

PIPER'S POINTE CONDOMINIUM ASSOCIATION, INC.

170 Grand Oaks Way, Naples FL 34110

2021 Abridged Version of RULES & REGULATIONS & RELATED INFORMATION

This document is mandated reading by all applicants for membership and/or lease and should be shared with all guests.

Prior to execution of any purchase, lease, or occupancy agreement, acknowledgement of having read this and compliance, without exception, is required, in writing.

(04-01-2021)



INTRODUCTION

It is required that all persons purchasing, leasing, or renewing a lease in Piper's Pointe read this document in its entirety and acknowledge such in writing before executing any purchase or lease agreements.

INQUIRE BEFORE YOU ACQUIRE

Is condominium living right for you? Condo living can be extremely rewarding with facilities and opportunity to promote friendly, neighborly relationships. While condo living affords the sharing of costs for building maintenance, landscape, pools, water, etc., it also has rules and regulations established to provide the safety, welfare, and quality of life that its members have collectively come to expect. Pipers Pointe Condo Association consists of a diverse group of residents all of whom must make concessions to live in harmony with one another.

New residents may come from single family homes and experience condominium living for the first time. Pipers Pointe has no yards for dogs, or garages in which to do auto maintenance, or store watercraft. Garbage must be disposed of properly. Laundry cannot be hung out to dry, there are no child-based facilities and no place to grow plants in the yard. Many updates to an individual's condominium must be approved by the Board of Directors prior to starting the project. Motor vehicles must have a condominium issued parking pass and must meet certain other criteria. These and other topics are addressed in this document.

There are also owners who are simply investors and do not see it as a home, but rather as an income. They too need to understand that whether a resident is an owner or a renter, the standards apply that this is a considerate community that respects the quality of life and safety of one another. Renters will be held to these standards as will their landlords.

These rules are documented in the Declaration of Condominium, referred to as the 'condo docs' or 'by-laws'. The following is an abridged version of these rules for easy reference only. This document in no way replaces any parts of the condo docs, nor nullifies any part of the condo docs not included herein.

The declaration of condominium establishes the condominium, condo association and condo bylaws. The declaration for Pipers Pointe Condo Association is recorded and filed with Collier County and enforceable in accordance with Florida state statutes, chapter 718 known as The Condominium Act. These established bylaws must comply with statute 718 and require two thirds vote of all membership of the association therefore representing the expectations of the community's residents. The Board of Directors is charged with enforcing these rules and is not authorized to make any exceptions to them.

There are drawbacks to condo living. There are also facility limitations that may not suit everyone's needs. The rules and regulations are the basis of the association's ability to facilitate the lifestyle expected by the owners. Therefore, it is critical that potential owners and renters

understand these rules before committing to them. Some individuals may not be suited for Condo living. It is not for everyone.

COMMUNITY BASICS

Most properties in the Naples area fall under a Homeowners Association (for single family homes), a condominium association (for condos) or both. These associations are legal entities controlled by owners that govern the properties in accordance with the condominium documents, By-Laws, and established policies. Each association sets its own rules, and many associations have restrictions on renting, number and size of pets, types of vehicles allowed, outside building appearance and much more. Florida Statute, Chapter 718 governs condominiums and is known as the Condominium Act.

RULES SUMMARY

These rules are all contained in the condo documents and the minutes of the meetings of the Association after the last (2020) abridged publication of the condo documents. Your cooperation and observance of these rules is respectfully mandated.

Authority

The rules and regulations shall apply to all property owners, their residents, family members, tenants, occupants, agents, visitors, employees, and guests. Florida Law (Chapter 718) provides that each owner of a condominium is given a set of condominium documents. As an owner, you should have received a set of these documents at the closing of your unit, and you are required by law to provide any subsequent purchaser of your unit with a set of these documents. Copies are available from the Management Company, for a fee.

All new owners and lessee applicants are required to read and acknowledge having read the abridged version of the Rules and Regulations, provided to them, before signing final purchase and/or rental agreement, respectively. It is also their responsibility to apprise their guests and visitors of what is expected.

