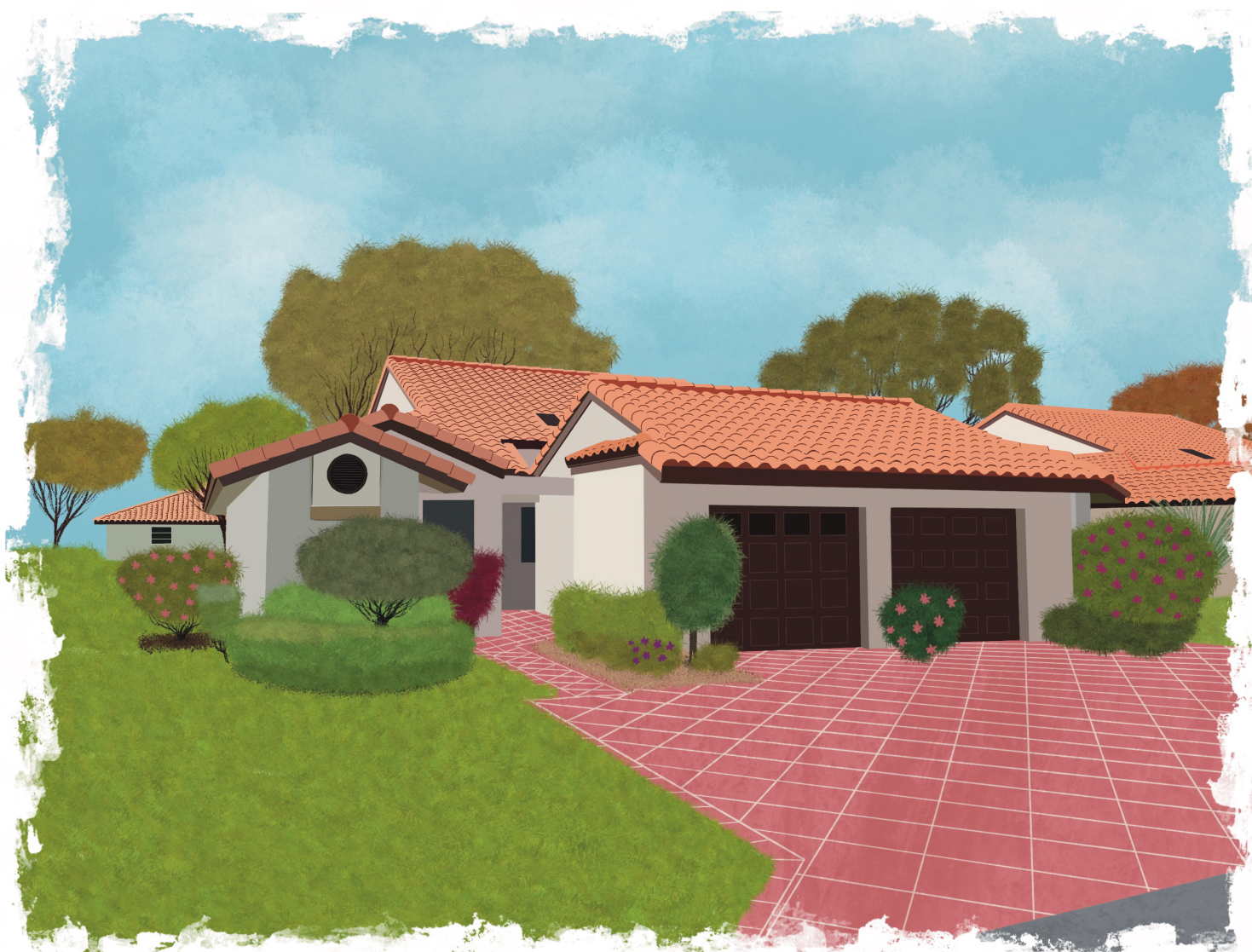




PHASE I

Huntington Pointe I

2021 RULES & REGULATIONS

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General Information

Welcome to Huntington Pointe I Association, Inc., a condominium complex with 304 Units.

