



# Compass Pointe Community Association, Inc.

707 Rochester Drive, West Melbourne, FL 32904

compasspointe.org

## **THANK YOU FOR YOUR INTEREST IN COMPASS POINTE!**

### **We are an active and friendly 55+ community.**

As a Florida not-for-profit corporation, Compass Pointe is governed by a nine (9) director board comprised of homeowners.

**PLEASE view, download, and/or print our DECLARATION OF COVENANTS, THE SUPPLEMENT TO THE DECLARATION OF COVENANTS, AND THE COMPASS POINTE COMMUNITY ASSOCIATION RULES AND FORMS MANUAL. All the above are available on the DOCUMENTS page of our website, [www.compasspointe.org](http://www.compasspointe.org)**

#### **DISCLOSURE:**

1. As a Purchaser of property in this community, you will be obligated to be a member of a Homeowners' Association.
2. There have been recorded restrictive covenants governing use and occupancy of properties in this community.
3. You will be obligated to pay assessments (monthly dues) to the Association, which assessments are subject to periodic change.
4. You are required to pay a one-time Capital Contribution Assessment of \$300 upon closing.
5. Your failure to pay these assessments could result in a lien on your property.
6. Compass Pointe is an approved adult community intended for occupancy by persons 55 years of age or older and no children 18 years of age or under are allowed on a permanent basis. (reference FL Statute 760.29 for further details).
7. The statements contained in this disclosure are only summary in nature and as a prospective purchaser you should refer to the **"Declaration of Covenants and Restrictions, By-Laws, and Articles of Incorporation for Compass Pointe"**, the **"Supplement to the "Declaration of Covenants and Restrictions, By-Laws, and Articles of Incorporation for Compass Pointe"**, and the **"Compass Pointe Association Rules and Forms"**, for community services, processes and restrictions.

**PLEASE REFER TO PAGE 16 OF THE SUPPLEMENT TO THE DECLARATION OF COVENANTS FOR MORE INFORMATION REGARDING HOUSING FOR OLDER PERSONS.**

**PETS:**

Per our Covenants, filed January 19, 1999: Pets shall be leashed and kept within the control of the Owner at all times while within the Compass Pointe Community. **OWNERS MUST CLEAN UP AFTER THEIR PETS.** No Fences shall be permitted unless constructed by the Developer.

**PLEASE REFER TO PAGE A-12 OF THE COMPASS POINTE COMMUNITY COVENANTS BOOK FOR MORE INFORMATION REGARDING PETS AND FENCES.**

**ACTIVITIES:**

Compass Pointe offers a variety of organized activities. We enjoy water exercise, bingo, holiday parties, educational videos, card games, mahjong, dominoes, monthly ladies luncheon at area restaurants, monthly evening dinner for all residents at area restaurants, monthly men's breakfast, monthly potluck breakfast, TGIF social time, informative seminars on timely topics, movie night inside the Clubhouse, and various other activities as time permits. Of course, this list is subject to change without notice.

**COMPASS POINTE RESIDENT DIRECTORY:**

A volunteer team keeps a resident contact list current and prints a Directory at the beginning of each year. This directory is maintained throughout the year and is published on the Resident's Only page of our website.

**COMPASS POINTE COMMUNICATIONS:**

Our residents are informed of all announcements through Residents Only e-mail, a private facebook group, a Residents Only web page (accessible from this site once you become a resident), monthly Newsletter, and bulletin boards.

**CLUBHOUSE AND POOL:**

**PLEASE REFER TO PAGES 1, 2, AND FORM F-1 IN THE COMPASS POINTE  
COMMUNITY ASSOCIATION RULE BOOK FOR MORE INFORMATION  
REGARDING THE CLUBHOUSE AND POOL**

The Compass Pointe Clubhouse is the primary location for most of the activities occurring in the community. The Clubhouse provides a card room, free lending book and puzzle library, exercise room, equipment for shuffleboard, bocce, and horseshoes, a putting green, and a location for residents to pick up and/or return necessary forms and information. The Clubhouse is available for use by residents and their guests.

Access to the interior of the Clubhouse requires a code.

For a fee, the main room of the Clubhouse and the kitchen may be rented by residents who wish to have private parties.

The enclosed pool has a maximum capacity of 23 persons. The spa has a maximum of 8 persons. There are no lifeguards at any time.

The pool is heated to 84°F between October 1 and May 1 only. The maximum temperature of the spa is 104°F.

## **FRONT GATE:**

Access to the neighborhood is controlled by the use of entry and exit gates. The exit gate operates automatically when a car approaches the gate. To open the entry gate, you must use a remote control, a keypad, or telephone release. There are also two walk-through gates which are keypad coded.

## **MAIL DELIVERY:**

U.S. Mail is delivered to keyed box kiosks in several locations throughout the community. Outgoing mail may be placed in the slotted box on the kiosk.

