

6. RENOVATING YOUR UNIT

1. You may paint or decorate the interior surfaces of your unit. ALL OTHER WORK requires Board approval. An [application/approval form](#) is attached. It must be submitted in duplicate to the Management Office. The form indicating the decision will be returned within 7 business days. The approval may contain conditions. It will be helpful if you attach a copy of the contractor's proposal to the application.
2. Flooring for floors 2 thru 10:
 - a) Carpeting for floors must be installed with, at a minimum, the manufacturer's recommended carpet padding for the carpet to be installed:
 - b) Regardless of flooring surface used, all hard surface flooring, including but not limited to, tile, wood, vinyl, or laminate, must be installed with a specified IIC** and STC* sound-reduction underlay or equivalent embedded material(s). Rated assemblies must achieve IIC and STC ratings for an assembly that consists of a 6" concrete slab with no suspended ceiling below the concrete slab that meet or exceed IIC 50 and STC 52 and all manufacturer advertised ratings must meet or exceed IIC 65 and STC 65;
 - c) Rated assemblies test results using current code-compliant testing methods from an independent laboratory accredited by the [National Voluntary Laboratory Accreditation Program](#) for IIC and STC sound-reduction underlay materials listed on the manufacturer data sheet must be submitted for approval. The testing results submitted must meet or exceed criteria listed above and must have data that is specific to Point Brittany Three Condominium flooring construction assemblies.
 - d) Bare or painted concrete floors are not permitted; and,
 - e) Documentation illustrating the specifications for all flooring and underlay material(s), which must meet the requirements of (a), (b), and (c) above, must be submitted with the required renovation (condo modification) application(s).

Note: If after the installation of flooring, it is determined that the required sound-reduction material was not used, the owner will be responsible for re-installing adequate sound proof materials achieving the minimum IIC and STC ratings listed above.

*STC (Sound Transmission Class) represents a material or product's ability to block sound from traveling through a floor or other building assembly—in other words, to stop airborne noise (tv, music, etc.) transferring from place to place.

**IIC (Impact Isolation Class) measures a floor assembly's ability to absorb impact sounds (i.e., footsteps, moving furniture, etc.)

3. Alterations or installations that do not have Board approval are subject to removal and correction at the owner's expense.

[Updated 01/2021, Section 2 updated 06/07/2023]

7. WALKWAYS AND OTHER COMMON AREAS

1. You may not alter, decorate, obstruct or store anything in or on the walkways or any of the Common Areas.
2. You may decorate your entrance door with commonly accepted door hardware and decorations. In case of complaints or disputes the Board will decide what is acceptable by applying community standards.
3. You may not cook in the walkways or on the patios. Barbecue grills are provided to the west of the pool for such purpose. Cover-up clothing and shoes must be worn in all Common Areas and on the grounds except at the pool.

[Section 7, Paragraphs 1 and 3, revised on March 8, 2022.]

8. ACCESS TO UNITS BY THE ASSOCIATION

1. Subject to Florida law, Association officers and agents must have access to your Unit at all times when necessary for the maintenance, repair and replacement of any Common Elements or of any portion of your Unit to be maintained by the Association pursuant to the Declaration or as necessary to prevent damage to the Common Elements or your Unit or other Units. In order to carry out the above:
 - a). The locks on your entrance door must be consistent with the building master key or you must provide a pass key to the Management Office;
 - b). Repair personnel may need to enter your Unit at all times in case of water, electrical, or other emergencies when you are away from your Unit. Such occurrences are rare but do happen;
 - c). Board members and agents of the Association may enter your Unit to address or prevent damage to the Common Elements or Units.

9. ACCESS BY TRADES, DELIVERY PEOPLE AND MOVERS

1. Contractor work, furniture and appliance delivery, and moves may take place only on weekdays between 8 a.m. and 5 p.m.
2. Exceptions to this rule are delivery of medical supplies, emergency repairs, U.S.P.S., FedEx, UPS, etc. and floral deliveries.
3. It is your responsibility to inform movers, delivery companies and contractors to advise the gate personnel when they will be using the elevators to move equipment, materials,

furniture, etc., so that arrangements will be made to pad the elevators. You are liable for any damage caused to the elevators and any part of the common areas, including the outside of the building.

10. SIGNS

1. You may not post "for sale" or similar signs anywhere on the condominium property or in the Community Facilities, including on motor vehicles.
2. You may not hold "open houses" for the purpose of selling or renting a Unit

11. WASHERS AND DRYERS

1. Each floor has a fully equipped laundry room free for use by building residents. Use only liquid detergents and in the case of a front load machine the recommended type of detergent.
2. Because of limited drainage capacity and venting concerns, washers and dryers are not permitted in the Units at this time.

12. PETS

This is a no pet building. Pets are not allowed to be brought onto the property by residents, guests or visitors. If a resident, guest or visitor has an Emotional Support Animal (ESA), that ESA must be approved in advance, following the procedures in Section 13, "ESA/SERVICE ANIMALS," below.

[Section 12 revised on March 8, 2022.]