These Rules and Regulations protect the collective rights and privileges of Members, their families and guests and protect the community to assure maximum use and enjoyment. The Community Association Manager and management team are responsible, along with the Board, for the day-to-day affairs of the Association and are empowered to enforce these Rules and Regulations. It is the responsibility of all who reside at the Condominium to understand these Rules and Regulations, abide by them, ensure that their guests abide by them, and cooperate in their enforcement. All questions should be addressed to the Community Association Manager, management team or the Board President.

These Rules and Regulations supplement the Declaration of Condominium and Bylaws.

Violations of these Rules and Regulations may result in legal action, including but not limited to the levy of fines and filing of a petition for arbitration with the state agency having jurisdiction to seek an order of enforcement.

The following definitions, abbreviations, and acronyms are used in these Rules:

HP	Huntington Pointe, the community as a whole
HP1	Huntington Pointe I Association, Inc.
Master Association	Huntington Pointe Master Association, Inc.
Resident	An owner or renter, spouse, family member, significant other, domestic partner or renter at HP1
Non-Resident	Visitor or Houseguest
Unit Owner	An owner of a Unit
Unit	Dwelling unit in which residents reside

The rules which follow are specific to HP1 only. Each of the other three phases may have their own separate set of rules and regulations which may or may not be similar to the rules set forth below.

Unit Owners are responsible for the behavior and actions of Non-Residents including but not limited to personal care givers, cleaning services, support services, and other agents (including vendors - repair people etc.).

There is also a Master Association called Huntington Pointe Master Association, Inc. which governs the common areas, recreational facilities and gates. The Master Association has its own set of Rules and Regulations with which each resident should also become familiar when using the clubhouse and other amenities under their jurisdiction.

Unit Owners, tenants, and residents should further refer to the "Occupancy and Use Restrictions" contained in Article 17 of the Association's Declaration of Condominium which may not be restated herein.

GENERAL INFORMATION

Reporting violations

When reporting violations, you must do so in writing, and provide the Association manager with as much information as possible. You must also indicate your name and unit number in the correspondence.

Use of Association employees

No resident is permitted to request or cause any employee of the Management Company to conduct any private business during working hours (except when previously approved in writing by the HP1 Board).

Accidents

All accidents on HP1 premises must be reported immediately to the Association Manager or his/her designee at that time. Accident information must be documented.

RENTERS

When a unit is leased or rented, a tenant shall have all use rights in the Association property and those common elements otherwise readily available for use generally by Unit Owners and the Unit Owner shall not have such rights except as a guest, unless such rights are waived in writing by the tenant. Nothing in this subsection shall interfere with the access rights of the Unit Owner as a landlord pursuant to Chapter 83, Florida Statutes. There shall be no dual use of parking spaces by the Owner and tenant while the unit is leased or rented.

A renter or tenant may **not**:

- attend HP1 Board of Directors meetings without permission of the Board;
 - If permitted to attend by the Board, the renter or tenant may **not** speak at the meeting.
- attend HP1 Committee meetings;
- attend HP1 Members' meetings
- review the official records, except as permitted by Chapter 718, Florida Statutes, as amended from time to time;
- vote on any HP1 matters.
- represent a club or organization in any way.
- hold office in any club.

THE FOLLOWING IS GOVERNED BY THE MASTER ASSOCIATION RULES

It is summary in nature. You must review the Master Association Rules for a complete understanding of their rules.

Residents of HP1 must advise the gatehouse of the arrival of guests and service persons according to instructions currently in practice.

GUEST PASS - AUTO

The host of a guest must obtain a guest parking permit for visitors staying more than one day. This pass is available at the front desk in the Clubhouse. The pass will show the name of the owner/renter being visited and the dates (first and last) of the visit.

This pass will allow the guest to enter the community during the dates authorized and to utilize "guest" parking areas (or the host's parking space, if available).

GUEST PASS - VISITOR

A one-day visitor of a Resident may use HP amenities with the Resident in attendance. No guest pass is needed.

GUEST PASS - HOUSEGUEST

A houseguest of a Resident staying longer than one day may also use HP amenities; however, these guests must have a pass which can be obtained by the Resident from the front desk at the HPA Clubhouse. The pass will show the name, address, and telephone number of the Resident, the duration of the stay, and the name of the guest.