Smaller packages that do not fit in your box will be placed in the package box at the bottom of the kiosk, and the key to that box will be placed in your box with your mail. Packages that will not fit in the package box will be delivered to your door by the USPS mail carrier.

## **GARBAGE COLLECTION:**

Waste Management provides a garbage cart and a recyclables cart that stay with the home. If homeowners generate yard waste, it is collected weekly in containers supplied by the homeowner.

Waste Management pickup days for this community are Tuesdays and Fridays.

Bulk pickup can be arranged by calling Waste Management.

The fee charged for garbage collection is billed through the City of West Melbourne utility bill along with the sewer and water bills.

\*Information in the Garbage Pickup section is from the Waste Management West Melbourne Florida website. Please contact Waste Management with questions, for clarification and/or confirmation of the above information.

**UTILITIES:**

Refer to westmelbourne.org for New Resident Information.

**PROPERTY MAINTENANCE:**

Lawn mowing, trimming, edging, Fertilization, Weed Control, Lawn Pest Control, and Detailing (trimming/pruning of ornamental shrubs, bushes, and trees up to 10 feet tall) are performed by contractors hired by The Compass Pointe Community Association. A portion of the monthly HOA dues is allocated to providing these lawn care services.

Maintenance of plantings in containers and flowerbeds of each individual property is the responsibility of the homeowner.

**FOR ALL LANDSCAPING/LAWN CARE CHANGES, i.e. PLANTING BEDS, TREE MAINTENANCE, ETC. PLEASE REFER TO PAGE 7d and PAGE 10 of THE COMPASS POINTE ASSOCIATION RULES BOOK.**

**Lawn Care:** Lawns are mowed, edged, and trimmed, by an outside company hired by The Association. These services are provided weekly during the prime growing season (April 1-October 31) and every other week during the period from November 1 – March 31.

Detailing (trimming/pruning of ornamental shrubs, bushes, and trees up to 10 feet tall) is done by the lawn care contractor for each yard every 4 weeks.

Application of weed control and lawn pest control products and fertilizer is done every 60 days.

Compass Pointe uses a reflector system for marking areas not to be trimmed or sprayed.

**Tree Trimming:**

Homeowners are responsible for maintaining all trees on their property.

**Irrigation System:**

The irrigation system is a community-wide system of reclaimed water that is controlled by the Association and managed by the Irrigation Manager. The system is divided into zones. Individual properties cannot be isolated to run individually.

In general, the system runs twice a week during overnight hours during the growing season, and once a week when the grass is dormant.

There is a rain sensor on the system so that it will not run at the normally scheduled times if we have received a significant amount of rain.

**EXTERIOR HOUSE MAINTENANCE:**

It is the responsibility of each homeowner to maintain their own property in accordance with the Covenants and Restrictions of Compass Pointe Community.

**Homeowners are responsible for exterior painting, roofing, cleaning and maintenance of soffits and gutters, cleaning of driveways and individual walkways, cleaning and repair of roofing materials, and other exterior home maintenance.**

Regulation of property maintenance assists in maintaining housing values in our neighborhood.

**REFER TO THE ARCHITECTURAL REVIEW COMMITTEE (ARC) SECTION OF THE COMPASS POINTE COMMUNITY ASSOCIATION RULES BEFORE MAKING ANY CHANGES TO THE EXTERIOR OF YOUR HOME. (ARC) RULES AND FORMS ARE AVAILABLE ON OUR WEBSITE.**

The Architectural Review Committee (ARC) is responsible for ensuring that properties within Compass Pointe follow the Covenants.

**REFER TO PAGE 13 OF THE COMPASS POINTE COMMUNITY ASSOCIATION  
RULE BOOK FOR ADDITIONAL INFORMATION REGARDING THE PROPERTY  
INSPECTION PROCESS**

During the first few months of every year, the ARC makes a tour of inspection to determine which homes have issues that need to be corrected. Homeowners will receive a letter notifying them of those issues and a specific time period in which to correct those issues. A follow-up inspection will be conducted, and non-compliance will be addressed.

**RENTING OR LEASING:**

**REFER TO PAGE 4 OF THE COMPASS POINTE COMMUNITY ASSOCIATION  
RULE BOOK FOR ADDITIONAL INFORMATION REGARDING  
RENTING OR LEASING RULES.**

All leases shall be for a term of not less than seven (7) months nor shall there be more than one (1) lease per Unit for any given twelve (12) month term. Subleasing shall not be permitted.

No person under the age of Fifty-five (55) may be allowed to reside in a rented property in Compass Pointe. **No persons under the age of eighteen (18) are allowed to reside in any property in Compass Pointe.** Background checks are required for all occupants of rented property in Compass Pointe.

**AGAIN, THANK YOU FOR YOUR INTEREST IN OUR WONDERFUL  
NEIGHBORHOOD!**