

CRYSTAL POINTE HOMEOWNERS ASSOCIATION

PARTIAL LIST OF RULES AND REGULATIONS

- 1. All changes or alterations to the exterior appearance of your Unit (including painting, doors and windows, fences, screen and pool enclosures, patios, awnings, hurricane shutters, and permanent landscaping) that are not exact replacements in kind require approval of the Architectural Control Committee.**
- 2. Garage doors should be kept closed unless you are working outside, as it is unsightly and an invitation for theft and entering animals.**
- 3. Skate Boarding and roller blade skating are prohibited on the sidewalks and roads throughout Crystal Pointe as well as the tennis courts and pool deck.**
- 4. Garbage, recyclables, and trash may not be put out until sundown of the evening before scheduled pick-up day. All trash receptacles must be removed by 9 P.M. of the day of trash pick up and placed out of sight. Any trash receptacle that is not put properly away will be picked up and stored by the Association.**
- 5. No business activity shall be permitted or conducted on the Property. Garage sales and yard sales are also prohibited. Any business which qualifies as a home occupation under the applicable zoning code shall be permitted.**
- 6. No food or drinks in glass containers are allowed on the pool deck to prevent ants and insects and to avoid debris falling into the pool.**
- 7. If you are selling or renting your home, you are required to notify the Property Manager.**
- 8. Each Owner is liable for damage to Common Area or Common Elements caused by his acts, and by that of his family, guests or employees.**
- 9. No Owner shall use his Unit or Common Area in any manner, which is unreasonably disturbing, or a nuisance to the occupants of other Units.**
- 10. Landscaping (grass, trees, and bushes) shall be replaced by the Owner immediately as it becomes diseased or dies.**
- 11. All post lights must be kept lit from dusk to dawn. Burned out lights must be replaced by the Owner or his agent within 5 days. Only white lights are permitted.**
- 12. No Owner shall have more than two dogs residing in a Unit. Pit bulls, Doberman pinschers, and Rottweilers are prohibited from residing and visiting within the community. When outside the Unit, dogs and cats must be on a leash, not longer than 8 feet. Owners are required to clean up after their pet. No pet shall be allowed in the recreation area (pool, tot lot, tennis court, club house). The definition of a Pit Bull Dog shall mean, the Bull Terrier, The American Pit Bull Terrier, and The American Staffordshire Terrier, Dogs of mixed breed or of other breeds than above listed which breed or mixed breed is known as Pit Bulls, Pit Bull Dogs or Pit Bull Terriers.**

- 13. Hurricane shutters must have prior approval of the Architectural Committee prior to installation. Approved hurricane shutters may be put up at the beginning of the hurricane season (June 1) and removed at the end of the season (November 30). Plywood shutters, or shutters made of other types of wood and unpainted metal may be used in emergency situations provided that they are installed no sooner than 72 hours prior to hurricane warning and removed 72 hours after the storm has passed.**
 - 14. Trucks; pick-up trucks over ½ ton capacity; vans (except two-axle vans used for passenger transportation); recreational vehicles; mobile homes; motor homes; campers; buses; all terrain vehicles; off-road vehicles; go-carts; commercial vehicles; limousines; mopeds; dirt bikes; and boats and trailers are not allowed to park anywhere in Crystal Pointe except in the garage of the Unit with the garage door closed.**
 - 15. No vehicle of a Resident is allowed to park on the streets of Crystal Pointe, except in the Estates. A Resident of the Estates shall be permitted to park on the streets of the Estates, except between the hours of 2:00a.m. and 6:00a.m.**
 - 16. A Guest shall be permitted to park on a street, except between the hours of 2:00a.m. and 6:00a.m. and no such parking is allowed within 12 feet of a mailbox between the hours of 12:00p.m. and 5:00p.m. Mondays through Saturdays.**
 - 17. No repairs (including changing of oil) of a vehicle shall be made within the Community, except for minor repairs necessary for the removal of the vehicle unless they are made in the garage of the Unit. However, washing and waxing is permitted outside the garage.**
 - 18. Overnight guest parking in the clubhouse parking lot is allowed, but only with a Permit from the Gate Attendant.**
 - 19. All outdoor Christmas decorations and lights are to be removed within two weeks from Christmas. All other exterior decorations for other holidays are to be removed no later than one week after the holidays.**
 - 20. No basketball equipment of any kind will be allowed on any property in La Cristal, Laliq, St. Tropez and Waterford. Only portable basketball equipment is permitted in the Estates. Basketball play is limited to weekdays after 10:00 a.m. until dusk, after 9:00 a.m. until dusk on Saturday and after 11:00 a.m. on Sunday until dusk. A basketball court is provided at the clubhouse area and the same hours apply.**
 - 21. There shall be no radio masts, towers, antennae or aerials attached or installed on any of the Properties except for the installation of Satellite Dishes twenty-four (24) inches or less, provided they can not be seen from the street and approved by the Architectural Control Committee.**
- The above is only a partial list from the Rules and Regulations contained in the Amended and Restated Declaration of Restrictions and By-Laws for Crystal Pointe Homeowners Association.**