The Resident does not have to accompany a houseguest with a pass, but the guest should always carry the pass when on HP1 or HPA grounds.

A visitor or houseguest may use most of HPA facilities within any guidelines outlined in the HPA rule. Residents have preference for playing in the card rooms and use of equipment in the Fitness Center.

Visitors and houseguests of HP1 Residents are permitted to purchase tickets to HPA shows and concerts subject to, as amended from time to time.

The Cafe is open to HP1 visitors or houseguests.

MOVING VANS

Moving crews, vans, and trucks are permitted in Phase I on Monday – Saturday from 8 AM to 6 PM. No moving in or out can take place on a Sunday or a holiday. PODS and U-Hauls are permitted on site for up to 72 hours. All PODS and U-Hauls in Phase I must be kept in the owner's driveway.

Right of Access

Providing a Key to the Association

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 of any portion of a unit to be maintained by the Association pursuant to the Declaration of Condominium, or as necessary to prevent damage to the Common Elements or to a Unit. **In order to have such access each unit owner must provide HP1 management with a working key to the unit or a pin code to obtain access.**

If access is required to a Unit on an emergency basis and the Unit Owner has not provided all the required items and/or information necessary for access, HP1 and/or its Management Company, shall be authorized to access the Unit by any means necessary, with the costs incurred in connection therewith being the responsibility of the respective Unit Owner. In the absence of an emergency, HP1 and/or the Management Company will initially attempt to coordinate and pre-arrange access with the Resident.

HP Identification Cards

Every Residence is entitled to up to two personalized HP ID cards, no matter the number of persons residing in the unit.

Car Horns

The blowing of an automobile horn in the community, except in an emergency, is prohibited.

RESIDENTS' RIGHTS/RESTRICTIONS

You may not hang any signs or decorations on the outside of your Unit, without written approval from the Board of Directors.

Seasonal decorations may be displayed on or about the Limited Common Elements or Common Elements immediately adjacent to the Unit in the following manner:

- 1. December Holiday Decorations. Decorations, which generally occur during the month of December, including but not limited to Christmas, Hanukkah, and Kwanza.**

Pursuant to the authority in Article 20.1.3 of the HP1 Declaration, the Board in conjunction with the Master Association, which owns the exterior portions of the property, has created the following rules regarding holiday decorations:

The HP1 Board and the Master Association Board have agreed to give you implicit permission to put up holiday decorations outside your unit if

you comply with all the guidelines listed below. If you adhere to all of the following guidelines, written permission is not required

Guidelines

1. Decorations are permitted starting the day after Thanksgiving through January 7th.
2. Villa owners may not place any decorations on the roof, garage, driveway, eaves, trees, lawn, side or rear of the unit.
3. Villa owners may place decorations on the door, front windows, bushes/shrubs in front of the unit, the walkway, and the atrium.
4. Unit owners must not permit their decorations to interfere with their neighbors through loud bright lights shining into their units, or otherwise.

2. **Holidays during the remainder of the year.** Decorations for all other secular and religious holidays, including but not limited to Halloween, St. Patrick's Day, Easter, etc. may be put up and displayed for a two (2) week period (14 consecutive calendar days) centered around the date of the holiday.

Prevention of Mold and/or Mildew

Unit Owners must take all appropriate steps to reduce and/or eliminate the occurrence or continued existence of mold and/or mildew (collectively "mold") growth in and around the Unit and appurtenant Common Elements and thereby minimize the possibility of adverse effects that may be caused by fungi, including mold. The Unit Owners' responsibilities include, but are not limited to, the following:

- The air conditioning system, and humidity control system if applicable, must be kept in good and working order. Whether occupied or not, the air conditioning system, and humidity control system if applicable, must be appropriately operated, when reasonably necessary, to adequately control the temperature, humidity and in-door air quality in the Unit.
- The main valve on the water line serving the Unit must be turned to the OFF position if the Unit is to be unoccupied for more than seven (7) days.
- All incidents of mold and water intrusion, including but not limited to water spots on drywall, plumbing leaks, leaks around windows and doors, leaks from appliances, and any other leaks, or evidence of water intrusion must be immediately reported to the Association.
- All regular and routine maintenance required to prevent water intrusion, and which is the obligation of the Unit Owner, must be timely and adequately performed. Such maintenance includes, but is not limited to the regular inspection, cleaning and services of all appliances servicing the Unit, including the air conditioning system, humidity control system if applicable, refrigerators, and freezers; the regular maintenance and replacement of interior caulking and/or weather stripping around windows, doors, and plumbing fixtures.

