



Cedar Pointe Village Eight Association, Inc
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Cedar Pointe Village 8

Guidelines for Harmonious Community Living

March 1, 2016

Supersedes All Previous Issues

Life in a condominium complex is different from any other kind of living. We jointly own the roads, sewers, grounds, pool, clubhouse and laundry rooms.

Operation of Cedar Pointe Village 8 is governed by State Law. Your elected Board of Directors is responsible not only to you but also to the State of Florida. The aim of the Board in its dual responsibility is to provide pleasant surroundings and a congenial atmosphere for all residents. To accomplish this, it is necessary for each resident and guest to abide by these guidelines.

Each guideline has either general acceptance or a legal basis. Many of these rules and regulations are excerpts taken directly from or based on articles in the Declaration of Condominium, a copy of which should be in the possession of each apartment owner.

These Rules and Regulations have been endorsed and approved by the Directors of Cedar Pointe Village 8 Association, Inc. and supercedes all previous editions of the Guidelines.

GENERAL

1. CEDAR POINTE VILLAGE 8 ASSOCIATION is an ADULT community. Children are welcome visitors, but it should be remembered that because this is an adult community, all facilities are primarily for the use of the adult residents.
2. Owners are responsible for their families, their guests, and their tenants.
3. Residents should courteously and tactfully call attention to any violation they may observe. If the violation persists, the BOARD OF DIRECTORS SHOULD BE NOTIFIED IN WRITING.
4. No one under forty (40) years of age will be permitted to reside in any of the apartments. They may visit for a period not to exceed thirty (30) days in any calendar year.
5. Owners should notify moving vans to use St. Lucie entrance due to difficult maneuvering at East Ocean entrance. Large 18 wheel moving vans are not permitted on the property.
6. Installation of ceramic tile or wood flooring in 2nd floor apartments require ¼” cork underlayment or other Board approved underlayment.
7. Units shall be occupied and used solely as a single-family residential dwelling and for no other purpose. No business or other commercial venture may be operated or managed out of any unit.
8. FOR RENT or FOR SALE signs are not allowed on vehicles, porches, balconies, railings or in windows or on any other part of the condominium property.
9. Sales of apartments and contents such as “open house”, “garage sales” or similar events are confined to Cedar Pointe residents only. The general public cannot be invited because parking space is limited.
10. No nuisances will be allowed on the condominium property. Skate boards, roller blades, hover boards and in-line skates are not allowed. The need for high volume TV or radio could be eliminated by the use of headsets.
11. No apartment owner will permit any use of his/her apartment or make any use of the common elements that will increase the cost of insurance upon the condominium property.
12. Chairs and lounges should not be left outside apartments. There shall not be any obstruction on balconies or walkways.
13. Garden hoses when not in use should be properly coiled or hung on brackets at the ends of the buildings.
14. All cartons and trash that do not fit into garbage cans should be put out the day of garbage collection. Garbage needs to be placed in 30 gallon strong plastic bags inside in-ground pails. All construction debris, appliances and furniture must be disposed of by the resident. Contact the Association office to schedule the removal and pay the fee.

GENERAL CONTINUED

15. Cooking over open fires (charcoal, butane, etc.) on balconies, porches & walkways is not allowed.
16. Gasoline, naphtha, propane or other flammable substances are not to be stored inside apartments or laundry rooms.
17. Clotheslines will not be allowed on balconies, porches, or any part of Village 8 Association property. Nothing is to be hung over railings or hedges (i.e. towels), except as per stated under Exterior Decorations Ruling.
18. Washer, dryers and hot tubs are not permitted in apartments.

II. EXTERIOR APPEARANCE OF BUILDINGS

1. Changing the exterior appearance of buildings in any way is not permitted.
2. Written requests to the Board of Directors must be made and permission obtained for the following changes: Any changes, repairs, or remodeling, that require a permit from the City also requires approval from the Board of Directors.
 - a. Installation of permanent-type enclosed porches.
 - b. Installation of entry doors and window inserts in entry doors.
 - c. Installation of hurricane shutters. (Installation of plywood paneling is prohibited.)
 - d. Installation of storm doors.
 - e. Major electrical work and plumbing must be done by Florida licensed professionals.
3. Aluminum foil or other reflecting material will not be permitted on any glass surfaces.
4. Bird feeders will not be hung on porches or in trees. Any feeding or watering of birds and animals, whether wild or domestic, is prohibited.
5. Exterior Decoration Ruling: Owners may display one hanging decoration on the exterior wall of the unit. These hangings should not project out more than 4 inches. No flags will be flown at any time other than the American Flag.* Christmas/New Year decorations may be displayed from the first week in December through the first week in January. **(See Minutes 4/20/17)*
6. The Board of Directors reserves the right to request immediate removal, or to have removed, any items hung, displayed or placed on the exterior buildings and doors which are worn, damaged, not appropriate or does not meet the appearance standards of the Association.

