

NEEDLE RUSH POINT OWNER'S ASSOCIATION, INC.
RULES

1. Maintenance Fees. Maintenance fees are due on the 1st day of each month. After the 10th a late fee of \$10.00 will be charged plus interest at the rate of ten percent (10%) per annum on the past due balance. Interest charges will be added monthly.
2. Unit Boundaries: Consult the Master Deed and ByLaws.
3. Common Elements: Building components not included within a unit, stairways, walkways, roofs and construction below the lowest plane of the unfinished floor of the first floor units.
4. Unit Owner Maintenance Responsibilities:
 - a. All portions of the unit including but not limited to the balcony, deck, or terrace; all conduits, ducts, plumbing, wiring and their facilities for the furnishing of utility services; HVAC equipment; service equipment, appliances whether or not they are built-in; all exterior doors, windows, and screens.
 - b. Owners are responsible for all maintenance and repair work which, if omitted, would affect the condominium property or unit belonging to other owners. All incidental damage caused to a unit or the common elements by this work shall be the responsibility of the owner causing the damage.
5. Association Maintenance Responsibilities;
 - a. Exterior wall surfaces of the buildings, roofs, stairways, walkways, foundations of buildings, parking spaces, recreational facilities, manager's quarters, and the manager's office.
6. General Rules:
 - a. No alterations to the building exterior or common elements are permitted without approval of the Buildings Chair. This includes doors, windows, screens, decks, etc.
 - b. Units are for residential use only.
 - c. No signs, advertisements or notices of any type may be placed on the common elements or upon any unit.
 - d. No exterior antennae or aerials are permitted.
 - e. Nothing may be done that increases insurance rates or causes an obstruction or interference or annoyance (including noises) to any other unit or occupant. No owner may commit or permit any nuisance, immoral or illegal act in his unit or on the common elements.
 - f. All exterior windows shall be free from obstructions except blinds, curtains or drapes lined in white or beige.
 - g. No clotheslines or similar devices may be hung from the balconies, decks, patios or terraces. No clothing, bathing suits, towels or other materials may be hung from the railings of any unit.
 - h. Any construction in any unit must be contained within the unit. No construction debris may be left outside or on the grounds of NRP.
 - i. No littering. This includes cigarette butts.
 - j. No feeding any animals outside of any unit. This includes birds and any other wildlife. No food may be thrown from balconies.

- k. No storage of personal property outside of any unit. All personal property must be kept inside the unit or in the owner's storage closet.
 - l. No fires are permitted on the beach per Escambia County Ordinance.
 - m. No fires or flame producing implements of any type including any type of grill or cooking apparatus are permitted in any area of the community (this includes any patio or balcony or under any building) except the grilling area. Electric grills are permitted.
 - n. No fireworks are permitted in the community.
 - o. No climbing on balconies, lattice work under buildings or any other part of the building exterior.
 - p. Quiet Hours are from 10 p.m. to 8 a.m. – all amenities are closed during these hours
7. Grilling Area
- a. Grills are on a first come first serve basis
 - b. Children under 12 must be accompanied by an adult
 - c. Bring your own charcoal
 - d. Clean grill and tables after use
 - e. Dispose of trash and charcoal ashes in proper containers
 - f. No pets allowed in grill area
 - g. Do not climb fencing or damage plants
 - h. One grill per family
 - i. Turn lights off when finished
8. Boats and Recreational Vehicles
- a. All vessels (boats, kayaks, canoes, jet skis, trailers, etc.) must be kept in the boat yard. Do not park boats, kayaks, canoes or jet skis/wave runners on the shore grass or any other area other than inside the boat yard.
 - b. All vessels (boats, kayaks, canoes, jet skis, trailers, etc.) must be registered with the office to be parked in the boat yard.
 - c. A sticker issued by the office must be placed on the vessel, watercraft and trailer in a visible location.
 - d. Needle Rush Point Owner's Association is not liable for any property in the boatyard.
 - e. Boat docks are on a first come first serve basis. Boats may only be left at the dock while the Owner is in residence.
 - f. Boats may only be washed in the boat wash area at the east end of the boat yard.
 - g. Boats must be moved from the wash area to a parking slot when cleaning is completed.
 - h. Boats must be loaded/unloaded in the boatyard.
 - i. Vehicles may not be left in the boatyard attached to trailers causing other trailers/boats to be blocked.
 - j. Boatyard must be locked upon exiting.
9. Vehicles and Parking
- a. All vehicles must be registered with the office and have a parking permit. Temporary permits are available for guests and renters.
 - b. Vehicles without permits will receive a violation notice and be given the opportunity to obtain a permit.
 - c. Any vehicle receiving a second notice is subject to being towed without further notice at the vehicle Owner's expense.