Posting of Notice

Pursuant to Section 718.112(2)(c) of the Condominium Act, the official location for posting notice of Association meetings is the Huntington Pointe Clubhouse and online website. This does not preclude posting at other locations, from time to time. Notices of Board meetings are to be found at this location: Huntington Pointe Clubhouse at 6251 N Oriole Blvd. Delray Beach, Fl. 33484 and on the Huntington Pointe Association Website

PARTICIPATION AT BOARD AND COMMITTEE MEETINGS

A. Board and Committee Meetings Defined.

1. "Meeting of the Board of Directors" is hereby defined as a quorum of Directors gathered to discuss official Association business.
2. "Meeting of a Committee" is hereby defined as a quorum of committee members gathered to discuss the official business of the committee as set forth in the resolution creating the committee.

B. Attendance at Board and Committee Meetings.

Every unit owner shall have the right to attend Board of Director and Committee meetings except as may be provided by law. No person other than a unit owner may be permitted to attend such meetings, except for persons invited or permitted to attend by the Board or Committee.

C. Participation at Meetings.

1. Every unit owner shall have the right to participate in meetings of the Board of Directors, and Committees to the extent required and permissible under applicable law, subject to the following rules.
2. Statements by unit owners at meetings shall be restricted solely to agenda items. No other statements shall be permitted except as may be authorized by the chairperson of the Board or a Committee, in their sole discretion.
3. A unit owner may speak only once on each agenda item and the unit owner's statement may not exceed three (3) minutes. However, the chairperson, in his or her discretion, may permit additional time to allow a unit owner to conclude his or her thoughts. The chairperson of the meeting shall give the floor to any unit owner desiring to speak subsequent to the calling of the agenda item and prior to the vote of the Board or Committee upon the agenda item. After each unit owner has had an opportunity to speak, the chairperson shall announce that unit owner statements are concluded thereby ending owner discussion on that agenda item.
4. Unit owners may not reserve any portion of their three (3) minutes for use on another topic or reserve any portion for use by another unit owner. If the unit owner does not use the entire three (3) minutes the remaining time is forfeited.

5. If a unit owner asks questions of the Board or an invited guest during his or her three (3) minutes, both the question and answer count against that time. Unit owners may not “reclaim” their time when a question they pose is being answered, but may do so if interrupted by another unit owner during their three (3) minutes.
6. Unit owners may not make or second motions, may not participate in discussions after unit owner discussion is concluded on that subject, and may not vote.
7. Anyone speaking on behalf of a unit owner must have previously filed a Power of Attorney form with the Secretary of the Association at least twenty-four (24) hours prior to the start of the meeting. The Power of Attorney form must comply with Florida law, as amended from time to time, and must designate that individual as the unit owner's Attorney-in-Fact. Power of Attorney forms will not be accepted at the meeting. Attorneys-at-Law may not speak on behalf of unit owners at Board and Committee meetings nor do they have a right to be present at such meetings without the Board's authorization. The one exception is that unit owners may have legal counsel present at fining or grievance committee. During such fining or grievance committee meetings an Attorney-at-Law may speak on behalf of the unit owner.

PARTICIPATING AT UNIT OWNER MEETINGS

A. Unit owner Meeting Defined.

“Meeting of the unit owners” is defined as a quorum of unit owners gathered to discuss official Association business.

