4 to 5 days storage. If the registered owner of the vehicle arrives at the scene prior to removal or towing, the vehicle will be disconnected, and the owner will be allowed to remove the vehicle upon payment of one half the posted rate. (Per Florida statute 715.07 and city of Jacksonville code 804.1301)

Rule 12.7.c Parking

No vehicles shall be parked so as to impede ingress to or egress from other parking spaces, drives, roads, or building entryways. No boats, trailers, campers, trucks or oversized vehicles may be parked or stored on the condominium property, except as specifically designated by the Association. All automobiles shall be parked only in the parking spaces designated for parking by Developer or the Association.

Rule 12.7.d Vehicle Repairs

Except in the event of emergency, no vehicle maintenance or repairs shall be performed on the Condominium Property. Any such maintenance or repairs must be completed before nightfall.

Rule 12.7.e

No vehicles in a state of disrepair or unable to be operated upon a highway may be stored or repaired on the Condominium property.

Rule 12.7.f

Speed of vehicles within the Condominium property is limited to twelve (12) miles per hour. Skidding of wheels on starts, stops or turns is prohibited. Speeding violations will be subject to a minimum of $100.00 fine.

Rule 12.7.g

All vehicles on PMP property shall display a valid registration plate and valid registration sticker for said vehicles. Any vehicle NOT displaying a registration plate or a vehicle...
displaying a registration plate with a sticker that has expired shall be subject to removal as follows:

(1) Vehicles displaying a valid PMP parking decal may be towed 31 days after the expiration date of the state registration.

(2) Vehicles without a valid PMP parking decal may be towed at any time.

(As Amended with Board approval Feb. 20 2013) All vehicles on PMP property shall display a valid registration plate and valid registration sticker for said vehicles. Any vehicle NOT displaying a registration plate, or a vehicle displaying a registration plate with a sticker that has expired for more than 31 days, shall be subject to removal 5 days after notice is given.

Speeding violations will be subject to a minimum of $100.00 fine

12.8 Children

Children are allowed to reside in the Units, provided that an adult must supervise any children on the Condominium Property.

Rule 12.8.a

Children shall not play on or about the Common Elements of the Condominium except under reasonable supervision of a responsible adult.

12.9 Alteration of Exterior Appearance

No reflective film or other type of window treatment shall be placed or installed on the inside or the outside of any Unit without the prior written approval of the Board of
Directors. All such window treatment, if approved, shall have an exterior appearance of white or off white. Reflective and/or paper materials are prohibited. The Board of Directors must first approve any alterations, decorations, repairs or replacements, which have an effect on the exterior appearance. The restriction set forth in this section shall not be construed to limit the rights of Unit Owners to display an American flag in accordance with Section 12.17.

**Rule 12.9.a**

All window dressings must present, on the outside, a neat, uniform appearance and cannot be in a state of disrepair.

**Rule 12.9.b**

Hurricane Shutters meeting the specifications of the Board of Directors may be installed with prior approval of the Board.

A resident may not alter any portion of a living unit which in any way affects the common area of the Association Property without the express written consent of the Board of Directors. The Association’s Property Management Office should be contacted if there are any questions in this matter.

**Architectural Control**

All requests to build, construct, alter, change, or redesign the interior or the common area, the existing structure or the addition of a peripheral structure (e.g. screen doors, awnings,) shall not be permitted without the Board of Directors prior written approval.

The Board of Directors may impose reasonable rules and regulations as a condition precedent to the construction including, but not limited to, providing the Association drawings, details, and design drawings. The Association may also inspect the property and require the project to be completed within a set time frame. The cost of this inspection, at the discretion of the Board of Directors, may be borne by the individual Condo Owner.

The Condo Owner will be responsible for all damage caused by the construction to the common area. Nothing in this section will allow a Condo Owner to alter a structure without the necessary governmental permits.

If the Architectural Committee finds that the construction, reconstruction, alteration, or refinishing was not done in compliance with the approved plans, it shall notify the owner within 30 days of its inspection, in writing, of the non-compliance and specifying the particulars of non-compliance, and shall require the owner to remedy such non-compliance. Failure to follow the provisions set forth in this section may result in the imposition of fines, special assessments against the violator, or legal action to enforce compliance.

