

**BEACON POINT CONDOMINIUM ASSOCIATION**  
**RULES AND REGULATIONS**  
**REVISED September 12, 2019**

**GENERAL**

The Rules and Regulations contained in this document apply to EVERYONE on Beacon Point property. ALL owners are responsible for informing tenants, families and guests of ALL Rules and Regulations and owners will be held responsible for ANY violation.

These Rules and Regulations may be changed from time to time by a majority vote of the Beacon Point Board of Directors. Unit owners will be notified of changes in the Rules and Regulations as expeditiously as possible. Violation or breach of the Rules and Regulations shall constitute a breach of the provisions in the Beacon Point Declaration of Condominium documents. Items not covered in the Rules and Regulations will be subject to Federal, State and local (Ponce Inlet) laws, codes and ordinances.

1. Sales Contracts & Leases: All sales and rentals require prior approval by the Beacon Point Condominium Association. Contact the Beacon Point Board of Directors or the Community Association Manager for a sales application. Leases or rental agreements must be submitted, and be for a minimum period of three months. No more than two per unit per year are permitted.
2. Signs-For Sale or For Rent: Signs may be posted on Beacon Point property. Realtors need permission from the Association to place signs on Beacon Point property. All signs must be displayed on the north side of the north driveway entrance or the south side of the south driveway entrance. Signs on Peninsula Drive may be placed near the entrance.
3. Registration of Tenants & Guests: Owners must register their tenants and guests with the Association. Forms are available online or by request. Forms may be delivered in person, by regular mail or email.
4. Right of Access to Units (Keys): Florida Statue Section 718.111 (5) states: "The Association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair or replacement of any common elements or for any portion of a unit to be maintained by the Association pursuant to the Declaration or as necessary to prevent damage to the common elements or to a unit." A door key or key lock code must be given to the Association.
5. Alterations/Improvements: Unit owners may not make any addition, change, alteration or decoration to the exterior appearance of any portion of a building, including balconies, walkways or porches to individual units except in accordance with the provisions of the Declaration of Condominium documents and with Beacon Point Board of Director approval.

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6. Official Records: FL Statute 718.111 (12) (C) “The official records of the Association are open to inspection by any Association member or the authorized representative of such member at all reasonable times. The right to inspect the records includes the right to make or obtain copies, at the reasonable expense.” Therefore,
- A. Any such inspection shall be made at the management company office depending on the records being sought.
  - B. A unit owner may make such a request in writing and deliver it to the management company 10 working days prior to the requested inspection date.
  - C. The Community Association Manager and a Board Member will be present during any such inspection of the Official Records.
7. Bicycles: A tag with the owner’s name and unit number is required for any bicycle stored outside a unit. Bicycles are not permitted to be parked on grassed or planted areas. Access to the bike storage area is only permissible through the west or south gates only. Bicycles must remain on the sidewalks and be walked to the storage area, they are not permitted in any other area of the courtyard. Owners who contributed to create the bike storage area have first right to store their bicycles. Others may use the area if space is available. Any bike without the owners name and unit number will be removed.
8. Motor Vehicles: Only private passenger vehicles in good operating condition and with a valid license/registration plate, may be parked at Beacon Point in designated spaces. Motor vehicles such as mopeds, motorcycles, or scooters are not permitted to be parked or used in the courtyard or on grassed or planted areas. No vehicles “For Sale” signs are permitted on Beacon Point property. If an owner, tenant, or guest is away for an extended period of time the keys should be left with an accessible person should there be a reasonable need to have their vehicle moved. If an owner, tenant, or guest chooses not to leave a key and a vehicle must be moved in their absence, the towing expenses will be the responsibility of the owner, tenant, or guest.
9. Parking Restrictions: Article 9 of the Beacon Point By-Laws states:
- Owners shall park only in their assigned spaces.

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- No commercial vehicles, recreational vehicles, boats, utility trailers or other trailers of any type shall be parked or stored on condominium property in excess of fourteen (14) days.
- Temporary parking of commercial vehicles, recreation vehicles, boats and trailers will be allowed only under the following conditions:
  1. Such commercial vehicles, recreational vehicles, boats and trailers shall be parked only in spaces designated for such use by the Association.
  2. Temporary parking means fourteen (14) days or less not to exceed two times during a calendar year.
  3. Prior to parking a commercial vehicle, recreational vehicle, boat, or trailer on condominium property, the owner thereof must sign a waiver and hold harmless agreement in favor of the Association absolving the Association from liability for and damage to the vehicle, boat or trailer. The form of said waiver and hold harmless agreement to be provided by the Association.
  4. This provision shall apply to commercial vehicles, recreational vehicles, boats and trailers currently being parked on the premises as of the effective date of the passage of this amendment. No commercial vehicles, recreation vehicles, boat or trailer parked onto premises at the time of the passage of this amendment will be deemed to be “grandfathered in” and be excluded from this provision.