B. Unit owners shall have the right to attend and speak at meetings subject to the following rules.

1. Except as otherwise permitted by the Condominium Act, as amended from time to time, statements by unit owners at meetings shall be restricted solely to agenda items and other matters that may properly come before a unit owners' meeting.
2. A unit owner will be permitted to speak only once on each agenda item, or any other topic properly before the membership, and the unit owner's statement shall not exceed three (3) minutes. However, the chairperson, in his or her discretion, may permit additional time to allow a unit owner to conclude his or her thoughts. The chairperson of the meeting shall open the floor to unit owner statements on an agenda item subsequent to the calling of the agenda item, and prior to the vote of the unit owners upon the agenda item. Unit owners may not “reclaim” their time when a question they pose is being answered but may do so if interrupted by another unit owner during their three (3) minutes.
3. Unit owners may not reserve any portion of their three (3) minutes for use on another topic or reserve any portion for use by another unit owner. If

the unit owner does not use the entire three (3) minutes the remaining time is forfeited.

4. If a unit owner asks questions of the Board or an invited guest during his or her three (3) minutes, both the question and answer count against that time.
5. Anyone speaking on behalf of a unit owner must have previously filed a Power of Attorney form with the Secretary of the Association at least twenty-four (24) hours prior to the start of the meeting. The Power of Attorney form must comply with Florida law, as amended from time to time, and must designate that individual as the unit owner's Attorney-in-Fact. Power of Attorney forms will not be accepted at the meeting. Attorneys-at-Law may not speak on behalf of unit owners nor do they have a right to be present at such meetings without the Board's authorization.

ENFORCEMENT OF MEETING RULES

A. Ejection.

1. Any person not authorized by law to attend a meeting may be prohibited from attending the meeting or ejected therefrom.
2. Any unit owner who fails to comply with these rules shall be subject to ejection in the sole discretion of the chairman. The chairman shall give any non-complying person one warning regarding ejection and thereafter may call for immediate ejection of that person, and the removal of any of their equipment.
3. The chairman of the meeting may contact a law enforcement representative to remove such person.

B. Legal Action.

The Board of Directors may take whatever action which is appropriate at law or in equity against any person who fails to comply with these rules.

INSPECTION OF OFFICIAL RECORDS

- a) **RECORDS DEFINED.** The official records available for inspection and copying are those designated by the applicable law, as the same may be amended from time to time.
- b) **PERSONS ENTITLED TO INSPECT OR COPY.** Every Unit Owner or the authorized representative of a Unit Owner, as designated in writing (hereinafter collectively referred to as "Unit Owner"), shall have the right to inspect or copy the official records pursuant to the following rules and Section 718.111(12), Florida Statutes, as the same may be amended from time to time. Renters may only inspect the very limited records allowed by the Condominium Act.
- c) **INSPECTION AND COPYING.**

- i. A Unit Owner desiring to inspect the Association's official records (or to the extent permitted by the Condominium Act, as amended from time to time, a tenant desiring to inspect the official records) shall submit a written request by hand delivery or by US Mail to the Association c/o Management Company at 6251 N. Oriole Blvd., Delray Beach, FL 33484.

Requests sent via email will not be honored.

- ii. The request must state with particularity the official records requested, including pertinent dates or time periods. The request must be sufficiently detailed so as to allow the Association to retrieve the official records requested. However, the Association is under no obligation to retrieve any records requested and may, in the alternative, require the Unit Owner to inspect the official records as they are kept in the ordinary course of business. The Association may, to the extent permitted by law, offer the Unit Owner the option of making the records available electronically over the internet or on a computer screen, with records printed upon request. The Unit Owner may use a portable device capable of scanning, copying or photographing records in order to make copies. ANY OWNER WILLING TO REVIEW RECORDS ELECTRONICALLY VIA THE INTERNET OR IN ELECTRONIC FORMAT ON A COMPUTER SCREEN SHALL SO INDICATE IN THE WRITTEN REQUEST, FAILING WHICH, THE RECORDS WILL BE MADE AVAILABLE IN HARD COPY.
- iii. Inspection or copying of records shall be limited to those records specifically requested in advance, in writing, subject to the exemptions provided for in the Condominium Act, as the same may be amended from time to time.
- iv. A unit owner must wait ten (10) days from the date of receipt of the most recent records inspection request by the Association before submitting a subsequent records inspection request. This will limit the number of records inspections to approximately three (3) in most months. Any request not in keeping with this rule, will be sent back to the Unit owner (or tenant, to the extent tenants are permitted inspection rights under the Condominium Act, as amended from time to time) and the requesting party will be instructed to resubmit such request pursuant to this rule.
- v. No Unit Owner may submit more than one request for inspection and/or copying of the same record in a thirty (30) day period.
- vi. No Unit Owner may request the inspection of hard copy documents of more than twenty-five (25) records in any request, nor may any request require the Association to produce more than one thousand (1,000) pages of records at one time. If the Unit Owner's request exceeds either of these limitations, the Association may provide records for inspection in the order requested by the Unit Owner up to the limiting factor, and notify the Unit Owner that the other records will be made available for inspection at another inspection session upon receipt of another written request of the Unit Owner.