- d. No damaged or disabled vehicles or those with expired license plates may be parked in the community.
- e. Mechanical work may not be performed on vehicles in the community.
- f. Vehicles may only be washed in the boat wash area in the boatyard. Boats have priority.
- g. No commercial vehicles of any type may be parked in the community for more than 24 hours.
- h. Only passenger vehicles may be parked in the parking lot and must be parked in designated areas for vehicles. All trailers of any type or style must be stored in the boat yard.
- i. No vehicle may be parked in any driving lane or obstruct traffic.
- j. No vehicle may be parked on the grass.

10. Pools

- a. Pools are open from 8 a.m. until 10 p.m.
- b. Pool chairs are first come first served and may not be reserved.
- c. Children under the age of 12 must be accompanied by an adult. There is no lifeguard on duty. Swimming is at your own risk.
- d. All pool guests must have a wristband. Any guest without a wristband will be required to leave the pool area.
- e. No pets are permitted in the pool area.
- f. No glass objects, loud noise/music or rough play allowed around pool.
- g. Proper swimming attire must be worn at all times.
- h. Shower before entering pool.
- i. Do not throw sand, sea life (fish, crabs, etc.), furniture or heavy objects in pool.
- j. Diapered children may not be placed in pools without approved water pants.
- k. Use the bathrooms provided at the end of the walkway in the parking lot or in your unit. No urination or defecation permitted on the grounds, pool area or in the pool.
- l. No personal property may be left overnight in the pool area. All items will be thrown away.
- m. Owners are responsible for the conduct of their guests and parents are responsible for themselves, their children and their guests and shall be liable for any damage to the pool, furniture, etc.

11. Tennis Courts

- a. Hours of operation are 8:00 a.m. until 10:00 p.m.
- b. Children must be accompanied by an adult.
- c. All players must wear appropriate footwear and attire at all times.
- d. No food or glass allowed in court area.
- e. No pets allowed in court area.
- f. No climbing on fencing or nets
- g. No skateboards, skates, bicycles, scooters or similar items allowed in court area.
- h. No loud noise, music or rough play allowed.
- i. Lights must be turned off and gate locked when finished.
- j. Tennis courts are for playing tennis and not for "gathering."

12. Observation Dock

- a. Open hours are 8:00 a.m. until 10:00 p.m.
- b. No Fishing or Crabbing or Swimming

- c. No Boats may be attached to the dock
13. Pets
- a. All pets must comply with Escambia County Animal Ordinance.
 - b. All pets must be leashed when outside of a unit.
 - c. All pet waste must be immediately picked up and disposed of properly.
 - d. No pet food of any type may be left outside of a unit.
 - e. Escambia County Ordinance prohibits dogs from being on the beach.
14. Rentals
- a. The Rental Program for NRP prohibits renters from bringing pets. Owners who rent for themselves or through other management are responsible and subject to fining for the conduct of their guests regarding compliance with local ordinances and NRP Rules regarding pet leashing and waste removal.
 - b. Rental occupancy of units is limited to the number of beds in each unit.
 - c. Owners who rent independently of the NRP rental program are responsible and liable for the behavior of their guests regarding any rule violations or damage to NRP property.
 - d. Owners are responsible for providing their renters with all information regarding the rules for NRP including codes for the boatyard and tennis court. They are also responsible for providing them with parking permits and guest wristbands.
 - e. Renters who do not rent through the NRP office will not receive any services from the NRP staff. This includes office services and the emergency service. Owners of these units are responsible for providing their renters with all appropriate emergency information including fire alarm procedures. Owners will be charged \$50.00 per call for calls made to the NRP emergency line by their renters.
 - f. Parking passes may be purchased by owners of non-NRP rentals in the NRP office at a cost of \$10.00 for 25 passes.
 - g. Wrist bands may be purchased for \$2.00 each.

