

Please make Checks payable to Peggy Nederveld and mail to 1640 Atares Dr. Unit 15, Punta Gorda, FL. 33950

Peggy's Retreat
Spinnaker Point Condominium Association
4000 Bal Harbor Blvd.
Punta Gorda, Florida 33950

RENTER/LESSEE INFORMATION SHEET

Please complete this information sheet and return it to the Spinnaker Point Condominium Board of Directors, or to your rental agent or unit owner to forward to us. Data is for informational and security reasons only and will remain confidential for Spinnaker Point Condominium Board of Directors use only.

LEASE TERM DATES _____ to _____ UNIT NUMBER 225

LAST NAME _____ FIRST NAME _____

NAMES OF FAMILY OR OTHER APPROVED TENANTS: (include children's ages please)

PREVIOUS OR PERMANENT HOME ADDRESS:

PHONE: (_____) _____

EMERGENCY CONTACT NAME: _____

EMERGENCY CONTACT PHONE(S): (_____) _____

AUTOMOBILES: (There is one assigned parking space per unit. Other vehicles must use guest spaces)

1. MAKE/MODEL _____ COLOR _____
LICENSE NUMBER _____ STATE _____
2. MAKE/MODEL _____ COLOR _____
LICENSE NUMBER _____ STATE _____

BOAT INFORMATION IF YOU ARE REQUESTING A DOCK AT SPINNAKER POINT: (Spaces are assigned on a first-come, first served basis. There is a vessel size limit of 31'. You must provide proof of insurance and vessel registration prior to securing a dock.)

MAKE/MODEL _____ LENGTH _____

CHECK ONE: POWER WITH OUTBOARD POWER, NO OUTBOARDS SAIL

BOATING EXPERIENCE LEVEL: _____

I HAVE RECEIVED A COPY OF THE RULES AND REGULATIONS OF SPINNAKER POINT CONDOMINIUM ASSOCIATION AND AGREE TO ABIDE BY THEM.

Signature of Lessee: _____ Date _____

BELOW TO BE COMPLETED BY LEASING AGENT (if applicable)

Leasing Agent: Peggy Nederveld Leasing Company: Peggy's Retreat Office Phone 941-639-3580

Spinnaker Point Condominium Association
4000 Bal Harbor Blvd.
Punta Gorda, Florida 33950

Welcome to Spinnaker Point. We hope you find your stay enjoyable. Following is some general information about our property.

- MAIL:** Please make sure you include your unit number on any mail or else the post office will not deliver it.
- PARKING:** There is one assigned parking spot per unit. You are to park only in your assigned space, not another persons. Overflow parking is to park in the guest spots, not on the grass. (We spend thousands of dollars per year to maintain our grass so our property looks attractive.)
- TRASH:** All trash is to be bagged, tied, and placed in the garbage cans, then the lid placed on the can. This aids in odor control. Garbage rooms are located on the lower level ends of each building. Collection is every Tuesday and Friday. The City of Punta Gorda has strict deadlines on refuse. Please see the enclosed brochure for additional guidelines.
- PEST CONTROL:** The interiors of units are sprayed on a quarterly basis for pests on the last week of the quarter (January, April, July, and October), normally on a Monday. Notices are posted on the bulletin boards prior to spraying as a reminder.
- KEYS:** For your information, the condominium board officers have a key in case of an emergency or to enter units for pest spraying.
- SWIMMING:** The pool is heated from November 1st to April 30th. To retain the heat, please be sure to cover the pool in the evening if you appear to be the last to use it. Follow all other pool instructions and rules. Also help us keep the area neat.
- TENNIS:** No scheduling is needed, it is to be used on a courtesy basis. Please keep noise low if you are playing early in the morning and follow other posted rules.
- DOCKS:** Docks are assigned by the Board on a first come, first served basis. There is a vessel limit of 31' in length. Please see our rules for further details.
- BICYCLES:** Bike racks are located between buildings 1&2, at the north end of building 3, and between buildings 4&5. Bikes are not allowed to be stored in walkways.
- GRILLS:** The City of Punta Gorda fire ordinances do not permit using a grill on the lanai or storing of any propane or flammable items. You can grill on any open dock.
- FIRE:** Each unit is equipped with an alarm to alert residents of a fire in the building. The alarm is triggered by pulling on the outside alarm station (one is located on each floor). The fire department will automatically be called when the alarm station is pulled.
- QUIET TIME:** Quiet time is from 11:00pm to 8:00am. Please make sure TV's, stereos, voices, etc. are not too loud during this time.

Please see our complete list of rules and regulations so that all residents have a safe and enjoyable home. Also watch our bulletin boards for announcements.