- vii. An owner shall not be precluded from requesting records which were not produced because of the aforesaid limitations within thirty (30) days pursuant to sub-paragraph vi above. The foregoing limitation on the number of records and the number of pages available for inspection does not apply if the Unit Owner agrees to inspect the records electronically via the internet or in electronic format on a computer screen.
- viii. All inspections of records shall be conducted at the Clubhouse Association office, unless the Association offers and the Unit Owner agrees to review the requested records over the internet, or at such other location designated by the Association to the extent permitted by the Florida Condominium Act, as amended from time to time. No Unit Owner may remove original records from the location of the inspection. No alteration of the original records shall be allowed. Notwithstanding the foregoing, the Association may, at the option of the Board or the person responsible for producing the requested records, provide copies in digital form by electronic mail to the owner in the interest of convenience provided the owner acknowledges and accepts delivery of the requested records in such manner in lieu of producing original records.
- ix. The requested records shall be made available for inspection by the owner or his or her authorized representative on or before ten (10) working days subsequent to actual receipt by the Association of the written request for inspection. This time frame may be extended by written agreement of the Unit Owner. The Association shall notify the Unit Owner by telephone, in person, or in writing (or by electronic mail if the owner has notified the Association in advance in writing that electronic notification is permissible, that the records are available and shall attempt to make the records available at a mutually convenient time and date. The Association shall make the records available within ten (10) working days from the date notification is received in the manner outlined hereinabove. A "working day" is defined as Monday through Friday, excluding Federal and State holidays.
- x. Subject to the foregoing requirements, inspections shall be conducted between the hours of 9:00 a.m. and 12:00 p.m. on weekdays (except for holidays), so that the Association's Board members and Manager have adequate time within their regular work hours to discharge their other duties to the Association. If a Unit Owner is unable to review records during the prescribed hours, a mutually convenient time shall be arranged.
- xi. If a Unit Owner desires to obtain a copy of any record, the Unit Owner shall identify the record desired during the inspection. The Association shall not be obligated to copy portions of records. The requested copies will be made available within a reasonable time.
- xii. A Unit Owner shall pay twenty-five (25) cents per page for letter or legal sized copies, payable in cash or check at the time the copies are requested, prior to the copies being made on the Association's copier. The Association shall not be obligated to undertake the photocopying of any records until payment is received by the Association. The Association reserves the right not to accept personal checks from any owner who has previously submitted a check to the

Association for any charge which has been returned due to insufficient funds. If the copies are made using a copy service, the Unit Owner will have to pay the estimated actual cost in advance.

d) MANNER OF INSPECTION

- i. All persons inspecting or requesting copies of records shall conduct themselves in a businesslike manner and shall not interfere with the operation of the Association office or office where the records are otherwise inspected or copied. The Association office, or office of inspection, may assign one staff person to assist in or supervise the inspection.
- ii. The Association shall maintain a log detailing:
 1. The date of receipt of the written request for inspection
 2. The name of the requesting party
 3. The requested copies
 4. The date the owner was notified of the availability of the records
 5. The date the records were made available for inspection or copying
 6. The date of actual inspection and copying
 7. The signature of the Unit Owner acknowledging receipt of or access to the records. Every person inspecting or receiving copies of records shall sign said log or a comparable receipt prior to the inspection or receipt of copies.