Enforcement

The Board of Directors and/or the Management Company in accordance with the applicable Covenants and By-Laws **shall** enforce all rules.

The Board of Directors consists of five (5) owners who are elected to serve on the condo board for a two (2) year term. Each PPCA board member elected is required by law to be certified by the State of Florida within 90 days of his/her election.

If you have any questions you wish to direct to the board, please put them in writing, care of the Management Company.

Board meetings are normally held during October through April. A notice posted on the official bulletin board, located at the Clubhouse corridor, at least 48 continuous hours in advance of each Board Meeting. For annual and special meetings, in addition to mandated notification procedures, a fourteen (14) day notice is posted. All owners are welcome to attend but may be limited in speaking on agenda items only.

Complaints concerning misconduct, infractions of condo regulations should be reported to the Property Manager or Board of Directors. Preferably in writing. All written complaints are kept confidential and must be signed and dated by the person or persons initiating the complaint along with their contact information. Complaints of behavior that rise to the level of infractions of the law, county, state, or country, must be reported to the proper authorities. The local number for law enforcement is 911.

PROSPECTIVE OWNERS

The legal transactions for the purchase of a unit are conducted between the current owner of record, the prospective buyer with the assistance of the management company, Gulf Breeze Management of S W Florida, Inc. Membership in the condominium association is mandatory and is considered by application through the management company. The application must be completed in its entirety to be considered, along with all other requested documents and fees.

Contained in your purchase (by Florida Statute 718) is a complete copy of the Piper's Pointe Condominium Association, Inc. documents, along with the documents, 2 keys to the mailbox assigned to the unit and a key to the community pool(s). The Association does not maintain a key to any mailboxes. Pool keys may be purchased from the Association through the Maintenance Supervisor. Parking permits are assigned and applied to the lower left rear windshield by our staff after approvals are issued.

New owners must ensure that the Association has a working key(s) to the unit by consulting with the Maintenance Supervisor within 72 hours of occupancy/ownership. See Florida Statute 718.

All prospective owners and/or their agents should consider, as part of the inspection process, that the unit is in full compliance with the Condominium Documents of Record, Collier County, July 15, 2005, DOC: OR 2662, Pages 2099 – 2162 and the Rules and Regulations of the Association. This may serve to assist with future legal issues regarding compliance. By Florida State Statute, a copy of the condo docs is a required element of the sale.

PROSPECTIVE TENANTS/LEASE HOLDERS

Lease transactions for a unit is conducted between the current owner of record (Owners may conduct this transaction through an agent), and the prospective tenant with the assistance of the management company, Gulf Breeze Management of S W Florida, Inc. Residency at Piper's Pointe is considered by application through the management company. A completed application must be submitted 30 days in advance of the occupancy date. The application must be **completed in its entirety** to be considered, along with all other requested documents (See requirements below). Upon acceptance for residency in the community, the tenant should confirm that they will receive a set of mailbox keys and a pool key as part of their transaction. Parking permits are assigned and applied to the lower left rear windshield by our staff after approvals are issued. Lessees are required to confirm, by signing, that they have read, understand, and will abide by rules set forth in the latest issue of the Piper's Pointe Condo. Rules Handbook, abide by all the stipulations in the condo docs.

RESTRICTIONS

12.1 Residential Use

Units shall only be used for **single family** residential living and for no other purpose. There is a maximum of 6 persons occupying a unit. No trade, business, profession, or other type of commercial activity may be conducted anywhere on the community property.

12.2 Children

There are no restrictions on occupancy by children. However, for the safety of the community, they should always be closely supervised by an adult to ensure that they do not become a source of annoyance to other residents. In no event shall children under thirteen (13) years of age be permitted in the pool areas or common areas unless accompanied by an adult. The lap pool section is not a children's play area.

