

# Rules and Regulations

## Colonial Pointe Community Association Inc.

Rules and regulations have been approved by the Colonial Pointe Community Association Inc. Board of Directors. Owners should place these rules and regulations with the Declaration of Covenants and Bylaws of the Association as they are part of the community governing documents. All changes to these Rules and Regulations will be done and approved by the board of Directors pursuant to Florida Statute 720.

### 1. Homeowner's Responsibilities

Homeowners are responsible for all tenants and guests to follow all governing docs of the Colonial Pointe Homeowners Association. Any and all liabilities are assumed by the homeowner.

### 2. Trash Pickup

- Residential garbage receptacles and debris including horticultural waste must not be **placed** at the curb or on the right of way before **9:00 AM the day prior to collection**.
- All receptacles must be **removed** from the curb or right of way by **midnight the day of collection**.

### 3. Community Speed Limit

The speed limit inside the community is 17 mph. Excessive speed or reckless driving will result in first a warning letter. Additional offenses are subject to fines imposed by the Association's Violation and Fining Procedures.

### 4. Community Animal Control

- All pets must be kept on a leash when outside. At no time are pets allowed loose in the community.
- Owners are responsible for any liabilities or damage caused by their pet.
- No pets are allowed to trespass on any owner's property without that owner's permission.
- Pet owners shall pick up after their pets. **NO EXCEPTIONS**. Pet waste shall not be moved to other member's property.
- Violations will be administered in accordance with the Association's Violation and Fining Procedures.

### 5. Lakeshore Use

- The property immediately adjoining the lake is not for use as a common area nor does it have a "Public Use" Easement.
- Lakeside owners have access to the lake within their property boundaries.
- No access is allowed on any lakeside owner's property without written permission from that owner.

### 6. Quiet Time

Quiet time is from 10 PM to 7 AM. Refer to Lee County Ordinance No. 14-18 for specifics on noise levels.

## **7. Parking**

Per the Declaration of Covenants, Section 5.28: *"No overnight parking shall be permitted on any street, road or road right-of-way."* The definition of overnight parking is between the hours of 11:00PM and 7:00 AM.

## **8. Collection / Past Due Process**

- HOA Dues are past due on the 11th day of the month they are due. Late fee of \$25.00 will be assessed on the 11th Day.
- If two quarterly dues are unpaid the account will be sent to a third party collection company for immediate collection and all collection costs will be the responsibility of the Homeowner.
- This also applies to any assessments or fines that may be imposed to that Homeowner.

## **9. How to Contact the Board of Directors**

- If a resident wishes to contact the Board with a formal complaint they should address it in writing (email, fax or letter) to the Property Manager. The Manager will forward the complaint to the contact person on the Board.
- The Board is granted no authority in the By-Laws or Master Declaration to act in matters between neighbors unless community governing documents are violated.

## **10. Real Estate Sales**

The approved signage is posted on the website in the FAQ section. Open House hours are Noon to 5:00PM Saturdays and Sundays only. The Property Manager has the sole responsibility to open and close the gate with reasonable notice from the realtor agent.

## **11. Long Distance Service at the Front Gate**

The Association will not accept long distance numbers for service at the front gate. It is suggested members needing such service-make arrangements for a local number.

## **12. Credit Cards for Payments to the Association**

The Association does not accept credit card payment for any payments due the Association.