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# **Rules and regulations**

**Dolphin Pointe of Dunedin  
Condominium Association Inc.**

## **Abstract Rules and Regulations TO BE READ BY ALL RENTERS**

**Adopted by the Board of Directors**

## **INTRODUCTION:**

This document highlights sections of the governing documents of the Association that renters need to know in order to live in compliance with the rules their landlords are bound to enforce. This Abstract should not be considered a complete representation of all the regulations and restrictions.

The following are taken from the Declaration of Condominium (DOC), Articles of Incorporation (AOI), and the Bylaws of the Dolphin Pointe of Dunedin (BL) as approved and amended by the owners, as well as board adopted rules and regulations (BARR). Any questions you have about the unit you are renting should be directed to the owner. The Association has no responsibility for your rental arrangements.

Dolphin Pointe of Dunedin is a private, single family residential community and not a vacation resort. We require that renters not exceed the occupancy limits for their rental unit and not invite overnight guests so as to exceed 3 total individuals in one bedroom units or 5 total individuals in two bedroom units. These numbers include the approved renter(s).

## **YOUR UNIT**

**Unit Rental:** No unit may be leased or rented for a period of less than thirty (30) days. Each renter must be approved for occupancy, in writing, by the Board of Directors before occupancy can occur and must conform to the Articles of Incorporation, the Declaration of Condominium, Bylaws and all rules and regulations. (Article 17, sec. 14 of DOC)

**Occupancy Limits:** The maximum number of permanent occupants for a one bedroom unit will be three (3) persons and the maximum for a two bedroom unit will be five (5) persons. Renters may not have overnight guest(s) which result in exceeding the occupancy limitations, and such guest(s) are subject to a fourteen day limit. Beyond 14 days requires the person(s) be placed on the lease and be subject to Board approval. (Article XVII, sec. 18 of DOC)

**Maintenance Needs:** Please report all emergency situations (such as broken water lines and plugged sewers) to the Maintenance Manager and Office Manager immediately. The phone numbers are displayed on the office door. Requests for any maintenance work should be directed to the owner of the unit. Our Maintenance Superintendent is not responsible for any work inside a unit and does not perform personal services for owners or residents. (BARR)

**Pets:** No pets are permitted in any unit or anywhere on the premises of Dolphin Pointe of Dunedin without required documentation as detailed in Article XVII, Section 4, DOC.

**Plumbing:** Do not use toilet "in tank" bowl cleaners which contain hydrochloride. It damages components. Individual unit toilets and all faucets must be checked semiannually to eliminate "drip" leaks, which increase water costs. The Board reserves the right to inspect any unit when the unit owner appears to have failed to perform this task. Only toilet tissue should be flushed. Facial tissue, tampons, sanitary napkins and hairballs should not be put in the toilet. (BARR)



**Trash Disposal:** All trash is to be put into plastic bags and tied. Untied bags spill open ... sometimes outside the dumpster. Cigarette butts should be placed in the sand urns in the entry and by the elevators. Please use the urns for butts only. Do not use the planters for ashtrays. (BARR)

**Garbage Disposal - Sink - Dishwashers:** Place only small amounts of waste in the disposal. Do not pack. Turn on cold water to a rapid flow. Then start the disposal. When waste is ground, stop the disposal and continue to run the water for a few seconds. Do not put bones, fibrous materials such as celery, corn husks, onion skins, etc., into the disposal. Never run hot water while grinding. Make sure disposal is free of waste before running the dishwasher. Never put grease or fat in the sink or disposal. (BARR)

**Air Conditioner:** if the air conditioner does not **turn** on, check the circuit breaker first. Filters should be changed regularly. Keeping doors and windows closed will provide the most efficient operation. (BARR)

**Pest Control:** This service is provided to all units on the last Friday of each month. Odd numbered units are serviced on odd numbered months and even numbered units are serviced on even numbered months. Extra service for pest issues can be arranged through the office. They usually begin at 9:00 am and are done by 10:00am.

**Noise Control:** All radio, stereo and television volumes must be tuned so as to be audible only in your unit. (Article 17, sec. 10 of DOC & BARR)

**Patios (Balconies):** Only outdoor type furniture and live or artificial plants may be kept on patios. **No storage of any kind including grills is allowed. No barbecuing is allowed.** (BARR). Clotheslines, bedding, clothing, towels, etc. may not be hung on balconies, patios, or in any way be visible from the exterior of the building. (Article 17, sec. 8 of DOC)

**Patio Doors / Windows:** All unit windows/doors must be closed when the unit resident leaves the premises to prevent rain from entering the building. (BARR)

## **PARKING AND VEHICLES**

Each unit has one designated parking space for parking a personal vehicle. Spaces for second vehicles are severely limited and the Association is not responsible for providing a second space nor will it guarantee availability of more than one to any renter. Second vehicles must use the general area in the middle of the main lot. Guest parking is for the use of visitors and those vehicles must be registered each time a space is used. All vehicles of renters must be registered with the Association. Parking is limited to automobiles, vans, sport utility vehicles, and pick-up trucks up to one ton carrying capacity, provided that all such vehicles must be able to fit into the space without obstructing other vehicles. No other vehicles, including, but not limited to, motorcycles, boats, trailers, campers, and recreation vehicles, shall be parked on the condominium property. (Article 16 and Article 17, sec.15 of DOC)

**Commercial Vehicles:** Renters are not to park commercial vehicles anywhere on condominium property. These are defined as any vehicle containing signs, and vehicles that have been modified for commercial use or which contain commercial equipment on the exterior of the vehicle. No commercial vehicle or sales/rental agent may park in the designated guest parking spaces at any

time. Failure to comply may result in the vehicle being towed at the owner's expense (Article 17, sec. 15 of DOC)

**Registration of Vehicles:** All guests, service personnel, sales and/or commercial agents must register in the lobby in the register book provided. Time and date of arrival along with vehicle license and unit visited must also be recorded. There are no exceptions, and violators will be subject to towing at their expense. (BARR).