III. THE CLUB HOUSE

1. The clubhouse is for the use of residents and guests. Children may attend functions when accompanied by an adult.

III. THE CLUB HOUSE CON'T

2. Individual owners may have private use of the clubhouse subject to the following procedures:
 - (a) Requests must be made in writing to the Board of Directors five days in advance. The letter must state the date desired, the type of gathering, and the approximate number of guests.
 - (b) Notice of the reservation must be posted in the clubhouse three days prior to the reserved date and a note must be placed on the entrances on day of party.
3. An owner who reserves the clubhouse will be held responsible for damages to either it or its contents and must leave the clubhouse in a clean and orderly condition.
4. The bulletin boards in the clubhouse and on the buildings are for disseminating general information and news of activities. Cedar Pointe owners may use the clubhouse bulletin boards for sale or lease of apartments and sale of personal or household items by posting the information on a DATED 3 inch by 5 inch card for a maximum of 30 days. Any card not dated will be removed from the bulletin boards. NO outside advertising or soliciting will be allowed.
5. The clubhouse library is for the use of unit owners and their guests and tenants. Donations of books will be appreciated.
6. The lavatories are for the use of residents and guests.
7. Those participating in scheduled activities are responsible for turning off air conditioning or heat, closing windows, turning off lights and locking doors.
8. Items for the Activities Calendar must be cleared with the Board of Directors.

IV. GUESTS AND TENANTS

1. Renters and owners will be held responsible for the conduct of their guests and tenants. Permanent occupants must be approved by the Board of Directors.
2. Hosts must inform their guests of the Rules and Regulations, particularly those relating to the pool, clubhouse, recreation and parking.
3. Renters shall not permit anyone to occupy a unit in the renter's absence. If a second person moves into a unit which a single person rented, that person will be considered a lessee and must pay the fee, be interviewed and approved.

IV. GUESTS AND TENANTS CON'T.

4. ABSENTEE OWNERS must notify the Board of Directors by letter and calling the office prior to occupancy by guest, giving names, relationship to owner and duration of stay. This is in the interest of protecting the owner from unauthorized occupancy of the apartment.
5. Teenagers/students are not allowed the use of apartments without the supervision of the owner in residence in order to avoid heretofore problems.

V. PRIVATE PLANTINGS

1. No plants or plantings of any kind are permitted on the common elements without approval of the Board of Directors. This is to ensure that all changes in or replacements of vegetation will be beneficial and will conform to Village 8 Association standards. Such plantings become the property of the Village and are not to be removed.
2. No plants are permitted on walks, stairways or balconies.

VI. UTILITY AND LAUNDRY ROOMS

1. The general appearance of the laundry room is the responsibility of the residents who use it. The Association will only provide gray paint for the floors and white for the walls.
2. Utility room facilities **MUST NOT** be used for cleaning fish.
3. Laundry hours are from 8:00 a.m. to 9:00 p.m. ONLY. **(See Motion 12/16/16)*
4. Washers and dryers should not be used for HEAVY throw rugs, drapes, bedspreads, comforters, etc. **DO NOT PLACE ARTICLES WITH FOAM RUBBER BACKING IN DRYERS.**
5. Nothing should be stored under or by the electric meters or panels in the first floor utility rooms.
6. The storage of personal property outside laundry room storage lockers is not allowed. Bicycles may be stored beneath stairways.
7. Shoes, sneakers, etc. must be washed or dried with other clothing because annoying noise and/or equipment damage result when they are washed and dried alone.
8. Rinse all sandy clothing, bathing suits, etc. before placing them in the washer or dryer.
9. Clean equipment, especially the lint traps, after each use.
10. Doors should be closed upon leaving 2nd floor laundry rooms to avoid blocking walkways.

VII. DOGS AND OTHER PETS

1. DOGS AND OTHER PETS are prohibited at all times. Owners, tenants or their guests may not keep any pets in apartments or on condominium property.
2. Service animals may be approved under the Fair Housing Act. Requests must be submitted to the Board of Directors for forms and procedures, prior to obtaining any pet.

