

# Good Neighbor Rules for Renters

for Gulfpointe II \* Revised February 28, 2018

*From Gulfpointe II Board of Directors: Gulfpointe II is a residential condo community. During your stay, you will have the privilege of enjoying the grounds and using the pool and dock shared by all owners. Please keep in mind, however, that this is not a resort hotel but home for many who live here year-round or seasonally.*

*Adherence to the rules below is mandatory and is part of your rental contract. Violations cause a disruptive visit and a potential reason for eviction.*

## A. POOL

Please refrain from loud and abusive language and over-enthusiasm in pool activities. Please note the State of Florida Rules posted at the pool

1. No loud music.
2. **Pool hours are dusk to dawn.** No lifeguard is on duty. Swim at your own risk.
3. **Children under 14 must be accompanied by a supervising adult.** Babies in diapers and children who have not been toilet trained may not be taken into the pool unless they are wearing a swim diaper.
4. **Glass/china is not permitted in the pool area.** Please use paper/plastic cups. No food is allowed in the pool area.
5. No scuba equipment is allowed in the pool.
6. **The use of the pool is only for Gulfpointe II owners and their guests, and for renters of Gulfpointe II units. Renters may not extend their pool (or fishing dock) privileges to their visiting guests.**

## B. PARKING AND CARPORTS

Water is a precious commodity in the Keys. Please make sure that you use the outside faucet belonging to your unit. Please report any leak or broken faucet.

1. **Please park in your assigned parking space underneath the building, with cars/trailers not exceeding the outer edge of the balcony.**
2. No parking on the grass.
3. Do not block stairways, carports, or roadway accessibility.
4. Boats under units are not to be topped off with fuel due to leakage, damage, and fire hazard.
5. Any vehicle, including boats and trailers, parked under a unit must be operational and with a current license, registration and proper insurance.

6. **Do not leave garbage or personal items in the carport or any other common areas.** Place all garbage in the dumpster at the main entrance by the mailboxes. Do not use the dumpster to dispose of raw fish or bait. Please recycle.

### **C. DOCK AND BOATS**

1. Comply with all signs on the dock.
2. **Dock space is on a first-come, first-served basis with priority always given to owners over renters.**
  - a. In order to occupy a slip with any vessel, an owner/renter must be in residence at Gulfpointe II. "In residence" means present at Gulfpointe II except when temporarily absent for seven days or less.
  - b. The Board, or its authorized representative, has the authority to require an owner or guest to move his/her vessel from slips 3, 4, 7 or 8 if it is under 25' or has a beam of less than 9' to a smaller slip (1, 2, 5 or 6) if a larger boat needs access to slip 3, 4, 7, or 8.
  - c. Although initial access to the docks is determined by seniority of owners, the Board or its authorized representative shall determine which slips shall be assigned to which owner or renter based upon the availability of docks and the sizes, widths, and lengths of the boats.
  - d. Lines attached to a slip indicated that the slip is occupied. Lines attached to a slip must be attached by the owner/renter in residence who will be utilizing the slip with a vessel. Lines may not be attached by another owner/renter to save a slip. Any owner/renter who has attached lines must remove them if the slip will be or is unoccupied by his/her vessel beyond the seven days. Violations should be reported to a Board member. No person may remove the lines of another without authorization of the Board or its designated representative.
3. **One vessel (i.e. boat, personal watercraft, jet ski, etc) per slip. One vessel per unit. No exceptions.**
4. **Proper tie-ups required. Five lines are the minimum. Broadside tie-ups are not permitted.**
5. **No tying up on the outside of the dock.**
6. No gas/fuel containers of any kind may be left on the dock. (Nor are they permitted to be stored under the buildings, in vehicles, or in the units if they have any contents in them.)
7. **Children under 14 years of age must be accompanied by an adult when on the dock.**
8. **No recreational swimming or diving allowed in the dock area.**
9. Please do not use Gulfpointe I's dock.

**D. BALCONY AREAS**

- 1. No towels, clothing, or other articles are to be hung from balcony or stairway rails.**
2. No charcoal grills or charcoal smokers.

**E. VACATION RENTAL**

- 1. Rentals: A maximum of six people are allowed to reside in a unit.** Unit rental is a minimum of one week. These are among the City of Marathon ordinances and are strictly enforced.
- 2. Arrival of renters is between 7 a.m. and 10 p.m. Visiting guests may not arrive before 7 a.m. and must leave by 10 p.m.**
3. Renters are not permitted to have pets.
4. Complaints by renters regarding the unit they are renting or the common areas, and infractions noted by Owners, are to be made directly to the owner of the unit or the owner's agent.
- 5. Any time a "Hurricane Evacuation for Visitors" is issued, renters must vacate the unit.**