12.3 Pets

One (1) domesticated dog or cat is permitted to be harbored by owner occupied residents. They must always be leashed when outside of the unit. Removal of pet waste is the **responsibility of the owner and/or person in control** of the animal. No parrots, macaw or other vocal birds, monkeys, or reptiles, amphibians or livestock may be kept in the unit. **NO PETS OF ANY KIND ARE PERMITTED IN LEASED/RENTED UNITS.** Owners shall not leave pets unattended where their noise may bother others. The ability to have pets is a **privilege**; not a **right** and such privilege may be revoked by the Association.

12.4 Disturbance

No one shall use or permit to be used, a unit, in any manner, that would be unreasonably disturbing, detrimental or a nuisance to others, nor permit the premises to be used in a disorderly or unlawful way. This shall include the **migration of second-hand smoke** from a lanai, stairwells and pool areas. Quiet hours are from 10:00 P.M. to 7:00 A.M., 24/7/365. Community living is a cooperative and courteous effort by all residents and their guests. If disturbances rise to the level that they interfere with normal living conditions, the Collier County Sheriff's Dept. should be called at 911. Reporting it to the Association or management company after the fact, serves no purpose.

12.5 Vehicles

NO boats, trucks, trailers, commercial vehicles, recreational vehicles, motorcycles, or scooters shall be placed parked or stored for a period of more than four (4) hours unless such vehicles are necessary in the construction and/or repair of a structure or for ground maintenance. **No repair or maintenance** of a motor vehicles is allowed. **NO** vehicles of any kind, in serious need of visual repair, shall be parked or stored on the property. Speed limits on all roadways is **15 MPH**. **"Collier County Sheriff's Dept. has been requested to monitor traffic rules within the complex."**

12.6 Antennas, satellite dish

No aerials, antennas, poles, masts, radio band antennas, satellite dishes or any wiring for any purpose may be installed on the exterior of the buildings. **No signs**, banners, or decals shall be exhibited from any units.

12.7 Access

The sidewalks, entrances, vestibules, and stairways must not be obstructed or encumbered with fixtures, flowerpots, etc. or used for any other purpose other than ingress and egress.

12.8 Stairs

All stairs shall be used solely for the purpose intended and shall not be used for hanging garments, cleaning rugs, wash/drying lines of any kind nor allowed to place any foreign object. North Naples Fire District frequently monitors the access points for infractions.

12.9 Common Elements

All common elements, inside and outside the buildings will be used for their intended purpose and kept free of obstruction. **NO** articles belonging to unit owners or lessees and guests shall be kept therein or thereon. This includes the restricted parking locations that are for the use of commercial services.

12.10 Garbage/Trash

Garbage or trash shall be only discarded using garbage disposals in the units or using the dumpsters provided for this use. Trash shall not be left adjacent to the dumpsters at any time for any reason.

Recyclable items shall be deposited in the recycle bins provided for these items. **Boxes and like materials shall be broken down prior to depositing them. No plastic bags shall be disposed of in recycle bins.** Most major retailers who dispense plastic bags with their sales provide for return and recycling of those bags. **Only items, as listed on the Collier County Recycle posting shall be deposited. Should the recycling receptacles reach maximum capacity, consider using the dumpsters before leaving items exposed.**

12.11 North Naples Fire District Regulations-Fire Hazard

No fire exits shall be obstructed in any manner. No articles shall be placed on landings nor shall anything be hung from windows, balconies or placed on windowsills. Neither shall any linens, clothes, curtains, rugs, or mops be shaken out or hung from any window or door. No gas, propane, or charcoal cooking is allowed on lanais. Propane tanks are not allowed to be stored on lanais. Periodical inspections are conducted by the fire district to monitor compliance.

12.12 Leasing/Renting

Leasing or renting of a unit, by unit owners shall be permitted and subject to the provisions of the condo documents. No condominium unit shall be rented for transient or hotel purposes or for a period of less than ninety (90) days. No unit may be leased more often than three (3) times in a calendar year. Approval **MUST** be obtained from the Management Company and all leases must be in writing. No sub-leasing or assignment is allowed. **All occupants** must be registered with the Management Company. Lease applications must be submitted at least 30 days in advance of the desired occupancy date, without exception. All such applications must be fully completed, with all accompanying documents, insurance binders, references and required fees before it will be considered accepted.

