

# OVERVIEW OF SUNRISE POINTE RULES AND REGULATIONS

**WELCOME TO PARADISE-** *We hope you enjoy your stay or visit at Sunrise Pointe. Please be considerate and respectful of your neighbors when inside your unit, on balconies, or outside at the pool on the patio, and other common areas. This not a hotel or resort – this is HOME & Community to many residents on a full-time basis. Please be mindful of the peaceful enjoyment of all. When you leave, we want to remember you as someone we want to return to Sunrise Pointe in the future. On the rare occasion, entrance to units by management is necessary and owners will be notified in advance of such entry. Contact the owner or rental agency for concerns you may have during your visit. The following listed Association rules are the most addressed ones for tenants, guests, and visitors; and are not to be considered the only rules and regulations for Community living.*

1. **PARKING** – Park in the designated garage for the unit. Most garages have space for two vehicles. Parking passes are required for any vehicles parked outside and will be available when needed. Do not park in the reserved parking spaces. There is no boat, boat trailer, or motorcycle parking outside the garages. Exterior parking is LIMITED.
2. **POOL & SPA**– Open from dawn to dusk. NO swimming after dusk. Pool gates must be completely closed. Entry is by the provided code. Glass is not permitted in the pool area. **ALL posted pool and spa rules must be followed.** Gather all pool toys, towels, etc and return all to the unit or garage for storage – do not leave in the pool area, outside the units, in the hallways, or stairwells.
3. **OCCUPANCY** – **Six occupants in a 3-bedroom unit and four occupants in a 2-bedroom unit. Each child counts as one person regardless of age.** Children must be always supervised by an adult while using the common areas, including at the pool, on the docks, in the parking lots and along the sidewalks.
4. **DOCKS** – Two community docks are available on a short-term basis for boats by preregistration with rental application. Availability of dock space will be provided upon approval of rental application. Boats and trailers are not permitted to be cleaned on the property. Kayaks and canoes are not permitted to be tied to the docks. **Boats may not exceed 16’ length and must fit within the slip.**
5. **PEACEFUL ENJOYMENT**– no tenant, guest, or visitor may cause or permit disturbing noises which interferes with the rights, comforts, or convenience of other residents. **This is not a hotel or resort.** Be respectful of others.
6. **PETS** – Are not permitted for tenants and/or their guests within the units and anywhere on the property.
7. **TRASH** – Trash and recycling totes are located behind the gated area between the two buildings. **GREEN** lid totes are for the trash. Styrofoam and pizza boxes are considered trash Please bag all trash before placing in the totes. FISH guts are to be tossed into the bay – not into the totes. **YELLOW** lid totes are for paper, FLATTENED cardboard, glass, and plastic container. Please do not place recyclables into bags – Waste Management will not accept bagged recyclables.
8. **GRILLING** – Is not permitted on the balconies or within the units. Two grills are provided for your use and located outside the pool area on the patio. Please be mindful to clean the grill and utensils after use. Cover the grill after it has cooled down.
9. **DOORS** – All exterior doors, including garage doors must be kept closed and always locked. Please use the code for entry and do not prop doors open. Same for the stairway doors – keep closed.
10. **ELEVATORS** – The doors should not be held open for an extended period. Please use the “open door” button to hold it open. Doors forced into an open position may cause the elevator to fail.
11. **TOWELS, BATHING SUITS, & CLOTHING**– Are not permitted from the balcony railings. Drying racks or clotheslines are not permitted on the balconies.
12. **RESPONSIBILITY** – Unit owners are responsible for the tenants, guests, and visitors’ behaviors and actions. Damages caused to the common area will be billed to the owner, who may seek reimbursement from the tenants, guests, or visitors.

**TENANT SIGNATURE** \_\_\_\_\_