Written Inquiries

- a) An "inquiry" is defined as one question with no more than two (2) subparts, which specifically requests a written response from the Association.
- b) An inquiry will be deemed received by the Association, on the next business day following the day on which a duly-authorized representative of the Association signed for the certified letter of inquiry to the Association addressed to the President of the Association, or the Association's Registered Agent, pursuant to the most recent online rules/regulations of the Florida Secretary of State, Division of Corporations.
- c) All responses of the Association shall be in writing, and shall be deemed effective when deposited in the United States Mail, postage pre-paid, to the address of the Unit Owner, per the Official Records of the Association, or the address contained on the document constituting the inquiry, including e-mail response, if chosen by the Association.
- d) The Association is only obligated to respond to one written inquiry per Unit owned in any given 30-day period. The Association shall respond to each pending inquiry, as required by law. A Unit Owner's submission of more than one inquiry per Unit owned during a thirty (30) day period, or the inclusion of more than one inquiry in a single piece of correspondence, shall result in the Association only responding to the first inquiry received. In such a case, any additional inquiry or

inquiries will be responded to in the subsequent thirty (30) day period, or periods, as applicable.

- e) Unit Owners shall not be permitted to file more than one inquiry with the Association with respect to the same matter. If the Unit Owner is dissatisfied with the Association's substantive response, or disagrees with the response, that fact will not be sufficient to obligate the Association to engage in ongoing debate with the Unit Owner regarding the issue as to which a substantive answer has been given.
- f) Should any Unit Owner inquiry involve privileges pertaining to pending or potential litigation, matters subject to the attorney-client or work product privilege, or matters which involve any other legally cognizable privilege, the Association shall not be obligated to provide a substantive response to the Unit Owner if such would result in a waiver or violation of any privilege.
- g) Certified inquiries shall not be used to request inspection of the Official Records of the Association.
- h) Any violation of these Rules shall be deemed a violation of a rule of the Association and shall subject the Unit Owner to all remedies provided by Florida Law and the governing documents with respect to same, including the levy of fines or suspension of common area use rights.

SAFETY

No Resident in HP1 may use or permit to be brought into the Unit, garage, or storage area any flammable oils or fluids such as gasoline, kerosene, naphtha, benzene, propane, or other explosives or articles deemed hazardous to life, limb, or property.

Residents may not permit anything that will interfere with the rights, comfort or safety of others. The walkways and entrances to Units in HP1 may not be obstructed or used for any purpose other than entry and exit.

GARBAGE PICKUP

Garbage will only be accepted in the provided garbage cans or recycle bins from the sanitation company.

- Trash bins (garbage cans and/or recycle bins) may be placed outside for curbside pickup no earlier than the night before trash pickup and must be returned inside the garage no later than sunset on the day of trash pickup.
- Cartons do not have to be cut or broken down.
- The collection of bulk items, appliances, furniture, and large household items will be provided one day per week and limited to no more than three items.
- You may not dump garbage at another Phase or on the HPA areas.

STORM WARNING

Upon notification by the National Weather Service or other governmental or quasi-governmental agency of a hurricane or tropical storm watch or warning and/or prior to departure from his/her Unit for more than three (3) consecutive calendar days during the months of June through November, each villa Unit owner must:

- Move all outdoor furniture, potted plants, barbecue grills and other movable objects inside the Unit.
- Install and/or close their hurricane shutters.

Hurricane shutters must be closed only after a hurricane watch or warning or Tropical Storm watch or warning is issued for Palm Beach County. All hurricane shutters must be opened or removed no more than four (4) days after the tropical storm or hurricane passes.

HURRICANE SHUTTERS

Hurricane shutters are permitted to be installed by Unit Owners in HP1, and must meet the following criteria:

1. Color: Cream or off white
2. Style: Accordion Shutters

PETS

Pets are not allowed to be walked behind the apartment buildings or the villas.

A Resident must immediately pick up and remove any solid waste deposited by their pet when outside of the Unit. Said waste must be deposited into the garbage. At no time should animal waste be deposited into the storm sewer. While outdoors, animals must be on a leash not longer than 6 feet and must at all times be under the owner's control. No retractable leashes are permitted on HP1 property. Pets must always be under the control of the person walking the pet.

The Association may make reasonable accommodations, including reasonable waiver of the covenants and restrictions of the Condominium documents, or these rules and regulations, when necessary to afford handicapped or disabled individuals the opportunity to enjoy the Condominium premises, or to comply with other legal requirements.