VIII. DAMAGE PREVENTIONS

1. When an apartment is unoccupied for 24 hours or more, the main water supply into it **MUST BE TURNED OFF**. Check the shutoff valve for drips before leaving the apartment. All main water gate valves must be replaced with ball valves.
2. When an air conditioning unit is to be removed and/or replaced, a crane must be used to remove the replaced unit and install the new unit in its site on the roof. Crane use is necessary to avoid damage to the roofing material.
3. No apartment doors are to be left open onto walkways in the interest of safety with exception of 2nd floor apartments #6 and #10 end doors.
4. Each unit is required to have a smoke alarm, a water alarm in the air handler closet and an air conditioner float valve shut off switch. The alarms need to be maintained (change batteries bi-annually). * (Motion 07/28/17)
5. Homeowners Insurance on individual units is required.
6. All tankless hot water heaters must be approved by the Board and cannot exceed 30 amps. *(Motion 2/15/15)
7. It is the responsibility of the owner to maintain, repair and replace fixtures and appliances in the unit.

IX. POOL AND PATIO

1. All persons using the pool do so at their own risk. The pool & patio are non-smoking areas.* (5/19/16 Minutes)
2. Pool hours are 6:00 a.m. to 10:00 p.m.
3. All persons MUST shower before entering the pool. No soap or shampoo is allowed.
4. Persons with open cuts or wounds, infections or contagious health conditions are not permitted in the pool.
5. Lounges and chairs must be covered with towels to protect them from being stained by suntan lotions.
6. Please LIFT lounges and chairs. Dragging causes damage to both the furniture and the patio. After use, return lounges and chairs to their original positions and close umbrellas.

IX. POOL AND PATIO CON'T.

7. Inflatable floating objects (except for children's water wings), flippers and scuba equipment are NOT permitted.
8. Children under 13 who use the pool must be accompanied and supervised by an adult.
9. Children under 2 years of age, and children not yet toilet trained, are not permitted in the pool at any time. Persons wearing diapers or other disposable underwear are not permitted in pool.
10. The chemical used to sanitize the pool may be harmful to the skin and eyes. It is advisable not to use the pool for 15 minutes after it has been treated.
11. Breakable containers of any kind are not permitted within fenced area of the pool. Snacks and drinks are only permitted at the tables and lounge chairs.
12. Running noisy or boisterous conduct, diving, unnecessary splashing and ball throwing are not permitted. Headsets or ear buds must be used for any personal music or entertainment.
13. The pool cannot be reserved for private parties.
14. Only the gas grill at the southwest corner of the patio is available for residents and it must be cleaned and covered after each use.

THESE RULES INCLUDE FLORIDA STATE AND MARTIN COUNTY BOARD OF HEALTH REGULATIONS

X. SHUFFLE BOARD

1. The courts are open from 9:00 a.m. to 9:00 p.m.
2. At no time shall anyone walk on the playing surface of the courts.
3. Children under 6 years of age are not permitted to use the courts.
4. Children 6 to 13 years of age may use the courts only when accompanied by an owner or tenant who will be responsible for the equipment.
5. All equipment must be taken from and returned to its proper place of storage by an adult.
6. Playing in a manner likely to damage equipment is forbidden.
7. Only sneaker type footwear is allowed on the shuffleboard courts. No bare feet.
8. Food and beverages are not permitted on the court.

XI. RECYCLING

Our recycling container is located at the north end of our auxiliary parking lot next to our trash compactor on Village 8 property. Follow directions listed on container for recycling items.

XII. PARKING

Each unit is assigned one space for passenger vehicles by the Board. Owners and tenants must park in the assigned spaces. All passenger vehicles may not be more than 18' long, 6' high and 6'6" wide. All parking facing the building must be in the "front-end-forward position. Only guests may have the use of the guest parking spaces.

Owners and tenants having two vehicles must park one in the auxiliary parking lot. Only one extra vehicle is permitted per unit. Non passenger vehicles must park in the auxiliary parking lot. ***(12/15/16 Motion re: Motor homes).**

Unattended vehicles parked in the auxiliary parking lot for more than 30 days must have Board approval and vehicle registration, insurance policy, owner notification information and keys on file in the office. Approval must be renewed every 90 days.

