

GULFVIEW POINTE HOMEOWNERS ASSOCIATION

Rules & Regulations

The Key West Golf Club is a gated, residential resort community in where everyone is subject to governing documents and Rules and Regulations of the Key West Golf Club Homeowners' Association, Inc., for the benefit of the community as a whole. It is our objective that everyone enjoys a first class resort experience while staying in our community.

In order for to make your stay with us enjoyable for all we have put together this summary of our rules and regulations as well a map to help you find your way around our community .

Be aware of the risk associated with living in a golf course community as noticed on the inside cover. We ask that you review this information and if you have any questions do not hesitate to call.

Notice

Risk Associated with a Residential Community adjacent to a Golf Course

The Declaration of Protective Covenants, Restrictions and Easements of The Key West Golf Club, A Townhome Planned Unit Development states in article 9.2B "Another Risk associated with a residential community adjacent to a golf course is damage to person or property caused by golf balls being hit from within the golf course and unintentionally striking objects outside of the golf course. In such events, Owner agrees to hold Declarant harmless from any and all damages caused by such misdirected golf Balls."

For your safety and the safety of your family, friends and invitees, we want to emphasize the importance of taking precautions to prevent any unnecessary risks while enjoying your rear yard as well as the common grounds adjacent to the golf course and especially when utilizing a backyard pool or spa. The best means to avoiding injury is to limit the use of your outdoor activities from sunset to sunrise times that the golf course is not in play. **Of particular concern is persons sunbathing or swimming in the private pools or spas adjacent to the golf course area.** Personal injury can best be avoided by using the area during times when the course is not in play.

The registered individuals agree to indemnify, defend and hold harmless Key West Golf Club Development, Key West Golf Club Homeowners Association, Inc., its owners and assignees from any and all liabilities, claims or actions for damages by any third party using the Key West Golf Club Public Golf Course.

Occupancy Limits

Our units are designed to adequately provide for two persons per bedroom.

Occupancy Limits:

1. 2 bedroom units-May be approved for up to 6 persons
2. 3-4 bedroom units-May be approved for up to 8 persons
3. Occupancy over these limits will result in termination of your lease.

Trash Pick-Up & Removal

Maintenance will bring your trash can inside of the fencing for you on trash pick up days. If you will not be here to put out your trash please contact the association office so that we can make arrangements to take care of it for you.

1. Trash is picked up on Monday and Thursday mornings.
2. Recycling is picked upon Monday morning.
3. Trash must be in a sealed container and put out ONLY on the day of pick up.
4. STORE YOUR TRASH CONTAINERS IN THE APPROPRIATE TRASH AREA BEHIND THE SIDE FENCE OF YOUR PROPERTY UNDER THE A/C UNIT.
5. If your unit does not have the trash storage area, please store the Containers in an appropriate area out of sight from the street side
6. Clippings and yard waste are to be put in trash cans or bundled and put out with your other trash on Mondays and Thursdays only.

Important Phone Numbers

Area code here is 305

Key West Golf Club Homeowners Association	293-0301
Key West Golf Club Fax	293-8089
<i>www.kwgchoa.com</i>	
Security Guard House	293-9863
Fax	293-7613
Key West Golf Club	294-5232
<i>keywestgolf.com</i>	

Real Estate Agencies

At Home In Key West	293-6714
after hours	296-7975
Compass Points	292-1480
Lazy Lane Cottages	292-1935
Greg O'Berry	294-6631
Re-Max	745-4936
KW Realty	294-3064
Sara Cook Real Estate	294-8491

Parking Regulations

Our parking is limited.

We do not allow more than two vehicles per household.

Guests are asked to park at the pool parking lots whenever possible.

Parking/Vehicular Restrictions:

1. Each vehicle must have a current state registration and be street worthy.
2. Each residence is allowed two vehicles and two permits.
3. Present a copy of your lease to the security guard. They will issue a temporary parking permit for rentals less than 30 days. Place it on dashboard.
4. Day permits are to be placed on dashboard.
 5. If you are renting for 30 days or more you will be issued a decal to be placed on the driver's left hand lower corner of the windshield.
6. Park only in designated areas
7. Park only with the flow of traffic.
8. Do not park on any grassy area because of sprinkler system.
9. Commercial vehicles or vehicles with lettering are not permitted.
10. No boats, boat trailers, jet skis or recreational vehicles are permitted.
11. Vehicle repairs are not permitted on the property except for emergencies. No oil changes.
12. Visitors for units #57 Golf Club Drive through #183 Golf Club Drive must park in either the Large Pool or the Golf Club parking lots.
13. SPEED LIMIT is 15 MPH. Obey Oneway signs.

Mail Pick-Up & Delivery

Upon arrival a colored card will be in your mailbox to fill out and let the mailman know you are here. You will not receive mail until the card is filled out.

1. Your mailing address will be your street address.
2. All mail will be delivered to Community mailboxes provided by the US Post Office and located on property.
3. Keys to your mailbox can be picked up at the Association office.
4. Replacement keys will be provided at a fee of \$5.00 each.
5. UPS and FedEx make deliveries here daily.

Utility Company Contacts

Waste Management (Trash and Recycling) 296-7548
All yard trash must be in a plastic bag or in the provided trash can. Bulk Item Pick-up can be ordered by calling.

City Electric System 294-5272
1001 James St. Key West FL 33040
\$125.00 deposit required to turn on new service.

Florida Keys Aqueduct Authority (Water) 296-2454
1010 Kennedy Drive Key West FL 33040
\$ 75.00 deposit required to turn on new service.
\$ 15.00 connection fee payable prior to turn on.

Key West Resort and Utility (Sewer) 294-9578
6630 Front St. Key Wst FL 33040
\$ 67.72 deposit required to turn on new service.