**Loading and Unloading Vehicles:** The areas on the east and west sides of the parking lot nearest the elevators are to be used for short periods for unit owners to load and unload vehicles. Engines must be turned off during this period. Commercial vehicles are to use these areas and should not be parked longer than 15 minutes without prior approval from the Association. (BARR)

**Vehicle Washing and Repairs:** There is a car washing area at the west end of the parking lot. The Board may restrict car washing as reasons arise. Car wash hours are from 8:00am. to sunset. Please do not wash cars before and after these hours. Car repairs are not permitted except for emergencies such as flat tires, etc. (BARR)

#### **THE POOL:**

Always be considerate to others who are enjoying the pool area as an area of relaxation. Remember, all owners own the pool jointly and they all have equal access to the pool. Please leave the pool area as you found it and replace your chairs to the designated space. The following rules are to be followed when using the pool: (BARR)

1. **Regular swim wear only - no cutoffs. No nudity is allowed at the pool.**
2. Pool capacity is ten (10) persons at one time.
3. Children under the age of three (3) must wear approved swimming diapers. Others under 16 must be accompanied by an adult member of the family.
4. No running, excessive noise or horseplay is permitted.
5. Floats are permitted when not a hindrance to others.
6. **No glass, beverages in plastic containers or cans only.**
7. **No food (including snacks, candy, gum, ice cream, etc.) are allowed.**
8. Cans, tissue, etc. should be placed in the trash container.
9. **No oils or lotions of any kind may be used if you are going into the pool.**
10. **Chairs and tables may not be reserved**

#### **THE LAUNDRY ROOM:**

Hours are from 8:00 am to 9:00 pm daily. Please do not start a wash after 7:30 pm. Use quarters only in the machines. Canadian coins will be rejected. Lint traps are in the bottom of the door openings of the dryers. Please clean them after every load. A clogged screen greatly reduces the drying efficiency. All laundry should be removed upon completion of the cycle. This is a no smoking area.



**RECREATION ROOM:**

This room is a no smoking area. Hours are 8:00 am to 9:00 pm daily. This room is available for the use of all residents/guests only. Children under 16 years old must be accompanied by an adult. No wet bathing suits are allowed in the rec. room. The room may not be used for private (non DPofD events) functions without approval of the Board of Directors. If approved there is a \$25 non-refundable reservation fee. A \$50 refundable damage deposit is also required. (BARR)

**AROUND THE GROUNDS**

Please do not feed birds on the property. Doing so encourages them to congregate around the property and thereby becoming a nuisance and leaving droppings around the property. (BARR)

**Gazebo / Picnic Area:** The gazebo area, barbecue grill and picnic table must be cleaned after use. The gazebo is not to be used as a storage area for personal items, such as fishing gear, buckets, chairs, etc. The fish cleaning area must be kept clean. (BARR)

**Fishing Dock Area:** Children under 16 must be accompanied by an adult. Net casting and net fishing are prohibited on the dock. Boats may load and unload at the dock but may not tie up at the dock. (BARR)

**Walkways:** For obvious safety reasons, walkways must be kept unobstructed. No carts, plants, chairs, or bicycles or items of any kind should be placed on walkways. (Article 17, sec. 7 of DOC & BARR)

**Bike storage:** Bike racks are provided under the east and west stairways. Please mark your bikes with your unit number so we know it belongs here. From time to time, the rack will be checked for this. Bikes not marked are subject to removal and may be sold or donated. It is recommended that bikes be stored in your unit if you are going to be away. (BARR)

**Mail Service:** Please have unit numbers included on all mail sent to your unit. The Postal Service may not deliver mail without those unit numbers. Outgoing mail can be placed in the box marked "Out Going Mail". Mail to the Board of Directors / Association Office can be placed in the box marked "Office Mail"

**Violation of Rules and Regulations**

Should an owner or renter found to be in violation of any of the Association's documents and/or Board Adopted Rules and Regulations, the Board may take the following action:

1. Direct contact will be made with the owner explaining the violation with an expected time frame for correction. This contact will be documented in writing and filed in the owners file.
2. If the violation is not corrected within the stated time frame, a second letter shall be sent and a fine levied to the Unit owner in the amount of \$100. This amount is in accordance with Florida Statute 718.303(3).

3. If the Violation is not corrected, the Board may contact the Association attorney for further direction and additional fines may be imposed.

4. If the violation is the result of actions by a renter, either seasonal OR annual, the Board reserves the right to not approve any further rental applications for that renter.

The Board of Directors maintains the right to alter the process as it deems necessary to address a particular circumstance.