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RE-ISSUED: 2/7/2006
RE-ISSUED: 2/9/07
RE-ISSUED: 7/9/2012



**Property Owners Association
Summary of Use Restrictions**

We are very pleased to welcome you home to Pointe West, Indian River County's award-winning "Best Planned Community." Our traditional community offers a unique neighborhood design where you can live, work and play.

In order to preserve the community's traditional values and high standards, we have taken the time to prepare a summary of our current use restrictions for your review.

This summary, taken from Article XIII of the Master Declarations of Covenants, Easements and Restrictions, is designed to assist you in answering many of the questions you may have regarding the do's and don'ts of your new community.

If you have further questions, please refer to your copy of the Master Declarations. The sections cited in this summary are listed in numerical order for easy reference. If you require further clarification or have additional questions, please feel free to contact the Welcome Center and we would be happy to assist you.

**Welcome Center
1999 Pointe West Drive
Vero Beach, FL 32966
772-794-9912
www.pointewestflorida.com**

Parking and Vehicular Restrictions (Section 13.1)

Parking is restricted to private automobiles and passenger-type vans, jeeps and pick up trucks having a capacity of no more than (2) tons, and only within the parking areas designed and/or designated for such purposes.

No commercial vehicles, campers, recreational vehicles, boats, boat trailers or house trailers are to be parked or stored on any lot.

Boats, jet-skis, wave runners, golf carts and other types of recreational vehicles shall be kept in a garage at all times when not in use. Parking of these types of vehicles is not permitted in driveways or streets.

Motorcycles are permitted, however they must be parked in a garage.

No parking on lawns is permitted

Occupants Bound (Section 13.2)

Owners are responsible for their tenants, family and guests' actions and are responsible for informing their tenants, family and guests of the rules and regulations set forth in the Declarations.

Animals and Pets (Section 13.3)

Household pets are to be kept leashed at all times when out on designated common property. Owners are responsible for picking up any excrement from the pet. Pets that become a nuisance or endanger the health of others will be removed upon the request of the Board.

Nuisances (Section 13.4)

Nothing shall be stored or kept that will emit foul or obnoxious odors or that will cause any noise or other condition that might disturb the peace, quiet, safety, comfort, or serenity of the occupants. No outside burning of wood, leaves, trash, garbage or household refuse is permitted.

Trash (Section 13.6)

Garbage/trash must be kept in appropriate receptacles/containers and shall not be visible. Owners shall not leave trash out for pick up prior to 7:00 PM on the night prior to pick up and must remove receptacles as soon as practicable after pick up.

Subdivision of Lot and Time Sharing (Section 13.9)

No lot shall be used for any type of timeshare or vacation club program.

Garages, Carports and Outbuildings (Section 13.12)

Every residential unit is required to have a garage. No garages or carports are to be developed, constructed or installed without Architectural Review Committee approval. No tent, utility shed, shack, trailer, outbuilding or other unattached structure shall be placed.

Leasing of Lots (Section 13.19)

Leasing is defined as regular, exclusive occupancy of a Lot by any person or persons other than the Owner for which the Owner receives any consideration or benefit.

Lots may be rented only in their entirety; no fraction or portion may be rented. There shall be no subleasing of Lots or assignment of leases unless prior written approval is obtained by the Master Association. The Master Association may charge each Owner an administrative fee for reviewing and approving proposed leases.*

A Lot may not be leased more often than twice during any calendar year.** This applies to any dwellings or Lots leased by the Declarant, its successors or assigns.

No lease may be less than (30) days. All short term (i.e., less than (1) year leasing activities must be coordinated with the entity designated by the Declarant or, after the Turnover Date, the Master Association.

*Prior to a Lot being leased, a Lease Application *must* be submitted and approved by the Master Association. **(Application can be obtained at the Welcome Center)**

**North Village and South Village Sub-Associations restrict lease activity to no more than once per year.

Landscaping (Section 13.20)

Installation and removal of landscaping and trees is not allowed without prior approval of the Architectural Review Committee.

Golf Cart Paths (Section 13.24)

No persons are permitted to jog or walk along the golf cart paths or any other portion of the Club property.

Signs (Section 13.26.1)

NO SIGN, BILLBOARD OR ADVERTISEMENT of any kind, including, without limitation, "for sale" signs* and those of realtors and subcontractors shall be erected.

***This includes "FOR RENT" signs, "FOR LEASE" signs and "OPEN HOUSE" signs.**

Driveways, Walkways and Mailboxes (Section 13.26.2)

All driveways, walkways and mailboxes shall be maintained in the style originally established. Mailboxes shall be uniform and be of the same type and quality as approved.

Artificial Vegetation, Flags and Similar Items (Section 13.26.7)

The Architectural Review Committee must approve all artificial vegetation, fountains, flags and similar items in accordance with Article XII, however, nothing shall prohibit the appropriate display of the American Flag.

Energy Conservation Equipment (Section 13.26.8)

No solar energy collector panels, attendant hardware or other energy conservation equipment shall be constructed or installed on any Lot unless it is an integral and harmonious part of the architectural design of a structure, and is approved by the Architectural Review Committee in accordance with Article XII.

Fences (Section 13.26.9)

No dog runs, animal pens, fences or walls are permitted on any Lot, except as approved by the Architectural Review Committee.
(Application must be submitted prior to installation).