Rules and Regulations, 2007 Edition

Spinnaker Point Condominium Association, Inc.

The following Rules and Regulations shall govern and control the use, occupancy and enjoyment of all units and common elements in all condominiums operated by Spinnaker Point Condominium Association, Inc. as well as all property owned by the Association. The aforesaid Rules and Regulations are for the mutual welfare and benefit of all unit owners of the Spinnaker Point Condominium.

These Rules and Regulations furthermore apply to all persons from time to time occupying, residing, and visiting units within any part of the Spinnaker Point Condominium. These Rules and Regulations may be amended from time to time as provided in the Amended and Restated Declaration of Condominium of the Spinnaker Point Condominium.

1. Automobiles and bicycles may be parked only in the areas provided and designated for those purposes. Boats and /or trailers will be permitted in parking areas for no longer than 24 hours providing pre-approval is obtained from the building representative.
 - B. There shall be only be two vehicles per unit.
 - C. Parked cars shall not overlap the sidewalk.
 - D. The speed limit in the parking lot shall be 6 mph.
2. Use of the recreational facilities will be in such manner as to respect the rights of other unit owners or lessees. The use of all recreational facilities is restricted to residents of Spinnaker Point Condominium and their guests only.
3. No radio, television antenna, satellite dish, or any wiring for any purpose may be installed on the exterior of the building without the written consent of the Board.
4. No signs, flags, pennants, advertisements, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner or lessee on any part of the condominium property or vehicles which are visible from the exterior or common areas without the prior written consent of the Board.
 1. Bulletin board use is only for Board of Directors use or posting of association events, with the following exception. It is permitted to post for sale/lease signs on the association bulletin board in each building. Such posting shall be limited to postcard size and be dated. Official association or board of director's signs may not be removed in order to accommodate other postings. The person posting the sign assumes responsibility for removal of the respective sign within 30 days, or the Board may remove it as necessary for maintenance or to accommodate board signs.
5. No washlines will be erected outside an owners unit. With regard to washlines, this rule shall include any porch or balcony that is a part of a unit. No owner shall discard or permit any items to fall from the windows or balconies.
6. All common areas inside and outside the building will be used for their intended purposes and no articles belonging to unit owners shall be kept therein or thereon and such areas shall at all times be kept free of obstructions.
7. Disposition of garbage and trash shall be only by the use of the receptacles located in the common area rooms of each building. Lids are to be placed on any receptacle containing trash and any food items should be double-bagged to aid with odor control.

8. No owner shall make or permit any disturbing noises or improper use of the premises whether made by himself, his family, friends or lessees. Nor should he do or permit anything to be done by such persons that will interfere with the rights, comfort and convenience of other owners.
9. No owner shall make or permit any disturbing noises or improper use of the premises whether made by himself, his family, friends, servants or lessees. Nor should he do or permit anything to be done by such persons that will interfere with the rights, comfort and convenience of other owners.
10. Quiet Time - No owner may play or allow to be played in a loud manner any musical instrument, radio, television or other entertainment device in his unit between the hours of 11:00 p.m. and the following 8:00 am. if the same shall disturb or annoy other occupants of the Condominium.
11. The activities and behavior of all children whether residents or visitors when upon the condominium property shall be regulated by an adult, including physical supervision where necessary. The directors or their designated representative, shall at all times have the authority to require that the owner, lessee, guest or other adult who is responsible for a particular child to remove him from any common area if the child's conduct is such that they believe this action is necessary. in no event shall children under the age of twelve (12) years be permitted in the pool unaccompanied by an adult.
12. Nothing shall be hung from the windows or balconies or placed on windowsills. Neither shall rugs or mops be shaken from any of the windows or doors.
13. The Board will retain a master key. If an owner wishes to change locks, the new lock must be obtained from the Association locksmith and be keyed to the master key. The key will be for the use of the Association only pursuant to its right to access to the premises as stated in the Declaration (such as an emergency or pest control).
14. Pool — Residents and guests must adhere to the following Rules as well as any posted Pool Rules:
 - A. When the pool is heated it is covered with a "blanket" to retain the heat. When uncovering the pool, turn the handle on the drum away from the bathhouse. Then wrap the rolled "blanket" in the Teflon cover (stored on the fence), silver side up, and then secure with the Velcro straps. If you use the pool after it has been covered, replace the blanket" over the water.
 - B. Swimming will be permitted between 8:00 AM and 10:00 PM
 - C. The last person using the pool should cover the pool during the pool heating season.
15. No pet or animal shall be allowed to be kept in the Condominium except for one cat, dog, or bird per unit. Pets must be kept on a leash or caged at all times when outside the unit. No pet can weigh over 40 pounds. An owner must immediately clean up any waste in the common areas deposited by their pet. Pets must be walked outside of the common areas. If the Board of Directors receives several complaints, they may determine that any pet has become a nuisance to other unit owners and require pet to be removed from the premises.
16. The lease of any unit must contain a statement to the effect that it incorporates by reference certain condominium documents, outlined in the Amended and Restated Declaration of Condominium, Section 16. E. In the event a tenant violates the Rules and Regulations of the Association relating to normal use and occupancy of a unit within the Condominium, common element or limited common element, then in such event the Association shall have the right to terminate and cancel the lease and bring appropriate legal proceedings when necessary to complete eviction. The costs involved in an eviction action, including the cost of a reasonable attorney fee, shall be the obligation of the tenant and the owner, jointly and severally.