12.13 Carports

No carport may be converted to a living area or permanently enclosed. No items other than motor vehicles shall occupy a carport. No person shall occupy a carport to which they are not assigned without expressed written permission of the carport assigned owner.

12.14 DRONES

Drones shall 1) be registered with the FAA, to the extent required, 2) be operated by an individual duly licensed by the FAA, to the extent required, 3) be flown and utilized only in accordance with the FAA and other applicable governmental requirements.

Drones shall 1) be flown within the community in a manner not to interfere with an owner's reasonable expectation of privacy, 2) not be utilized in any fashion to spy or otherwise peer or take pictures into the residence of another owner's property, 3) not be utilized to harass any person with respect to private property, and 4) not be used in a manner to disrupt or cause injury to person or property.

The operator of a drone is liable and solely responsible for any injury to person or property which results from the use of such drone. Failure to comply with this regulation shall constitute a nuisance and a violation of the Rules and Regulations.

The Association is not a guarantor or protector of an individual's rights to privacy with respect to any drones that are flown in the community and the Association will only undertake actions under the regulations if the Association representatives have direct knowledge and evidence of a violation or following the receipt of a written claim from an offended resident and subsequent inspection by the Association and determination of the violation.

FACILITIES/GENERAL

8.1 Parking Spaces

Each unit is assigned one (1) parking space under the carport and one (1) unassigned space or guest space in front of their building. NO unit shall occupy more than two (2) parking spaces over an extended period. *(See long-term storage.)*

11.1 Association Maintenance

The Association is responsible for the following:

- a) Electrical wiring **up to** the circuit breaker panel in each unit
- b) Rough plumbing outside the units
- c) Fixtures and equipment located within one unit but serving another unit.
- d) Exterior surface of the entrance door of the unit, e.g., painting
- e) Fire alarm system. *"(This does not include Smoke Alarms, that are required by law and the responsibility of the owner for timely replacement.)"*
- f) All exterior building walls.
- g) All interior corridor & atrium walls
- h) Railings on balconies, terraces, and porches

11.2 Unit Owners Maintenance

*Each unit owner is responsible, **at his/her own expense**, for all maintenance, repairs, and replacement of his own unit and for all leaks coming from their unit and certain limited common elements. The owner's responsibilities include, without limitations:*

- a) Maintenance, repairs and replacement of screens, windows, and window glass
- b) Maintain entrance door (cleaning, weather strip, mechanisms/locks) with exception of painting the exterior surface. This shall include the immediate entry area to the unit.
- c) All other doors within and/or affording access to the unit.
- d) The electrical, mechanical, and plumbing fixtures, switches, valves, drains and outlets (including connections) located partially or entirely within the unit or serving only the unit.
- e) The circuit breaker panel and all electrical wiring going into the unit from the panel.
- f) Appliances, water heaters, smoke alarms & vent fans
- g) All air conditioning and heating equipment, thermostats, ducts & installations serving the unit exclusively. Maintaining the A/C unit **in accordance with the manufacturer's recommendations** including the vacuuming of condensate line is required.
- h) Carpeting and all other floor coverings
- i) Door and window hardware, locks, doorbell, and weather stripping
- j) Shower pans
- k) Main water supply shut off valve for the unit. Exercise the valve at least twice each year. It is **mandatory** that the main water valve be shut off for any absence exceeding 72 hours.
- l) Other facilities or fixtures that are located or contained entirely within the unit and serve only that unit.
- m) All interior partition walls that do not form part of the unit boundary.

N.B The sweeping and light cleaning of the areas, changing doormats etc., outside the front door is included in this 11.2 category.

11.3A Lanai

Owners are responsible for day-to-day cleaning, care, painting, and maintenance of the exterior surface of the walls, floor, ceiling and for any fixed glass and sliding glass doors in portions of the entrance way to the said area. The unit owner shall be responsible for maintenance and repair of lanai screens. **Any painting of the lanai area must be in the color and paint brand approved by the Association.** Lanais cannot be used for storage of items such as boxes, bicycles, refrigerators, furniture, etc. to obstruct any portion of egress in violation of the NFPA Life Safety code.

