

HARBOUR POINTE CONDOMINIUM ASSOCIATION
ABBREVIATED RULES AND REGULATIONS
UPDATED DECEMBER 19, 2022

Welcome to Harbour Pointe. We hope these abbreviated rules will make your transition to condo living here a little easier.

RENTAL RESTRICTIONS

- All rental and purchase inquiries are processed through APM.
- Units may not be rented during the first year of ownership.
- Units may only be rented twice a year for no less than four (4) month intervals.
- All rentals must be approved by the Board, **prior to** occupancy.

MOVING IN

- Be considerate of your neighbors and move in at a reasonable hour of the day.
- **ALL BOXES AND CARTONS MUST BE BROKEN DOWN**. If small enough, they may be placed in the yellow recycling bin; otherwise they should be placed in the dumpster.
- Prior to occupancy, all 2nd floor units are required to have wall-to-wall carpeting or other suitable floor covering with industry standard soundproofing installed upon all floor areas except the kitchen, laundry area, baths and entrance area.
- Trucks being used, solely for the purpose of moving in, are NOT permitted to park overnight.

RENOVATIONS

- Any construction should take place during normal business hours – Monday – Friday no earlier than 8:00 a.m., no later than 6:00 p.m., Saturdays 9:00 a.m. to 5:00 p.m. No construction on Sundays.
- You or your contractor must take away old carpeting, tile, water heaters, bathroom fixtures, etc. If they must be left for our bulk trash, these items must be placed in one guest parking space next to the dumpsters on Monday evening for Tuesday's pickup.
- If you purchase new appliances, please pay the nominal fee to have the old ones removed. If you must place appliances out for pickup, it should be done on Monday evening for Tuesday pickup. Large items must not block access to the dumpsters. Florida law requires that doors be removed from all appliances.
- Do not place any large items inside dumpster areas. Use one guest parking space close to dumpster area. These items should only be put out on Monday evening.

POOL

- Pool hours are 8:00 a.m. to dusk.
- Persons of any age who wear diapers are not permitted in the pool.
- Children, under 17 years old, must be accompanied by an adult.
- Please cover chairs and lounges with a towel. Return chairs and lounges to their original position when leaving the pool. Close umbrellas.
- No glass containers in the pool area.
- Additional pool rules are posted in the pool area.

CONDO UNITS

- Window treatments facing the exterior must be white or off white.
- Charcoal and gas grilling are not allowed inside the units or on the patios. Grills must be used outside and 10 feet from building. Grills must be covered when stored.
- Channels 95 and 63 are the River Bridge Community Channels. Please check here for news about the greater River Bridge Community.
- Other important information (i.e. notices from River Bridge or the Board of Directors) will be posted on the bulletin boards located at the mailbox kiosk.
- Any misdirected mail should be returned to the outgoing mailbox.
- No trash should be left outside any condo units at any time.
- Sidewalks and entryways must not be blocked by baby carriages, tricycles, bicycles, or other wheeled vehicles. Boxes and other materials must be placed inside your storage unit.
- **Hurricane Preparation**: Any unit owner who will be away during any part of hurricane season (June 1 through November 30) must, prior to departure, take reasonable precautions to prepare their unit for a hurricane. This includes removing and storing outdoor planters, patio furniture, etc. If, as a storm approaches, your outdoor planters, etc. have not been secured, the Board reserves the right to dispose of these items. It is highly recommended that you make arrangements to have someone check on your unit during any extended absences.
- If plywood is used to cover windows, nail holes need to be filled after removal to protect exterior wall damage. Repair is done by homeowner or Association at the homeowner's expense.
- Should we need to evacuate Harbour Pointe, our designated shelter is Palm Beach Central High School located on the north side of Forest Hill Boulevard just west of the Turnpike overpass.