No inoperative vehicles or ones without current registration are allowed. Signs on vehicles are prohibited. Fabric car covers are only permitted in the auxiliary parking lot. Only vehicle covers manufactured for that purpose are allowed.

A unit owner may only use one other owner's parking space provided he has signed written permission from that owner filed with the Association. The written permission is good for one year or less and must be approved by the Board.

Parking on the grass is not permitted. Car washing is limited to the designated area. Parking is for residents and guests only. Visitors and guests may only use a guest spot in their host building.

Work trucks or vans with signage or used to carry or transport personnel, equipment, tools, supplies or materials of any kind are not permitted. Passenger vehicles are limited to light duty Class 1 GVWR, 6000 lbs. or less. Vans without windows are not considered passenger vehicles.

Boat Parking ***(see Motion 12/17/15 & 3/17/16)**

"U.S. Department of Transportation definition of passenger vehicle - a car or truck, used for passengers, excluding buses and trains".

IN CASE OF VIOLATION, THE VEHICLE WILL BE REMOVED AT THE OWNER'S EXPENSE.

(op.cit.Florida Statute - Chapter 715.07)

XIII. SALES AND LEASES OF APARTMENTS

1. All Sales and rental of units require written approval by the Board of Directors prior to occupancy. Application forms are available at the Association office. Application to sell or rent a unit shall be accompanied by a fifty (\$50.00) dollar per occupant. *(Motion 12/16/2016) No fee for applicants previously interviewed and approved. All Applicants are subject to reference/background check. A copy of the purchase/sales/Lease agreement must be provided.
2. All prospective buyers and renters must be personally interviewed by the Interview Committee before the application is submitted to the Board for approval. No unit shall be occupied until formally approved by the Board. A two year ownership period is required before a unit can be leased.
3. No unit shall be leased for more than one time in any calendar year nor for less than 90 days or more than one year. Renters must be approved annually and new renters will be on probation for the first 60 days during which they may be evicted at will by the Board. Renters shall not permit anyone to occupy a unit in the renter's absence.
4. Resident occupancy of one bedroom units is limited to 2 persons and a two bedroom apartment to 4 persons. One occupant must be at least 55 years of age. No rooms may be leased and no transient tenants are permitted.
5. If a unit is acquired by gift or inheritance, continuance of ownership is subject to approval by the Board. No owner may own more than two units.
6. Owners are required to provide a deed or other instrument establishing record title to a condominium. This is necessary to become a member of the Association.

XIV. SUGGESTED CONDO CLOSING PROCEDURES

- Empty contents of refrigerator and freezer and turn it off. Leave the doors of both open to prevent mildew.
- Dishwasher door should be left open.
- Clean and rinse garbage disposal. Pour ¼ cup of vegetable oil into disposal and turn off and on a few times quickly. This lubricates it and prevents mechanisms from freezing up.
- Turn your main water valve off. This should be done when you are leaving you residence for 24 hours or more.
- Close and lock all windows and doors. Do Not leave your windows cracked open on the porch. Close drapes and curtains.
- Secure rollup blinds on screened porches so they do not damage screens in the case of high winds.
- Set thermostat and humidistat at settings recommended by your air conditioning distributor.

XIV. SUGGESTED CONDO CLOSING PROCEDURES CON'T.

- Turn off all circuit breakers except for air handler. This will prevent damages to appliances, TV's, etc. from power surges.
- Make sure the office has a key for your apartment in case of emergency.
- Keep your address and phone numbers updated in the office.
- Cover bedding and furniture with sheets of plastic.
- Add 1 cup Clorox or ½ container of Lysol bowl cleaner to the toilet bowl. Wrap bowl with Saran Wrap. DO NOT FLUSH. This will prevent mildew and staining of bowl.
- Make private arrangements prior to leaving with someone to put up or close your hurricane shutters.

XVI. COMPLAINTS AND REQUEST FOR SERVICE

COMPLAINTS about violation of Rules and Regulations or recommendations for Village 8 improvements should be presented, in writing, and the message placed in the mailbox by the office door, NOT just expressed orally to members of the Board of Directors or maintenance personnel.

REQUEST FOR SERVICE. A "Request for Work" form should be completed and placed in the mailbox by the office door. Forms are available in the Clubhouse. Please do not orally request services directly to maintenance personnel.

OFFICE TELEPHONE - 772-287-3253
CLUBHOUSE TELEPHONE - 772-288-1641
Office Hours 8:00 A.M.-12 Noon- Monday thru Thursday
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