

CAPE POINTE HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS - 2022

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1. GARBAGE AND TRASH

- A. Trash collection is on Mondays and Thursdays.

Trash must be placed in the large black container provided by the Solid Waste Authority. If your items are too big (such as large boxes or construction materials) they can be placed next to the container. Plastic bags cannot be placed at curbside instead of the container. If you will be away on garbage day, please ask a neighbor to take out and return your cans and bins for you.

Monday collection includes recyclables to be placed in the specified blue and yellow bins. Thursday collection includes vegetation and garden waste which must be bagged. Loose vegetation will NOT be picked up.

- B. Trash may be put at the curb after dark on the evening before the collection day. Emptied containers should be returned to storage as soon as possible on the collection day
- C. Waste Management provides garbage pails and recyclable bins to all houses at no extra charge. If you need a pail or recyclable bin you can call 561-697-2700.
- D. Unusual waste materials such as from remodeling or light construction debris MAY be taken by Waste Management. Call 561-697-2700 before you put these items at the curb to find out if they will be taken.
- E. Garbage pails and recyclable bins must be stored out of sight in a closed closet; enclosed golf cart area; or behind your courtyard fence. In no event should they be visible from the road either in your carport or in an unenclosed golf cart area.

2. GENERAL RULES

- A. Dress Code: Proper and appropriate attire is required throughout all areas of Jonathan's Landing and Cape Pointe. All joggers, walkers, and cyclists must wear tops covering the upper parts of the body.
- B. Courtesy: Be considerate of your neighbors and respect their privacy. Please stay within 20' of the water's edge when you are behind the waterfront homes. Do not walk or ride bikes or golf carts next to your neighbors' rear patios. Do not let your contractors block your neighbor's cars or the mailboxes.
- C. Fences: May NOT be used for drying any items. Bathing suits, towels, blankets etc. may not be hung over your front fence.
- D. Wildlife:
 - The Florida Fish and Wildlife Commission prohibits feeding wild animals. DO NOT FEED THE waterfowl, the iguanas, the rodents. You can be fined a substantial amount by the state of Florida for disobeying this rule. (FL statute 379.412 prohibits feeding wildlife and freshwater fish, bears, and alligators. Substantial fines may result)
 - Non-native plants- CPHOA discourages plants which are not native to Florida. We have had many problems with non-native plants overrunning gardens, causing problems with our drainage systems and resulting in large bills to the HOA to remove the offending plants.
 - Please remember that any landscaping beyond your front fences and back house/patio walls MUST be approved by the CPHOA Board first and then by the JL Design Control Board.
- E. All workers may enter Cape Pointe at 8:00 AM and must leave by 5:00 PM. Workdays are normally Monday – Friday. Under special circumstances unobtrusive quiet work may be allowed on Saturdays. Work on Saturdays must be approved by the Cape Pointe president or Security will not allow the contractor to enter.

3. LANDSCAPING AND IRRIGATION

- A. Cape Pointe HOA governing documents (see your documents booklet) make the HOA responsible for **maintaining** the landscaping outside the walls of each house. This maintenance including trimming of trees, bushes, vines, etc..., and lawn cutting is included in your HOA fees. If an owner wants to remove and relandscape an area, for any reason, the work will be done at the owner's expense.
 - SAGO Landscaping is currently the landscaping and irrigation contractor for Cape Pointe. Please contact the **Association Manager at 4H Association Management (561) 262-8947** if you have any landscaping and irrigation concerns. Additional information about landscaping is available in another section of your Homeowners manual.

4. PARKING REQUIREMENTS

- A. For Homeowners and Renters- Each home has a carport which accommodates 2 vehicles. A poll of Cape Pointe homeowners in 2021 concluded that only automobiles, including noncommercial minivans, and SUVs can be kept in the carports overnight. Vehicles must fit within the carport and neither obstruct their neighbor's ability to enter and exit their cars nor pull into or out of the carport.
- The 2 Homeowners with trucks who were allowed to keep their trucks at their homes in 2021, must adhere to the rule above if they replace their trucks.
 - Golf carts must be stored overnight in an enclosed golf cart storage area.
 - All items including garbage cans, furniture, bicycles, scooters and similar vehicles must be stored out of sight in a golf cart area, in a closet, or behind a courtyard fence.
 - Golf carts may not be driven by anyone under the age of 15 unless accompanied by an adult.
- B. For Guests- Guests may park during the day and overnight in the guest spaces on Hilliard Terrace and Fownes Crescent if there is not a space available in their host's carport. Please ask your guests not to park on the grass as they may damage the hidden irrigation sprinkler heads. Your guests should not block your neighbors' carports and parking areas.
- Residents should not routinely park their vehicles in the guest spaces.
- C. For Contractors- Contractors may park temporarily during the day on the road near the house in which they are working. Contractors should NOT block neighbors' carports or mailboxes.

5. PEST CONTROL

- A. The Cape Pointe Homeowner's Association provides exterminating services as part of your HOA fees. These include bug and rodent control and twice a year attic dusting for termites.
- B. Currently Highland Pest Control (561-793-1198) is our contractor. The exterior pest control service at Cape Pointe is on the third Wednesday of every month. Homeowners MUST give a working front door key to our property managers in the event pest control has to enter your property.
- C. Pest control services are MANDATORY. Since our homes are attached, if you refuse their services, you are jeopardizing the neighbors in your whole row of houses.
- D. Excluded Services: Certain types of termites, fire ants, carpenter ants and woodpeckers are NOT included in the services Highland provides through CPHOA. Contact Highland at 561-793-1198 if you have questions about what is covered or need additional service.