**12.10 Use of Property**
No articles shall be hung or shaken from the doors, windows, lanais, or balconies. No articles shall be placed upon the outside windows sills or outside of balcony railings of the units. Lanais and balconies are not be used for storage. The Association, prior to installation, must approve any kickplates added to patio screen doors. Any kickplates added to patio screen doors must be approved by the Association prior to installation.
Rule 12.10.a Balconies, Lanai Areas, Windows, Terraces, And Doors

(1) Nothing shall be dropped, thrown, swept, or otherwise expelled from any window, door balcony, or terrace. No plants, pots, receptacles or other decorative articles shall be kept, placed, hung or maintained on any ledge, balcony or terrace. No gas or charcoal grills, burners, broilers, fryers and/or other open flame devices may be used or maintained within the Units or on balconies, lanai areas, patios or in any of the Common Elements.

(2) All loose or movable objects shall be removed from balconies or terraces upon notice of an approaching hurricane or other inclement weather characterized by conditions of high wind.

(3) Balconies, windows, terraces, and doors shall not be altered from the condition in which originally constructed, including without limitation alteration by painting, screening, or installation of reflective materials, unless pursuant to the Declaration of Condominium, Articles of Incorporation and Bylaws of the Association.

(4) Any Unit Owner may display one portable, removable United States flag in a respectful manner.

(5) Lanais should present a clean, uncluttered, attractive appearance and may not be used as a catch all or ongoing storage facility for cleaning supplies, packing cartons, unused furniture, large appliances, tools, paint and hardware, auto parts/supplies, rolled up carpets/carpet remnants, wood/building supplies, trash and/or trash receptacles, or any combustible materials. Nothing shall be swept, or otherwise expelled, including liquids from any window or lanai.

(6) Bamboo type shades are permitted on lanais in either brown or beige coloring.

Laundry (7) No laundry, clothing or other material shall be hung or displayed on the balcony or porch of any Unit or within a Unit in a manner which is visible from the outside.

12.11 Grills and Broilers etc.

Gas or charcoal grills, burners, broilers, fryers and/or other open flame devices, including electric grills are not permitted to be used within the Units or on balconies, lanai areas, or patios.

Rule 12.11.a – No hibachi, grill, or other similar devices used for cooking, heating, or any other purposes can be used anywhere on the Condominium Property, and no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony. (authority: F.S. 633.202 adopting the 2014 Florida Fire Prevention Code, Section 10.11.6 of the Fifth Edition, effective on December 31, 2014. See http://www.floridacondohoalawblog.com/2016/02/10/grilling-on-the-balcony-what-is-permissible-in-florida-condominiums/)

12.12 Storage
All storage must be kept inside the Unit. Fire regulations prohibit the storage of gasoline, paint, or any combustible items, that may present a fire hazard.

**Rule 12.12.a**
Common Elements cannot be used for storage purposes, other than designated community maintenance storage areas.

### 12.13 Pets

Unit Owners are granted a license to maintain not more than a total of two (2) pets, which must be either dogs or cats. The Board of Directors of the Association may revoke this license and no pet will be permitted on the Condominium Property, which creates a nuisance. All permitted pets must be leashed when they are on any portion of the Condominium Property (except the Unit Owner’s Unit) or Association Property. All animal waste must be properly disposed of by the Unit Owner. The Unit Owner must properly dispose of all animal waste (in the pet waste stations located at 4 points on the property.) Further, pets such as birds or fish, which are kept wholly...
within the Unit, may be maintained, provided that if any such pets become a nuisance, the Board of Directors shall have the right, but not the obligation to require their removal. The Board of Directors is authorized from time to time to make such rules restricting or permitting pets on the Condominium Property, including, without limitation, the size and weight of such pets. Neither the Board, Developer, nor the Association shall be liable for any personal injury, death or property damage resulting from the violation of the foregoing in the rules and regulations governing pets and any unit owner maintaining a pet on the Condominium Property or Association Property shall indemnify from any loss, claim or damage arising from or in connection with the maintenance of a pet on the condominium property.

Rule 12.13.a Pets, Tenants And Guests
No Renters of Units are allowed to keep pets. No Guest or invitee may bring any animal upon the Condominium Property.

The following Pet Restrictions shall apply to all owners residing in Point Meadows Place:

Rule 12.13.b Pet Registration, Size, Weight and Vaccination

(1) Breeds or any mix of the following shall be prohibited on the property. - Pit Bull (American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier), Rottweiler, Doberman Pinscher, Chow Chows, German Shepherd, Wolf Hybrid, and Malamutes.
(2) Pets weighing more than 40 pounds at maturity shall also be prohibited on property.
(3) All pets that exceed the maximum weight or are one of the restricted breeds and are currently living with owners on May 1, 2016, shall be grandfathered. Owners will not be allowed to replace the pets listed in the above listed categories. New owners will be granted an exemption on the weight restriction until November 1, 2016.

