

Dolphin Point Abbreviated Rules and Guidelines

July 10, 2026

The following is an abbreviated version of the "HOA Master Declaration of Covenants, Conditions and Restrictions" and Board of Director approved guidelines. It is a list of the most common rules and guidelines, and addresses most of the frequently asked questions.

1. **Compliance with Provisions of the Dolphin Point Restrictions:** Each owner shall abide by the restrictions which may be amended from time to time.
2. **Annual Association Fees:** The annual dues assessment is \$300/year. Waterfront lot owners pay an additional \$200/month into a bulkhead repair fund. A \$25/month late charge will be assessed.
3. **Property:** Each lot shall be improved and used for single family residential use.
4. **Architecture Committee:** Approval from the committee is required prior to any new construction, channel structures, roofing material, fences, pools, painting that changes colors, or any other significant change to the property. Paint colors are to be pastel or earth tone. Fences on waterfront lots are discouraged. Applications for any modifications should be submitted to Bill Tigrett, the HOA Property Manager (Bill@Tigrett.com).
5. **Height Restriction:** Shall not exceed the following:
 - a. Lots 14-18.....44 feet
 - b. Lots 19-21.....35 feet
 - c. Lots 22-26.....44 feet
 - d. Lots 27-33.....35 feet
 - e. Lots 34-45.....44 feet
 - f. Lots 46-52.....35 feet
 - g. Lots 101-116.....44 feet
6. **Set Back Requirements:** Set-back requirements shall be those set forth on the plat. Deviations must be approved by the architecture committee.
7. **Construction Activities:** Construction sites are to be maintained in a clean manner and noise, dust, or any other nuisance carefully managed. Road damage due to construction must be repaired by the owner/contractor when construction is complete.

8. **Unfinished Structures:** No unfinished structures are allowed for more than one year.
9. **Grading, Digging and Jetting:** No digging of dirt or sand or the removal of, unless for landscaping. In no event shall any excavation be made to jeopardize any bulkhead.
10. **Drainage:** No interference with established drainage patterns on any property. Each private driveway that connects to a ditch shall have open drainage with a minimum of 18" diameter pipe culvert.
11. **Sewer:** No dwelling shall be occupied unless toilet facilities are connected. No discharge into channel, canal or waterway.
12. **Temporary Structures:** No temporary buildings.
13. **Repair of Buildings:** All improvements on the property shall be in good condition, adequately painted, and maintained by owner.
14. **Maintenance of Lawns and Landscaping:** All lawns and landscaping shall be kept in a clean, attractive manner.
15. **Vehicles, Boats, Trailers and Equipment:** No vehicles, boats, trailers or equipment shall be parked on grassy areas longer than 72 hours.
16. **Mobile Homes, Travel Trailers and Recreational Vehicles:** No mobile homes to be parked or placed on land at any time. No travel trailers or RV trailers parked for more than 72 hours.
17. **Unsightly Articles or Vehicles:** No unsightly vehicles or motorized equipment deemed unsightly shall be allowed. No major maintenance of vehicles or boats/trailers unless concealed in the garage or a minor emergency repair.
18. **Rubbish and Debris:** No rubbish placed on property. All channels, canals and waterways shall be kept free of trash and debris. No fowl carcasses shall be disposed of in the channels.
19. **Animals and Household Pets:** No animals of any kind except domestic household pets. No unreasonable noise or nuisance from pets. No breeding or kennels.
20. **Noise:** No offensive or nuisance notice. No loud music after 10:30 PM.
21. **Lighting:** No detrimental or offensive lighting that shines directly onto or toward any other lot. Direct lighting shall be turned downward.
22. **Commercial Boats:** No commercial boats shall be docked or anchored.
23. **Water:** No drilling of water wells.

- 24. **Antenna:** No exterior radio or television antenna or oversized aerial or satellite dish receivers.
- 25. **Rental rules:** Total Occupancy - 8 persons. No tournament headquarters allowed.

Note: The above information is intended to give a brief overview of the more common restrictions and covenants for Dolphin Point. Refer to the recorded Covenants and Restrictions for the complete requirements. This Document can be downloaded from the HOA's website: www.DolphinPointHOA.com