11.3C Floor Covering.

Second floor units **must** have carpet as flooring in the living room and both bedrooms. Other type of flooring may be approved for the kitchen, entryway hallway, laundry, and bathrooms. Non resilient floors, not exceeding thirty percent (30%) of the total interior floor area, with approved acoustical underlayment may be substituted. However, all

such **installations must** first be approved by the Association in writing to the property Management Company.

11.3D Window Coverings

All window/sliding door coverings, whether installed within or outside the unit, shall be subject to the restrictions of the Association. All coverings visible from the outside must be white or nearly **white** neutral in color. Window coverings must also be maintained in good condition and replaced when worn or become unacceptable.

11.4 Hurricane Shutters

Hurricane shutter installations must be approved by the Association before installation. Shutters must be white in color. Requests for installation of shutters, in detail, must be forwarded to the property Management Company.

11.9 Keys-access to units

The Association has the irrevocable right of access to the units for the purpose of protecting, maintaining, repair and replacing the common or portions of a unit to be maintained by the Association as necessary to prevent damage to one or more units. The Association will retain keys to **all** units in accordance with the laws of the State of Florida Chapter 718. No unit owner shall alter any lock nor install a new lock unless the owner provides the Association with new key(s). Unit owners not providing a key will be charged by the Association the cost of hiring a locksmith to access the unit if necessary.

13.5 Use of Common Elements

To prevent overtaxing the facilities, a unit owner whose unit is leased may not use the amenities or parking facilities during the lease term. There is no right to use the common areas while your unit is being leased.

15 Insurance

Each unit owner shall have property and casualty insurance. The owner is responsible for insuring his/her unit and the personal property therein. Each unit owner is responsible for their repair i.e., the "upstairs" owner is totally responsible for the replacement or repair of any malfunctioning equipment and the units below are responsible for damages to their units. The Association's insurance **must exclude** all personal property within the units. *Florida Law requires this insurance. It is strongly suggested that you maintain all records of maintenance that may affect any insurance claim, e.g., Air Conditioning, and Water Heater maintenance etc.*

It is required that all lease applicants, applying for a long term, (one year), lease, and is approved, shall purchase, and maintain a HO-4 Florida Insurance Policy, also known as a Renter's policy for the unit they are planning to occupy. Said proof of the purchase of the policy shall be provided to Gulf Breeze Management of SW Florida, Inc. prior to occupying

the unit. All lease agreements already in effect shall comply with the above requirement upon renewal of the lease agreement.

AMENITIES

9.6 Clubhouse

The Clubhouse is available for rental to **owners** of Piper's Pointe for private parties or functions. By completing the reservation form which is available from the Maintenance Supervisor and upon payment of the required deposits and fees and abiding to the following applicable rules and regulations:

CLUBHOUSE & POOLS

N.B. As of March 27, 2020, the following is in full force and affect until further notice due to the Covid-19 pandemic:

By using these facilities, you assume all COVID-19 related risks.

The Association cannot guarantee a germ-free environment or prevent you from becoming exposed to, contracting, or spreading COVID-19 or other illnesses.

It is recommended that you follow CDC guidelines to stop the spread of germs, which includes social distancing.

Please read and comply with ALL posted pool regulations.

Posted Occupation Limits MUST be obeyed.

Furniture, if moved, MUST be returned to its socially distanced locations.

RULES & REGULATIONS - CLUBHOUSE RULES

1. Maximum number of occupants as posted.
2. No renter shall use or permit the facility to be used in any manner, that would be unreasonably disturbing, detrimental or a nuisance to adjacent residents.
3. Use of pool is **not** included with the reservation and cannot be use by the party/function guests.
4. No loud music
5. Children **must** be supervised.
6. Pool furniture must be restored to its original location, if moved
7. Clubhouse must be vacuumed (vacuum provided by lessor) chairs, tables, sinks and countertops cleaned.
8. When leaving, all overhead lighting must be extinguished, secure clubhouse by locking all sliding and entrance doors.
9. Deposit is refundable if property is not damaged and thoroughly cleaned. Cost to replace damaged property and to clean clubhouse will be deducted from the deposit.