No Renters of Units are allowed pets. No Guest or invitee may bring any animal upon the Condominium Property.

(4) Prior to occupancy of any Unit a “Pet Registry” form must be completed and filed with the Property Manager. (Available from the Property Manager).
(5) The Property Manager is permitted to confirm the weight of the pet and the fact of the rabies vaccination for any animal found on the property.
(6) Submission of false or fraudulent pet documentation to circumvent the Association pet rules is a violation.

Rule 12.13.c Pet Safety

The Association may require the Unit Owner to remove from the property of any animal that poses a threat to the safety of any person or animal on the property. A pet poses a threat if it injures a person or an animal, or if it behaves in a manner that causes another person to feel threatened for the safety and security of their person or their pet, including...
but not limited to: lunging at another person or animal; jumping upon another person or animal; barking or snarling in a manner that causes alarm, discomfort, or fear; injuring or harassing wildlife.

Rule 12.13.d Pet Property Damage

The Association may require the Unit Owner to remove from the property any pet that has caused damage to Condominium property or the property of another resident.

(Amended with Board approval April 21, 2016)

12.14 Refuse

All refuse shall be disposed of with care and in containers intended for such purpose. All trash must be contained in plastic trash bags and secured and placed in trash containers. Trash bags are to be placed in the proper location for pick-up on designated pick up days.

Refuse - All refuse, waste, bottles, cans, newspapers, magazines and garbage shall be deposited in covered sanitary containers provided therefor for each building.

Rule 12.14.a Refuse

(1) All refuse, waste, bottles, cans, newspapers, magazines and garbage in secure, sealed, plastic bags shall be deposited in the trash compactor behind Building #8.

(2) Placing garbage or trash in the common areas or limited common areas is a violation.

Rule 12.14.b Trash Compactor Rules

(1) Breakdown ALL cardboard boxes. Put them in the compactor. DO NOT leave garbage in boxes behind the compactor.
DO NOT leave bags of garbage on the ramp when the compactor is being emptied.

DO NOT leave furniture, appliances, TVs etc. Call Good Will or the Salvation Army for pick up. Each item left costs PMP $15 per item (subject to change) to be removed by trash collectors.

Illegal dumping is a violation of Jacksonville City Ordinances and PMP’s Rules and Regulations. You could be fined from $100-$1000.

12.15 Satellite Dishes and Antennae
Satellite Dishes, Antennae or similar equipment for the reception of television signals, if located within the Unit’s patio or balcony, must be approved by the Association in advance of installation, as to the location and screening of the device.

12.16 Exterior Lighting
Unit Owners shall be responsible for maintaining, replacing and repairing all exterior lighting attached to the Unit, including without limitation, replacing light bulbs located on the Front entrance and back entrance of each Unit.

Rule 12.16.a
This service is currently provided by Point Meadows Place Buildings and Grounds personnel.

12.17 Flags
Any Unit Owner may display one portable, removable United States flag in a respectful manner.

Rule 12.17.a
An owner may also display a service flag of the Army, Navy, Air Force, Marine Corps or Coast Guard on armed Services Day, Memorial Day, Flag Day, Independence Day, and Veterans’ Day. The service flag may not exceed four and one-half (4 1/2) feet by six and one-half (6 1/2) feet in size. (§718.113 (4), F.S.).

12.18 Rules and Regulations
Reasonable regulations and rules concerning the use of the Condominium Property may be promulgated, modified or amended from time to time by the Board of Directors of the Association. The Association thereto shall furnish copies of such rules and regulations and amendments to all Unit Owners and residents upon request. The Association shall have the right to enforce all restrictions set forth in this article and in the Declaration in any manner it deems necessary, including without limitation injunctions, suit for damages, or fines.

Rule 12.18.a Enforcement ENFORCEMENT
All violations of these rules and regulations shall be reported immediately to a member of the Board, an Association officer and/or the management agent. The Board’s determination shall be dispositive in the event of any disagreements concerning violations, including without limitation, disagreements regarding the proper interpretation and effect of these rules. In the event that any person, firm, or entity subject to these rules
and regulations, fails to abide by them, as they are interpreted by the Board, such person, firm, or entity shall be liable to be fined by the Association for each such failure to comply or other violation of these rules and regulations in accordance with the authority and procedure set forth Section 9 of the Bylaws of Point Meadows Place and Florida Statutes 718.303. Such fine, which shall not exceed $100 (or the maximum amount permitted under the Condominium Act) for each violation (provided however, a fine may be levied on the basis of each day of a continuing violation, for a total amount not to exceed $1,000.00 or the maximum set forth in the Condominium Act) shall be collected by the Association and shall become a part of the Common Surplus of the Condominium, all as more fully set forth in the Bylaws. If the Board deems it necessary, it may bring action at law or in equity in the name of the Association to enforce these rules and regulations, including any provision herein for fines. In the event any such action is instituted, and reduced to judgment in favor of the Association, the Association shall, in addition, be entitled to recover its costs and attorneys’ fees incurred in enforcing these rules and regulations.