TRASH/GARBAGE

- Dumpsters are located in front of Building 5, at the end of Building 9 and across from the mailboxes at Building 2. They are emptied on Mondays, Wednesdays, and Fridays.
- **All trash/garbage must be placed in secured plastic bags and placed INSIDE, NOT AT OR ON, the dumpsters.**
- If the dumpster or recycling bins in your area are full, please take a walk to one of the other dumpster areas to dispose of your trash.
- **Large items, i.e. furniture, etc. are picked up on Tuesdays only. Please wait until Monday evening to put these items out for the Tuesday pickup. These items must be placed in the guest spot next to the dumpster. DO NOT leave bulk items in dumpster areas – either inside the bin or bulk space on Monday night.**
- Recycling bins, located in the dumpster areas of Building 5 and 9 and across from Building 2 and 7, are emptied on Tuesdays.
- Please rinse all containers, remove tops, and flatten large plastic containers for the recycling bin. Again, all boxes/cartons must be broken down to be placed in either the recycle bin or the dumpster. Plastic bags must not be placed in the recycling bins.
- **Under no circumstances should household trash be placed in the recycling bins.**
- Remember: Open dumpsters and exposed trash attract rats, raccoons, possums, etc.

PLANTING

- Outdoor common area is considered everything outside the building walls and is Association property. Any modifications to common areas must be Board approved.
- At NO time should any resident do any in-ground plantings in any common area.
- Potted plants are allowed, with Board approval, but must not cover any sprinkler heads and termite traps.
- Effective with the May 2020 Updated Rules and Regulations, current plantings are accepted and must not be expanded.

PARKING

- Car repairs, other than changing a tire or emergency battery replacement, are not permitted in the parking area.
- Every unit has one assigned parking space and the use of one guest space. You should not utilize a guest spot before utilizing your own numbered space. Because of the shortage of guest spots directly in front of most buildings, we encourage you to use the guest spots around the center island for second vehicles.
- **Absolutely NO commercial vehicles or work trucks, those with ladders, equipment, construction materials, etc. are permitted to park overnight (between 7:00 p.m. and 7:00 a.m. daily) and are subject to POA/HP towing regulations at the vehicle owner's expense.**
- Campers, motor homes, and motorcycles are also NOT permitted to park in Harbour Pointe.
- If any part of your vehicle, i.e. your pickup truck bumper, trailer hitch, bike or luggage rack extends onto the sidewalk, or beyond the length of the painted parking lines and into the roadway, **you must park in the guest spots located opposite the buildings around the center island berm.** Residents of Building 9 should park opposite that building.
- The Harbour Pointe parking lot is for residents and their guests only.
- Please leave the guest spots directly in front of buildings for guests.

PETS

- Dogs and cats must be leashed at all times.
- You must pick up after your dog **every time** and properly dispose of waste in dumpsters.
- Please be considerate of your first-floor neighbor's privacy – pet walking within Harbour Pointe is confined to the areas in front of the buildings and berm.

WORK ORDERS

- Work order requests are available through the owner's portal with Associated Property Management or call 561-588-7210.

PROPERTY MANAGER

- Property Management Company is Associated Property Management. Our property manager is Marla Miranda. Her email address is mmiranda@apm247.net

BOARD OF DIRECTORS

- Patti Roberts, President
and Governor
- Mike Pichette, Treasurer
- Jane Hewitt, Secretary

555goldens@gmail.com

picho820@aol.com

janehewitt@verizon.net

Questions or concerns regarding Harbour Pointe or River Bridge should be directed to the Board of Directors **by email**.

CALENDAR OF MEMBER MEETINGS

- All meetings will be on Thursdays at 7:00PM in the Activity Center (unless otherwise printed).

January 19, 2023	July 20, 2023
February 16, 2023	August 17, 20223
March 16, 2023	September 21, 2023
April 20, 2023	October 19, 2023
May 18, 2023	November 16, 2023 (Budget Vote)
June 15, 2023	December 21, 2023 (Annual Meeting/Elections)

WHAT TO EXPECT AT A MEMBER MEETING

- Agenda will be published 48 hours prior to meeting.
- There will be a homeowner question/commentary period toward the end of each meeting.
- Questions or comments are restricted to Homeowners Only and will be given 3 minutes to speak.
- All speakers will state their name and unit number when addressing the Board.