**Violators WILL be towed at the owner’s expense.**

10. Pets: Unit owners are allowed to have a maximum of two (2) pet(s). Pets are not permitted in the courtyard. Dogs must be kept on a leash and owners are required to pick up after their animals. If a unit owner has a tenant or guest with a pet(s), the decision is theirs to allow or disallow the pet(s). If a pet(s) violates the Town of Ponce Inlet noise ordinance, the situation will be reported to authorities. If there is any damage done by a pet(s) to the common grounds of Beacon Point, the owner will be liable for the cost of damage repair. Telephone numbers for noise ordinance are as follows:

- Ponce Inlet Noise Ordinance- (386) 236-2187
- Ponce Inlet Police (Non-Emergency) (386) 236-2160
- Volusia County Sheriff (24/7- Non-Emergency) (386) 248-1777

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11. Grills: Use of charcoal and gas grills are not permitted on balconies, patios or front walkways.
12. Storage: Only non-combustible materials may be stored under stairwells. The items in the stairwells must not impede the means of egress and must remain neat and in a sightly manner. NOTHING may be locked or secured to a handrail. NOTHING may pass through the railings of the stairwells. All items in the stairwell must be identified with a unit number and last name of the unit owner. Items not marked will be removed.
13. Dumpsters: No large, heavy, or bulky items or construction debris are to be placed in or around the trash dumpsters. Please contact the Beacon Point Board of Director President for instructions on special pickups and applicable fees for large, heavy or bulky items.
14. Railings: Rugs, bathing suits, towels, door mats etc. are not permitted to be hung over the front walkways or back balconies.
15. Walkways: Do not leave trash bags or beach gear setting on the front walkways.
16. Roofs: Only authorized personnel are allowed on roofs.
17. Supervision of employees: No unit owner, tenant or guest, other than the Beacon Point Board of Director President or the management company's Community Association Manager (CAM) shall direct, supervise or in any manner attempt to assert control over any contractor or any employee of the management company nor shall they attempt to send any such employees upon private business of such owner or resident. The President of the Board or the CAM may designate additional members of the board to act in their absence as needed.
18. Solicitation: No solicitation is permitted.
19. Homeowners Insurance: All unit owners are required to carry a homeowners insurance policy. A copy of the unit owner's policy declaration page must be on file with the management company.

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**POOL AREA**

1. No Diving.
2. Shower before entering pool to remove lotion, sand, or other substances.
3. No running or horseplay is permitted anywhere in the pool area.
4. Children UNDER 16 YEARS OF AGE MUST BE ACCOMPANIED AND SUPERVISED BY AN ADULT AT ALL TIMES. Anyone who identifies noncompliance with this rule is directed to call 911.
5. Glass or breakable items are NOT permitted at pool side or pool deck area.
6. Swim At Your Own Risk. No Lifeguard on Duty.
7. Pool facilities are for residents and registered guests only.
8. Individual floats and swim aids are permitted. Hard objects are not allowed in the pool or pool area.
9. Children in diapers MUST wear swim approved diapers.
10. Pets are not allowed in courtyard or pool area. All litter must be placed in proper receptacle.
11. Cigarette butts, cigar stubs and all litter must be put into proper receptacles.
12. Chairs or tables are NOT to be moved from the Deck area.
13. Lower umbrellas when leaving the pool area.
14. Street clothes are NOT permitted in the pool.
15. Music at poolside must be held to a low level.
16. Gates to the courtyard must remain closed. Pool hours are from 10:00 a.m. to 10:00 p.m. Water Aerobic classes are from 9:00 a.m. to 10:00 a.m.

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**CLUBHOUSE COMPLEX**

1. The Clubhouse and Library (Clubhouse Complex) are for the use of unit owners, tenants and guests. Reservations for Clubhouse use can be made by contacting a member of the Board of Directors. Instructions for use of the Clubhouse will be given when reservations are made.
2. The Clubhouse Complex hours are 8:00 a.m. to 10:00 p.m.

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**BEACON POINT CONDOMINIUM  
FINE SCHEDULE**

<b>First Violation</b>	<b>Warning Letter</b>
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<b>Second Violation</b>	<b>\$50.00 Fine</b>
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<b>Third Violation</b>	<b>\$100.00 Fine</b>
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**If the same violation continues it will revert to a \$100.00 per day fine not to exceed \$1000.00.**

**Owners are entitled to a hearing about the violation.**