12.20 Smoking Prohibited

Rule 12.20 Smoking Prohibited (Amended with Board approval March 17, 2015)

Smoking shall be prohibited on or within all Common Elements and Limited Common Elements as defined by the Declaration of Condominium of Point Meadows Place, A Condominium.

(a) Without limiting the generality of the foregoing, this prohibition applies to all Common Elements and Limited Common Elements of the Condominium Property, whether indoors or outdoors, including, without limitation, patios, balconies, decks, lanais, garages, private roads, lobbies, hallways, walkways, recreational facilities, clubhouse, swimming pool, pool deck, bike paths, gardens, parking lot, mail center, carports, pedestrian access areas, and landscaped areas.

(b) Smoking is defined to include the carrying, burning, inhaling or otherwise handling or controlling of any lighted, smoldering or electronic product containing tobacco, including, but not limited to, cigarettes, cigars, pipes, and electronic cigarettes and devices.

(c) Tobacco smoking in violation of this rule shall constitute a nuisance pursuant to the terms and provisions of the Declaration of Condominium of Point Meadows Place, A Condominium.

(d) No Unit Owner shall smoke, or permit smoking by any occupant, agent, tenant, invitee, guest, friend, or family member within the Common Elements and Limited Common Elements.

(e) Each Unit Owner is responsible for his or her compliance with this prohibition and for compliance by the Unit Owner’s occupants, agents, tenants, invitees, guests, friends and family members.

(f) In the event a Unit Owner, occupant, agent, tenant, invitee, guest, friend or family member violates this prohibition on smoking, the Board of Directors has the right to exercise one or more of the remedies available to it under the Declaration of Condominium of Point Meadows Place, A Condominium, these Rules and Regulations or under Florida law.

From time to time, the Association’s Board of Directors has received complaints from Unit Owners and other residents who have encountered secondhand tobacco smoke while using the Common Elements and Limited Common Elements within the Association. Tobacco smoke, including secondhand tobacco smoke contains no...
less than 60 human carcinogens and is itself classified as a “Class A” carcinogen by
the United States Environmental Protection Agency. Exposure to secondhand smoke
substantially increases the risk in non-smokers of lung cancer, cardiovascular
disease and other acute and chronic health conditions. In addition, the Board of
Directors believes that the large majority of residents in the community find the
smell of tobacco smoke objectionable. The Board of Directors enacts this rule and
regulation for the purposes of protecting and preserving the quality of the air
shared throughout the Association by prohibiting cigarette, cigar,
pipe, smokeless tobacco, electronic cigarettes, tobacco or any other smoking within the Common Elements and Limited Common Elements.

(Amended with Board approval March 17, 2015)

FINES AND FORECLOSURE

9.1 Power to Levy Fines. The Board of Directors of the Association shall have the power and authority to levy and assess fines in accordance with the Declaration of Condominium, Articles of Incorporation, Bylaws and Rules and Regulations periodically created from time to time by the Board of Directors and/or the Association for the operation and management of the Condominium property.

9.2 Procedures. In the event a fine is to be levied, the following procedure shall be followed:

(a) The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing before a committee of other Unit Owners after reasonable notice of not less than fourteen (14) days, and said notice shall include:

(1) A statement of the date, time and place of the hearing;

(2) A Statement of the provisions of the Declaration, Association Bylaws, or Association Rules;

(3) A short and plain statement of the matters asserted by the Association;

(b) The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge and respond to any material considered by the Association;

(c) The hearing shall be conducted before a committee of other Unit Owners. If the committee does not agree with the fine, the fine may not be levied;

(d) The fine may not become a lien against the Unit. The amount of the fine must be in compliance with Section 718.303(3), Florida Statutes.
POINT MEADOWS

CLUBHOUSE RESERVATION AGREEMENT

Undersigned Owner/Applicant hereby reserves the Community Room/Clubhouse area from:

(AM/PM) to _______ (AM/PM) on_________________ (date).

1. _____There will be a $150.00 deposit required to use the room that will be refunded if the facilities are left in clean condition, including all trash removed. If the facility is not found in its original condition, the deposit will be forfeited and any additional charges shall be immediately due and payable to restore the area to the original condition.