BellSouth 780-2355
Deposit charged to first billing when establishing new service.

Public Golf Course Information

The Key West Golf Club 18 hole golf course was designed by Rees Jones.

There is a 10% discount to members of the Key West Golf Club Homeowners Association with proof of residency.

2002 Rates:

	<i>In Season</i> (10/23 - 5/31)	<i>Off Season</i> (6/1 - 10/21)
18 Holes	\$ 125.00	\$ 80.00
Early Bird - Back 9	80.00	50.00
Twilight	80.00	80.00
Super Twilight	n/a	33.00
Carts only - 18 holes	20.00	20.00
Juniors (Under 18 years old)	45.00	37.00

The above rates are inclusive (Green and Cart Fees)
Rates subject to change without notice.
7.5% sales tax will be added.

Club Rentals \$ 30.00
Driving Range \$ 6.00 per bucket

Lessons available with PGA Professionals.

Food and beverage service available at the Clubhouse.

Reservations taken 7 days in advance.

KEYWESTGOLF.COM
(305) 294-5232

Personal Pet Policies

Pets may be permitted for long and short-term rentals. They must first be approved by the Association and, if approved, must be governed by the following rules.

1. No noxious or offensive behavior will be tolerated by pets within the development.
2. Substantiated complaints will result in the Homeowner's Association withdrawing their approval for the pet.
3. Pets must be registered with the Association.
4. Pets must be on a leash at all times while outdoors.
5. When walking your dog, you must carry a pooper scooper or a plastic bag with you so you can immediately pick up any droppings or go to the designated dog walk areas with materials for you to clean up after your pet.
6. The Scoop stations are provided for you to dispose of the droppings.
7. Security guards may stop you at anytime and ask if you are following this rule.
8. Please respect your neighbors' right to quiet enjoyment by making sure your dog's barking does not disturb your neighbors.
9. Please do not feed the wildlife. Because of the mess they make, we do not need them gathering in yards and on sidewalks. We all enjoy seeing the wildlife in their natural habitat, and feeding them is not a part of their natural habitat.
10. Please do not leave food outside for your pets. The wildlife will come up on your porch to eat from the bowl.

Noise Restrictions

Loud disruptive noise will not be tolerated at any time. The privacy, peace and enjoyment of all our residents is protected.

1. All residents are required to respect the rights of their neighbors.
2. If you are asked by your neighbor or one of our Security guards to turn down your music or TV, please cooperate by doing so.
3. Please remember, this is a compact community and loud noises are bothersome to our neighbors and others and are prohibited at all times.
4. After 10:00 pm, ALL loud noises are prohibited.

Barbeque Grill Policies

Fire is a major concern in our community. Please follow these rules for everyone's safety.

1. Charcoal and wood grills are prohibited in this community.
2. Gas and electric grills are permitted provided a properly maintained fire extinguisher is located nearby.
3. Any exterior grill, when not in use, shall be covered with a cover manufactured for that purpose, which is clean, unblemished, and unrotted.

Pool Rules

We have two pools and both are heated to 82 degrees for your year 'round swimming pleasure. The small pool is located at Merganser and Golf Club Drive. The larger family pool is located adjacent to the Community Center and is accessible from either Golf Club Drive or Spoonbill Way.

1. Pool use requires an Identification Tag and Key, which will be provided to you by the rental agent or owner. If the ID tag is lost, a replacement can be ordered only by the rental agent or owner.
2. No Diving in the pool.
3. Hours are 8:00 AM to 10:00 PM.
4. Children under 12 must be accompanied by an adult 18 years of age or older.
5. No Glass Containers in the pool area.
6. No Horseplay in pool area.
7. No Running on pool deck.
8. Shower before entering pool.
9. Pools are smoke-free.



Security Information

We are fortunate to have 24-hour security here at Key West Golf Club. Our security is a deterrent to crime in our community. If you have an emergency you are encouraged to call 911 first then notify our security.

- # 1. If you are stopped by one of our Security Officers, please treat them with respect. They have an important job to do in our community and we all need to cooperate.
- # 2. You can reach security at the guardhouse on a 24-hour basis at **293-9863**.

Yard Maintenance

Our Community takes pride in the extensive landscaping.

1. Yards will be inspected to make sure they are properly maintained.
2. Yards that are not maintained will be subject to clean up by the Association for a fee.
3. You must let the Association know who will be responsible for the front and back yard maintenance if it is someone other than the owner.

Exterior Appearance

Please ensure that the exterior of the property is kept in a good, safe, clean, neat and attractive condition.

1. DO NOT LEAVE CLOTHING, TOWELS OR RUGS HANGING OVER PORCH OR BALCONY RAILINGS.
2. DO NOT LEAVE COOLERS, SNORKEL GEAR, SHOES, ETC. ON YOUR FRONT PORCH AS IT GIVES OUR COMMUNITY AN UNTIDY APPEARANCE.
3. All exterior furnishings and accessories must have prior design approval. Only white wood or stained wood furniture and natural terra cotta or glazed flowerpots will be approved for front and rear porches. No other accessories can be placed, stored or displayed on the porches or in the yards. Approved furniture materials for the back porch and the rear yard shall also include white or green wrought iron, resin, or wicker. Additional furniture for rear yards and porches may be permitted, subject to prior approval in each case, provided that, in the case of rear porches, the porches are closed in with black-out screening, and in the case of rear yards, the yards are extensively and completely screened from view by landscaping and/or fencing.
4. All other site fixtures or ornaments shall be subject to design approval.
5. All other items must be stored in fully screened areas.
6. No flags, other than the United States' flag, can be displayed on building exteriors.
7. Front porches are intended to be sparsely furnished and shall not have more than 2 chairs and one hanging wooden swing.