SWIMMING POOLS

No lifeguard is on duty and use of the pools is at your own risk. All rules are in accordance with the State of Florida and Collier County and apply to all residents and guests using the pool and/or pool area. Children under 13 must be supervised by an adult. The pools are for the exclusive use of resident owners, lease holders and guests who are accompanied by their host.

POOL RULES

1. Pool hours are **dawn to dusk** – Per State of Florida regulation *[For the purpose of pool hours, DUSK is defined as the time between one-half hour before sunset and sunset]*
2. All guests, regardless of age, including family members, may use the pool facilities **only when the resident host is present** on the community property.
3. Always shower before entering the pool (Please no soap)
4. Lounges, chairs, and tables shall not be reserved in advance of arrival.
5. Furniture cannot be reserved if user leaves the area. Only one chair/lounge per person.
6. No pool furniture can be used on the narrow walking edges of the small pool. *(Per Collier County BOH)*
7. No food or drink within 10 feet of the pool
8. Glass containers of any kind are strictly prohibited in every area of the pool.
9. Tobacco products are prohibited, including e-cigarettes and vaping.
10. Beach towels must always be used on the furniture to protect from body oils.
11. Proper swimming attire is required while in the pools.
12. Infants and toddlers must wear swim apparel specifically produced for use while in a swimming pool. NO diapers are permitted.
13. No toys or large floats in the pool – (Noodles permitted & Children may use arm floats)
14. No diving, jumping, or running at any time – No “horseplay” allowed. Be considerate of other pool users.
15. Maximum capacity is 40 for the large pool and 20 for the small pool unless otherwise posted.
16. Heated temperature of the pool is 82 degrees F.
17. Return sun umbrellas to the closed position when leaving the pool regardless of the time of day.
18. The lap section of the clubhouse pool is primary for the use of bathers who prefer this feature of the pool. The ropes are for guidance of the lap swimmers and are

not for ANY other purpose. It is not a support mechanism, or a resting area for conversation.

19. Introduce your guests to the posted Pool Rules upon arrival.

20. **EMERGENCY – Dial 911**

OTHER

Bicycles

Bicycles may be used within Piper's Pointe but must be kept in assigned bike racks when not in use. The bicycle must be registered with the Maintenance Supervisor and assigned an identification tag to affix to the bicycle. Cover for the bicycles must also be maintained in good condition. Bicycles may not be stored in lanais, common elements, carports or under stairway landings.

Parking Permits

All vehicles belonging to persons residing in Piper's Pointe on property shall be permitted with the permit properly displayed on the lower left (driver's) side of the rear windshield. No other location is permitted apart from convertibles. Seasonal permits and Guest permits must be properly displayed from the rear-view mirror.

Arrangement for permits is through the Maintenance Supervisor. Unauthorized vehicles will be towed at the owner's expense.

PARKING OF TRUCKS, PICKUPS, VEHICLES MANUFACTURED FOR COMMERCIAL USE AND MOTORCYCLES ARE STRICTLY PROHIBITED AND SHALL NOT BE PARKED OVERNIGHT AND OTHERWISE FOR NO LONGER THAN 4 HOURS AT ANY OTHER TIME UNLESS PERFORMING WORK WITHIN AND FOR PIPER'S POINTE AND RESIDENTS THEREIN.

Disposal of Large Household Items

Large household items such as mattresses, bed frames, box springs, chairs, sofas, and other large household items must be disposed of in our container specifically designated for such items. **Appliances will not be accepted and must be removed from the property by the owner/vendor.** The disposal unit is located between 145 Wading Bird Circle and the small pool opposite the residences.

An **appointment for disposing is required** and can be made by calling the Maintenance Supervisor at 239 592-0408 to arrange for disposal. Disposal is Monday through Friday, 7:00 AM to 12:30 P.M.

