

INDIAN RIVER POINT HOMEOWNERS ASSOCIATION
3250 NE Candice Avenue, Jensen Beach, FL 34957
Phone: 772 225-1111 - Fax: 772 225-1115

Dear Indian River Point Homeowner or Renter:

Welcome to lovely Indian River Point. We hope you will enjoy it as much as those of us who make IRP our permanent residence. We love our area and take great pride in it.

We have set forth certain guidelines that we all abide by, so that we can keep up with the high standards of our beautiful area, and everyone can live happily and with a feeling of security.

To make your new life easier, we are leaving a set of Guidelines with you so that you may refer to them at any time. If any questions arise, please contact the office. Note: The office is open from 8:00 a.m. to 12 noon, Monday thru Wednesday.

PARKING RULES FOR DEVELOPMENT

Each home is restricted to two (2) parking spaces, one (1) for car to be parked in garage of owner and (1) to be parked in designated area at pad entrance to house or side of house.

1. Garage should be used, where provided for, to improve the appearance of area.
2. Arrange with nearby homeowner, if overnight parking is required for your guest and you are using your (2) spaces.
3. No parking on grass or in the street.
4. Be considerate of your neighbors and do not block entrance or exit from their garage or parking pad.
5. No commercial vehicles of any kind may be parked on the premises.
6. Parking of motor homes and commercial vans on premises is prohibited.
7. Trucks must park in the storage yard overnight.

RULES /REGUATIONS FOR BATHROOMS/SWIMMING POOL AREA

1. Pool hours are 7:00 a.m. to 10:00 p.m.
2. Persons intending to use the pool for swimming shall shower before entering.
This is to prevent extra expense in cleaning of clogged filter system.
3. NO GLASS of any kind shall be brought to the pool area. This is dangerous.
Please use plastic or paper cups for your beverage.
4. Only swimsuits or trunks may be worn in the pool.
5. No children under 12 years of age will be allowed in the pool without parents presence. This is for the child's safety and your protection.
6. Parents are responsible for the conduct of their children.
7. Life preserver (round) should only be used for emergency. This is not for play.
8. A phone has been installed at the pool area for emergency use only.
9. **NO ANIMALS ARE ALLOWED IN POOL AREA.**

TENNIS COURT RULES AND REGULATIONS

1. When using the court, players shall only use conventionally recommended tennis sneakers for their safety and for the protection of the surface.
2. Players will not sit, lean, or in any way abuse or damage the net, which should last several years with proper care.
3. No children under 12 years old will be allowed without an adult.
4. No more than 4 persons should be on the court at one time.
5. Tennis court should be used for tennis only.
6. No bicycles, skateboards, roller skates or the like shall be allowed within the tennis court area.
7. Dogs are not allowed on the tennis courts.

OPEN HOUSE POLICY

1. Open House allowed only on the second and last Sunday of the month. If demand is high, exceptions will be allowed.
2. No more than three (3) Open Houses allowed per Sunday.
3. Open House to be held from 12:00 noon until 4:00 p.m.
4. Requests must be received in writing at least one week in advance and be approved by the Board of Directors.

GARBAGE COLLECTION

Please have your garbage packed in large plastic bags or container out in front of your home early AM every Monday and Thursday. Monday is also recycling day. All recyclables can be placed in one bin. We never know what time they will arrive, so be ready early. Do not put plastic bags out the night before because of raccoons. On Wednesday tree trimmings are picked up.

PETS

IF YOU HAVE A DOG, IT MUST BE KEPT UNDER CONTROL AT ALL TIMES. DOGS MUST BE LEASHED WHEN WALKING. THIS IS A MARTIN COUNTY LAW. YOU ARE ENCOURAGED TO WALK DOGS OUTSIDE THE DEVELOPMENT. IF YOUR DOG SHOULD HAVE AN ACCIDENT WITHIN THE DEVELOPMENT, PLEASE BE SURE TO CLEAN UP AFTER HIM. NOTE: DOGS ARE NOT ALLOWED IN POOL AREA AND TENNIS COURTS.

DOCK

No children under 12 years old will be allowed without an adult. A phone has been installed at the dock entrance for emergency use only. No bikes or skate boards are allowed on the dock.

PEST CONTROL

Homes are sprayed on the first Tuesday of every month by Reynolds Pest Control. If you are in need of additional services, please call the IRP office.

BJ's Wholesale Club

If you are interested in joining, call the office for information.