Play Equipment, Etc. (Section 13.26.10)

All bicycles, tricycles, scooters, skateboards and other play equipment, wading pools, baby strollers, etc. shall be stored so as not to be visible from streets. Swing sets, basketball hoops and backboards and similar play equipment may be erected provided it is approved by the Architectural Review Committee.

Hurricane Shutters (Second Amendment Section 13.26.13)

Members of the Master Association have the right to erect or place hurricane shutters upon a Lot or structures thereon no earlier than 48 hours prior to the entry of a windstorm or hurricane into the geographic area or box at which point insurance carriers will no longer write or issue property insurance policies due to the approaching windstorm or hurricane. All hurricane shutters must be removed no later than 48 hours after the exit of said windstorm or hurricane. **ALL HURRICANE SHUTTERS MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE.** (The ARC guidelines for approved hurricane shutters are available at the Welcome Center).

Please be advised that hurricane shutters CANNOT be left up and MUST BE REMOVED per the above stated timeframe.

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Community Information

UTILITIES:

Cable TV Service	Comcast - 940 12th Street	772- 567-3473
Electric	Florida Power & Light	(800) 226-3545
Natural Gas	Florida City Gas	(800) 993-7546
Newspaper Delivery	Press Journal	772-562-2315
Recycling	Container Pick-up Location 4350 41 st Street	772-226-3400
Trash Removal	Waste Management	772-569-1776
Telephone	AT&T	(800) 288-2020
Water & Sewer	Indian River County	772-770-5300

POLICE & FIRE:

Indian River County Sheriff's Dept. (non emergency)	772-569-6700
Indian River Memorial Hospital	772-567-4311
Urgent Care at Pointe West	772-226-4250

SCHOOL REGISTRATION:

Dodgertown Elementary (1 st through 5 th grade)	4350 43 rd Avenue	772-564-4100
Storm Grove Middle (6 th through 8 th grade)	6400 57 th Street	772-564-6400
Gifford Middle (6 th through 8 th grade)	4530 28 th Court	772-564-3550
Freshman Learning Center (9 th grade)	1507 19 th Street	772-564-5800
Vero Beach High School (10 th through 12 th grade)	1707 12 th Street	772-564-5400
Sebastian River High School (9 th through 12 th grade)	9001 90 th Avenue	772-564-4170

ADDITIONAL INFORMATION:

Citrus Ridge Post Office (approx. 1 mile west of Pointe West)	772-562-2580
Main Post Office (Downtown Vero Beach)	772-567-5206
Indian River County Public Library	772-770-5060
Driver's License Examining Station (1860 82 nd Avenue)	772-770-5380
Community Coach – Public Transportation	772-569-0903
Indian River Chamber of Commerce	772-567-3491
Indian River State College	772-569-0333

POOL IS FOR THE ENJOYMENT OF POINTE WEST RESIDENTS ONLY

POOL RULES

1. Swim at your own risk. NO LIFEGUARD ON DUTY.
2. All persons must shower before entering pool.
3. No alcohol - No smoking.
4. Glass containers of any kind are prohibited in the pool area.
5. No food or drink within 4 feet of pool.
6. No animals in pool or on pool deck except handicap assisted.
7. Anyone under the age of 13 and all guests must be accompanied and supervised by an adult resident.
8. No running, pushing, scuffling, splashing, spitting or rough play is permitted in the pool area.
9. Children who are not toilet-trained must wear snug disposable swimming diapers/pants, AND a swim suit.
10. Radios, TV's and similar electronic devices are forbidden in the pool area except when used with headphones.
11. Gates to the pool area must remain closed and locked at all times. Do not prop open or otherwise leave unsecured.

Failure to comply with these regulations will be grounds for the exclusion of a resident or guest from the pool area.

Hours: Dawn to Dusk

Capacity: 30

NO DIVING

Florida Statute 810.08

Trespassers Will Be Prosecuted To The Fullest Extent Of The Law



Property Owners Association
1999 Pointe West Drive
Vero Beach, FL 32966

Date: _____

Key # _____

Key # _____

Village: NV- CV- CVTH- SV- EV

Owner: _____

Spouse: _____

Address: _____

Lot: _____

Phone: _____

Cell: _____

Email: _____

Renter: _____

Spouse: _____

Address: _____

Lot: _____

Phone: _____

Cell: _____

Email: _____

Children or Others Residing in Residence:

Name: _____

Age: _____

Name: _____

Age: _____

Name: _____

Age: _____

Name: _____

Age: _____

Requirements

Owner

Proof of Residency
Drivers License
Utility Bill

Renter

Copy of Lease
Notarized letter from owner
Renter: \$100.00 Deposit

cash / ck # _____

Owners

\$4.00 **each** - limit 2 keys. Replacement cost is \$25.00 per key.

(Initial)

Renters - \$104.00

\$100.00 refundable deposit plus \$4.00 non-refundable usage fee.

Lose key, lose deposit. Another key will require an additional \$100.00 deposit.

Refund of the \$100.00 deposit will be refunded within 30 days of key return.

Unauthorized use of pool key by any other person(s) may result in loss of key & deposit.

All

I hereby acknowledge receipt of the POOL RULES posted at all pool locations.

I/we and any guests will abide by all posted pool rules.

I/we may be asked to leave the pool at any time deemed necessary by the Association.

Notify the office immediately if your key has been lost or stolen. 772-794-9912

Signature of person accepting key