INTERNAL CHANGES TO A UNIT

Unit Owners must file an architectural improvement form with the HP1 Manager before any renovations can occur. That document can be found on-line on our website (www.huntingtonpointe.net under Resident Forms) or in hard (paper) copy at the front desk.

Each owner must complete this form for any renovation to the Unit, including the replacement of windows, doors, and garage doors.

You will be notified in writing of the approval of said renovation by the Manager after the decision by the HP1 Board within 10 business days of receipt of the completed application.

All contractors must be fully licensed and insured. Contractors must adhere to the following rules when working in an HP1 Unit:

- Contractors may access HP from the West Gate on Jog Road after 7:30 AM.
- Contractor work hours are Monday – Friday from 8 AM to 5 PM.
- Weekend work requires approval and will only be approved for “quiet” or emergency work. (Quiet work – example: painting; Emergency work includes but is not limited to repair of air conditioners or other appliances)

LEASE RESTRICTIONS

No lease can be for a term of less than six months and no Unit may be rented more than two (2) times in any twelve (12) month period. Non-relative guests are not permitted to stay in a unit for more than 14 days without the owner’s physical presence (meaning that the owner sleeps in the unit overnight while the guests are present). Family members are exempt from guest prohibitions.

No Owner may lease a Unit until such Owner has held title to the Unit to be leased for at least eighteen (18) months, with the exception that this provision shall not apply to the following:

- (i) the Association should it become the Owner; or
- (ii) an Institutional Mortgagee should it become an Owner; or
- (iii) the Owner’s spouse, parent, sibling, children or grandchildren over the age of 18, provided that there must be proof of the relationship of such individual to the owner provided to and approved by the Board of Directors and there must be adherence to the fifty-five (55) plus age restriction of the Community before this exception may apply.

All leases and renters must be approved by the Association before occupancy of the Unit is taken by the renter. Unit Owners must provide their renters with a Clubhouse access. There is a separate New Residents’ Guide found on our website

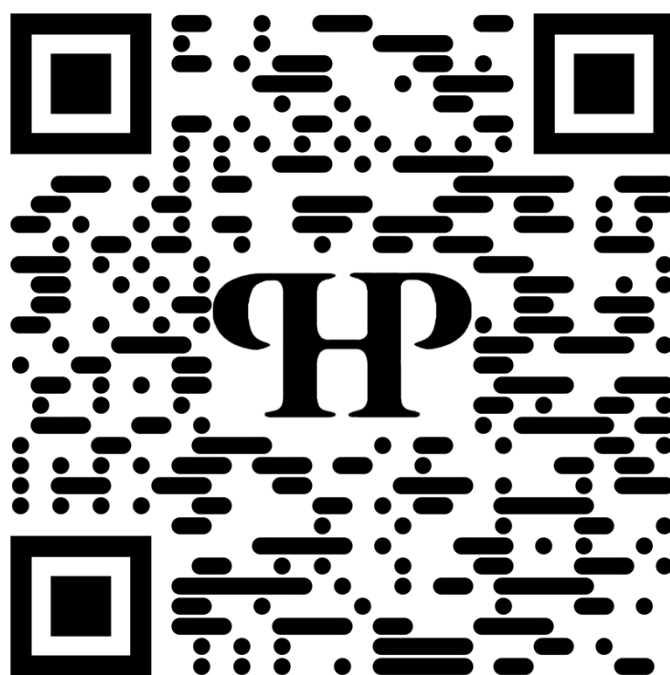
(www.huntingtonpointe.net) in the section called Residents. Each new resident should receive a hard copy (a paper copy) of this guide when s/he processes into our community.

In this guide you also find the following information:

- What you should have received from the prior owner
- Renovation rules and regulations
- Front gate procedures
- Emergency information
- Garbage/trash rules and regulations
- Important phone numbers

Solicitation

No solicitation is permitted anywhere on the HP1 property without prior written approval of the or HP1 Board, including but not limited to door-to-door solicitation and door hangers.



Scan for a downloadable
version of the documents



Huntington Pointe
Delray Beach, FL
561.496.3801