2. _____The homeowner must reserve the room at least 10 days in advance but no more than 90 days in advance.

3. _____Parties are limited to 30 people.

4. _____Reservations will be allowed for a maximum of a 4-hour period and only one reservation per day will be taken. No back-to-back reservations will be allowed for the same party.

5. _____Homeowner must be in attendance at all times during the function. All gatherings must conclude and clean up completed (room restored to its original condition) by 10:00 PM.

6. _____Homeowner must restrict any loud music and guests must be controlled at all times so that they do not infringe on the peace and comfort of other residents.

7. _____The homeowner is responsible in their entirety for all damage caused by guests, and will be totally responsible for any and all missing items. All furniture must stay in the Community Room at all times.

8. _____Owners will advise guests that they must park in the designated spots for guests.

9. _____Homeowners may reserve the Community Room/Clubhouse only once in a 30 day period and no more than 4 times per calendar year.

10. _____The pool, the deck area and the fitness room are not to be used during the clubhouse private reservation.

11. _____There shall be no affixing of decorations on the walls of the Clubhouse, i.e., no tape, nails or staples etc.

12. _____Failure to comply with all terms of this agreement will result in the forfeit of your entire deposit.

The undersigned has received a copy of the Terms and Conditions. The undersigned has inspected the facility and assumes total liability and responsibility for any and all damages that might occur during the time of use of these facilities. If any damages occur, the undersigned shall pay for same within three (3) days of receipt of estimate to repair and/or replace the damaged areas or items.

Witness __________________________ Owner/Applicant Signature _______________________

Date __________________________ Unit Number _______________________

Phone Number _______________________

DAMAGES & CHECK NUMBERS: 

Check returned on: __________________________
POOL RULES

A. No lifeguard on Duty. All persons who use the pool do so at their own risk.
B. Posted pool rules are to be observed at all times, as well as these additional rules and regulations.
C. Pool will be open from Dawn to Dusk.
D. Pool furniture is for the convenience of everyone and may not be reserved by placing towels or personal belongings on the furniture.
E. Removal of poolside furniture from the pool area is prohibited.
F. Pool access gates must be closed at all times.
G. Animals are not permitted in the pool area.
H. “Horseplay” or disturbing the peace is not permitted in the pool area, i.e., ball playing, Frisbee throwing or other similar activities.
I. Nudity is not permitted in the pool area.
J. Diving is not permitted.
K. Running on the pool deck is not permitted.
L. No glass or breakable items or other harmful or dangerous objects are permitted in the pool area.
M. Loud playing of radios or stereo equipment at the pool area is not permitted.
N. Bicycles, tricycles, skateboards or other similar items are not permitted in the pool area.
O. Floating devices such as air mattresses must be under control and not interfere with the use of the pool by others.
P. Personal items (floats, umbrellas, towels, etc) are not to leave unattended in the pool area for and extended period of time.
Q. Proper swim attire must be worn at all times.
R. Children under the age of 18 must be accompanied by a responsible adult over the age of 18.
S. Infants, diaper age children are not permitted in the pool or pool area without swim type diapers.
Pool Rules Continued

T. Food and drink is not permitted in the pool. Drinks on the pool deck must be in plastic containers. Food must remain and be consumed in the covered patio area. Please leave the pool/patio area clean and dispose of trash in the proper containers.

U. The pool may not be reserved for private parties.

V. Showers are required before entering the pool, no tanning oil allowed in the pool.

W. Limit of four guests per unit will be allowed at the pool.

X. All residents must provide proper identification to enter the pool.

Y. A unit owner “of record” must accompany all guests at all times.

Z. No public intoxication will be tolerated.

“Pool” and “Decking” encompasses pool and surrounding uncovered area. The capacity for the area is 45 people. The patio area encompasses the covered area adjacent to the pool.

Food and Beverages are allowed in the patio area.
Fitness Room Rules

A. Hours of operation are to be 5:30 a.m. to 11:30 p.m.
B. No one under 18 years of age is permitted in the Fitness Room.
C. Proper attire shall consist of shorts, shirt and sneakers. Swimwear and bare feet are not allowed.
D. Fitness equipment is for the use of residents only. Guests are not permitted in the Fitness Center.
E. All residents work out at their own risk. It is recommended that you consult a doctor or trainer to learn the usage and benefits of training and the potential risks of such training.
F. Please be respectful of others. Allow others adequate time to use machines, especially cardiovascular equipment. There is a 30-minute time limit on all cardiovascular machines. If no one is waiting you may continue.
G. Please wipe down machines after use.