6. PETS

- A. Dogs, cats and other household pets may be kept provided they are not raised, bred, or kept for commercial purposes.
- B. A maximum of 2 dogs are allowed per household.
- C. No pets are allowed to roam or be let out of the house without a leash and without being in the custody of an individual.
- D. Dogs may NOT be left unattended on screened porches and patios where they can bark or be heard. Pets must NOT be tied up outside your home. Dogs which become a nuisance will no longer be permitted to be kept in the home.
- E. All people with dogs MUST clean up both private and public areas after use by their pets. Failure to clean up will result in a fine.

7. POOL

An emergency call button and a Defibrillator are on the wall of the upper pool deck.

- A. The pool is open from dawn to dusk 7 days a week. Swimming after dark is prohibited.
- B. Swimming is at your own risk as there is NO lifeguard on duty.
- C. Children under 12 MUST be accompanied by an adult.
- D. Please shower before entering the pool, particularly if you have come from the beach and have sand on your body.
- E. Diapers worn in the pool must be of the waterproof type.
- F. Please lower and secure the umbrellas when you leave the area.
- G. Please return any “noodles” to the rack when you leave the area.
- H. Please cover chairs and chaises with towels to avoid staining from lotions.
- I. No pets are allowed anywhere in the pool area.
- J. No food is allowed on the pool deck. Food may be eaten on the upper pool deck.
- K. No glass containers are allowed in the pool area.
- L. No smoking anywhere in the pool area.
- M. Rafts, running, ball playing, or any other similar activities are prohibited.

8. RENOVATIONS

- A. CPHOA Board- Changes to the exterior of your home and landscaping modifications outside your courtyard area must be submitted to the CP HOA Board for approval. Go to the JLPOA Website and download the DCB form you need to complete and submit. Some examples of changes needing approval include getting new windows; extending your patio; landscaping the back of your home; and getting storm shutters.
- B. JL Design Control Board (JLDCB)- Once the CP Board approves your plans, you must submit them with a fee to the JLDCB. They will review your plans and go to your home to see onsite what is to be done. They will notify you when the plans have been approved.

- C. Work on and in your home- Contractors may work in Cape Pointe Monday-Friday. All work must comply with Palm Beach County regulations. If you need work done on your home on Saturday, you must get approval from the CPHOA President. The work must be done quietly and not disturb your neighbors.
- No work is allowed on Sunday.

9. RENTALS AND HOME OCCUPANCY

- A. If you plan to rent your house, first become familiar with the Amendment to the bylaws of Cape Pointe which was recorded 4/11/2018. This amendment is provided to you in the Cape Pointe Owners Manual and will tell you in detail all the rules and regulations regarding rentals within Cape Pointe. To summarize:
- Your home can only be rented after you have owned it for one year.
 - Homes can only be rented 2 times a year.
 - The minimum rental period is 60 days.
 - ALL rentals must be submitted to the CPHOA Board for approval. 4H Association Management will assist you with the appropriate forms and fees.
 - Landlords are responsible for making certain all renters are familiar with the documents and Rules and Regulations of Cape Pointe.
 - Under NO circumstances may your home be sublet.
- B. Occupancy by someone other than owner:
- Certain family members are permitted to occupy your home (see the Amendment referenced above for details).
 - If the owner is not present in the home, the owner MUST contact 4H Association Management with the name, phone number, and relationship of the occupant. This is an issue of safety so the occupant can be reached in case of an emergency. Failure to notify 4H Management may result in the occupant being denied use of the community's facilities, including the pool.
 - Moving into or out of a home must be done Monday-Friday. In an emergency you can call the CPHOA President for Saturday admission. There is NO moving allowed on Sunday.

10. SAFETY AND SECURITY

- A. Joggers, walkers, cyclists and those on golf carts must use the paths where available. Whenever possible do NOT use the roadways or grass.
- B. Use the Security system in your home whenever possible. For issues with your security system, you can call ADT at: 800-878-7806.
- C. Emergencies- Call 911 first in a real emergency then press the appropriate button on your wall or security panel. Finally call Security at 561-747-1141 so that the emergency responder can be

admitted to the community. If you see suspicious activity or behavior, call JL Security at 561-747-1141.

- D. Keys- 4H Management (our property managers) and JL Security must have a working copy of your house key. In case of an emergency, particularly if you are not available, considerable damage can be prevented if your house can be entered.
- If your locks are changed, please remember to give a copy of the new keys to Security and to 4H Management.

11. MEETING ETIQUETTE

- A. When attending Board of Directors or other community meetings, (whether in person or in an electronic meeting) wait to be recognized by the chairperson before commenting. Do not act in a rude manner, argue with the chair, or speak over the recognized speaker.
- B. Recording a meeting without informing the participants you are doing so is a violation of these Cape Pointe Rules and Regulations.

***Please see additional information for these items in your Owners' Manual.**

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