

# **Long Point Property Owners Association, Inc. Front Gate Procedures Manual**

## **Commercial Vehicle Rules and Regulations**

### **General**

Long Point Property Owners Association, Inc. establishes the policies and rules for management of the common property. The community common property includes, but is not limited to, all streets, curbs, medians, lagoons, and drainage systems. Certain policies and rules apply to commercial operators who enter Long Point for business. These guidelines will be strictly enforced. If at any time any provision of these guidelines conflict with local, state, federal law or legislation, then the remainder of these guidelines will not be affected thereby and shall be enforced to the fullest extent allowed by law.

### **Vehicle Registration**

All vehicles used for commercial purposes must be registered for entry. The annual decal fee for entry is based upon the number of wheels or size of the vehicle. Proof of liability insurance, vehicle ownership, and valid driver's license is required at the time of registration. A unique decal is issued for each vehicle registered. The commercial vehicle registration is valid for one (1) year from the date of purchase. A "fleet rate" is available to operators of more than 5 vehicles, provided all vehicles belong to the same entity. In addition to the annual decals, passes may be obtained for shorter periods of time. The fees for vehicle passes and decals, etc are listed in this section.

## **Rules and Regulation**

**Animals** Domestic animals are not permitted on the job site.

**Burning** No open fires or burn barrels are permitted; no burning of brush or debris.

**Dumping** Dumping of debris or landscape materials on private property without the owner's consent is prohibited. *Dumping of debris or landscape materials on any Common Area of the Association is prohibited.* Violations will result in possible decal revocation and reimbursement for any cleanup cost incurred.

**Emergency** Medical, fire, or police emergencies should be reported immediately to 911. After calling 911 the Commercial Business must call Security at the front gate.

**Entry Hours** *Commercial activity is limited to 7 AM to 7 PM, Monday to Saturday. No commercial activity is permitted on Sunday unless prior authorization has been obtained from the Board of Directors. General site activity is prohibited on the following holidays:*

New Year's Day  
Memorial Day  
Independence Day (July 4<sup>th</sup>)  
Labor Day  
Thanksgiving  
Christmas

**Firearms** Firearms are not permitted.

**Fishing** Fishing is not permitted by anyone except residents and their guests.

**Flyers/Solicitation** Distribution of flyers, business ads, cards, notes, etc. in any manner is prohibited as well as the selling of any products, magazines, etc.. **A No Solicitation policy exists at Long Point.** Door to door solicitation is prohibited. Violators will be treated as trespassers. (If the front Gate is notified of someone soliciting, please notify the police and have them removed).

**Gate Arm** Hitting or damaging the gate arm at any time is a \$50.00 fine.

**Hunting** Hunting is strictly prohibited.

**Hurricane/Storm Warning** Entry to Long Point will be restricted during adverse weather warning periods. Contractors/builders should minimize loose materials on job sites especially from June to November.

**Littering** Littering is prohibited and litters will be asked to return and remove debris as necessary. All materials in vehicles should be tied, covered or controlled.

**Noise** Loud playing radios or creation of other disturbing or non-essential noise from any work area is prohibited.

**Parking** Construction parking must be off the street and on the job site when practical. Street parking in other areas should never block a fire hydrant, mailbox or driveway. Parking or stopping that impedes traffic flow is prohibited. Parking on medians, landscaped areas or shoulder areas of the road is prohibited.

**Port-A-Potty** All Port-A-Potty's used on site must face away from the street and be located toward the rear of the job site.

**Speed Limit** 25 MPH is the speed limit in Long Point and it will be strictly enforced. Operators exceeding the speed limit will have their decals revoked for a 30 day period. Operators caught speeding a second time will be permanently prohibited from entering Long Point.

**Storm Drains** Lawn debris or any other type of material cannot be deposited or swept into storm drains; physical damage to storm drains is also prohibited. Violation will result in possible decal revocation and reimbursement penalties for any cleanup or repair costs involved.

**Traffic Control** Obey all traffic control and posted signs.

**Uncovered Loads** Vehicles identified as needing a cover on a load (regardless of type) will be denied entry until a cover is in place.

**Unsafe Vehicles** Vehicles identified as unsafe or potentially hazardous will be denied entry. This includes but is not limited to vehicles with no lights or malfunctioning lights, those making excessive noise or emitting excessive fumes.

Violations of these regulations can result in revocation of the commercial vehicle pass or decal at Long Point. If this occurs, then to be permitted re-entry into the community, the commercial business must apply for a new decal or pass and pay a new fee.

If the Front Gate is notified of a possible violation of the above rules, the person on duty shall make a note of the information and then contact a Board Member. If a violation is observed at the front gate such as an “unsafe vehicle” or “uncovered loads” the guard should take the appropriate action.

It is realized that some of these violations of the above rules and regulations may not directly involve the Personnel at the Front Gate, but the Board of Directors wants the Front Gate to be aware of them.

A copy of the brochure “*Long Point Commercial Vehicle Rules and Regulations*” is on the next page. A brochure **must** be given out at the time a Commercial Pass or Decal is issued.