Spruce Point inc. Rules and Regulations

1. All Spruce Creek POA rules are to be enforced as our rules in the Spruce Point Condominium Association. SCPOA.COM-DOCUMENTS-RULES AND REGULATIONS
2. All sales and rentals require prior approval by the Spruce Point association. Contact a member of the Board of directors for requirements. Leases must be for a minimum period of one (1) month. Subletting will not be permitted.
3. Owners may not make any additions, change, alteration or decoration to the exterior appearance of any portion of a building, except in accordance with the provisions of the Declaration of Condominium. Which states approval by the board (ARC form) or or if necessary a written agreement approved by 75% of members(6 out of 7 members)
4. No exposed radio antennas, masts or towers shall be permitted on any unit or on the exterior of any unit in the common area.

   The FCC's OTARD rule (47 C.F.R. § 1.4000) restricts associations from prohibiting satellite dishes one meter or smaller and certain antennas, and it applies regardless of what your declaration says.
5. In addition to the Spruce Creek POA rules, Spruce Point has a three (3) animal limit and a 60 pound per animal limit.
6. These rules and regulations may be changed from time to time by a majority vote of the Board of Directors of the Association. Owners will be notified of amendments or changes in the rules and regulations as expeditiously as possible. Violation of these rules may result in a limitation upon your use of recreational facilities, or in legal action for damages or injunction.

Rules and Regulations, Spruce Point, Inc. — Proposed revision, November 10, 2026.