17. Unit owners or lessees shall not paint or otherwise change the appearance of any exterior wall, door, window, or any exterior surface.

A. Lanai areas may be painted a neutral color. Even though they are considered interior they are visible from the exterior so as subject to regulation.

B. They shall not place any sun screen, blind or awning on any exterior opening; nor place any draperies or curtains at the windows of any unit without a solid neutral colored liner, acceptable in color to the Board of Directors, facing the exterior of the unit; nor tint, color or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of the building in the opinion of the Board. Blinds or sun screens may be placed on the interior of the lanai as long as they are neutral in color, blend with the current aesthetics of the property, and are kept neat in appearance from the exterior.

C. They shall not plant any planting outside of a unit except upon written approval of the landscaping plan by the Board of Directors.

D. They shall not erect any exterior lights or attach any structures or fixtures within the common elements.

E. Front screen/combo doors must be replaced by owners with a Board of Directors approved door.

F. Exterior air conditioning units must be replaced by units that do not exceed the height of the window sill.

18. Pest control services are provided by the Association on a annual basis. A Board Member or a resident will accompany pest control personnel. If after a company has served an exemplary two-year probationary period, the Board may elect to allow pest control personnel to use a passkey. **Owners will be** notified of this intent 30 days prior to spraying. Owners who do not want pest control personnel to have unaccompanied access may request to have someone present. A notice will be posted on each building's bulletin board 48 hours in advance of such pest control spraying. Any owner that does not desire to utilize the Association service must advise the Board, in writing and secure other professional pest control services so negligence and subsequent pest problems do not affect other owners.

19. Storage of propane or other flammable materials, as well as use of grills are prohibited on lanais due to local fire codes.

20. Tennis — Residents and guests must adhere to the following rules as well as any posted Tennis **Rules:**

A. Players must wear tennis shoes or tennis sneakers when playing to protect the court surface.

B. Players are responsible for sweeping court clean or removing any water with the squeegee before playing.

C. If players begin prior to 8:00 am., there should be no vocal communication so as to maintain the peace of others, and after that time restraint for loud play should be observed.

21. Boat dock procedures and regulations are explained in the Amendment to Amended and Restated Declaration of Condominium in Paragraph 5. Any owner or lessee desire to use the boat docks for mooring of a vessel must comply with the procedures and regulations listed.

22. The Board of Directors of Spinnaker Point Condominium Association, Inc. shall have the right to amend these Rules and Regulations at a duly called meeting of the Board, which changes shall remain in effect until annual approval of the Rules and Regulations as stated in the Amended and Restated Declaration of Condominium documents.

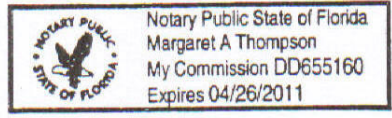
23. Hurricane shutters of the white roll down type or of the clear Lucite type as to specifications stated in the Miami Dade Hurricane Code are permitted provided the owner contacts the Board of Directors prior to purchase. Common property is involved with the installation and care must be taken to minimize the modifications to common property. Shutters may be in the protective mode during the hurricane season only as defined by the U.S. Weather Bureau. Any lanai shutters must be inside of lanai screens. Owner is responsible for any damage to common property during installation by contractor

The foregoing Rules and Regulations were duly adopted on the 6th day of November, 2007.

SPINNAKER POINT CONDOMINIUM ASSOCIATION, INC.
By: [Signature]
William Reed, President
Attest: [Signature]
Jack Osborne, Secretary

State of Florida
County of Charlotte

The foregoing was acknowledge before me this 6th day of November, 2007 by WILLIAM REED and JACK OSBORNE, the President and Secretary, respectively, of Spinnaker Point Condominium Association, Inc., a Florida non-profit corporation, on behalf of the said corporation. They are personally known to me or produced Florida Drivers License as identification.



[Signature]
Notary Public
Printed Name of Notary Margaret A. Thompson
Commission Number DD 655160

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