Charges to Owners by NRP

In an effort to accommodate the needs of our owners the office staff performs services outside of those required for the Association. There are charges associated with these services, as follows:

1. Owners may call twenty-four hours ahead of their arrival to request that their HVAC unit be adjusted or water turned on/off. The charge for this service is \$10.00.
2. Maintenance services are available to owners for maintenance items not covered by the Association. The charge is \$35.00 per hour with a half-hour minimum, plus the cost of materials. For services over one hour the charge will be based on 15 minute increments.
3. All owners have the opportunity to purchase a lock box from the office for their unit. Lockouts outside of business hours will result in a charge of \$75.00.
4. NRP staff will schedule cleaning and contractor services for owners at no charge during regular business hours. Owners must contact the office to authorize the release of keys to any service provider. If the Owner requests the service technician be escorted by NRP staff the standard hourly charge of \$35.00 will apply. If an owner requests the work be inspected by an NRP staff member there will be a minimum charge of \$25.00. If additional time is required this charge may be increased.
5. Document preparation regarding sales and refinancing.

- a. New owner condo certification - \$75.00.
 - b. Condo certification for owner refinance -0-
 - c. Certifications regarding insurance coverage or account status for new purchases \$35.00. No charge for existing owners.
 - d. Providing support documentation as requested for new purchasers \$35.00. No charge for existing owners.
6. NRP has an emergency line service. This line is for emergencies only. The following are considered emergencies:
- a. No Heat/Air-Conditioning
 - b. Water Intrusion/Plumbing Leak
 - c. Fire (call 911), activate the pull station outside of the unit and vacate the building.
 - d. Major Injury or Death (call 911)
 - e. Charges for these calls will vary and be based on the service provided. NRP will charge \$52.50 per hour (half-hour minimum) for any emergency service provided by NRP Staff. These charges will begin from the time the technician leaves his home until the work is completed and he arrives back at his home.
 - f. Non-emergency calls to the emergency service will result in a charge of \$25.00 per call.

While having no internet or cable service is annoying – it is not an emergency. Further telephone lines are private. The NRP staff cannot provide or arrange service for any owner’s telephone line. This must be done by the owners.

Addressing Violations:

1. Violation notices will be sent in writing giving the owner an opportunity to correct the problem and then addressed as provided in Florida Statute 718.303(3) which states:

718303(3) The association may levy reasonable fines for the failure of the owner of the unit or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. A fine may not become a lien against a unit. A fine may be levied on the basis of each day of a continuing violation with a single notice and opportunity for hearing. However, the fine may not exceed \$100 per violation, or \$1,000 in the aggregate.

- a. An association may suspend, for a reasonable period of time, the right of a unit owner, or a unit owner’s tenant, guest, or invitee, to use the common elements, common facilities, or any other association property for failure to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. This paragraph does not apply to limited common elements intended to be used only by that unit, common elements needed to access the unit, utility services provided to the unit, parking spaces, or elevators.
- b. A fine or suspension may not be imposed unless the association first provides at least 14 days’ written notice and an opportunity for a hearing to the unit owner and, if applicable, its occupant, licensee or invitee. The hearing must be held before a committee of other unit owners who are neither board members nor persons residing in a board member’s household. If the committee does not agree, the fine or suspension may not be imposed.