Do not leave items unattended at the disposal unit at any other time.

Hot Water Heaters

All hot water heater replacements require a permit and inspection per order of Chapter 5, Florida Building Code. Heaters over 10 years old should be monitored for signs of failure.

Smoke Detectors

Smoke Detectors should be checked for their expiration date and replaced when necessary. Detectors with a battery back-up are recommended. It is highly recommended that batteries in detectors be replaced in the Spring and Fall. Should an event occur, that should activate the detector and the detector fails for lack of Smoke Detector maintenance or replacement, your insurance carrier may deny your claim.

Long Term Storage of Vehicles

Persons storing their personal vehicle on the property for more than two (2) weeks must provide the Association with a means to relocate that vehicle to a safe area should it become necessary during their absence. This can be a key, a key location or an individual who may be called to move the vehicle. When it becomes necessary to move a stored vehicle for necessary maintenance, emergency etc., and provisions have not been made for the operation of the vehicle, it will be towed at the owner's expense. Long term storage should be in the unit's assigned carport.

CLOSING YOUR UNIT

1. Shut off the main water valve!
2. Turn water heater circuit breaker off
3. Shut off washing machine water valve.
4. Replace the battery in your thermostat.
5. Set your thermostat and humidistat in accordance with your technicians' recommendation.
6. Remove perishables from cupboards, freezer, and refrigerator.
7. Turn off large appliance breakers.

8. Disconnect cables for TV, computers, routers etc.
9. Remove furniture and loose objects from lanai.
10. Empty all trash and garbage containers.
11. Lubricate kitchen disposal.
12. Clean and disinfect toilets and seal with plastic wrap.
13. Set blinds and shades to avoid solar damage.
14. Lock all windows and doors.
15. Make all address changes, post office, Management Company, Maintenance Supervisor, deliveries e.g., Newspapers.
16. Make sure that your **Home Watch** is registered with our management company.
17. Home Watch providers in the State of Florida must be insured.

HURRICANE PREPARATION

1. Plan for the worst-case scenario
2. Make sure that you are adequately insured. (Insurance in Florida cannot be secured or changed once the storm has entered the "box.")
3. Make sure that you have photographs of all property taken with a camera with a time stamp feature.
4. Plan your evacuation route.
5. Remove all lanai furniture, plants and hanging fixtures.
6. Listen carefully and often to radio and television for official instructions.
7. Turn refrigerator and freezer to coldest settings.
8. Store potable water in clean bathtubs, bottles, or containers
9. Close blinds and shutters if equipped with them.
10. Remove any bicycle(s) from the racks and store inside your unit.
11. Fuel your vehicle.
12. Make sure you have supplies on hand:
 - a. Emergency food and water
 - b. Essential medications
 - c. First Aid Kit
 - d. Flashlight and batteries
 - e. Powerless can opener
 - f. Cash and credit cards
 - g. Portable operated radio with extra batteries
 - h. Emergency lighting and batteries

- i. Sanitary supplies
 - j. Wet weather clothing
13. If evacuation is necessary or ordered, secure your unit, shut off the main water valve, unplug appliances and turn off the electricity. (Under Florida Law, in an emergency, the Management Company and/or the Board of Directors may order an evacuation of the property. Reference Florida Statute 718-1265 for specifics.)
 14. Take your cell phone and charger with you.
 15. Following a storm, it is your Home Watch who will give you information on your unit. The management company nor the Association cannot provide you this information. For telephone numbers and websites during and after an Extreme Weather Event you can download the latest pdf information sheet at www.ncddc.noaa.gov/NEWIS

It is intended that you will share this abridged edition with your family and guests when you are hosting them for any extended stay. Compliance with the rules and procedures will make your residency here pleasurable for you and your guests. Welcome to Piper's Pointe – ENJOY!

PIPER'S POINTE BOARD OF DIRECTORS 2021-2022

**Brendan Denis Flynn-President
George C Diebel-Vice President
Elie G Abourizk-Treasurer
John C Ligouri-Corp. Secretary
Nicholas Rosa-Director-At-Large**